

## DESIGN 5

A R C H I T E C T S

# FORMER NATIONAL CASH REGISTER CO. BUILDING

622-632 Harris Street, Ultimo  
Sydney NSW

## Heritage Impact Statement



FINAL

26<sup>th</sup> August 2021

prepared for  
University of Technology, Sydney

Level 3, 79 Myrtle Street, Chippendale NSW 2008  
+61 2 9319 1855 www.design5.com.au  
Design 5 – Architects Pty Ltd ABN 22 090 066 194  
Nominated Architect – Alan Croker, Registration No 4693, Tas Registration No 883  
Matthew Byrnes 8918 Robert Gasparini 7614 Lian Wong 8532

<i>Document Progress</i>	<i>Prepared by</i>	<i>Reviewed by</i>	<i>Reviewed</i>
Draft (8 <sup>th</sup> July 2021)	Sagar Chauhan	Alan Croker	8 <sup>th</sup> July 2021
Draft (8 <sup>th</sup> July 2021)	Sagar Chauhan	Alan Croker	23 <sup>rd</sup> July 2021
Final (29 <sup>th</sup> July 2021)	Sagar Chauhan	Alan Croker	30 <sup>th</sup> July 2021
Revised Final (4 <sup>th</sup> August 2021)	Sagar Chauhan & Alan Croker	Alan Croker	4 <sup>th</sup> August 2021
Revised Final (26 <sup>th</sup> August 2021)	Sagar Chauhan & Alan Croker	Alan Croker	26 <sup>th</sup> August 2021

Cover Photo: View looking towards the junction at Mary Ann Street and Harris Street (source: Design 5-Architects)

## 1.1 PURPOSE OF THE REPORT

This report has been prepared on behalf of University of Technology Sydney (UTS) in support of its Ultimo Haymarket Precinct Key Site Master Plan.

The Master Plan is being progressed under the framework established by the Pyrmont Peninsula Place Strategy (PPPS), where UTS is identified as one of four “key sites”. The PPPS sets out the NSW Government’s 20-year strategic direction and vision for Pyrmont, where Pyrmont’s locational advantages in terms of its proximity to Central Sydney, context within the Innovation Corridor and delivery of a new metro station have been embraced as part of its next evolution as the Western Gateway to the CBD.

As an identified “key site” it is recognised that UTS has the greatest potential to deliver strategic growth and change across the Peninsula together with leveraging the delivery of broader public benefits and infrastructure.

The Master Plan ultimately seeks to inform updated planning controls in relation to UTS’s short-term development plans for UTS Sites 13 -15, where it is planning to deliver Australia’s largest Indigenous Residential College (IRC) including Indigenous Arts Centre and Library.

Design 5 – Architects have been commissioned by UTS to prepare this Heritage Impact Assessment (also known as a Heritage Impact Statement HIS) for the subject site in response to the masterplan development and inform the scope of change the site and corresponding buildings on site could be subjected to in order to make a positive contribution to the masterplan, and advise a result that allows a sustainable and viable future for UTS Building 15 whilst retaining its cultural heritage values. Design 5 have also been commissioned to prepare a Conservation Management (CMP) Plan for the former National Cash Register (NCR) building. The CMP is a separate document and this HIS uses it as the basis for the assessment of the proposal.

## 1.2 STRUCTURE OF THE REPORT

The report is set out in the following manner:

- Background to the proposal
- Description of the place
- Outline history of the former NCR building (since European occupation of the area)
- Assessment of significance
- Brief description of the proposal
- Discussion of the impact of the proposed works on the significance of the place
  - Impact against policies included in Conservation Management Plan 2021
  - Impact with regard to planning instruments
    - City of Sydney LEP 2012; and
    - City of Sydney DCP 2012
  - Impact with regard to the management guidelines in the heritage listing
- Summary conclusion of the impact of the proposal

## 1.3 DOCUMENTS REVIEWED

The works considered in this report are as described in the documents prepared by BVN Architects, Urbis and Architectus. Specifically, the drawings by BVN Architects and the documents listed below:

<i>Drawing Number</i>	<i>Title</i>	<i>Revision Date</i>
AR-B10 00-00	GA Plan – Ground Level	20 <sup>th</sup> August 2021
AR-B10 01-00	GA Plan – Level 01	20 <sup>th</sup> August 2021
AR-B10 02-00	GA Plan – Level 02	20 <sup>th</sup> August 2021
AR-B10 03-00	GA Plan – Level 03	20 <sup>th</sup> August 2021
AR-B10 04-00	GA Plan – Heritage Roof Garden	20 <sup>th</sup> August 2021
AR-B10 05-00	GA Plan – Level 05	20 <sup>th</sup> August 2021
AR-B10 NL-00	GA Plan – Typical Neighbourhood Mid-Level	20 <sup>th</sup> August 2021
AR-B10 NL-00	GA Plan – Typical Neighbourhood Upper-Level	20 <sup>th</sup> August 2021
AR-B10 NL-00	GA Plan – Tower Apartment Mix	20 <sup>th</sup> August 2021
AR-B10 16-00	GA Plan – Rooftop	20 <sup>th</sup> August 2021

<i>Document Title</i>	<i>Revision Date</i>
<i>UTS Indigenous Residential College + Arts Centre Site 13-15, State Design Review Presentation by UTS, BVN &amp; ASPECT Studios</i>	12 <sup>nd</sup> August 2021
<i>UTS Masterplan Public Domain by Aspect Studios</i>	2 <sup>nd</sup> August 2021
<i>Historical Archaeological Assessment: University of Technology Sydney Buildings 13 &amp; 15 Ultimo, NSW by Urbis</i>	3 <sup>rd</sup> August 2021
<i>Aboriginal Objects Due Diligence Assessment: UTS Key Site (Building 13-15), Ultimo by Urbis</i>	8 <sup>th</sup> July 2021
<i>Visual Impact Assessment, UTS Sites 13-15 by Architectus</i>	25 <sup>th</sup> August 2021

In providing advice to the architects and in preparing this report, research was undertaken both on the site and in various archives to determine the significant elements of the place, its history and subsequent development of the place.

## 1.4 AUTHOR IDENTIFICATION

This report was prepared by Sagar Chauhan and Alan Croker with assistance and review from Matthew Byrnes, all from Design 5 - Architects. All photographs used in this report are taken by Design 5, unless noted otherwise.

## 1.5 LIMITATIONS

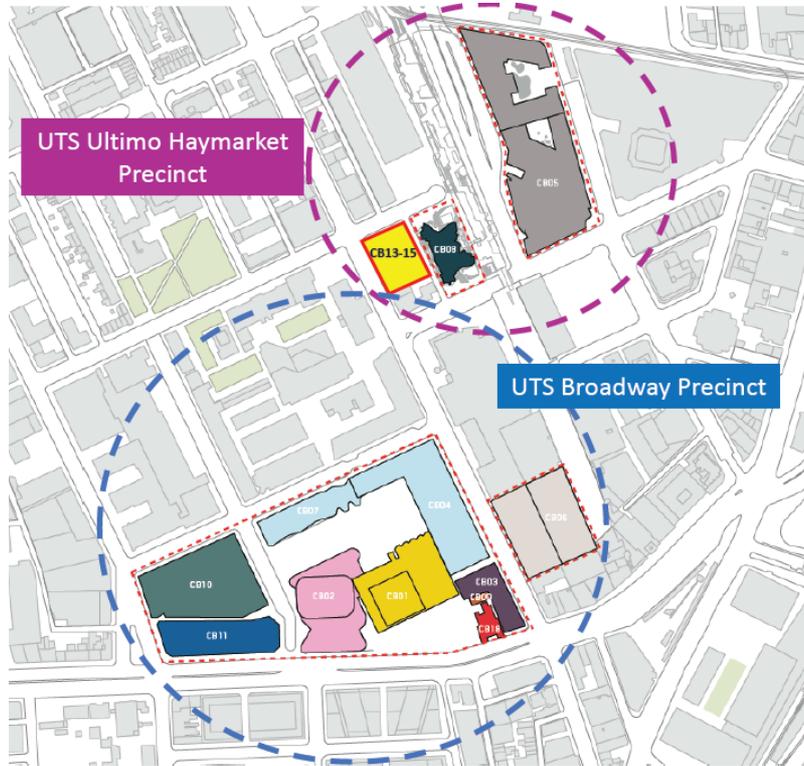
Research was limited to major changes that have occurred on the subject site. Therefore, further research could be carried out if the opportunity arises.

## 1.6 BACKGROUND TO THE PROPOSAL

UTS is a public university of technology committed to research, innovation and social justice, indigenous knowledge, and collaboration with industry. With a total enrolment of over 44,000 students, UTS is one of the largest universities in Australia. It has a culturally diverse campus next to Sydney's central business district (CBD).

UTS is an anchor institution within the Pyrmont Peninsula and plays an important role in the success of Sydney and NSW, with the Greater Sydney Commission's Sydney Regional and District plan acknowledging this importance and identifying the need to protect and support the growth of education activity within the Harbour CBD Innovation Corridor.

UTS has largely completed its \$1 billion+ Broadway Precinct master plan and is now planning for its next growth phase at its Ultimo Haymarket Precinct, leveraging the opportunities and strategic planning focus on innovation, technology, creative industries and diverse housing (Figure 1.6). UTS's immediate short-term plans are focussed on the redevelopment of Sites 13-15 (CB13-15) into an Indigenous Residential College (IRC) including adaptive reuse of the local heritage listed building and public realm improvements. UTS redevelopment plans for its other significant site (Site 5 – CB05) will be being progressed through a separate process with the City of Sydney and its Central Sydney planning framework in the future.



**Figure 1.1:** UTS City Campus (Source: Ethos Urban)

### 1.6.1 PYRMONT PENINSULA PLACE STRATEGY (PPPS)

The Pyrmont Peninsula Place Strategy provides a 20-year framework that identifies areas that can accommodate future growth in order to support Pyrmont’s evolution as the western gateway to the CBD and a hub for jobs in innovation, technology, creative industries, and media.

A balanced approach to growth has been established within the PPPS to ensure its local character and heritage is protected and it remains a great place to live, with the focus of strategic change occurring within four “key sites”, including UTS (Figure 1.2).

The first phase in implementing the PPPS is the preparation of master plans for each of the seven sub-precincts (“places”) that make up the Peninsular (Figure 1.3). The master plans will provide the next level of detail, outlining the spatial components of the PPPS, which will be used to inform changes to land use zones, building height and density, and community infrastructure requirements etc.

As a “Key Site”, UTS is progressing its own master plan for its “Key Site” which seeks to respond, inform and align with the sub-precinct master plan process and broader aspirations for the Peninsular.

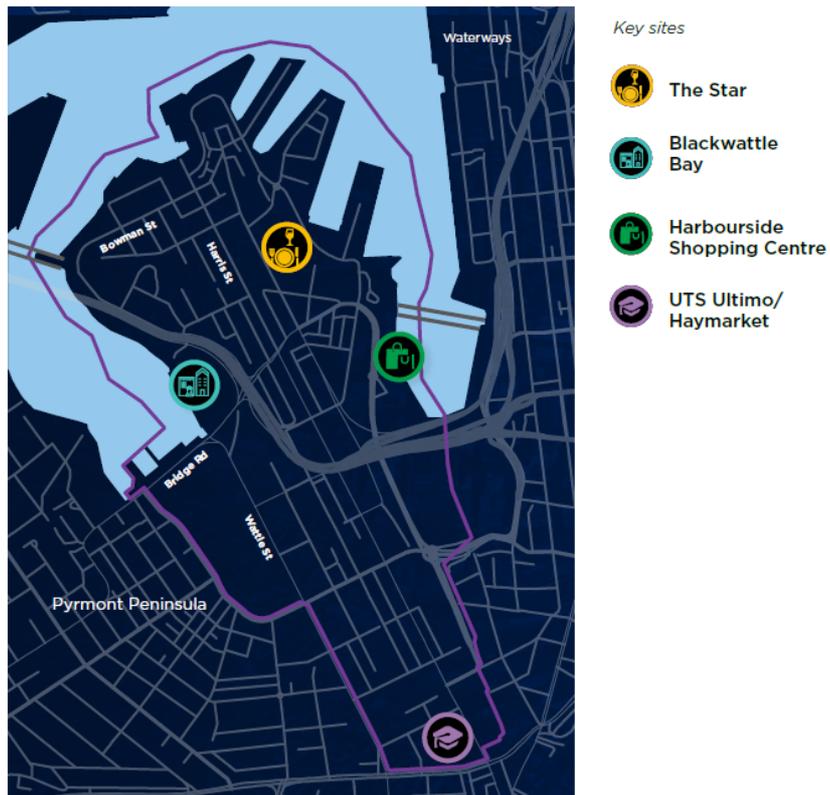


Figure 1.2 – Pyrmont Peninsula and Key Sites. (Source: Pyrmont Peninsula Place Strategy)



Figure 1.3: Pyrmont Peninsula Sub-Precincts. (Source: Pyrmont Peninsula Place Strategy)

## 2.1 THE UTS KEY SITE MASTER PLAN

The UTS Key Site Master Plan is proposing to “rezone” Sites 13-15 in order to establish new planning controls to enable its redevelopment as an Indigenous focussed Residential College, arts centre and library. Site 13-15 is more specifically identified within figures 2.2 and 2.3.

The rezoning and proposed planning controls are based on an envelope informed by detailed site planning considerations and local context analysis, an indigenous led design brief for the college, and tested by a reference design. The proposed new planning controls including LEP amendments and Design Guide respond to the vision, strategic directions, big moves and place priorities established within the PPPS along with site specific opportunities and constraints informed through environmental, social and economic considerations.

The key development outcomes sought to be achieved for Site 13-15 from the Key Site Master Plan process include:

- A new 250 bed Indigenous Residential College and supporting arts centre and library
- Retention and adaptive re-use of a local heritage item accommodating a mix of uses, including potential teaching / university support space
- Creation of new open space within the site
- Creation of a new pedestrian through-site link from Harris Street to Omnibus Lane
- A country led design and landscape outcome

Potential for additional local public domain works for Omnibus Lane and Mary Ann Street subject to a VPA.

Once new planning controls are in place, UTS will progress with the detailed design and planning of the IRC project, including progressing with a design competition and securing development approval for the winning design.

## 2.2 DESCRIPTION OF THE MASTER PLAN SITE

The Sites 13-15 occupy three lots - Lot A, DP87139 (622 - 632 Harris Street, UTS Building 15), Lot 1, DP87261 (634 - 642 Harris Street, UTS Building 14) and Lot 9, DP86567 (644 - 644A Harris Street, UTS Building 13). 622 - 632 Harris Street comprises a four-storey locally listed office former NCR building; 634 - 642 Harris Street is an asphalt car park used by UTS; and 644 - 644A Harris Street is a two-storey 19<sup>th</sup> century terrace and shop slated for demolition.

The site is close to Goods Line which runs east of UTS Business School, and is bounded by Mary Ann Street to the North, Harris Street to the west, Omnibus Lane to the east, with its primary street frontages to the Mary Ann Street and Harris Street. At the southern end, Lot 10, SP70437 is occupied by a ten-storey residential mixed-use brick and rendered concrete building with ground floor commercial uses.

The site is surrounded by educational institutions of UTS and TAFE. Directly opposite the building, on Harris Street is the 1890s three-storey brick and sandstone building of the former Museum of Applied Arts & Sciences, Sydney Technical College (presently Ultimo TAFE College); to the east is the 2010s UTS Business School designed by Frank Gehry; and to the north and across Mary Ann Street is the 1960's concrete framed commercial building designed by architect Harry Seidler. The subject site is close to residential buildings, public recreational, arts and cultural facilities, most prominently the Powerhouse Museum across Mary Ann Street.



**Figure 2.1:** Context within Sydney (circle indicates location of 622-632, 634-642 and 644-644A Harris Street) (Source: SEED: The Central Resource for Sharing and Enabling Environmental Data in NSW)



**Figure 2.2:** Location of the master plan site (shaded green) within the surrounding context. (Source: SEED: The Central Resource for Sharing and Enabling Environmental Data in NSW).



**Figure 2.3:** Location of the master plan site (outlined in red) within the surrounding context. (Source: Ethos Urban).

## 2.3 HERITAGE LISTINGS

The master plan site comprises of former National Cash Register Co. Building at 622-632 Harris Street which is listed as a heritage item in the Schedule 5 of the City of Sydney Local Environmental Plan 2012. It is of local significance:

- Former National Cash Register Co, Building including Interior, Item No. 12036

The building does not appear on any non-statutory registers.

In addition: the subject site is in the vicinity of the Harris Street Ultimo Conservation Area C67 and in the vicinity of a number of heritage items including:

- 21 Mary Ann Street: Former Museum of Applied Arts and Sciences, Sydney Technical College (Building C) including interior, SLEP 2012, item number 12051
- 19 Mary Ann Street: Former Turner Hall, Sydney Technical College (Building B) including interior, fence, bus shelter and grounds, SLEP 2012, item number 12050
- 500 Harris Street: Ultimo Power House, State Heritage Register, item number 02045
- 500 Harris Street: Powerhouse Museum Former Warehouse Buildings, including interiors, SLEP 2012, item number 12031
- 608-614 Harris Street: Former "Millinery House" including interior, SLEP 2012, item number 12035



**Figure 2.4:** Extract of the Sydney Local Environmental Plan 2012, Heritage Map – Sheet HER\_006 showing location of 622-632 Harris Street in blue. Harris Street Conservation area (C 67) can be seen across the site on Mary Ann Street (hatched in red), and TAFE institution can be seen across Harris Street, this includes heritage items 12051, 12050, 12049, 12048 and 12047. (Source: SLEP 2012)

## **2.4 DESCRIPTION OF THE FORMER NCR BUILDING**

The following description of the place is based on that in Section 2.1 of the CMP.

622 - 632 Harris Street comprises a four-storey International style office building that has a very robust cubic form and facade articulation. Designed by Sydney architect H.O. Woodhouse in 1952 and completed 1957, the building presents three carefully designed elevations to Harris Street, Mary Ann Street and Omnibus Lane, with one blank rear elevation being a boundary to a since removed building. This rear elevation faces a vacant site also owned by UTS, with the next site, also owned by UTS, occupied by a much altered two-storeyed terrace and shop, now unoccupied. The site to the south of these is occupied by a brick and rendered concrete apartment block that forms the end of the whole block and fronts Ultimo Road.

The building is an important corner building within the Harris Street area where many of the prominent street corners contain well designed commercial/ industrial/ institutional structures that give the area its key character.

The building was formerly associated with National Cash Register Company for whom it was originally constructed. From the late 1970s, the building was associated with TAFE, and has been associated with UTS since the early 2010s.

## **3. OUTLINE HISTORY OF THE FORMER NCR BUILDING**

A full chronology outlining the history of this place can be found in the CMP in Section 2.4. It is not repeated here in the HIS.

## **4. BRIEF DESCRIPTION OF 'CONCEPT & REFERENCE DESIGN'**

The 'concept and reference design' for IRC, Arts Centre and Library includes a planning envelope designed around the precinct heart and the former NCR building. The envelope is envisioned to represent maximum permissible development that any future design proposal can utilise to inform the detailed design in a future design proposal. The envelope would underpin the design competition brief and be part of the specific design requirements. BVN states - "the building envelope proposes a depth suitable for student housing use to ensure reasonable amenity including good access to daylight and sunlight and natural ventilation is achievable."

IRC is proposed to be an architect-designed landmark and would provide spaces for education, accommodation, publicly accessible cultural, and arts and community spaces. The proposal focusses upon the enhancement of public domain which would integrate UTS Building 15, UTS Business School and the proposed IRC in the precinct heart.

The development is centered around the Precinct Heart which facilitates through site connection between Harris Street and Omnibus lane. The proposal aims to integrate UTS Building 15 and would lead to the demolition of a two-storey terrace house and shop which presently occupies the site of UTS Building 13. The terrace/ shop is not a heritage listed item and is slated for demolition as informed by BVN.

The envelope takes the form of a roughly U-shaped low podium incorporating adaptive reuse of the former NCR building, with a rectilinear tower rising from the southern end of the NCR building. The podium merges with the terrace of UTS Building 15 and presents opportunities for a heritage roof garden. The podium and Precinct Heart cater primarily to educational, community and cultural uses; and the tower is meant to provide accommodation for Indigenous peoples.

## 5. DISCUSSION OF IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF THE PLACE

The discussion of the impact on the former NCR building and its surrounding context is based primarily upon the planning envelope that has been presented in the drawing set and UTS Key Site Master Plan, both prepared by BVN. Any assessment / reference to the plans and elevations of the reference design that depict changes to the former NCR building is to also serve as a guide for future design proposal. The planning envelope and its impact on the former NCR building is addressed against the significance of the place and relevant policies outlined in the Conservation Management Plan titled '622-632 Harris Street: Conservation Management Plan,' dated August 2021 which is submitted along with the proposal. The planning envelope is assessed against the management guidelines outlined in the local heritage listing for the former NCR building. An assessment of the relevant planning controls allows the suitability of the planning envelope to be understood in maintaining the heritage significance of the former NCR building and the character of Ultimo.

## 6. IMPACT AGAINST POLICIES INCLUDED IN THE CONSERVATION MANAGEMENT PLAN 2021

The CMP identifies and defines the significant values of the former NCR building and then formulates policies framed to retain these values. The following discussion assesses the impact of the proposal in the same order as the CMP:

- Significant values,
- Overarching policies,
- Significant elements and components of the place.

The relevant sections from the CMP are quoted in italics and followed by comment in regard to the assessment of impact.

### 6.1 *CMP Section 3.1 STATEMENT OF SIGNIFICANCE* **Significant values**

The significant values of the place are summarised in the Statement of Significance in the CMP – Section 4.1, quoted below.

*The former National Cash Register Building at 622-632 Harris Street is representative of post-war industrial and commercial architecture of International style in Sydney, and particularly the inner city. The building was designed and constructed for National Cash Register Company, a data processing innovator and early developer of integrated circuit computers, primarily for servicing the firm's Cash Registers and for their manufacture and storage.*

*The building is representative of the post war industrial and commercial development in Sydney, representing a significant change in the immediate area as early uses for residential and small-scale industrial purposes were replaced on the more prominent corner sites in particular with new business premises being built close to the Central Station area.*

*The building is additionally associated with the advancement of technical and tertiary education in the area. From the late 1970s, the building was associated with TAFE, and since the early 2010s has been associated with UTS.*

*Designed by Hubert Ollyett Woodhouse (1898-1988), a moderately influential Sydney born Architect, the building is an important element in his architectural oeuvre. Though, the building is not a unique example of International style, it is one of the few to blend the style with Sydney's brick heritage. The building's robust cubic form and facade articulation present a strong relationship between solids and voids. The most prominent façade element is the north-west facing sun shading element on the Mary Ann Street*

*The building is a defining presence in the streetscape as it occupies a prominent corner site within the Harris Street area where many of these street corners contain well designed commercial/industrial structures that give the area its key character. While these buildings vary in scale and style, the former NCR building's simple and robust cubic post-war International form stands out as a strong and positive contribution to the diversity of the urban character of this area.*

*The UTS Business School references the square window openings of the former NCR building in the protruding windows that mirror the fragments of the former NCR building. The conversion of the loading dock to a lounge space has created a visual connection between the former NCR building and the soaring, sensual curves of the Business School on the other side of Omnibus Lane. The former NCR building is therefore an evolving space that creates a visual dialogue with its surroundings by inspiring new design in the vicinity and responding well to the development in its immediate context.*

### **Comment**

The 'concept and reference design' is generally respectful of the significant values of the former NCR building. The planning envelope, through a meaningful integration of the building in the reference design is able to preserve the defining architectural qualities of the building and its setting. The building would continue to serve for educational purposes and would continue to house flexible working spaces which is a significant value of the building and this is embodied in its robust structural system. The provision of the Arts Centre complimented by other educational and creative uses proposed for the building and the master plan would potentially allow the building to facilitate education, ideas and creativity in the area.

The fabric of the building would be largely retained and the impacts on the three key elevations have been carefully considered and generally driven by the policies outlined in the CMP. A detailed analysis of the effects on the significant values of the building in relation to the policies outlined in the CMP is presented below.

## **6.2 Compliance with CMP policies (CMP Section 5)**

The significance of the former NCR building is embodied in its well resolved mid-twentieth century design, robust form, the flexibility of use offered by its interiors, and the visual dominance it projects as a corner building. These features form part of the significance of the building and need to be maintained in any proposals. These are discussed below within the framework of relevant discussion, policies, Tolerance for Change and Opportunities for Change tables from the CMP, dated August 2021.

### **6.2.1 CMP Section 5.2 Cultural Significance**

The over-arching principles and policies arise directly from an understanding of the significance of the place. The Statement of Significance has been summarized in the Section 6.1 above.

#### **CMP Section 5.2.1 Generally**

##### ***Policy 2.1 – Retain significant values***

*The former NCR Building at 622-632, Harris Street, should be retained and its significant cultural heritage values conserved in accordance with the guidelines and policies in this CMP. Key values include:*

- a well-designed, robust example of a post-war International style commercial building;*
- a defining presence in the streetscape within the Harris Street area of Ultimo;*
- its significant contribution to the scale, form and diversity of the urban character of this area;*

- *a tangible link to the National Cash Register Company, a data processing innovator and early developer of integrated circuit computers in Sydney;*
- *an example of the limited architectural works of Hubert Ollyett Woodhouse (1898-1988), a moderately influential Sydney born Architect;*
- *its association with the advancement of tertiary education in the area by both TAFE and UTS;*
- *a robust structure housing flexible spaces that have nurtured (and possibly inspired) education, ideas and creativity.*

### **Comment**

The master plan seeks to integrate the heritage item within the planning envelope and this has been generally guided by the heritage advice provided by Design 5. Any significant impacts of the envelope on the significance of the heritage item against the policies in the CMP have been addressed within this section and summarised in the Section 7: Summary Conclusion of the impact of the proposal.

The former NCR building would largely retain its significant values and the integration of the building in the proposal would potentially strengthen some of these values.

The building would retain the robustness, composition and defining features of the International style architecture of its primary facades – Harris Street and Mary Ann Street elevation. Any major changes would be limited to Omnibus Lane elevation which plays a supporting role in the aesthetic significance of the building. The proposal suggests part demolition of this elevation - limited to the southern end of this elevation. This would result in demolition of fabric which is generally of moderate significance. The loss of the geometric openings would have an effect on the overall aesthetic significance of the building, but the proposed changes would provide avenues for better integration of the building in the proposal. The visual dominance of the housing tower might affect the dominance that the building has in its current setting as a corner building on Harris Street. Potential effects of this are further addressed within this section below.

The Indigenous Residential College would continue the use of the former NCR building for educational purposes which would potentially have a positive impact on its historical significance.

In any future design proposals, changes to Omnibus Lane elevation should be guided by policies 2.1, 2.3, 3.1, 3.12, 3.13 and 3.14 and should address the Opportunities for Change outlined in the section 5.3.2.4 in the CMP.

## **CMP Section 5.2.2 Use and Sustainability**

### ***Policy 2.3 – Use and sustainability***

*The former NCR Building should preferably remain in non-residential use such as for educational, cultural or commercial use. In order to retain and respect the significant values of the place and address environmental sustainability, any adaptation or development required to accommodate these uses must:*

- *retain its robust structure and utilise the flexibility of its spaces;*
- *prioritise retention of existing fabric over its removal as a core sustainability principle; and*
- *be designed and executed in accordance with the guidelines and policies in this CMP.*

### **Comment**

The proposal retains and supports continued use of the former NCR building for educational purposes. The planning envelope largely retains the external fabric and the structural system of octagonal concrete columns which is a defining feature of the interior spaces and the corresponding flexibility that the building offers.

The CMP notes the increasing awareness of retaining and adapting buildings in preference to their demolition and replacement as an important sustainability issue. An issue now recognised at the highest levels internationally with the 2021 Pritzker Prize being awarded to French architects Anne Lacaton and Jean-Phillippe Vassal who have demonstrated exceptional skill, creativity and leadership in retaining and adapting existing structures. Refer to CMP for further detail.

The former NCR building has unusual strength and quality in its visual presence within the precinct, and in the strength, clarity and robustness of its structure. It also appears to be in very good condition. The proposed retention and adaptive re-use of this building demonstrates how UTS can provide responsibility and leadership in this increasingly important issue of sustainability.

Any demolitions have been carefully considered and would be limited to the less significant Omnibus Lane and the southern part of the building which houses service areas and is devoid of any openings. The planning envelope would possibly allow for the introduction of daylight and access through this part of the building and compliment the flexibility that the structural system offers by allowing the building to open up to the Precinct Heart.

In any future DAs, changes to the building should facilitate the best possible retention of building's fabric in accordance with the policies in the CMP.

## 6.2.2 CMP Section 5.3 *The Site & Its Fabric*

### CMP Section 5.3.1 *Context and Setting*

#### *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.*

#### **Comment**

The planning envelope does not physically affect the defining features of the Mary Ann Street elevation. Importantly, the envelope setbacks ensure the preservation of the NCR building's most important contribution to the streetscape (i.e. its corner setting) through its generous setback from Mary Ann St.

The height of the tower envelope has varying degrees of visual dominance in its streetscape and context depending on the location of the view (as is apparent in the photomontages in the Visual Impact Assessment by Architectus). In some of these views, particularly from the footpath at the north-west corner of the Harris / Mary Ann Street intersection, the proposed envelope can be seen to take up large areas of the sky and its height could potentially dominate its immediate context. This is an important consideration in respect of the four

storeyed State Heritage listed former MAAS buildings (now TAFE) on the opposite side of Harris Street, and the Gehry designed Business School immediately to the east.

There are two important factors for Harris Street that should ameliorate potentially negative scale impacts on this street. One is the 3m setback of the building envelope at the same height as the main parapet of the former NCR building. This setback allows the lower 'podium' section to read as the dominant 'street wall', relating to and reinforcing the lower scale of the existing structures. Refer to Figures 2.5 and 2.6 below. The other factor are the existing mature English plane trees that define the 'boulevard' character of Harris Street. These will mask much of the tower from closer and more distant views along this street, breaking down the massing of the tower. Refer to Figure 2.7 below.

The Design Guidelines with this proposal include the longer-term replacement of these English plane trees with a more appropriate endemic species but still retaining the 'boulevard' character of the streetscape. As these replacement trees are very likely to be evergreen, this masking effect will be potentially strengthened. The use of locally appropriate endemic tree species will strengthen the Indigenous Connection to Country that is one of the core objectives of this proposal.

Ultimately it will be the design resolution of the tower that will play a crucial role in how well it relates to its setting and the visual impact it has on its context. A carefully designed proposal respectful of the significant values of the former NCR building and its context should aim to respect its context within the extent of the planning envelope.



**Figure 2.5:** 3d model view of former NCR building and proposed building envelope (yellow) in its context. The gabled forms of the former MAAS (now TAFE) buildings are opposite and to the right of the subject site. Note setback of proposed envelope from Mary Ann Street approximates that of the MAAS building and taller section of the UTS Business School. (Source: BVN)



**Figure 2.6:** 3d model view looking south along Harris Street with former NCR building on left with proposed building envelope in yellow. (Source: BVN)



**Figure 2.7:** Existing view looking south along Harris Street from approximately the same location as Figure 2.6 showing masking effect of existing trees.

## CMP Section 5.3.2 Exterior

### ***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:*

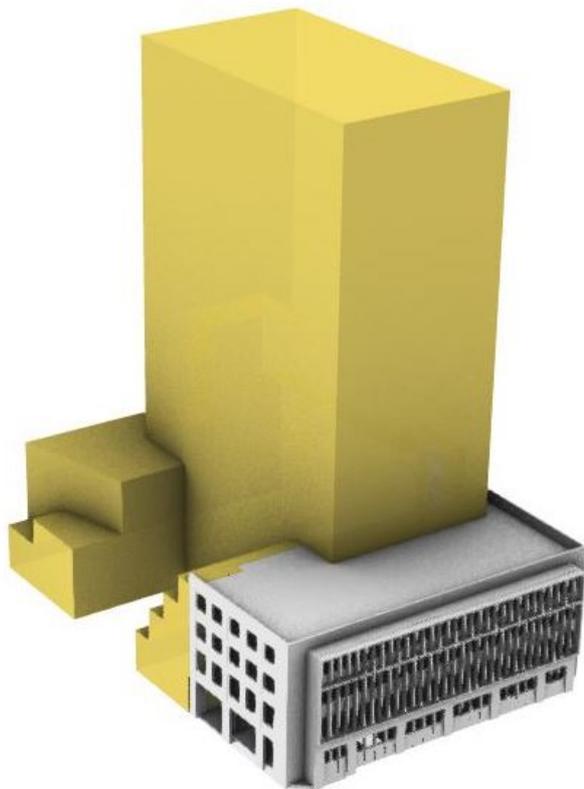
- *The external form of the building that responds to the functional aspects of the floor plans and presents three distinct facades and a blind southern boundary facade.*
- *Geometrical square openings with protruding concrete frame, in unadorned rendered masonry of the Harris Street and Omnibus Lane 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.*

### **Comment**

The planning envelope is largely sympathetic to the essential characteristics of the three principal elevations and retain its sense of being a complete building. Any alterations are largely limited to the rear of the building (Omnibus Lane) and the southern part of the building. This is generally limited to fabric of moderate to low significance. The potential changes to the Omnibus Lane have been guided by the Opportunities for Change in Section 5.3.2.4 in the CMP, discussion of the same is presented below and are aimed at better integration of the building in any future design proposals. Refer to Figures 2.8 and 2.9 below.



**Figure 2.8:** 3d model view of former NCR building and proposed building envelope (yellow) from the Mary Ann and Harris Street corner. (Source: BVN)



**Figure 2.8:** 3d model view of former NCR building and proposed building envelope (yellow) isolated from context to show Omnibus Lane elevation and Mary Ann Street corner. (Source: BVN)

### **CMP Section 5.3.2.2 Harris Street Elevation**

#### ***Policy 3.4 – Harris Street elevation generally***

*The Harris Street elevation including its configuration, form and materials, should remain substantially unaltered with original material retained and conserved in accordance with the policies, guidelines, TfC and OfC tables in this CMP.*

#### ***Policy 3.5 – Visual integrity of Harris Street elevation***

*If and when changes or development are considered, including in association with the adjacent vacant site to the south, the south west corner of the former NCR building, or behind the original facade, such changes should ensure that the whole of the Harris Street façade, including its southern end, reads as part of a solid building, not a 2-dimensional object.*

### **Comment**

The planning envelope does not affect the composition of Harris Street elevation physically. The 'concept and reference design' suggests complete demolition of the southern façade and the insertion of the planning envelope behind the Harris Street facade. Depending upon the treatment of the southern corner of the Harris Street façade in future design proposal, its visual integrity may be affected and the Harris Street façade may read as a 2-dimensional object. Careful design considerations to support Policy 3.5 in the future design proposals must aim to preserve the visual integrity of Harris Street elevation including its original entry. Design resolution should also comply with the TfC and OfC tables in the CMP.

Refer to additional comments below in relation to *Policy 3.23 – Development above the building.*

### CMP Section 5.3.2.3 *Mary Ann Street Elevation*

#### **Policy 3.8 – Mary Ann Street elevation generally**

*The Mary Ann Street elevation including cantilevered concrete framed box with vertical aluminium fins and aluminium windows and spandrels; recessed Ground Floor bays with concrete mullions and tiled and glass block elements, should remain substantially unaltered and original material retained and conserved in accordance with the policies, guidelines, TfC and OfC tables in this CMP.*

#### **Comment**

This elevation is not physically affected by the planning envelope and any impacts would be limited to visual impact from the housing tower. Refer to Figures 2.8 and 2.9 showing the 3d model of the proposal. Design resolution should also comply with the TfC and OfC tables in the CMP.

### CMP Section 5.3.2.4 *Omnibus Lane Elevation*

#### **Policy 3.12 – Omnibus Lane elevation generally**

*The Omnibus Lane being the least prominent façade of the building presents future opportunities for evolution in accordance with the OfC table and Figure 5.3.2.4, but original material of exceptional and high significance should remain substantially unaltered and conserved.*

#### **Comment**

The planning envelope seeks demolition of fabric of moderate to low significance along the south eastern corner of the building and this has been guided by the opportunities identified in the CMP. This would allow for a better integration of the heritage item in any future works. The treatment of elevation to accommodate any internal changes should be guided by the policies in Section 5.3.3 in the CMP. Refer to Figure 2.9 showing the 3d model of the proposal.

The Omnibus Lane *Tolerance for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>Element:</i> <b>Exterior:</b> <b>Omnibus Lane Elevation</b> <i>significance ranking:</i> <b>High to moderate</b>	<b>Tolerance for Change</b> 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				<b>Further Considerations</b> <i>(to be read in conjunction with the relevant policy section for each element)</i>	<b>Assessment / impact of proposal</b>
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
<i>selected components:</i> Rendered masonry and face brickwork including original configuration, parapet and finish	2	1	1	1	Maintain unaltered unless considering opportunities identified in OfC table below. Face brickwork should remain exposed and any repairs to match original material and finish. Refer also to OfC table below.	The partial dismantling of the façade has been guided by the opportunities identified in the CMP.
Concrete framed vertical slot element with glass blocks to light stair	2	2	1	1	Preferably maintain unaltered unless considering opportunities identified in OfC table below. Any future repairs are to match the original, using salvaged glass blocks if necessary.	The dismantling of this element has been guided by the opportunities identified in the CMP.

Concrete frame around window openings	2	2	1	1	Maintain unaltered unless considering opportunities identified in OfC table below. Any future colour scheme of the building should not fragment the integrity of the design.	The dismantling of this element has been guided by the opportunities identified in the CMP.
Original Aluminium windows	2	2	1	1	Preferably maintain original fabric of aluminium components and any repair should match original configuration and finish. Glass could be replaced with higher performance glass, but colour and reflectivity should be as close as possible to the original. Refer also to OfC table.	The aluminium windows that would be removed due to the partial dismantling of the façade are of moderate to low significance and this has been guided by the opportunities identified in the CMP.

The Omnibus Lane *Opportunities for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>Explore Opportunities – Omnibus Lane elevation</i> <i>The opportunities are listed below and visualised in the following Figure 5.3.3 below.</i>	<i>Comment</i>	<i>Response of proposal</i>
Investigate opportunities to improve access to daylight to internal spaces on Ground Floor. These modifications should improve visibility and interaction with the public domain and activate the Omnibus Lane.	Potential to re-open the entrance to the former car service dock and part of the adjacent bay, i.e. to the right of the existing lounge space – as illustrated in Figure 5.3.3.	The ‘concept and reference design’ does not suggest changes to the former entry to the loading dock, but through the insertion of new element and careful alteration to the façade, it would address this opportunity and improve interaction with the Omnibus Lane and the precinct heart.
Potential for partial demolition of southern part of elevation (and structure behind) to better engage with future development on vacant site to south and to optimise solar penetration	Figure 5.3.3 indicates a staged approach to consideration of demolition. It is essential that the retained fabric does not appear as a mutilation, but as a carefully considered dismantling that respects the original design intent of the retained elements.	The ‘concept and reference design’ suggests demolition of the southern part of the facade and insertion of a services core. This partial demolition is within the extents identified in the figure 5.3.3 in the CMP. Any future design proposals should consider careful dismantling within the identified extents.

### **CMP Section 5.3.2.5 Roof**

#### ***Policy 3.15 – Roof level generally***

*There is potential to re-organise services and plant to allow activation of the roof level to accommodate a roof garden, seating or pergola structure. Any changes or additions must:*

- *not endanger the structure of the building;*
- *not compromise or endanger the performance of the waterproofing membrane;*
- *not detract from the simple horizontal expression of the top of the building when viewed from surrounding buildings or the public domain.*

#### **Comment**

The ‘concept and reference design’ suggests conversion of the roof level to an Indigenous roof garden. The horizontal expression of the top of the building would be retained and the proposed garden in addition to the elevated gardens in the communal outdoors spaces in the housing tower would create a common design element for the proposal. The demolition of the structural components towards the southern end of the building would have to be carefully considered to address the loading requirements from the existing and new structural elements and to preserve the integrity of the waterproofing membrane.

The Roof Level *Tolerance for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>Element:</i> <b>Exterior: Roof level</b> <i>significance ranking:</i> <b>Moderate to Low</b>	<b>Tolerance for Change</b> 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				<b>Further Considerations</b> <i>(to be read in conjunction with the relevant policy section for each element)</i>	<b>Assessment / impact of proposal</b>
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
<i>selected components:</i>						
Rendered masonry parapet and walls	2	2	1	1	Maintain parapet unaltered unless considering opportunities identified in OfC table below. Raised parapet over Harris Street entry, including structural support return walls must be retained. Walls enclosing services, plant, lift and stairs could be altered or removed if required. Refer also to OfC table below.	The raised parapet over Harris Street entry is retained, but the 'concept and reference design' suggests demolition of the structural support walls.
Roof terrace platform with waterproof membrane	3	3	1	2	Integrity of waterproofing membrane – existing or replaced – must be maintained in excellent condition regardless of what this area is used for.	Not relevant to the 'concept and reference design.' This would need to be considered in the future design proposal.
Services, including fixings and enclosures	3	3	1	3	Retention and maintenance of fully functional services is important, but all could be reconfigured or replaced. No services should be visible from Harris or Mary Ann Streets and should be screened as much as possible from Omnibus Lane.	The reference design suggests demolition of the plant room. There are no service areas on the roof in the reference design.

The Roof Level *Opportunities for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<b>Explore Opportunities – Roof level</b>	<b>Comment</b>	<b>Response of proposal</b>
Investigate opportunities to activate roof level.	Any works to the roof should be based upon careful consideration of structural capacity, integrity of the waterproofing system, and views towards the building in accordance with Policy 3.15. Refer to Figures 5.3.2.2, 5.3.2.3, and 5.3.2.4 for guidance on pergola structure.	The 'concept and reference design' includes a roof garden on this level and the structural and waterproofing requirements outlined in Policy 3.15 would need to be considered in the detailed design in future design proposal.
Opportunity to alter or remove southern portion of building to accommodate changes and new development	Refer to Section 5.3.3.1 – Interiors generally	The proposed Indigenous roof garden and integration of the building within the larger development will allow building users to appreciate the city views from the roof level.
Opportunity to add building / structure above roof level	Any additional structure above the building, including a tower development, must comply with Policies 3.15 and 3.23. All development must ensure integrity of the existing structure and accord with the policies, guidelines, TFC and OfC tables in this CMP.	The planning envelope complies with the building setbacks from Harris and Mary Ann Street as outlined in the policy 3.23. In addition, the solar access to the apartments on the south of the master plan has been carefully considered in the tiered design form along Omnibus lane.

### **CMP Section 5.3.3.1 Interiors generally**

**Policy 3.16 – Interiors generally**

The interior spaces of the former NCR building could be altered or refitted to cater for changing uses and needs, but their essentially industrial characteristics should be retained and respected. These include:

- exposed concrete structure comprising robust octagonal plan columns on a grid layout with flared capitals supporting shallow concrete beams and slabs with no false ceilings;
- exposed services and lighting suspended beneath the slabs;
- surviving timber parquetry flooring preferably exposed;
- generous access to daylight, particularly from the north elevation.

**Comment**

The ‘concept and reference design’ suggests demolition of the southern part of the building. This would include demolition of some of the octagonal columns on that end, this might be essential to provide structural support to the housing tower that cantilevers over the building. The grid layout of the plan and the exposed concrete beams and slabs would be largely retained.

The Interiors generally *Tolerance for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

element: <b>Interiors generally</b> significance ranking: <b>various</b>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations (to be read in conjunction with the relevant policy section for each element)	Assessment / impact of proposal
	Form	Fabric	Function	Location		
<i>selected components:</i>						
Concrete floor structure	2	2	1	1	Simplicity and honesty of concrete structure with shallow beams and flat slab construction should be respected in any modifications to floor slabs.	The structural components would be largely retained.
Concrete octagonal columns	1	2	1	1	Retain unaltered, uniqueness of form and location dictated by structural grid are most important.	Some of the concrete columns towards the southern end would be demolished.
Original parquetry flooring	3	1	1	3	Retain where it survives, preferably exposed and undamaged.	Not relevant to the ‘concept and reference design.’ This would need to be considered in the future design proposal.
Ceilings	2	2	1	1	Retain exposed concrete structure.	Not relevant to the ‘concept and reference design.’ This would need to be considered in the future design proposal.
Services	3	3	3	2	Services preferably exposed. Changes or new work should try to use original or existing fixing points to avoid compromising structure.	Not relevant to the ‘concept and reference design.’ This would need to be considered in the future design proposal.

The Interiors generally *Opportunities for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>Explore Opportunities – interiors generally</i>	<i>Comment</i>	<i>Response of proposal</i>
Opportunity to alter or remove part of the southern portion of building to accommodate changes and new development	Alteration or partial dismantling should only be considered where it will facilitate a considerable benefit to any changes or development on the site while retaining and respecting the significant values of this building. Where possible existing structure and fabric should be retained in the new work – treated holistically and not as a façade. E.g. lift and stair cores could be considered for retention and incorporation in the new work in preference to merely replacing them. All changes must accord with the policies, guidelines, TfC and OfC tables in this CMP.	The ‘concept and reference design’ suggests demolition of the lift and stair cores. The southern end of the Harris Street elevation is treated as facade since the components of Harris Street entry foyer, support walls and the service core have been altered. The 2017 modifications to the entry are carefully designed and have retained the original fabric in the space. The original fabric and the form of original entry should be retained in future design proposals in accordance with the comment section herein.

### **CMP Section 5.3.3.2 Ground Floor**

#### **Policy 3.17 – Ground Floor generally**

*If required, the current layout could be altered to cater to change in functional requirements. Any new layout should have the following objectives:*

- *Retain and respect the original structural grid layout and the octagonal columns;*
- *Maintain and improve accessibility of spaces between levels for differently abled persons.*

#### **Policy 3.18 – Ground Floor access and visibility**

*To improve engagement and activation between the Ground Floor and the public domain, opportunities could be explored via potential new windows and openings in recessed bays and former entrances to loading docks, in the three principal elevations in accordance with Policies 3.7, 3.11, and 3.14.*

#### **Comment**

The ‘concept and reference design’ largely retains the original structural grid layout and the octagonal columns. In reference to Policy 3.18, the engagement with the public domain would be facilitated by access from the south to the Precinct Heart.

The Ground Floor (Level 1) *Tolerance for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>element: Ground Floor (Level 1) significance ranking: High to low</i>	<i>Tolerance for Change</i> 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				<i>Further Considerations (to be read in conjunction with the relevant policy section for each element)</i>	<i>Assessment / impact of proposal</i>
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
<i>selected components:</i>						
Concrete floor	2	2	1	1	Retain original sections exposed where the use and configuration permit. Retain surviving steel trolley rails in situ	Not relevant to the ‘concept and reference design.’ This would need to be considered in the future design proposal.
Entry and lift foyer accessible from Harris Street	3	3	1	1	Maintain main entry through Harris Street. The entry level should continue to facilitate easy access between levels. Refer also to TfC table for First Floor level.	The main entry through Harris Street would be retained. Details on this would need to be considered in the future design proposal.

Original parquet flooring	3	2	1	3	Retain any surviving areas of original, or evidence of it if possible, or remove and re-use in accordance with OfC table below.	Not relevant to the 'concept and reference design.' This would need to be considered in the future design proposal.
---------------------------	---	---	---	---	---	---

The Ground Floor (Level 1) *Opportunities for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>Explore Opportunities – interior Ground Floor</i>	<i>Comment</i>	<i>Response of proposal</i>
Harris Street entry	When considering any changes to the entry to the building from Harris Street, retaining the existing entry and adjacent exit stair location is important as these are fully integrated with the façade design and visually and functionally anchor this corner of the building.	The planning envelope does not affect Harris and Mary Ann Street elevations, but would be able to facilitate improved daylight to the ground floor through dismantling of the south façade and partial dismantling of the Omnibus Lane.
Internal connectivity of different levels	Potential to better integrate wheelchair access to all spaces such as Lounge space which does not have this access presently.	Not relevant to the 'concept and reference design.' This would need to be considered in the future design proposal.
Original parquet flooring	If any survives, original flooring could either be retained in present location or opportunities to use the original flooring in other format could be investigated such as a feature or other important space could be considered. Alternatively, the parquet flooring could be repurposed to consolidate circulation / access routes around the building if the available floor area permits.	Not relevant to the 'concept and reference design.' This would need to be considered in the future design proposal.

### **CMP Section 5.3.3.3 First Floor**

#### ***Policy 3.19 – Harris Street entry lobby and stair***

*The 2017 alterations to the Harris Street entry lobby and stair could be retained, altered or replaced. Retention and adaptation is preferred to removal.*

#### ***Policy 3.20 – First Floor level generally***

*In any changes, the quality of surviving original First Floor finishes should not be diminished.*

#### ***Policy 3.21 – Windows to north elevation***

The original windows to the north elevation, shaded by the vertical aluminium fins, could be altered if required, but the alignment of mullions with fins must be retained.

#### **Comment**

The 'concept and reference design' suggests demolition of staircase and entry foyer as the planning envelope is inserted behind the elevation, this dismantling in turn has effects in relation to Policy 3.5.

The First Floor (Level 2) *Tolerance for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>element:</i> <b>1<sup>st</sup> Floor (Level 2)</b> <i>significance ranking:</i> <b>High to low</b>	<i>Tolerance for Change</i> 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				<i>Further Considerations</i> (to be read in conjunction with the relevant policy section for each element)	<i>Assessment / impact of proposal</i>
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
<i>selected components:</i>						
Double height entry, stair and lift foyer accessible from Harris Street	2	2	1	1	Maintain double height space and main entry from Harris Street. Refer also to TfC table for Ground Floor level.	The main entry to the building is maintained through Harris Street.
Surviving original wall tiles within space and at ends of landing in entry foyer	1	1	1	1	Retain in situ if possible as only original finishes in this entry foyer. Matching tiles from the 2017 works should preferably be retained.	The entrance foyer would be altered and therefore, depending on the detail design, retention of original wall tiles in situ may not be possible.
Glass fronted timber display cabinets on north wall of entry foyer over stair	2	2	3	2	Investigate further if these are original. Retain and adapt if possible in preference to removal.	Not relevant to the 'concept and reference design.' This would need to be considered in the future design proposal.
Sign writing samples on walls of entry foyer	2	2	3	3	Surviving fitout from TAFE signwriting school – requires interpretation sign to avoid confusion with original building use.	Not relevant to the 'concept and reference design.' This would need to be considered in the future design proposal.

The First Floor (Level 2) *Opportunities for Change* table from the CMP is included below. The added right-hand column provides further assessment of the proposal:

<i>Explore Opportunities – interior 1<sup>st</sup> Floor</i>	<i>Comment</i>	<i>Response of proposal</i>
Harris Street entry	When considering any changes to the entry to the building from Harris Street, retaining the existing entry and adjacent exit stair location is important as these are fully integrated with the façade design and visually and functionally anchor this corner of the building.	The planning envelope does not affect the Harris Street and Mary Ann Street elevations, but would be able to facilitate improved daylight to the ground floor through the partial dismantling of the south façade and Omnibus Lane.

### **CMP Section 5.3.3.4 Second and Third Floor levels**

#### ***Policy 3.22 – Second and Third Floor levels generally***

*These levels could be adapted, subdivided or altered according to use and need, while maintaining the qualities and characteristics in Policy 3.16.*

#### **Comment**

The 'concept and reference design' suggests dismantling of the southern part of the building as the planning envelope is inserted behind the elevation.

### **CMP Section 5.3.4 Development adjacent to and above the building**

#### ***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.*

## **Comment**

The planning envelope adheres to the setbacks outlined in this policy. The housing tower extends over the building and this has been guided by the advice provided by Design 5. Refer to Figures 2.5, 2.6, 2.8 and 2.9 showing the 3d model of the proposed envelope in yellow.

The minimum 3m setback of the tower from Harris Street is considered sympathetic to the prominence that the principal elevation of former NCR building projects onto Harris Street, allowing it to define the 'street wall'. This is further reinforced with the mirroring of this 'street wall' height at the boundary in the podium section of the proposed envelope below the tower. Within this podium section of the new development, it will be essential to articulate its façade and any new entry in a way that does not diminish the visual solidity and design integrity of the existing building. The through-site visual link to the Gehry building is also important.

The considerable height of the tower envelope could potentially overpower the heritage item visually to a certain extent when viewed as one approaches south along Harris Street, but this should be ameliorated by the substantial setback from Mary Ann Street (minimum 15m, but proposed as 16m), allowing the existing building to be read as a separate element that then engages with the tower closer to its southern end. The presence of the avenue of street trees – whether existing or replaced with endemic species, will further break down its potential visual domination of the street. Refer to Figures 2.6 and 2.7.

The deep setback from Mary Ann Street will allow the highly sculpted UTS Business School building to be visible above the former NCR building and appreciated 'in the round'. This setback is similar to and respects the alignment of the former Museum of Applied Arts & Sciences (MAAS) buildings on the opposite side of Harris Street. Refer to Figure 2.5.

Extending the tower over the building allows for a reduction in its height and mitigates the effect it has on the former NCR building and the context. Careful consideration in the massing of the planning envelope has been undertaken in facilitating at least two hours of solar access to the apartments to the south of the master plan site. The envelope has been envisioned as several tiers that descend in height towards the south along Omnibus Lane and this allows the minimum required solar access to accommodation on the southern part of the site, as well as the central 'heart' of the new development. Refer to Figure 2.9.

Detailed design in any future proposal would need to incorporate a clear height of 3.8 metres to underside of any addition above roof level. This will further reinforce the visual integrity of the existing building.

It is essential that the Design Guide for the next stage of this project incorporates a requirement for detailed consideration of all the above, and in particular:

1. Articulation between the former NCR building and the new structure, particularly on Harris Street for the IRC entry (eg shadow-line, set-back, material);
2. Consideration of existing / replaced trees to the IRC entry off Harris Street;
3. Articulation of any through site link from Harris Street via the IRC entry (eg through vertical volume);
4. Compliance with the policies and guidelines in the CMP.

## 6.3 IMPACT WITH REGARD TO THE PLANNING CONTROLS

### 6.3.1 CITY OF SYDNEY LEP 2012

<i>LEP controls</i>	<i>Assessment</i>
<b>5.10 Heritage Conservation</b>	
<p><b>(1) Objectives</b> The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> <li>a) to conserve the environmental heritage of City of Sydney,</li> <li>b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</li> <li>c) to conserve archaeological sites,</li> <li>d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</li> </ul>	<p>The proposal is able to protect the cultural significance of former NCR building by recognising its historic significance and its role in advancement of education in Ultimo. By integrating the building as part of IRC, Arts Centre and Library, the former NCR building will potentially benefit the community by continuing to provide space for educational uses.</p>
<p><b>(2) Requirement for consent</b> Development consent is required for any of the following:</p> <ul style="list-style-type: none"> <li>a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> <li>(i) a heritage item,</li> <li>(ii) an Aboriginal object,</li> <li>(iii) a building, work, relic or tree within a heritage conservation area,</li> </ul> </li> <li>b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</li> <li>c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</li> <li>d) disturbing or excavating an Aboriginal place of heritage significance,</li> <li>e) erecting a building on land: <ul style="list-style-type: none"> <li>(i) on which a heritage item is located or that is within a heritage conservation area, or</li> <li>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</li> </ul> </li> <li>f) subdividing land: <ul style="list-style-type: none"> <li>(i) on which a heritage item is located or that is within a heritage conservation area, or on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</li> </ul> </li> </ul>	<p>The proposal includes demolition and works to alter a heritage item and hence in clauses (a) and (b) is considered to be work that requires development consent.</p>
<p><b>(3) When consent not required</b></p>	n/a
<p><b>(4) Effect of proposed development on heritage significance</b> The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the</p>	<p>The heritage impacts arising from the proposal are considered in the Summary of Heritage Impacts, prepared by Design 5 – Architects. (see section 7)</p>

<p>proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <ul style="list-style-type: none"> <li>a) on land on which a heritage item is located, or</li> <li>b) on land that is within a heritage conservation area, or</li> <li>c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</li> </ul> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>See above</p>
<p><b>(6) Heritage conservation management plans</b></p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>The Conservation Management Plan titled '622-632 Harris Street: Conservation management Plan,' dated August 2021 is submitted along with the proposal.</p>
<p><b>(7) Archaeological sites</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act</i> applies):</p> <ul style="list-style-type: none"> <li>a) notify the Heritage Council of its intention to grant consent, and</li> <li>b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</li> </ul>	<p>An Archaeological Assessment titled '<i>Historical Archaeological Assessment: University of Technology Sydney Buildings 13 &amp; 15 Ultimo, NSW</i>' has been produced by Urbis, dated 3<sup>rd</sup> August 2021 and is an accompanying report in this proposal. The report concludes that the site might have archaeological potential to reveal evidence related to the late 19<sup>th</sup> / early 20<sup>th</sup> century terraces, shopfronts, factory and outbuildings which occupied the site. Please refer to the report for detailed Assessment of Archaeological Significance.</p>
<p><b>(8) Aboriginal places of significance</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <ul style="list-style-type: none"> <li>a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</li> <li>b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</li> </ul>	<p>The <i>Aboriginal Objects Due Diligence Assessment: UTS Key Site (Building 13-15), Ultimo</i> by Urbis, dated 8<sup>th</sup> July 2021 concludes that there are no registered Aboriginal sites or Aboriginal places within the master plan site. The report states that "The ADD assessment has determined that further investigation of the potential for Aboriginal objects within the subject area and an impact assessment of the proposed development on any Aboriginal cultural heritage values identified should be undertaken." The report recommends that "An Aboriginal Cultural Heritage Assessment (ACHA) be undertaken in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> (DECCW 2010) by a suitably qualified provider, which should include Aboriginal community consultation to identify Aboriginal cultural heritage values." For detailed conclusions and recommendations please refer to Section 5 of the ADD report.</p>
<p><b>(9) Demolition of nominated State heritage items</b></p> <p>The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</p>	<p>n/a</p>

<ul style="list-style-type: none"> <li>a) notify the Heritage Council about the application, and</li> <li>b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</li> </ul>	
<p><b>(10) Conservation incentives</b></p> <p>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <ul style="list-style-type: none"> <li>a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</li> <li>b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</li> <li>c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</li> <li>d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</li> <li>e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</li> </ul>	<p>The proposal is accompanied by the Conservation Management Plan titled '622-632 Harris Street: Conservation Management Plan,' dated August 2021. The impacts on the heritage item are assessed against the relevant policies that have been outlined within the CMP for preservation of cultural significance. (see section 6.1)</p>

### 6.3.2 CITY OF SYDNEY DCP 2012

<i>DCP controls</i>	<i>Assessment</i>
<p><b>1.3 Aims of this DCP</b></p>	
<p>This DCP provides controls which guide development in order to:</p> <ul style="list-style-type: none"> <li>a) encourage development to respond to its context and is compatible with the existing built environment and public domain;</li> <li>b) recognise and reinforce the distinctive characteristics of the City of Sydney's neighbourhoods and centres;</li> <li>c) build upon the detailed objectives and controls under <i>Sydney LEP 2012</i>;</li> <li>d) protect and enhance the public domain;</li> <li>e) achieve the objectives of the City's Sustainable Sydney 2030 Strategy;</li> <li>f) encourage design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas; and</li> <li>g) encourage ecologically sustainable development and reduce the impacts of development on the environment.</li> </ul>	<p>The proposed planning envelope addresses Harris Street and connects the same to Omnibus Lane with a through site connection. This connection is linked to the Precinct Heart and retains views through site views to the UTS Business School, a landmark building in this area. This makes a positive contribution to the public domain.</p> <p>The proposal seeks to adaptively reuse the former NCR building – a heritage item and provides for a mix of uses focussed upon education, accommodation and culture. The proposal would be a suitable addition to the surrounding land uses which are a mix of education, commercial, cultural and residential.</p> <p>The retention of the heritage item is embedded in its sustainable reuse and the embodied energy in the building's fabric and its robust structural form. This is in line with the objectives of City's Sustainable Sydney 2030 which focusses upon enabling the protection and adaption of city's heritage.</p> <p>The former NCR building will continue to facilitate the advancement of education in the area, thereby preserving one of the many facets of its historical significance.</p> <p>The cultural significance of the heritage item needs to be preserved in any future works and this should be guided by the policies and opportunities identified in the Conservation Management Plan - an accompanying document to this report.</p>

**Section 2 Locality Statements**  
**2.12.3 Ultimo**

Ultimo is to continue its existing mixed-use character comprising residential, cultural, retail and commercial uses. The historic low scale housing and large scale historical and industrial buildings are to be protected. Changes to the built form are to respect the scale and character in the vicinity including street scale, proportions and rhythms of existing buildings and materials. Streets and public spaces will feature strong linear edges.

New development is to provide street legibility and improved pedestrian amenity by aligning buildings with the street, entries that address the footway and awnings where required. Ground floor uses that create a lively streetscape and street surveillance are to be provided in locations shown on the *Active street frontages map*. Sites are to provide improved pedestrian and bike links. Ultimo is to continue its existing mixed-use character comprising residential, cultural, retail and commercial uses. The historic low scale housing and large scale historical and industrial buildings are to be protected. Changes to the built form are to respect the scale and character in the vicinity including street scale, proportions and rhythms of existing buildings and materials. Streets and public spaces will feature strong linear edges. New development is to provide street legibility and improved pedestrian amenity by aligning buildings with the street, entries that address the footway and awnings where required. Ground floor uses that create a lively streetscape and street surveillance are to be provided in locations shown on the *Active street frontages map*. Sites are to provide improved pedestrian and bike links.

**Principles**

- a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.
- c) Encourage street legibility and orientation by retaining street vistas and district views from the public domain.
- d) The height of buildings are to respect and complement existing buildings that contribute to the areas character in terms of scale, elevation detail and proportions and materials.
- e) Development is to address the street and have easily identifiable building entries and create a high quality public domain including awnings in locations shown on the Active street frontages map.
- f) Encourage café and restaurants to offer street dining where footpath width permits.
- g) Adaptively re-use historical buildings providing a mix of land uses in the distinctive built forms.
- h) Improve pedestrian and bike connections through sites between Darling Harbour, the proposed extension of the Ultimo Pedestrian Network, Central Sydney, Wentworth Park and Blackwattle Bay.

The proposal encompassing three lots would potentially provide improved street legibility by proposing development on a vacant land and by adaptive reuse of a heritage item which occupies a prominent corner position.

The low height podium (inclusive of the former NCR building) of the planning envelope adjoining Harris Street is respectful of the heritage item i.e. former NCR building and would potentially be a mediating presence between the heritage item and the medium rise apartments to the south of the subject site.

The proposed envelope for the housing tower rising from the southern end of the former NCR building is higher than some of the buildings in its existing surrounding context. Referring specifically to clause 2.12.3 (d), the height of the tower may potentially appear not to respect or complement some of its near neighbours that contribute to the area's character in terms of scale and proportion, but it is comparable to a number of buildings in the vicinity such as the UTS Business School and Australian Broadcasting Corporation (both along the Goods Lines), and to the TAFE Building Z. The form and design resolution of the tower within the planning envelope will play a crucial role in how successfully it relates to its setting and the visual impact it has on its context.

The tower will be visually masked by the trees along Harris Street. Approaching east along Mary Ann Street presents a similar vista with tree foliage masking the tower and reducing its potential visual impact. The Design Guidelines with this proposal include the longer-term replacement of the English plane trees on Harris Street with a more appropriate endemic species but still retaining the 'boulevard' character of the streetscape. As these replacement trees are very likely to be evergreen, this masking effect will be potentially strengthened.

The minimum 3m setback of the tower from Harris Street is considered sympathetic to the prominence that the principal elevation of former NCR building projects onto Harris Street. The height of the tower envelope could potentially overpower the heritage item visually to a certain extent when viewed as one approaches south along Harris Street, but this should be ameliorated by the substantial setback from Mary Ann Street (minimum 15m), allowing the existing building to be read as a separate element that then engages with the tower closer to its southern end.

The 15m setback from Mary Ann Street will allow the highly sculpted UTS Business School building to be visible above the former NCR building and appreciated 'in the round'. This setback is similar to and respects the alignment of the former Museum of Applied Arts & Sciences (MAAS) buildings on the opposite side of Harris Street.

The through site connection would potentially provide better linkage to Omnibus Lane en route to Goods Line and would help activate this lane as it lacks pedestrian activity during the day. The through site connection and Precinct Heart provide for a better appreciation of the context by facilitating views from Harris Street to Frank Gehry designed UTS Business School (across Omnibus Lane) and to the interiors of the heritage item. This provides an opportunity to introduce

	<p>the robustness of the structural form to a passer-by. The Precinct Heart would provide a visual link from Omnibus Lane to the 1890s three-storey brick and sandstone building of the former MAAS, Sydney Technical College (presently Ultimo TAFE College) across Harris Street.</p> <p>In addition, the Precinct Heart would add to the open spaces that characterise the agglomeration of educational and cultural institutions around Harris Street. This would thereby add to the outdoor activity supported by the area.</p> <p>‘UTS Master Plan Public Domain’ by Aspect Studios helps underpin the opportunities for betterment of public domain and site connections for the proposed development.</p>
<p><b>3.9 Heritage</b></p>	
<p><b>Objectives</b></p> <ol style="list-style-type: none"> <li>a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.</li> <li>b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.</li> </ol>	<p>The impacts of the proposal on the heritage significance of the former NCR building have been assessed and summarised in Section 7 within this report.</p>
<p><b>3.9.1 Heritage Impact Statements Provisions</b></p>	
<ol style="list-style-type: none"> <li>1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications affecting:       <ol style="list-style-type: none"> <li>a) heritage items identified in the Sydney LEP 2012; or</li> <li>b) properties within a Heritage Conservation Area identified in Sydney LEP 2012.</li> </ol> </li> <li>2) The consent authority may not grant consent to a development application that proposes substantial demolition or major alterations to a building older than 50 years until it has considered a heritage impact statement, so as to enable it to fully consider the heritage significance of a building and the impact that the proposed development has on the building and its setting.</li> <li>3) A Heritage Impact Statement is to be prepared by a suitably qualified person, such as a heritage consultant. Guidelines for the preparation of Statements of Heritage Impact are available on the website of the Heritage Branch, NSW Department of Planning at <a href="http://www.heritage.nsw.gov.au">www.heritage.nsw.gov.au</a>.</li> <li>4) The Heritage Impact Statement is to address:       <ol style="list-style-type: none"> <li>a) the heritage significance of the heritage item or the contribution which the building makes to the heritage significance of the heritage conservation area;</li> <li>b) the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;</li> <li>c) the impact of the proposed development on the heritage significance of the heritage item, heritage items within the vicinity, or the heritage conservation area; and</li> <li>d) the compatibility of the development with conservation policies contained within an applicable Heritage Conservation Management Plan or Conservation Management Strategy, or conservation</li> </ol> </li> </ol>	<p>This HIS addresses the impacts of the proposal on former NCR building and the summary of these impacts is presented in section 7.</p> <p>The proposal (referring to ground floor plans) seeks to adaptively reuse the former NCR building. To achieve the same, the proposal suggests demolition of elements of low, moderate and high significance. These changes are outlined in the floor plan drawings. The demolition of significant fabric is generally guided by the opportunities outlined in the CMP and is generally respectful of the significance of former NCR building. Any additional issues that may arise from the same are addressed in this section, particularly in relation to the changes being proposed to the principal elevations of the heritage item and its interiors (based upon the tentative floor plans).</p> <p>Harris Street: The proposal seeks to utilise the entry portal as education entry and to open up the southern corner of the building which faces the vacant plot to the south (at the moment). This treatment could, depending on detail design, alter the robustness of the building and present the elevation as an envelope and not as part of a consolidated structure. It is recommended that this corner be respected in any future design and openings be controlled to present the commanding visual of the building. The recessed entry in the proposal is an important design element that should be utilised in any future works to achieve the aforementioned recommendation.</p> <p>Mary Ann Street: This elevation is not directly affected by the planning envelope and any future changes to the elevation should be guided by the policies and opportunities outlined in the CMP.</p> <p>Omnibus Lane: The demolition of significant fabric of the elevation is guided by the opportunities outlined in the CMP and are</p>

<p>policies within the Sydney Heritage Inventory Report.</p> <p>5) Where the site adjoins another local government area, the Heritage Impact Statement is to address the potential impact on adjoining or nearby heritage items or heritage conservation areas in the adjoining local government area.</p> <p>6) Where the development application proposes the full or substantial demolition of a heritage item, or a contributory building within a heritage conservation area, the Heritage Impact Statement is to:</p> <ol style="list-style-type: none"> <li>demonstrate why the building is not capable of retention or re-use;</li> <li>include a statement from a quantity surveyor comparing the cost of demolition to the cost of retention if the demolition is recommended primarily on economic grounds;</li> <li>include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition; and</li> <li>include a pest inspection report if the building is a weatherboard building.</li> </ol> <p>7) When giving consent to the full or partial demolition of a heritage item, a building in a heritage conservation area, or a building older than 50 years, Council may require photographic recording of the building as a condition of consent.</p>	<p>therefore supported. These changes would affect the significance of the place but would lead to a better integration of the former NCR building in any future works.</p> <p>Interiors: In the existing plans, the lounge space facing Omnibus Lane is presented as part of a large unified Arts Space and would therefore present changes in the elevation corresponding to the change in height of its level. Any changes to the elevation should be guided by the policies and opportunities in the CMP and should be respectful of the rhythm and proportion of the openings in the elevation.</p> <p>The 2017 Harris Street entry foyer (mezzanine level) is a recent upgrade and holds high significance. Based upon the 'Significance Grading of Elements and Spaces' diagrams, the lift lobby and lift shaft could be incorporated in future works with relative ease. This would support continued use of the existing fabric and a better integration of the heritage item in any future works. The main entry with a stair hall, lift, and lift lobby is a typical design feature of the 1950s and the significance of its envelope is partly embodied in this use. This should be respected in any future works.</p> <p>The overall design and layout of internal spaces and corresponding alterations to the elevations in any future works should be guided by opportunities for improving daylight as outlined in the CMP.</p> <p>The photographs of significant fabric, elevations and interiors of the heritage item in general have been presented in the CMP. This has been shown in the 'Significance Grading of Elements and Spaces' diagrams within the CMP.</p>
---	--

<p><b>3.9.2 Conservation management Plans Provisions</b></p>	
<ol style="list-style-type: none"> <li>A conservation management plan prepared by a suitably qualified heritage practitioner for development applications is required for the following: <ol style="list-style-type: none"> <li>a change of use of a heritage item of State heritage significance;</li> <li>any alteration to the fabric or setting of a heritage item of State heritage significance which requires consent;</li> <li>an award of heritage floor space under Sydney LEP 2012; or</li> <li>substantial alterations and or additions to a heritage item considered by the Council to be of high local significance, unless the consent authority determines that it is not required.</li> </ol> </li> <li>The conservation management plan is to include: <ol style="list-style-type: none"> <li>the investigation of the physical and documentary evidence of the heritage item;</li> <li>a comparative analysis and curtilage assessment;</li> <li>assessment of the significance of the heritage item;</li> <li>the investigation of the constraints and opportunities for the item including the owner's needs and resources, and external constraints;</li> <li>conservation policies which address the following: <ol style="list-style-type: none"> <li>conservation of the fabric and setting of the heritage item;</li> </ol> </li> </ol> </li> </ol>	<p>The CMP addresses the clauses 3.9.2 (1)(d) and 3.9.2 (2).</p>

<ul style="list-style-type: none"> <li>2. appropriate uses of the heritage item;</li> <li>3. appropriate ways to interpret the significance of the heritage item;</li> <li>4. management of the heritage item;</li> <li>5. guidelines for future development; and</li> </ul> <p>(f) priorities for instigation of conservation policies.</p>	
<b>3.9.5 Heritage Items</b>	
<p><b>Objective</b> (a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.</p>	<p>The planning envelope has been generally guided by heritage advice provided by Design 5 and is generally respectful of the heritage significance of the former NCR building.</p>
<b>3.9.6 Heritage conservation areas</b>	<p>The site is not within a heritage conservation area, it is in the vicinity of Harris Street Ultimo Conservation Area C67 and in proximity of key heritage items. The planning envelope has effects in terms of additional shading and views to and from key architectural items and vistas around the site. These have been addressed within this section.</p>

## 6.4 IMPACT WITH REGARD TO THE HERITAGE LISTING

The heritage listing for the former NCR Building on State Heritage Inventory outlines management guidelines, quoted below, that need to be incorporated in any future changes to the building. However, these management guidelines are generic (reference to cornices and fireplaces that do not exist in this building) and intended to be preliminary only, pending a more thorough analysis of the place by way of ‘A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan ..... prior to any major works being undertaken.’ It should also be noted that these management guidelines are effectively repeated – grey shaded text shows repeat.

*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.*

### Comment

The proposal is accompanied by the CMP which includes a detailed analysis and assessment of the significant values of the building and its context, and outlines policies and guidelines for future change and management of the place to retain and respect those values. In addition, this HIS has assessed the proposal against the City of Sydney LEP 2012 and DCP 2012 and it can be concluded that the proposal generally retains and respects the significance of the former NCR building.

The planning envelope with the tower element above the former NCR building has been guided by the policies in the CMP and retains and respects the significant qualities and character of the existing building. The reference to 'no vertical additions' in the listing's management guidelines is effectively superseded by the more thorough analysis and assessment in the CMP. Likewise, the internal planning configuration and fitout. All are addressed in the CMP and this HIS.

The proposal has the potential to guide a well-designed Indigenous Residential College, Arts Centre and Library – a development that would be site specific and would cater to a meaningful integration of the former NCR building.

## 7. SUMMARY CONCLUSION OF THE IMPACT OF THE PROPOSAL

As part of the Indigenous Residential College, Arts Centre and Library, the former NCR building would potentially continue to make a positive contribution to the advancement of education in the area. The Harris Street area has key educational, cultural and media institutions that form a creative and innovative precinct and the proposal would support the enhancement of creativity and arts in the area whilst providing key housing for Indigenous students.

The success of the proposed planning envelope is embedded in its integration of the former NCR building, setbacks in response to its context and the urban design cues. The retention of the key mid twentieth century heritage item would support its sustainable reuse and preserve the embodied energy of its structure while allowing for a better appreciation of its robust structural form. It would also retain the historic layering / memory of this part of the city.

The low height of the proposed podium section of the envelope is sympathetic to the surrounding context, and its scale does not exceed the height of the heritage item. The reference scheme integrates the former NCR building within this podium and enhances street legibility while deriving design cues from the context specifically in its integration of the mature tree in the recessed entry of the cut out.

The proposed envelope for the student housing tower rising from the southern end of the former NCR building is higher than its existing surrounding context and may potentially visually dominate its near neighbours. However, the form and design resolution of this element within the planning envelope will play a crucial role in how successfully it relates to its setting and the visual impact it has on its context.

The minimum 3m setback of the tower section from Harris Street is considered sympathetic to the prominence that the principal elevation of former NCR building projects onto Harris Street. The considerable height of the tower envelope could potentially overpower the heritage item visually to a certain extent when viewed as one approaches south along Harris Street, but this should be ameliorated by the substantial setback from Mary Ann Street (minimum 15m, but proposed as 16m), allowing the existing building to be read as a separate element that then engages with the tower closer to its southern end. The presence of the avenue of street trees – whether existing or replaced with endemic species, will further break down its potential visual domination of the street.

The 15m setback from Mary Ann Street will allow the highly sculpted UTS Business School building to be visible above the former NCR building and appreciated 'in the round'. This setback is similar to and respects the alignment of the former Museum of Applied Arts & Sciences (MAAS) buildings on the opposite side of Harris Street.

The tower envelope will cause additional morning shade to the former Museum of Applied Arts and Sciences buildings on Harris Street. The east face of the tower has been set back to minimise its effect on daylight access to the mixed-use residential building to its south. The massing of the tower limits the additional shading to the principal living areas.

The tower extends over the southern part of the former NCR building and this has been guided by advice provided by Design 5 and the *Opportunities for Change* identified in the CMP. This move has allowed a notable reduction in the height of the tower. The addition of a vertical element above the former NCR building, with the prescribed setbacks would not adversely affect its significance as long as this addition is well-designed in accordance with the policies and guidelines in the CMP.

The urban design response would potentially enhance the physical and visual connections of the former NCR building with its vicinity. The Harris Street area is networked with public spaces around the agglomeration of educational, cultural and media institutions and the Precinct Heart would be a key addition to this network in addition to the outdoor space offered by UTS Business School on Mary Ann Street, in proximity to the Goods Line. The Heart would add to the outdoor activity supported by these key open spaces and would potentially activate Omnibus Lane en route to Goods Line. This would support easy connections between Goods Line, Omnibus Lane, Ultimo Road, Harris Street and the TAFE Campus across Harris Street. The Heart would additionally support a visual dialogue between the buildings – existing and proposed across Harris Street from the through site connection.

Design 5 – Architects, UTS, Ethos Urban and BVN have been working collaboratively throughout the development of the planning envelope, and the proposal is generally respectful of the policies outlined in the CMP which would help to retain the significance of the former NCR building. The proposal is considered acceptable in heritage terms, based upon the following recommendations:

1. The recommendations made in this HIS should be a part of requirements in any future competition design brief. A clear understanding of the cultural heritage significance and the CMP would assist in retaining and respecting the significant values of the place and its immediate context.
2. The heritage significance of the former NCR building is embodied in its well resolved design, its robust form, and its flexible plan, and the retention and integration of the building in any future works should consider the three principal facades as part of a whole and not as a hollow envelope.
3. The significant embodied energy of the building, its robust form and concrete structure is retained and respected in any future works.
4. Measures are able to be adopted through the detailed design phase in order to ensure the tower appropriately responds in scale and form to its immediate setting and context– minimising any potential adverse impacts associated with its height.
5. Articulation between the former NCR building and the new structure, particularly on Harris Street for the IRC entry is clearly expressed (eg shadow-line, set-back, material).
6. Consideration is given of incorporating or responding to existing / replaced trees at the IRC entry off Harris Street.
7. There is an articulation of any through site link from Harris Street via the IRC entry (eg through vertical volume)
8. Design development and execution of the proposal are to comply with the 2021 CMP.

In summary, it is our assessment that the proposal supports the objectives of the Planning Controls of City of Sydney and the policies and responds positively to the policies, guidelines and opportunities outlined in the Conservation Management Plan titled '*622-632 Harris Street: Conservation Management Plan*,' dated August 2021. We support the proposal and recommend its approval in accordance with the above recommendations.



Alan Croker  
Design 5 - Architects