

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

Conservation Management Plan



FINAL

August 2021

prepared for
University of Technology, Sydney

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

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Introduction

SECTION 1

INTRODUCTION

1.1 WHAT IS A CONSERVATION MANAGEMENT PLAN?

A Conservation Management Plan is a special study report that clearly identifies and describes why a place is important (cultural significance) and then proposes an action plan, policy or strategy (conservation policy) to keep that importance and manage it into the future.

The assessment of cultural significance: Finding out if and why a place is important

To understand why a place is important, we need to investigate the place thoroughly. To do this, research is carried out in three major areas: *historical* research, *oral history* research, and research into the building's *fabric* and its physical context.

Historical research involves a thorough investigation of written records, newspapers, journals, maps, drawings, photographs and illustrations.

Oral history research involves interviews with present or past users, and persons or groups associated with the place.

Fabric research requires a thorough examination of the place for evidence of changes, earlier structures, previous uses, intactness, etc., as well as its context, landscape, views and siting.

This research is compiled into an historical summary to give a full understanding of the place.

The place is then compared to similar places to determine its level of significance i.e. local, state, national or international. There are a number of standard criteria for the assessment of significance. Broadly, these criteria address historical, aesthetic/creative, technical/research, and social aspects.

From this assessment, a concise statement of cultural significance is then drafted. This statement provides a sound basis on which to proceed in formulating a policy or strategy as to the most appropriate way to retain the cultural significance or heritage value.

Conservation policy: Keeping the cultural significance and still make the place useful

Once the cultural significance of the place is determined, all the other factors bearing on the future of the place must be assessed. For example:

What does the owner want to do with the place and what resources, financial and other, do they have available?

What are the current statutory requirements, local and state government regulations, and planning instruments etc. that affect the place?

What is the condition of the place? Is it about to collapse? Is there any evidence of subsidence or movement? Are there termite infestations? Can the existing structure be altered or added to?

What are the user and community needs? Is there an identified need that this place can fulfil and still retain its significance.

What feasible re-use options are there in the location?

When all these issues and opportunities have been identified, assessed and resolved, specific policies and strategies are then formulated which will guide future works, management and maintenance of the place. It is during this process that the need for change to accommodate new uses is balanced against the significance of the place and its elements. The policies must address all of the issues to retain the significant features and qualities while allowing change to ensure the survival of these features. In order to retain the significance of the place and ensure its ongoing maintenance and viable use, the conservation policies must be implemented or acted upon.

The final Conservation Management Plan, once adopted, will be used as a management tool and as part of a design brief for future works and development of the place. It should be revised if new information changes the understanding of the significance of the place or if there is an unforeseen change in the way the place is used or managed.

1.2 STRUCTURE & TERMINOLOGY OF THE REPORT

This report has been undertaken using the methodology and structure outlined in James Semple Kerr, *The Conservation Plan*, 7th edition, Australia ICOMOS, 2013 (available at <https://australia.icomos.org/publications/the-conservation-plan/>). This methodology is based on the principles and processes described in *Australia ICOMOS Burra Charter*, 2013 (known as the Burra Charter) and its accompanying 'Practice Notes' (on Cultural Significance and Conservation Policy). A copy of the 2013 Burra Charter is included as Appendix A. The principles and methodology set out in these documents are combined with the NSW Heritage Office's heritage assessment criteria. These criteria are described in Section 3, Assessment of cultural significance.

Throughout this report, the terms *place*, *cultural significance*, *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *use*, *compatible use*, *setting*, *related place*, *related object*, *associations*, *meanings*, and *interpretation*, are used as defined in the Burra Charter (refer to Appendix A). It should be noted that, as a consequence of this, the meanings of these terms in this report may differ from their popular meanings.

1.3 BACKGROUND TO THE PROJECT & CONSULTANT'S BRIEF

University of Technology, Sydney (UTS) plans to adapt and upgrade the subject building as part of its Ultimo Haymarket Precinct Key Site Master Plan. This would include an Indigenous Residential College, arts centre and library.

Design 5 – Architects have been commissioned by UTS to prepare a Conservation Management Plan (CMP) and Heritage Impact Assessment for the subject building to guide the masterplanning process and inform the scope of change the site could be subjected to in order to make a positive contribution to the UTS Ultimo Haymarket Precinct, and advise an outcome that allows a sustainable and viable future for the building whilst retaining its cultural heritage value.

1.4 THE PLACE

The former National Cash Register Co. Building, now known as UTS Building 15 at 622-632 Harris Street is located in Ultimo, west of the UTS Business School, and is within the Pyrmont Peninsula. The subject site comprises Lot A, DP87139, in the local government area of the City of Sydney. The subject site is close to the Goods Line which runs east of the UTS Business School.

The corner site block 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 Mary Ann Street and Harris Street. The main entrance to the building is through the Harris Street façade at the southern end. The building is currently owned by UTS and is known as UTS Building 15. Building 15 is a centre for innovation – producing new film animators and entrepreneurs. The building is known informally as UTS's 'knowledge hub.' Since 2015, UTS has been progressively refurbishing the building as befits a 'knowledge hub' that accommodates UTS Startups, the UTS Animal Logic Academy (ALA) and the Faculty of Transdisciplinary Innovation's Bachelor of Creative Intelligence and Innovation program.¹

The site was originally associated with the National Cash Register Company for whom it was constructed. The building was previously a canvas for TAFE students to practise their signwriting, paint finishes and other decorative techniques.³

The building is within the UTS Haymarket Ultimo precinct and within the proposed development of Australia's first Indigenous Residential College to its south.⁶



Figure 1.4.1: Context within Sydney (circle indicates location of 622-632 Harris Street) (Source: SEED: The Central Resource for Sharing and Enabling Environmental Data in NSW)

¹ "From loading dock to quirky lounge: Building 15's transformation continues," UTS, accessed March 23, 2021, <https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2018-news/loading-dock-quirky-lounge-building-15s-transformation-continues>

³ UTS, "Studio-style fit-out poised to begin in Building 15," accessed March 26, 2021, <https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2016-news/studio-style-fit-out-poised-begin-building-15>

⁶ UTS, "UTS plans Australia's first indigenous Residential College," December 14, 2018, accessed March 26, 2021, <https://www.uts.edu.au/partners-and-community/alumni-and-supporters/news/uts-plans-australias-first-indigenous-residential-college>



Figure 1.4.2: Context within Ultimo (circle shows location of 622-632 Harris Street) (Source: SEED: The Central Resource for Sharing and Enabling Environmental Data in NSW)



Figure 1.4.3: Location of subject building (shaded green) within the surrounding context. (Source: SEED: The Central Resource for Sharing and Enabling Environmental Data in NSW).

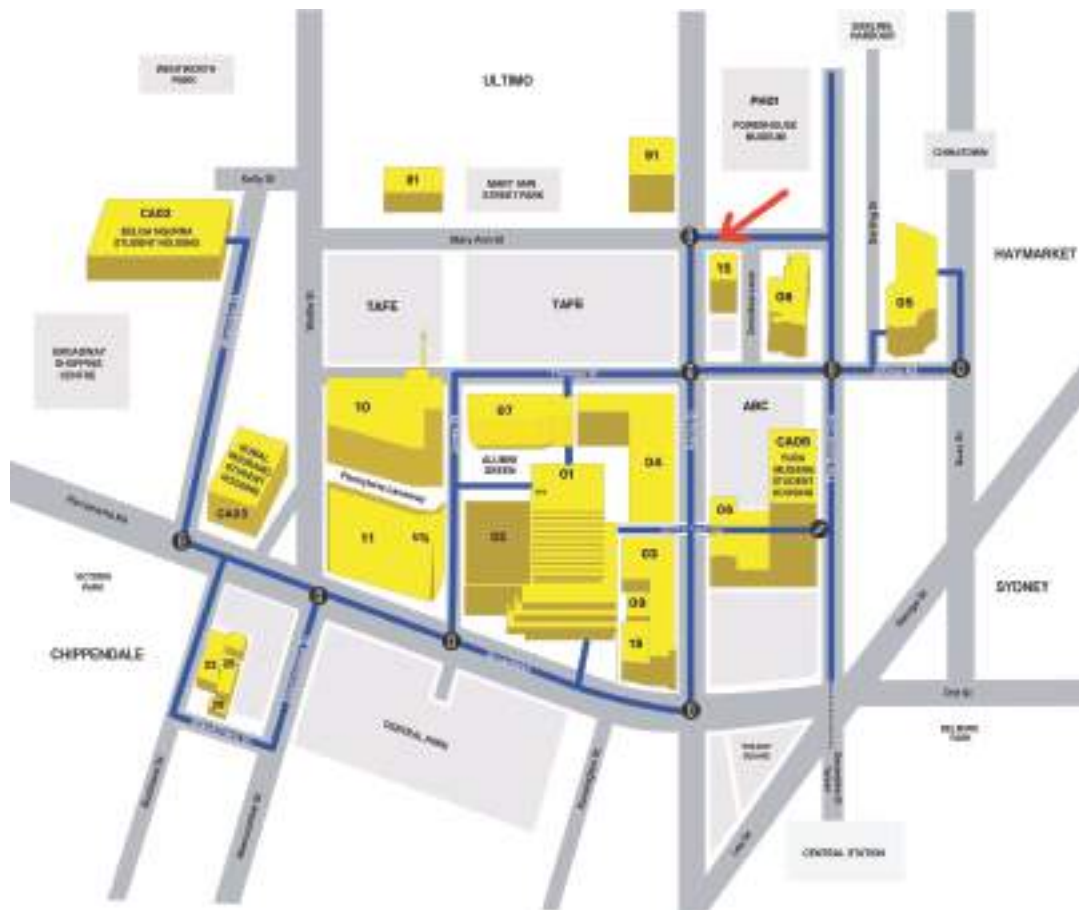


Figure 1.4.4: Location of the subject building (Building 15) in the map within the UTS Ultimo Haymarket Precinct (marked by red arrow). (Source: UTS, “Campus Information,” accessed March 26, 2021, <https://maps.uts.edu.au/overview.cfm>).

1.5 HERITAGE LISTINGS

The former National Cash Register Co. Building at 622-632 Harris Street 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 building 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 1.5.1: 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)

1.6 AUTHOR IDENTIFICATION

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

1.7 ACKNOWLEDGEMENTS

The authors wish to acknowledge the assistance of the following people in the preparation of this report:

- NSW State Archives, for providing information on the evolution of the building via access to the working plans of the building; and
- City of Sydney Archives, for providing information on the evolution of the building via access to the digitised development application plans of the building; and
- State Library of NSW, for providing information on the evolution of the building via access to the digitised building photographs from 1957; and
- The current owners and the occupants of the building for providing access to the building's internal spaces.

1.8 LIMITATIONS

Research was limited to major changes in the building. Therefore, further research could be carried out if required and if the opportunity arises.

Investigation of Cultural Significance

SECTION 2

INVESTIGATION OF CULTURAL SIGNIFICANCE

2.1 DESCRIPTION, CONTEXT & SETTING

2.1.1 Description of the Building

General

622-632 Harris Street comprises a four-storey International style office building that has a very robust cubic form and facade articulation.⁷ The building presents three designed elevations to Harris Street, Mary Ann Street and Omnibus Lane, with one rear elevation being a boundary to a since removed building. This elevation faces a vacant site also owned by UTS, with the next site occupied by a brick and rendered concrete apartment block. The elevations present a strong relationship between solids and voids, thereby adding to the quality of robustness.

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

Harris Street Elevation

The Harris Street façade comprises of rendered masonry walls above exposed face brickwork on the ground floor. The ground floor is punctured by recessed bays with glass blocks in a concrete lattice framework atop blue tiled spandrel walls. The portion of the ground floor area on the Harris Street and Mary Ann Street elevation is below footpath level, and in order to obtain maximum light to these areas as well as to exclude all dust and noise from the street, the openings facing these streets consist of ‘Plummer Crete’ windows with glass blocks and no opening sashes.¹¹

The façade of the floors above feature aluminum windows with protruding concrete rendered frames around the square openings. The main entry towards the southern end sits at the base of a protruding concrete rendered frame that extends three floors. The full width aluminium windows within this frame are divided at each level by profiled aluminium spandrel panels. The three mullions dividing this arrangement are in the form of deep aluminum blades running the full height of the framed opening from the head of the entry. The main entry with a stair hall, lift, and lift lobby is a typical design feature of the 1950s.¹² The main entry used to be through a flight of steps and under an accessibility upgrade in the late 2010s, the

⁷ Logan, 14–28 Ultimo Road, Ultimo Heritage Impact Statement, 17.

¹¹ Master Builder’s Federation of Australia, “National Cash Register Co. Pty. Ltd.,” 24.

¹² Davies, *622-632 Harris Street*, August 2016, 20.

entry was reconfigured and these steps were removed. The egress door to the right of the entry was added as part of the accessibility upgrade.

The Mary Ann Street Elevation

The Mary Ann Street façade is the most notable of the three elevations. Facing north-west, the facade features a sun shading element which comprises a cantilevered concrete framed box with full width aluminium windows with profiled aluminium spandrel panels concealing floor plates and walls to a standard sill height. The concrete box is divided into two sections, each with full height fixed aluminum fins, 24" in depth. The fins protect the interiors from the direct rays of both the easterly and westerly sun and are designed in aluminium for lightness of construction.¹³ The bottom section comprises two floors and is indicative of the original design for a two-storey building later constructed with an additional floor, expressed by a single storey 'box.' The ground floor follows similar treatment as the Harris Street Elevation with the recessed bays gaining in height as the Mary Ann Street slopes down to the east. The tiled wall infill in the second bay from the eastern end is an alteration of the original design which originally housed a truck entrance with a roller shutter door.

The Omnibus Lane Elevation

The Omnibus Lane elevation presents the same subtleties in design as the Harris Street elevation. This elevation fronts the UTS Business School designed by the architect Frank Gehry. The entrance forecourt of that building adjoins Omnibus Lane. Gehry's design of the ground floor has transformed the side lane elevation of the subject building to become a significant elevation. Furthermore, the elevation treatment of the Business School reflects the subject building at varied angles in the protruding glass windows. The rigid geometry of the former NCR building with its square window openings is a sharp contrast to the organic form of the UTS Business school. However, it would appear that Gehry may have referred to the rigid square geometry of the windows of the NCR building; in its simple, almost frameless projecting square windows in the new building.

2.1.2 Interior of the Building

The building at 622-632 Harris Street consists of four levels and a rooftop housing the plant room. Under the ownership of NCR, the ground level was used primarily for plant, storage and machinery for the slitting department. The first-floor housed reception, offices, machinery, workshop space and the refinishing department. The second floor was primarily used as storage, and for kitchen and dining. The third floor remained an open plan space without partitions.¹⁴ The roof level housed services and a large terrace space.

The interior of the building has undergone many fit-outs, the most significant of which was the change of use by TAFE for trade training in the latter half of 1970s. This involved the removal of earlier fit-out and the addition of new subdivision walls, rooms, lighting, services generally and in particular an extensive mechanical ventilation system to address paint fumes.¹⁵

Under the current ownership of UTS, the ground level (level 1) houses UTS Startups, and Alchemy Growth, High Resolves: with a collaboration space, media and podcasting studio, desk spaces for approved UTS Startups members and UTS Startups Events Space.¹⁶ The second level houses Designing Out Crime Research Centre, Innovation and Entrepreneurship Unit (IEU) and Design Innovation Research Centre (DIRC) sharing studios, offices and meeting rooms. The third level is occupied by the Faculty of Transdisciplinary Innovation

¹³ Master Builder's Federation of Australia, "National Cash Register Co. Pty. Ltd.," 24.

¹⁴ (function of this floor could not be ascertained from the original working drawings).

¹⁵ Davies, *622-632 Harris Street*, August 2016, 20.

¹⁶ "Changes inside and out for Building 15," UTS, accessed March 23, 2021, <https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2015-news/september-2015-news/changes-inside-and-out-building-15>; and UTS, "Maps," accessed April 15, 2021, <https://maps.uts.edu.au/map.cfm>

and the Animal Logic Academy (ALA). The third floor, consists of a large studio, offices and meeting spaces. The fourth and uppermost level is occupied by Animal Logic Academy, and consists of a large studio, meeting spaces, and screening and editing rooms.

A development application in 2014, involved upgrades to the two lower floors. The changes included the removal of non-structural walls to create a large learning space and the addition of a recording studio on Level 1, and the introduction of new office spaces and a new entry foyer and hallway on Level 2. These upgrades involved general painting and upgrading of floor finishes.¹⁸ In addition, and where intact, the original parquet flooring was retained. Modifications also included provisions of an accessible toilet on Level 1, a reconfiguration of the existing toilets and showers to allow space for separate men's and women's toilets, and the replacement of existing louvered glass windows with fixed glass within the toilets on Levels 1 and 2.¹⁹

Under the new ownership of UTS, the two upper floors were subject to another development application in late 2016. Previously these floors were used by TAFE for sign writing and decorative painting training. The changes to the floors included internal fitout to use the premises as an Education Facility and associated offices.²⁰ In 2017, changes were proposed to the entry and entry foyer to facilitate access and emergency egress.²¹ The works included internal reconfiguration, and upgrade of finishes, and of existing services.

Structure

The construction of the building is of reinforced concrete. The foundation piers extend down to solid rock about 15 feet below ground floor, with flat slab construction. The building has a structural system of reinforced concrete frame of heavy octagonal plan columns spaced at approx. 20ft. x 20 ft. bays, concrete floors and exposed concrete ceilings. The columns have flared capitals which support shallow beams running east west except for the façade bay where they support the cantilevered façade and run north south.²² The columns are concealed on the Mary Ann Street façade as they are set back 7ft. into the building, thus providing continuous unbroken windows for a length of 115 ft. to provide good natural light (originally to the cash register repair department). The internal space has an open plan, and the partitions and walls can be easily rearranged according to functional requirements.

2.1.3 Context and Setting

The former NCR building 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 concrete framed former Howard Silvers Building designed by the architect Harry Seidler. The former NCR building is close to residential buildings, and public recreational, arts and cultural facilities.

¹⁸ City of Sydney D/2014/1671/A

¹⁹ City of Sydney D/2014/1671/A

²⁰ City of Sydney D/2016/1154

²¹ City of Sydney D/2017/1101

²² Davies, 622-632 *Harris Street*, August 2016, 22.

2.2 FABRIC SURVEY

Site visits were carried out on the building's fabric and its physical context as part of the process of understanding the place. A fabric survey for the building was undertaken to investigate the changes to the place, its integrity and physical condition, and to identify significant elements and features. The original interiors have been changed several times. There does not appear to be any original walls. The original concrete flooring and original parquetry flooring reinstated in 2014 has been depicted in the figures in this section along with other predominant flooring finishes of the prominent spaces.

2.2.1 Existing Floor Plans

The layout of the building as of March 2018 is presented through the plans below.



Figure 2.2.1: Ground Floor Level (Level 1) existing layout (left) and Harris Street Entry Level (Mezzanine) (right).



Figure 2.2.2: First Floor Level (Level 2) existing layout.

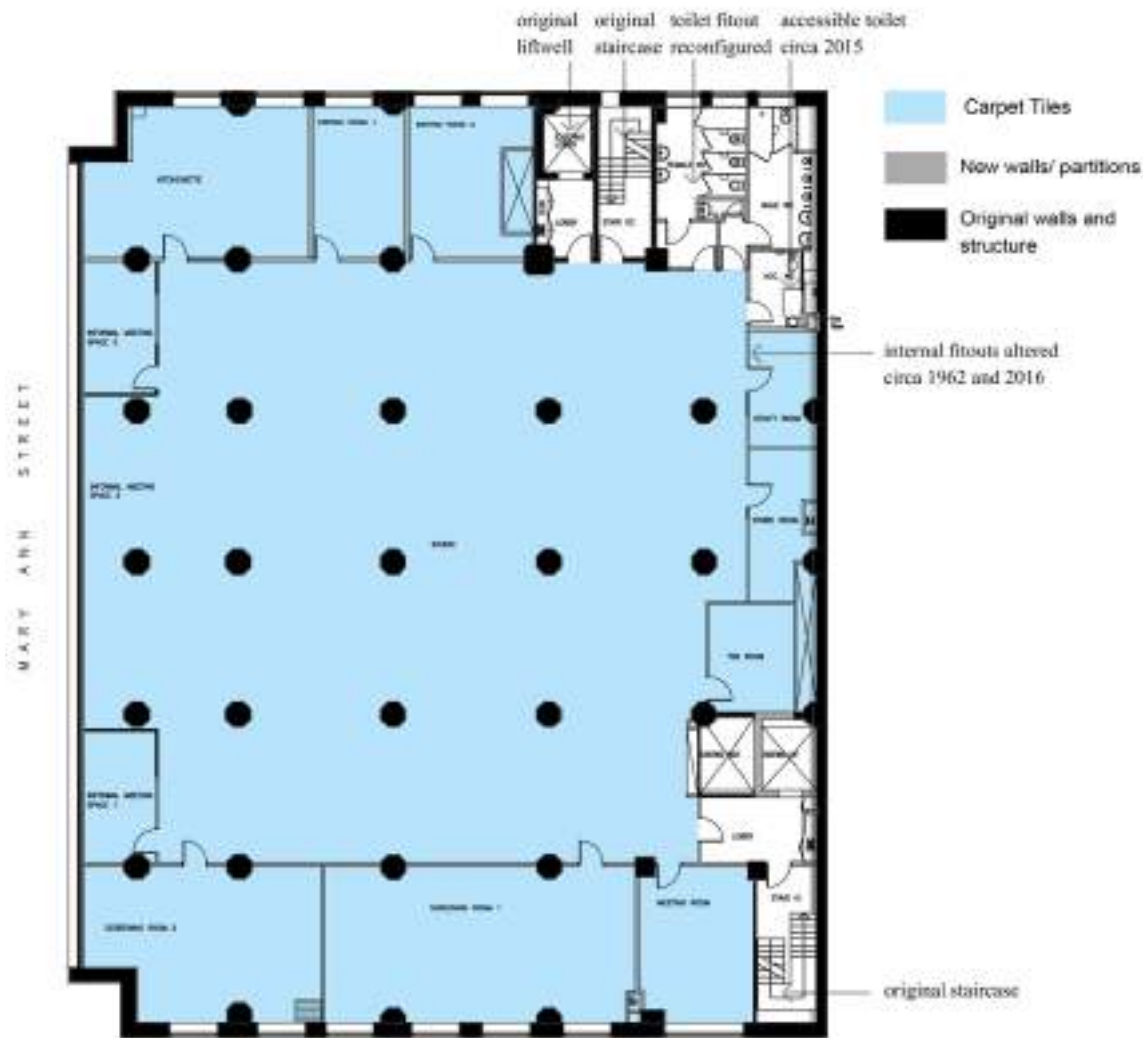


Figure 2.2.4: Third Floor Level (Level 4) existing layout.



Figure 2.2.5: Fourth Floor Level (Level 5) existing layout.

2.3 PHOTOGRAPHIC SURVEY

622-632 Harris Street, including its context, exteriors and interiors, was photographed by Design 5 in August 2020, and February, March, April and June 2021 as part of the fabric survey of the place. The following selection of images show existing views, spaces, elements and features of the place.

2.3.1 View Study (views from public domain)

The following view study helps illustrate the surrounding context and key views of the site from the public domain. Views are taken from surrounding streets, laneways and intersections as shown in the diagram below. The subject building is outlined in red.



Figure 2.3.1: Visual catchment of the subject building showing key vantage points from surrounding streets.



Figure 2.3.2: (1) View looking south along Systrum Street towards Mary Ann Street.



Figure 2.3.3: (2) Key view looking southeast from the intersection of Harris Street and Mary Ann Street.



Figure 2.3.4: (2) View looking east along Mary Ann Street towards Harris Street.



Figure 2.3.5: (3) View looking south along Harris Street.



Figure 2.3.6: (4) View looking north along Omnibus Lane



Figure 2.3.7: (5) Key view looking southwest along Mary Ann Street.



Figure 2.3.8: (5) View looking west along Mary Ann Street. Sydney Technical College can be seen across the Harris Street (left of the image)



Figure 2.3.9: (6) View looking southwest from Omnibus Lane across the vacant block towards the Sydney Technical College. Blank wall on right is former NCR Building.



Figure 2.3.10: (7) View looking north east from Harris Street across the vacant block to the UTS Business School with the south west elevation of the former NCR Building on the left.



Figure 2.3.11: (8) View along Harris Street, looking north.



Figure 2.3.12: (9) The Omnibus Lane and Mary Ann Street elevation from the Goods Line. The UTS Business School is seen on the left with its forecourt facing Omnibus Lane and Mary Ann Street.

2.3.2 Building Externally



Figure 2.3.13: View of the building from the corner of Harris Street and Mary Ann Street, with main entry to the right.



Figure 2.3.14: Harris Street elevation showing the entry through the concrete framed portal at right hand side.



Figure 2.3.15: The concrete entrance portal through Harris Street.



Figure 2.3.16: Harris Street façade looking northwest, showing the fire escape door and the entrance portal.



Figure 2.3.17: Mary Ann Street Elevation showing the cantilevered framed concrete box with aluminium louvers.



Figure 2.3.18: The Mary Ann Street Elevation showing the cantilevered framed concrete box with aluminium louvers.



Figure 2.3.19: The concrete framed box with profiled aluminium spandrels and aluminium windows behind the aluminium louvers.



Figure 2.3.20: View looking south west along Mary Ann Street Elevation showing the recessed bays with the 'Plummer Crete' windows (with glass blocks).



Figure 2.3.21: View looking north east along Mary Ann Street.



Figure 2.3.22: View of the 'Plummer Crete' windows atop tiled infill walls.



Figure 2.3.23: Omnibus Lane elevation showing the former entry bays to the loading dock. One of the bays is seen with an aluminium framed sectional glass and the bay to its right has been filled in with rendered brick wall with clerestory windows.

2.3.3 Building Internally

The entrance through Harris Street (Mezzanine Level)



Figure 2.3.24: The view from the stair towards the first floor level. The green and cream coloured tiles on the left and right are part of original fabric.



Figure 2.3.25: The passage leading through the entrance to the lift lobby on Mezzanine level and the stairs to the ground floor level.



Figure 2.3.26: The view of the lift lobby on the Mezzanine Level.



Figure 2.3.27: The stairs leading through the lift lobby on Mezzanine level to the ground floor.

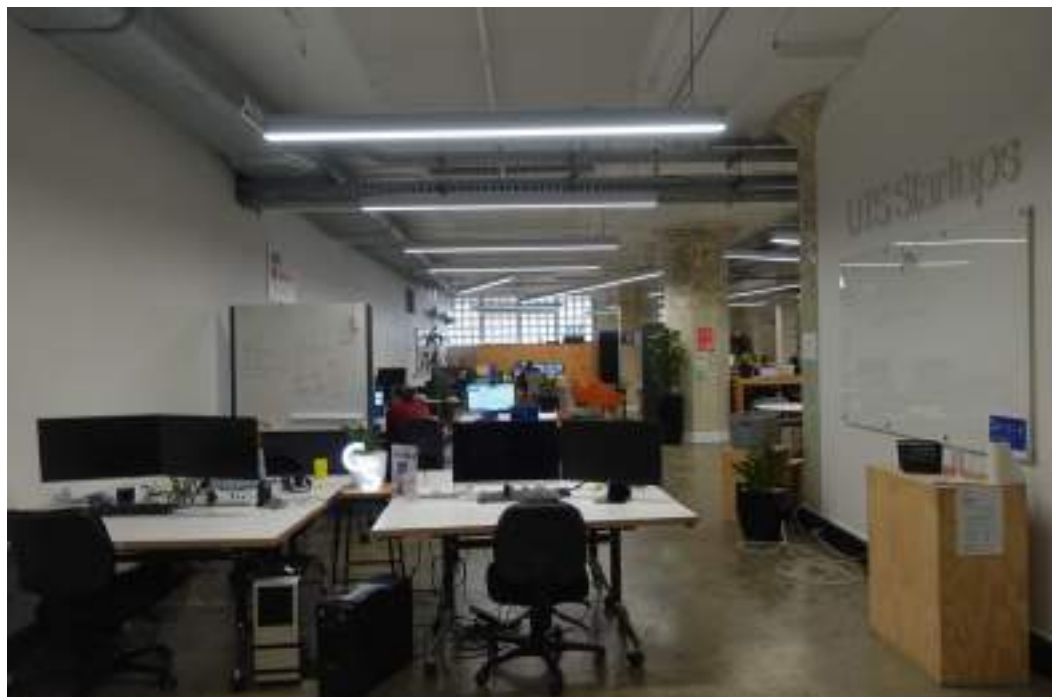


Figure 2.3.28: UTS Startups on the ground floor level.



Figure 2.3.29: A view of the hatchery.

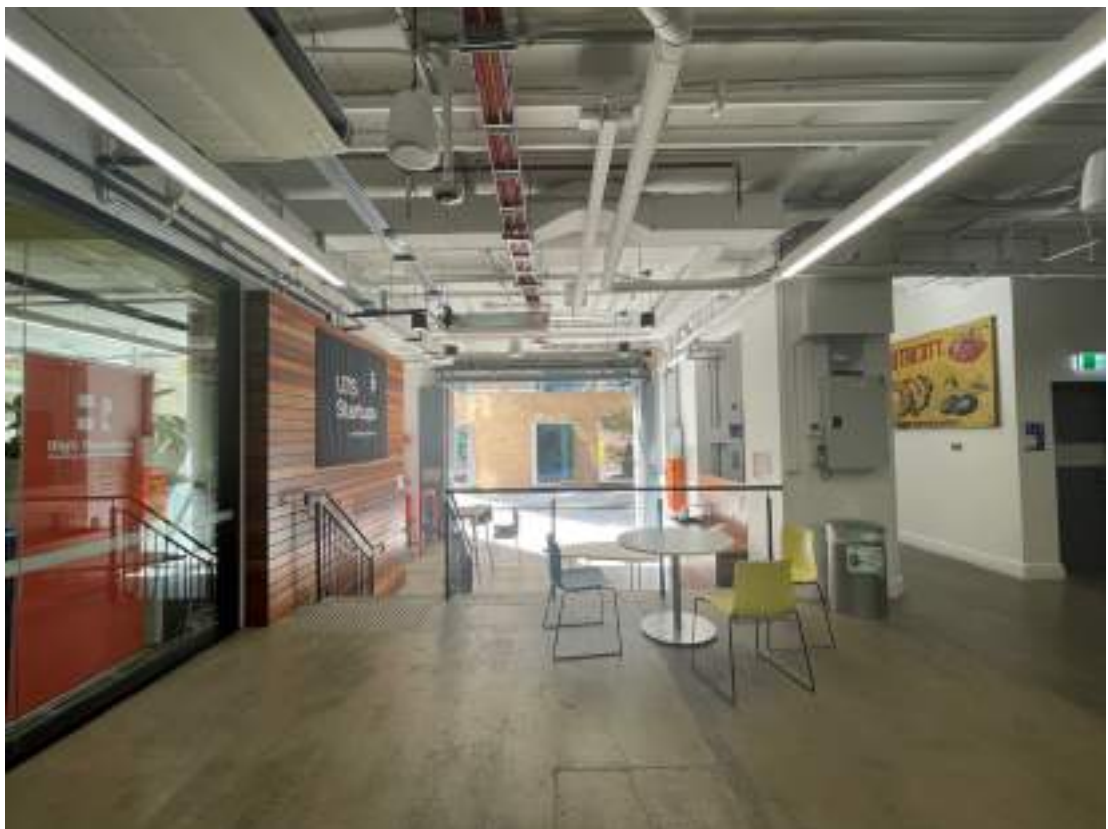


Figure 2.3.30: View of the former loading dock now converted to lounge space that overlooks UTS Business School.



Figure 2.3.31: View from the former loading dock towards the Hatchery. The trolley tracks in the floor extend into the hatchery and are possibly from the time the building was in use by NCR.



Figure 2.3.32: The view towards Mary Ann Street entry.



Figure 2.3.33: The lift lobby along the eastern end of the building.



Figure 2.3.34: The view of the entrance atop the stairs leading to the first-floor level.



Figure 2.3.35: The view from the landing towards the lift on first floor level. The cream coloured tiles at the end of the landing are part of the original fabric.

First Floor (Level 2)

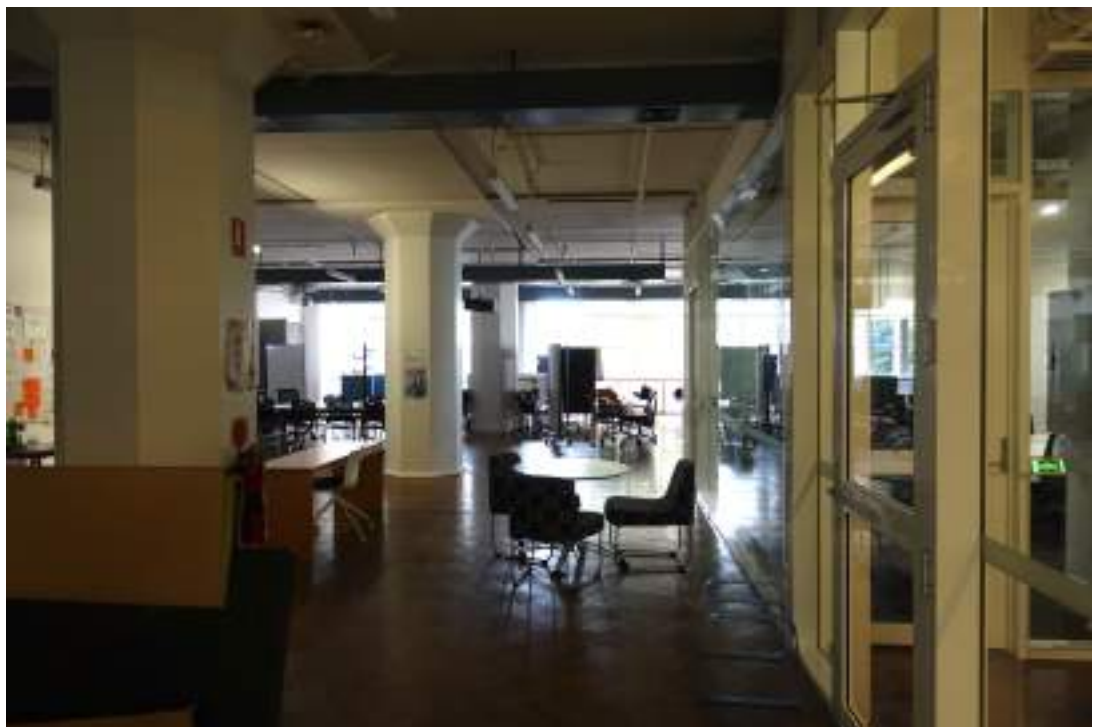


Figure 2.3.36: View from the entry to the shared studio towards the Omnibus Lane façade.



Figure 2.3.37: The view from the shared studio overlooking the continuous windows to the left of the view and overlooking the windows on Omnibus Lane.



Figure 2.3.38: The view of the continuous aluminium windows of the Mary Ann Street facade.



Figure 2.3.39: The original parquet flooring in the passage leading to the landing on first floor level.

Second Floor Level (Level 3)

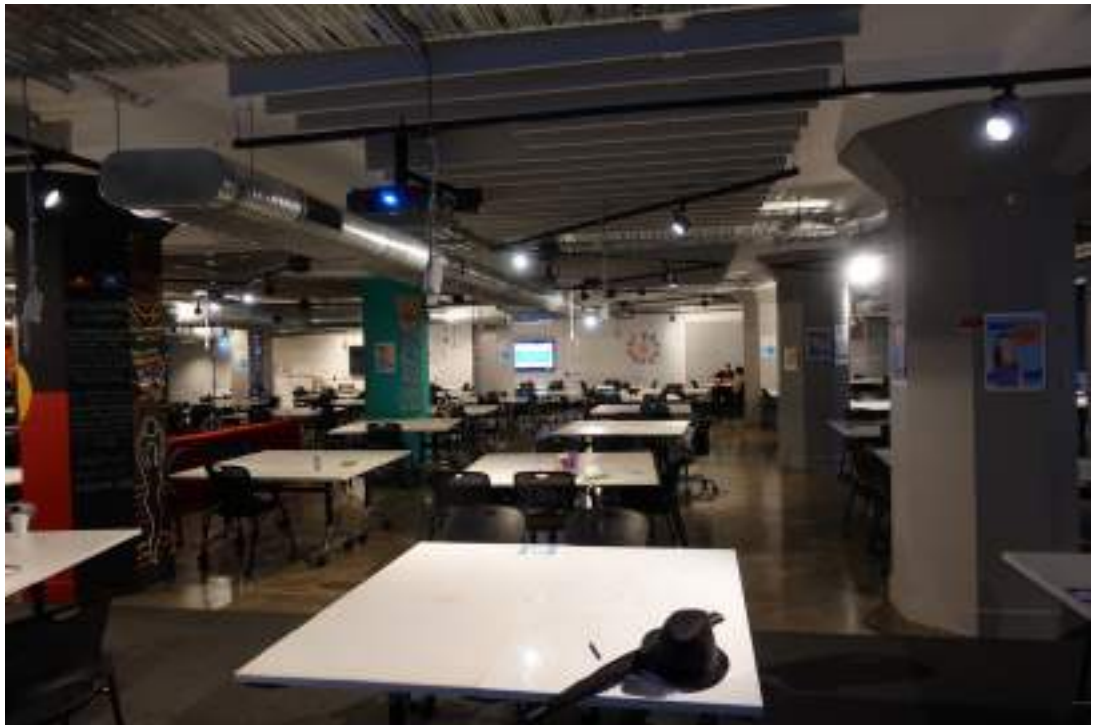


Figure 2.3.40: The studio space for the Animal Logic Academy.



Figure 2.3.41: A view of the studio space overlooking the continuous windows.



Figure 2.3.42: A concrete column with mushroom head supporting splayed beam and exposed concrete ceilings.

Third Floor Level (Level 4)

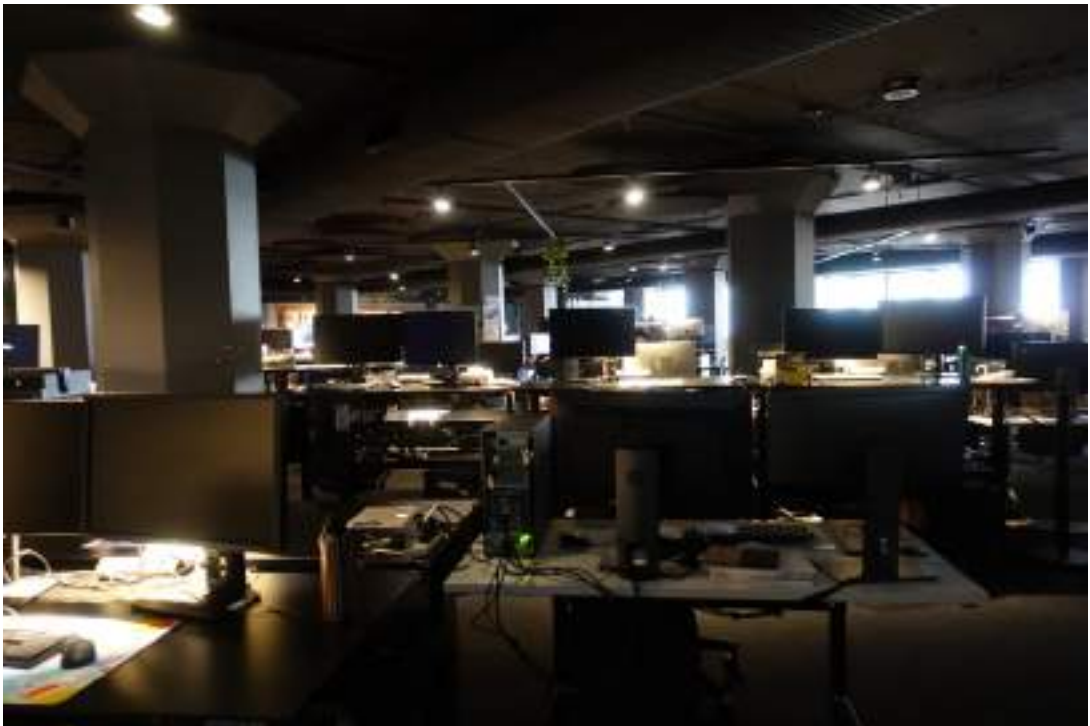


Figure 2.3.43: The studio space for the Animal Logic Academy overlooking the continuous windows.

Roof Level



Figure 2.3.44: The plant room on the roof level.



Figure 2.3.45: View looking north west to the buildings at 657 Harris Street, and 616 Harris Street (Howard Silvers Building).



Figure 2.3.46: View looking north east towards Ultimo skyline.



Figure 2.3.47: View looking east towards UTS Business School.

2.4 HISTORY OF THE PLACE

The following history was derived from research conducted by Paul Davies for the Heritage Impact Statement prepared on behalf of UTS to accompany development application to City of Sydney Council for the interior fit out of two floors of the subject building for the Development Application in 2017, and is supplemented with information gained from the present study in 2021, together with documentary sources and archives consulted or used. For historical maps charting the evolution of the area surrounding the building and its changing context see Appendix A.

The following chronology is a brief historical summary of the place and its context.

2.4.1 Chronology

Aboriginal Ultimo

Date	Description	Reference
Prior to 1788	The Cadigal were the inhabitants of the Pyrmont and Ultimo peninsula and called it <i>Pirrama</i> . The Pyrmont Ultimo peninsula consisted of a rocky sandstone ridge forming a spine along the length of the peninsula with numerous freshwater streams running down off the ridge. The ridge was covered at the Ultimo end by rich alluvial soil.	Archaeological Program, 50-72 Union Street, Pyrmont, accessed March 22, 2020, http://www.caseyandlowe.com.au/wp-content/uploads/2004/03/leaflet5.pdf , and Shirley Fitzgerald, "Ultimo," <i>The Dictionary of Sydney</i> , 2008, accessed March 22, 2021, https://dictionaryofsydney.org/entry/ultimo
1788	Arrival of the first fleet and contact with Europeans	
By 1791	Population of <i>Cadigal</i> people is reduced to 3 after Europeans brings smallpox to Sydney's Aboriginal population.	Anita Heiss & Melodie-Jane Gibson, 'Aboriginal People and Place' in <i>Barani: Sydney's Aboriginal History</i> , accessed 21 March 2019, www.sydneymarani.com.au
Up to 1830s	The Cadigal people appear to have remained living on the peninsula into the 1830s where 'Tinker's Well' provided a constant fresh water supply and food sources were available from the shoreline and harbour.	Archaeological Program, 50-72 Union Street, Pyrmont, accessed March 22, 2021, http://www.caseyandlowe.com.au/wp-content/uploads/2004/03/leaflet5.pdf
Up to mid 1800s	Despite disease, dispossession and punitive actions at the hands of Europeans, Aboriginal people remain living in Sydney, some on their traditional campsites, before ultimately being exiled to reserves such as La Perouse.	Heiss & Gibson, 'Aboriginal People and Place' in <i>Barani: Sydney's Aboriginal History</i>
Up to 1870s	There is evidence of Aboriginal people continuing to frequent Pyrmont with its fresh springs (such as Tinker's Well) up to the 1870s, and even later there are references to ceremonial gatherings at Ultimo.	"Aboriginal People and Place," <i>Barani</i> , accessed March 22, 2021, https://www.sydneymarani.com.au/sites/aboriginal-people-and-place/

Post-Colonial Ultimo

1803	Land grant of 34 acres to surgeon John Harris, including the subject site. Harris called his grant Ultimo Farm.	Fitzgerald, "Ultimo."
The early 1820s	Some land of the Ultimo Estate fronting Parramatta Road and George Street is sold.	Davies, 622-632 Harris Street, 4, and "Ultimo Post Office," NSW Office of Environment and Heritage, accessed March 22, 2021, https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5045092
1838	Upon the death of Dr Harris, the largely intact Ultimo Estate is bequeathed to his two brothers George (d.1843) and William (d.1856), and then in succession to their sons, both named John and both born in 1802.	Davies, 622-632 Harris Street, 4.
1860	The estate is subdivided into 70 large blocks aligned within a grid of streets oriented north/ south and east/ west.	Davies, 622-632 Harris Street, 7.
Up to 1870s	The initial phase of development on the subdivided land mostly occurred from the late 1870s. The subject site lies within Ultimo Estate Block 8 that came into the ownership of John Harris (1838-1911), the son of John Harris (1802-1846) and his wife Nancy Ann, née McKee.	Davies, 622-632 Harris Street, 4.
1911	When Harris died in 1911 that part of Ultimo (Block 8) within which the subject property is located was inherited by son Reginald William Sydney (1882-1940).	Davies, 622-632 Harris Street, 4.

622-642 Harris Street – A place of residence

1880	While the Harris family owned the freehold of the subject property, the actual development was undertaken by the leaseholder, builder William John Cook. Cook acquired the lease in 1880 and erected a terrace of houses, and a shop at the corner of Harris Street and Mary Ann Street where the subject building stands today. A survey dated 1887 shows the footprint of the terrace built up to the street building line and with a shallow front verandah.	Davies, 622-632 Harris Street, 8.
1892	Cook assigned the lease to Dr Caleb Terrey of Kiama. Dr Terrey died in 1912, and the Ultimo properties were managed after by the trustees of his estate.	Davies, 622-632 Harris Street, 8.
1899	In 1899, the government tram depot off Mary Ann Street was opened. The sheds were converted to offices in 1981 as part of the Powerhouse Museum complex. There was also a massive investment in the railway yards to the east to develop a complex to serve the merchants of Sydney. The yards were removed in the 1980s for the Darling Harbour entertainment precinct.	Davies, 622-632 Harris Street, 8.
1929	The 50-year term of the lease expires in 1929. A few years before, in 1926, the aforementioned RWS Harris conveyed the freehold to the City Mutual Life Assurance Society Ltd. The houses were demolished	Davies, 622-632 Harris Street, 10.

in June 1938, and the vacant site was secured by a fence in August 1938.

622-642 Harris Street – A place of commerce

1929	The City Mutual Life Assurance Society Ltd purchases the freehold. Presumably world events such as the Great Depression and Second World War put on hold any plan the company had in mind.	Davies, 622-632 Harris Street,10.
1945	With the end of the war emergency of 1939-1945, the company sells the site to Fruit Marketing for 5,800 pounds (\$397,207 today adjusted for inflation).	Davies, 622-632 Harris Street,10.
1949	Fruit Marketing sells the site to The National Cash Register Company Pty Ltd for 16,000 pounds (\$856,049 today adjusted for inflation).	Davies, 622-632 Harris Street,10.
1949	The first building approval for this building is granted by City of Sydney in June 1949. This is for a concrete framed, two-storey building for use as a store, garage, workshop for the repair of cash registers, accounting and adding machines.	Davies, 622-632 Harris Street,12.
1953	The City Council receives the development application for the existing building in December 1952, and gives approval in January 1953. The working drawings from 1952 are for a three storey building. The building construction commences in March 1953, but at this early construction phase an unforeseen geological fissure is encountered, which necessitates a revised foundation design. The solution is a 56ft by 13ft by 41/2 feet reinforced concrete foundation beam designed to span the fissure and carry the load of the structural columns for which no sound footing could be found. This reinforced concrete floor beam was unique in Australia at the time. By July 1953, the work was well under way on the foundations.	Davies, 622-632 Harris Street,12, 13; and City of Sydney Archives, https://archives.cityofsydney.nsw.gov.au/nodes/view/1723468 ; and Master Builder's Federation of Australia, "Giant Crane on Ultimo Job: National Cash Register project starts," <i>Building, lighting and engineering</i> (July 24, 1953): 24.
1955	The working drawings from 1952 are later amended in November 1955 to add an additional floor and the amended application is lodged in December 1955. These plans are approved by the City of Sydney in January 1956.	Building Application (BA) Plans, "Harris St (622-632): Part 2," Unique ID : A-00591952, City of Sydney Archives, https://archives.cityofsydney.nsw.gov.au/nodes/view/1723468
1956	The building construction is complete circa January 1957.	An image of the building from 11 th January 1957 reveals the building as occupied. <i>National Cash Register Co. Pty Ltd.</i> , January 11, 1957, photograph – film, 2.25 x 2.25, State Library of NSW, accessed April 12, 2021, https://search.slnsw.gov.au/primo-explore/fulldisplay?docid=ADLI B110154129&context=L&vid=SLN SW&lang=en_US&search_scope=E&adaptor=Local%20Search%20Engine&tab=default_tab&query=any,contains,National%20Cash%20Register%20Co.%20Pty%20Ltd&offset=0
1961	Approved Development Applications in December 1961 and February 1962. These are to upgrade the hollow partitions and to make minor changes to the layout of the internal spaces through the addition of new partition walls.	Building Application (BA) Plans, "Harris St (622-632)," January 1961-December 1961, Unique ID : A-00586317, City of Sydney Archives,

622-642 Harris Street – A place of education

1976	In September 1976 NCR Corporation sells the building to the State Government for use for a Department of Technical and Further Education college. The development application to convert Nos.622-632 Harris Street to an educational use is lodged in July 1976 (before the sale contracts were exchanged).	Davies, 622-632 Harris Street,17.
1977	The change in use requires no major alteration to the building for the new workshops and classrooms. However, the new work comprises stripping out the existing partitioning, and rebuilding, installation of a mechanical ventilation exhaust system for the collection of sawdust and shavings for woodworking machinery, and installation of a fire sprinkler system. Work commences in May 1977 and is completed in August 1978. On reopening the building houses woodworking on the ground floor, upholstery on the first floor, sign and ticket writing on the second floor, and painting and decorating on the third floor.	Davies, 622-632 Harris Street,17.
2014	The building is jointly tenanted by UTS and TAFE, with UTS occupying the Levels 1 and 2. Approved development application for internal works on Level 2, to facilitate continued use of the building as an educational facility. The changes include: <ul style="list-style-type: none"> • demolition of internal partition walls; • erection of new partitions; • repair of aluminium windows as required; • retention of existing timber floor; and • fit out for a Design Innovation Research Centre for UTS. 	City of Sydney D/2013/1801, and UTS, "Changes inside and out for Building 15," September 2015, accessed March 26, 2021, https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2015-news/september-2015-news/changes-inside-and-out-building-15
2014	Approved Development Application for alterations on Level 1 and 2 in order to accommodate additional office and teaching space for the Design Innovation Research Centre for UTS. The changes include: <ul style="list-style-type: none"> • demolition of internal partition walls; • demolition of some internal blockwork dividing walls; • erection of new partitions; • reinstatement of existing parquet floor finishes to entire office areas and parts of the foyer where intact. • general painting and upgrade of floor finishes • alteration to the brickwork and entry door off Mary Anne Street to create a complying access point recessed from the street frontage. • new storage joinery to perimeter walls. 	City of Sydney D/2014/1671

2015	February 2015, the Dr. Chau Chak Wing Building, (also known as the UTS Business School) designed by celebrated architect Frank Gehry, is officially opened. It occupies the site immediately east of the former NCR Building, activating the Mary Ann St / Omnibus Lane corner.	
2015	By September 2015, the Hatchery pre-incubator program and other entrepreneurial enterprises are located on level 1, while several UTS creative industries initiatives were housed on level 2.	UTS, "Changes inside and out for Building 15."
2016	<p>The accessible entry from Mary Ann St is completed and the eastern (Omnibus Lane) lifts are replaced.</p> <p>Prior to mid-October 2016, demolition works are carried out and a major upgrade to electrical and air-conditioning infrastructure is undertaken. This is to facilitate large, central studio-style spaces on levels 3 and 4, and to include a screening room on level 4 where ALA animators can review their work.</p> <p>Prior to strip-out of the level 3 and 4 interiors, City of Sydney's heritage architect makes a photographic record of the walls and ceilings that were adorned with TAFE students' decorative paintwork and other finishes. While not original to the building, these artworks referenced an important phase in the building's existence, and are documented for posterity.</p>	<p>UTS, "Changes inside and out for Building 15," and UTS, "Studio-style fit-out poised to begin in Building 15," accessed March 26, 2021, https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2016-news/studio-style-fit-out-poised-begin-building-15</p>
2016	<p>Approved development application for Internal and external refurbishment of the loading dock accessible through Omnibus Lane. The proposed works included replacement of old steel roller door with new bi-fold stacking door, new concrete steps, safety barriers, steel gate, and new lighting fixtures.</p> <p>The loading dock lounge is designed by George Scoufis, Director of Burtenshaw Scoufis Architecture + Interiors, which designed the adjacent workspaces that accommodate UTS Start-ups.</p>	<p>City of Sydney D/2016/223, and UTS, "From loading dock to quirky lounge: Building 15's transformation continues," accessed March 26, 2021, https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2018-news/loading-dock-quirky-lounge-building-15s-transformation-continues</p>
2016	Approved development application for Internal alterations and fit out of Levels 3 and 4 of existing building.	City of Sydney D/2016/1078
2017	UTS Animal Logic Academy (ALA) and the Bachelor of Creative Intelligence and Innovation (BCii) program move in on to levels 3 and 4.	UTS, "Studio-style fit-out."
2017	Approved development application for external alterations fronting Harris Street and internal alterations regarding access and emergency egress. The purpose of the proposal is to achieve level disabled access through the main entry into the building, (replacing existing disabled access into the building through a small side door into the building to the northern Mary Ann Street elevation) and to upgrade the lifts in the foyer.	City of Sydney D/2017/1101, and Paul Davies, 622-632 <i>Harris Street Former National Cash Register Building: Heritage Impact Statement</i> (Ultimo: Paul Davies Pty Ltd Architects Heritage Consultants, August 2017), 16.
2018	The transformation of the loading dock to a quirky lounge (student hang-out) is complete.	UTS, "From loading dock to quirky lounge."

2.4.2 Original Drawings showing evolution of the building

The following original drawings from July 1952 to November 1955, detail the building as it was designed. The building was initially designed as a three-storey structure. This was later amended and the building was constructed with an additional floor.

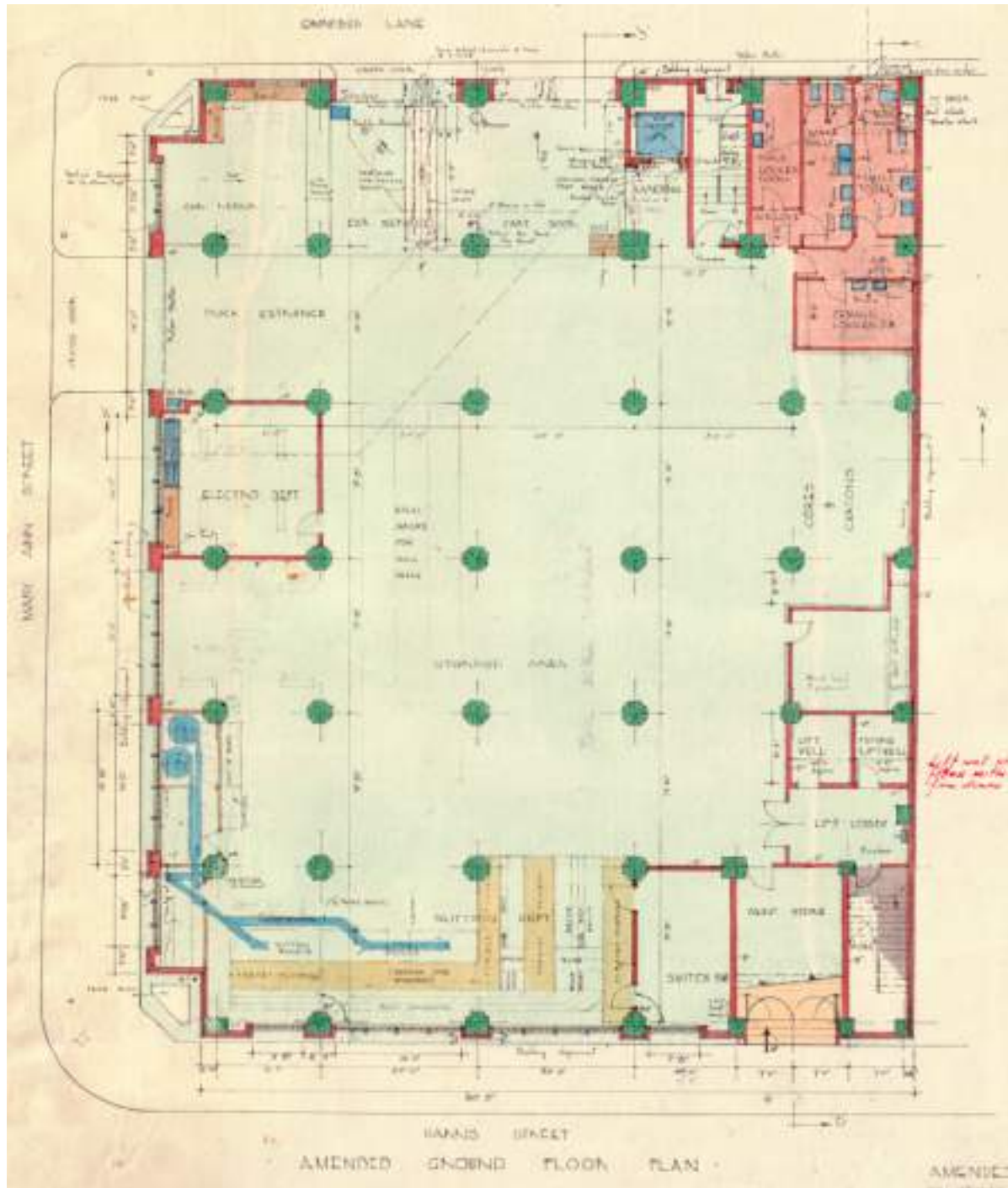


Figure 2.4.1: Original Plan – Amended Ground Floor Plan. (Source: Amended Drawing No. 1, “Amended Ground Floor Plan: The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” November 1955, City of Sydney Archives, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1723468>)

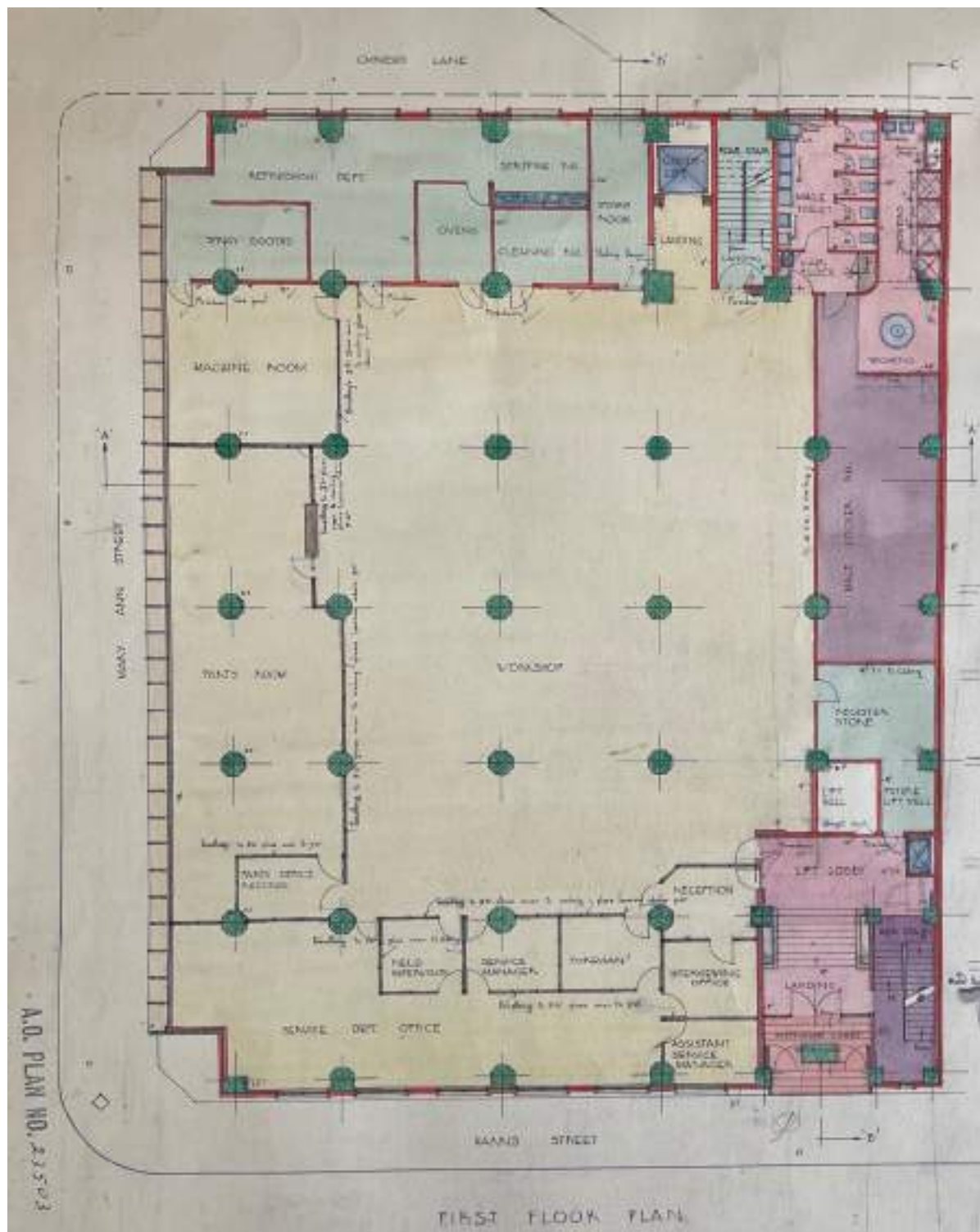


Figure 2.4.2: Original Plan – First Floor Level. (Source: Drawing No. 2, “First Floor Plan: The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” July 1952, NRS-13429-1-[Plan23503]-Plan23503, NSW State Archives, Kingswood)



Figure 2.4.3: Original Plan – Second Floor Level. (Source: Drawing No. 3, “Second Floor Plan: The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” July 1952, NRS-13429-1-[Plan23504]-Plan23504, NSW State Archives, Kingswood)

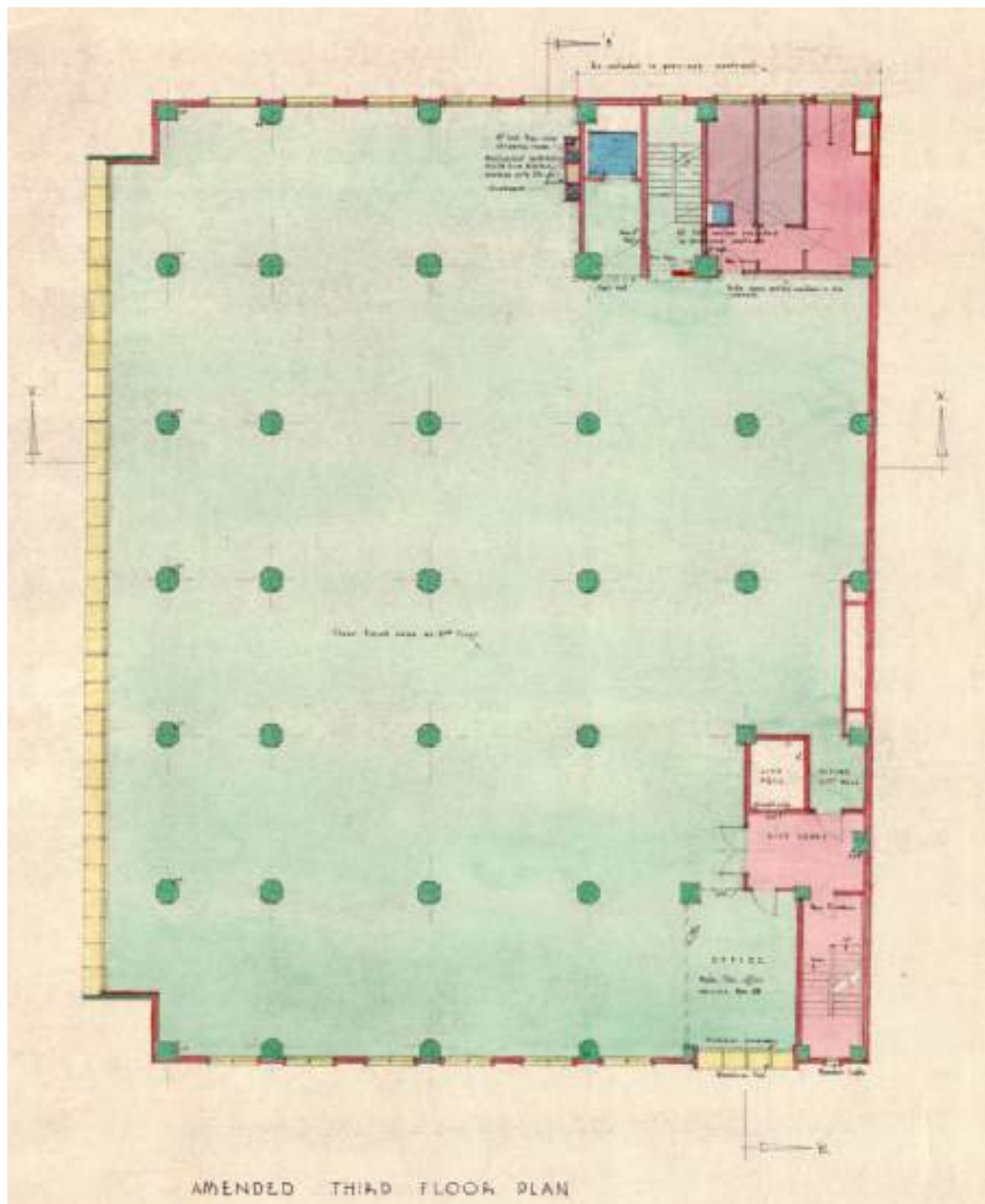


Figure 2.4.4: Original Plan – Amended Third Floor Plan. (Source: Drawing No. 4A, “Amended Third Floor Plan: The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” November 1955, City of Sydney Archives, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1723468>)

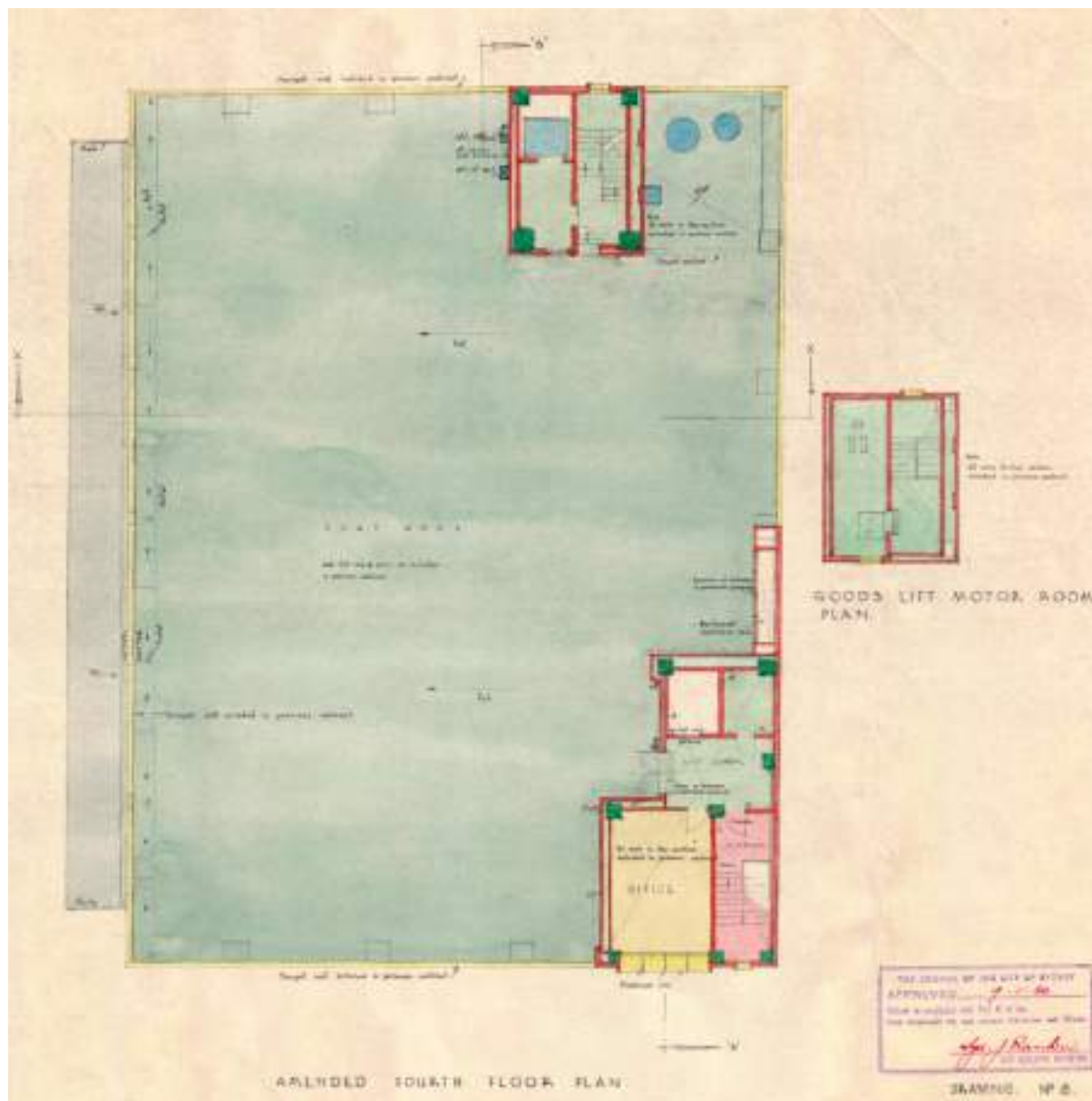


Figure 2.4.5: Original Plan – Amended Fourth Floor Plan. (Source: Drawing No. 8, “Amended Fourth Floor Plan: The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” November 1955, City of Sydney Archives, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1723468>)



Figure 2.4.6: Original Plan – Elevation to Harris Street and Mary Ann Street. (Source: Drawing No. 5, “The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” July 1952, NRS-13429-1-[Plan23506]-Plan23506, NSW State Archives, Kingswood)

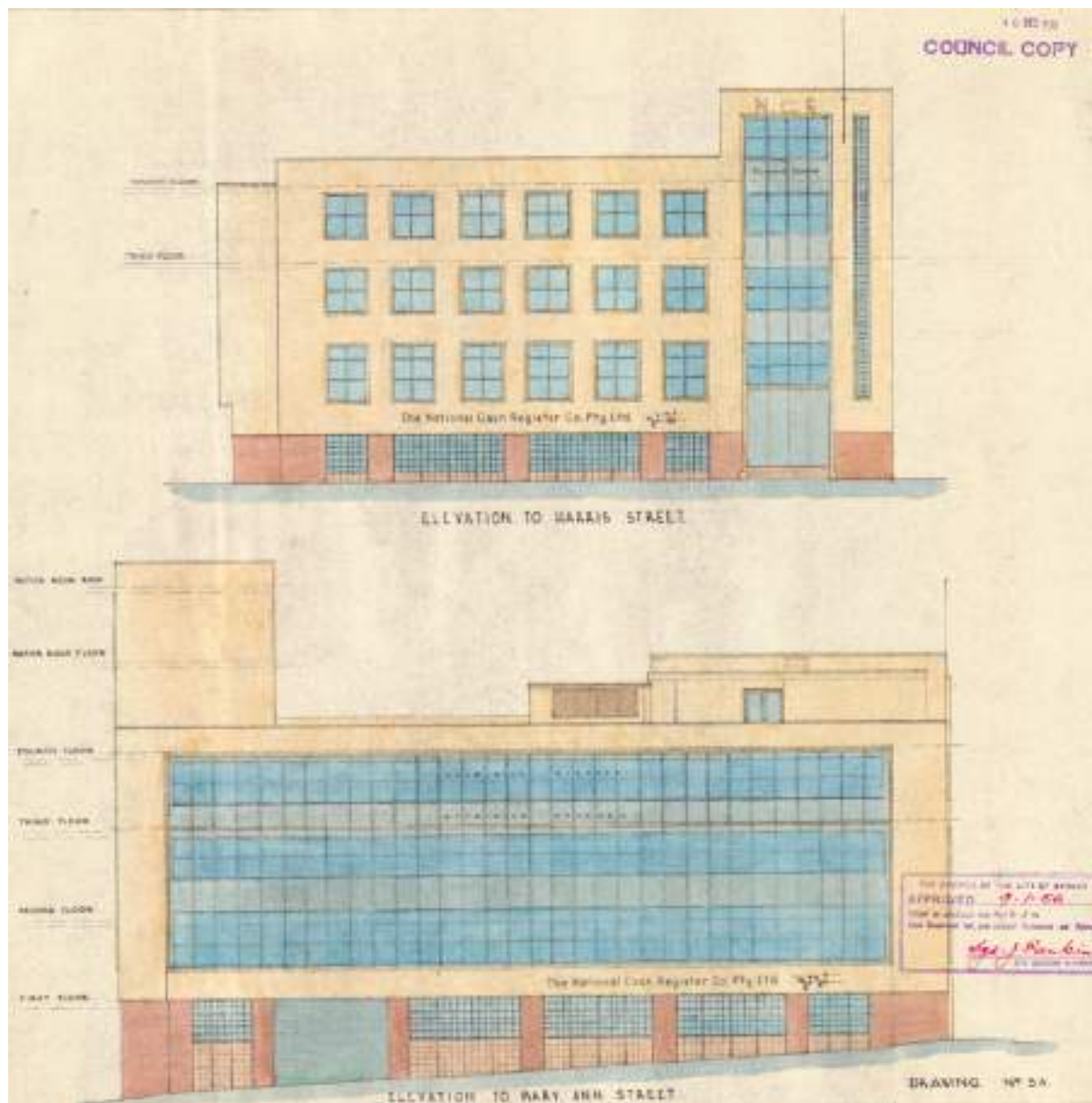


Figure 2.4.7: Original Plan – Elevation to Harris Street and Mary Ann Street. (Source: Drawing No. 5A, “National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” November 1955, City of Sydney Archives, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1723466>)

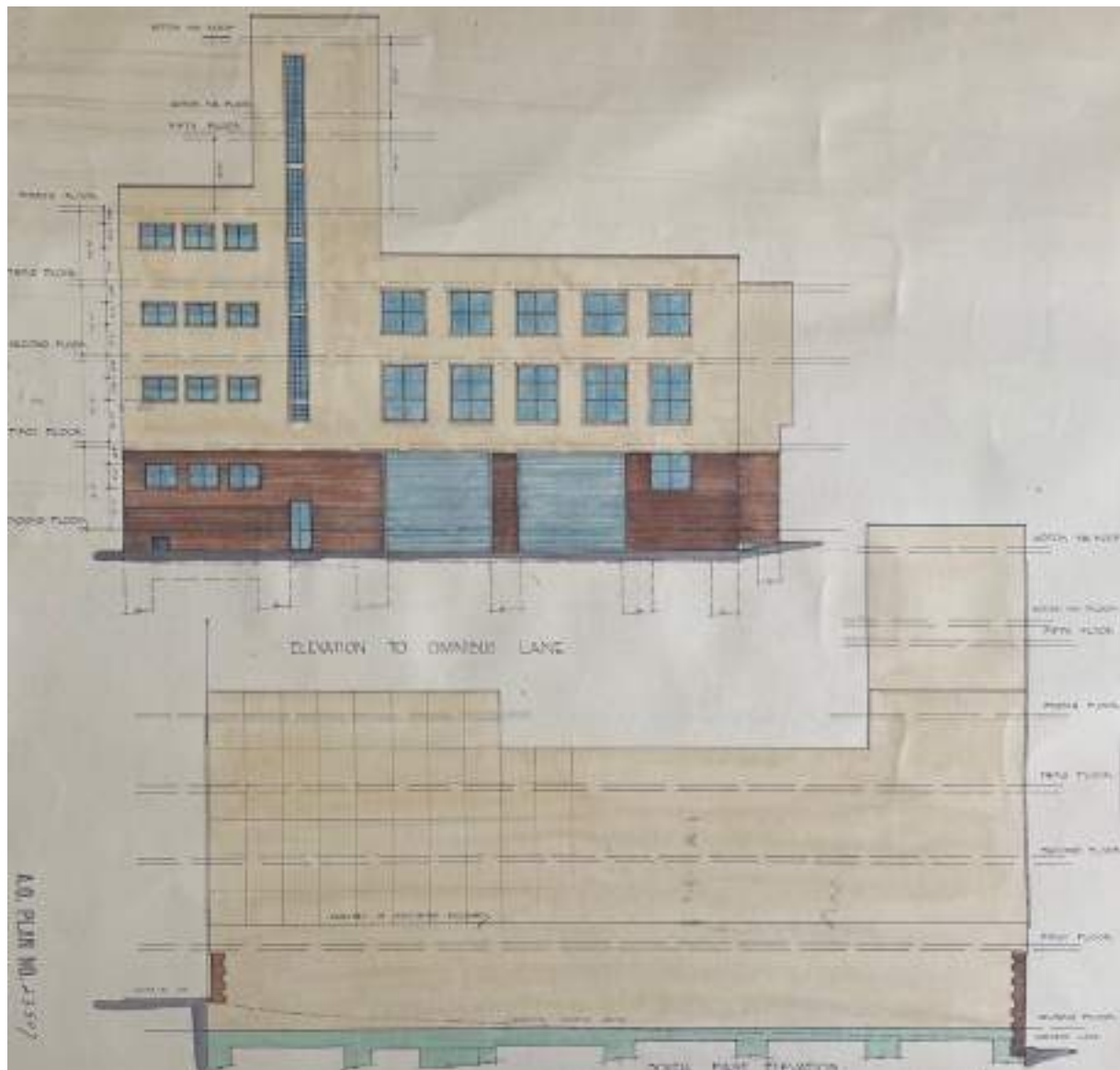


Figure 2.4.8: Original Plan – Elevation to Omnibus Lane and South East Elevation. (Source: Drawing No. 6, “The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” July 1952, NRS-13429-1-[Plan23507]-Plan23507, NSW State Archives, Kingswood)

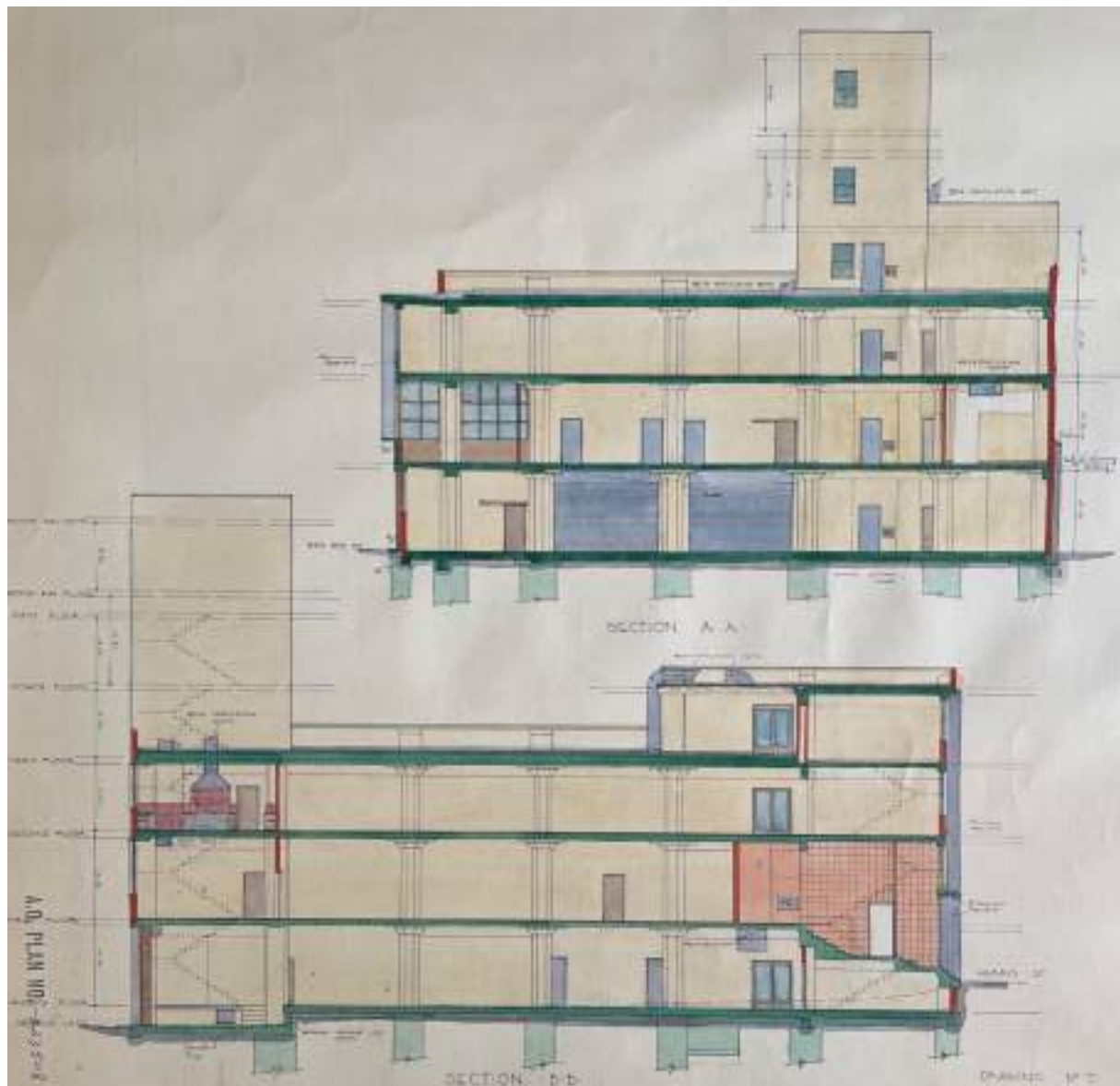


Figure 2.4.10: Original Plan – Section A-A and Section B-B. (Source: Drawing No. 7, “The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” July 1952, NRS-13429-1-[Plan23508]-Plan23508, NSW State Archives, Kingswood)

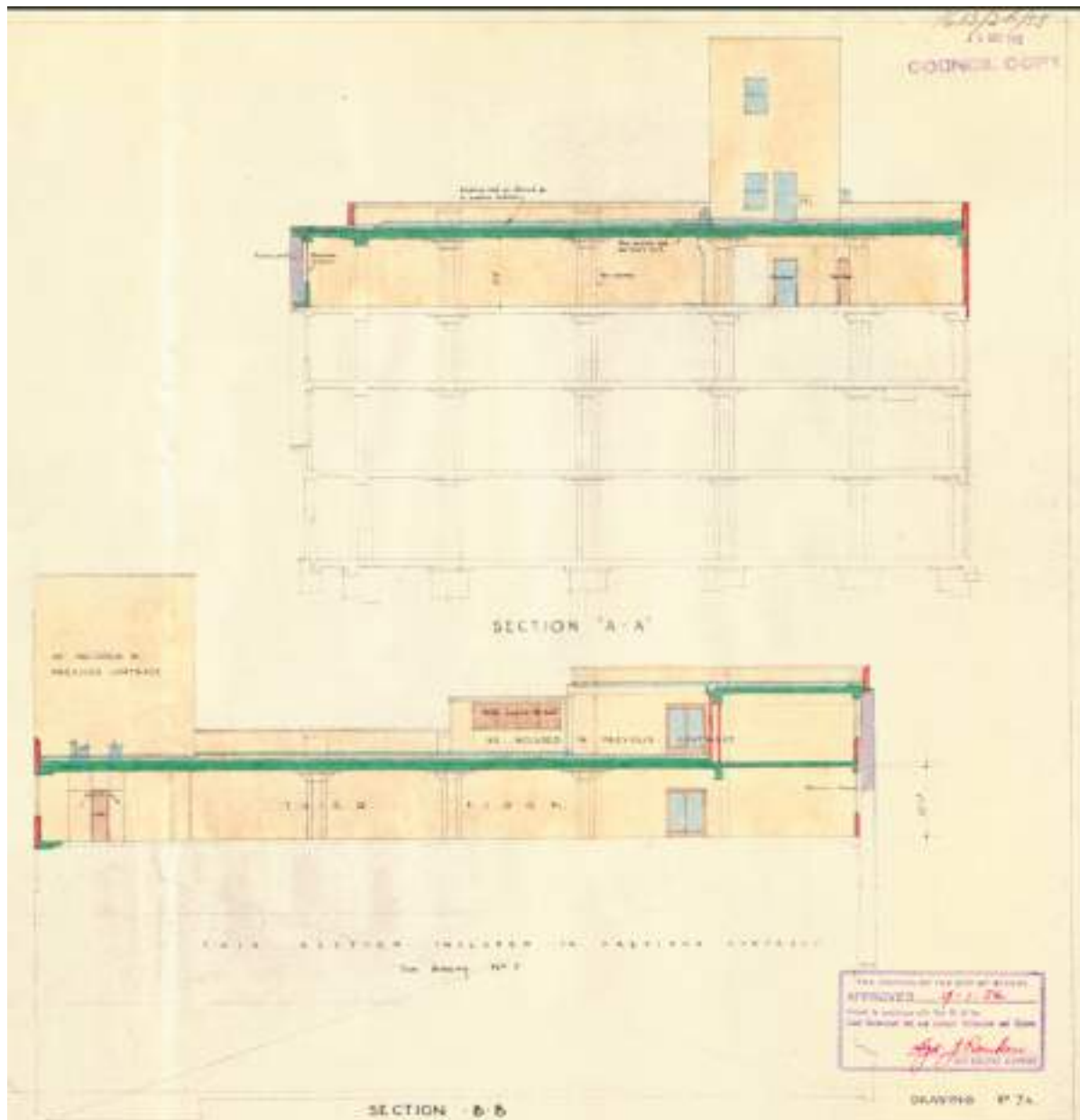


Figure 2.4.11: Original Plan – Section A-A and Section B-B. (Source: Drawing No. 7A, “The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” November 1954, City of Sydney Archives, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1723466>)

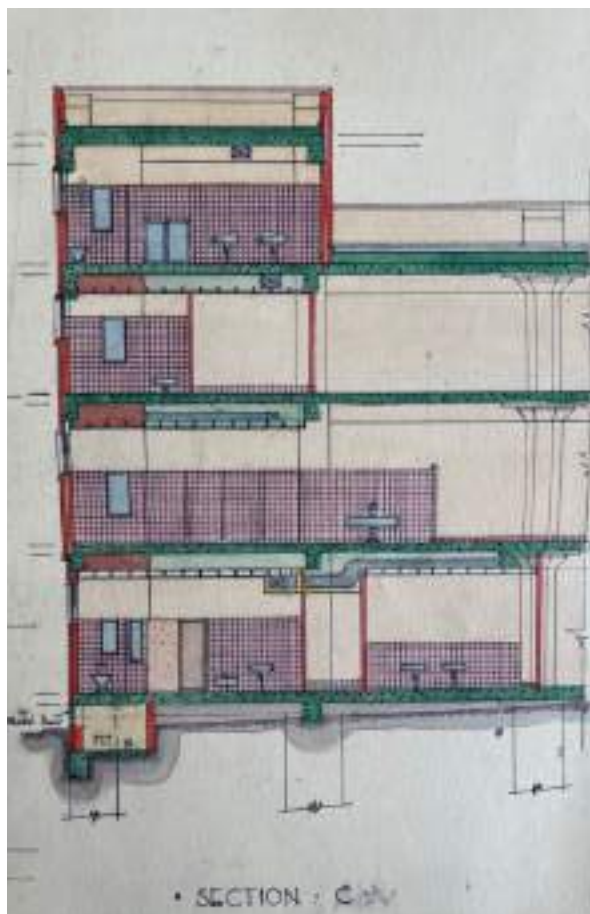


Figure 2.4.12: Original Plan –Section C. (Source: Drawing No. 2, “The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo N.S.W. New Building,” July 1952, NRS-13429-1-[Plan23503]-Plan23503, NSW State Archives, Kingswood)

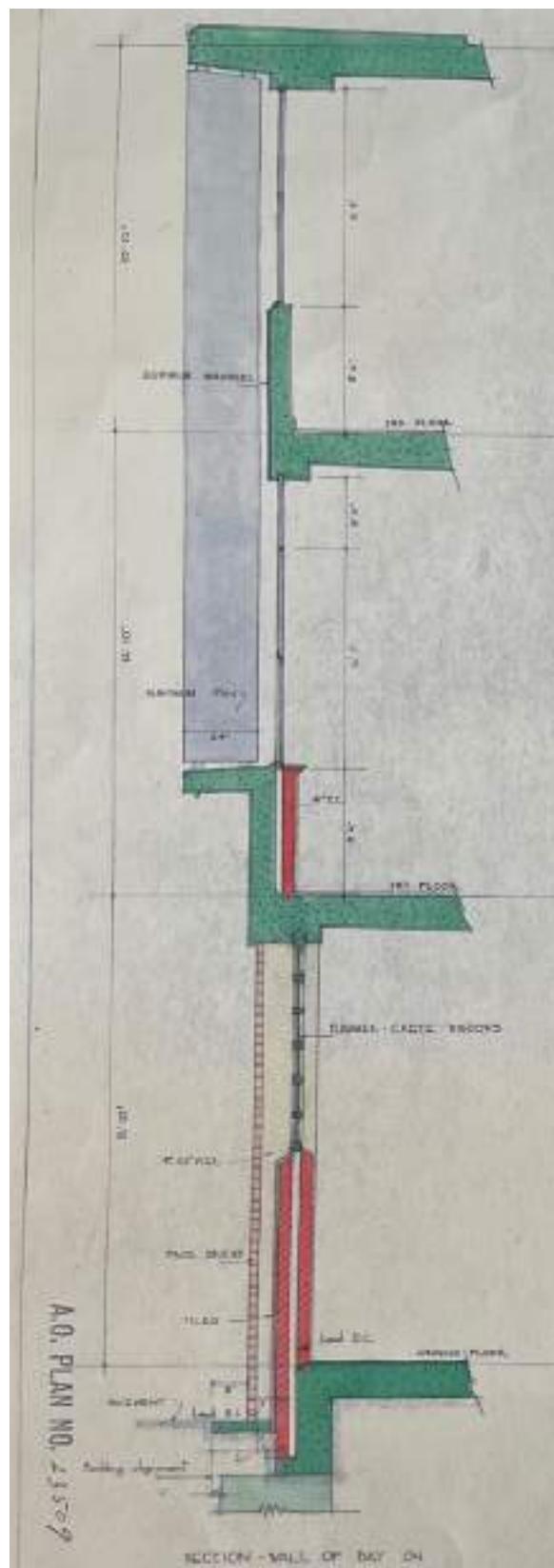


Figure 2.4.13: Original Plan –Section of the wall of bay on north east side of truck entrance. (Source: Drawing No. 8, “The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo ½” Scale Details,” September 1952, NRS-13429-1-[Plan23509]-Plan23509, NSW State Archives, Kingswood)

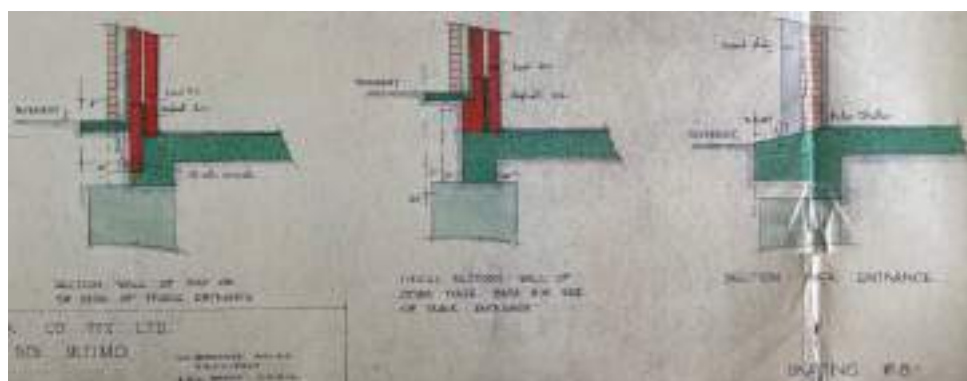


Figure 2.4.14: Original Plan –Section of the wall of bay on south west side east of truck entrance, Typical Section – Wall of other three bays on south west side of truck entrance, and section of truck entrance. (Source: Drawing No. 8, "The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo ½" Scale Details," September 1952, NRS-13429-1-[Plan23509]-Plan23509, NSW State Archives, Kingswood)

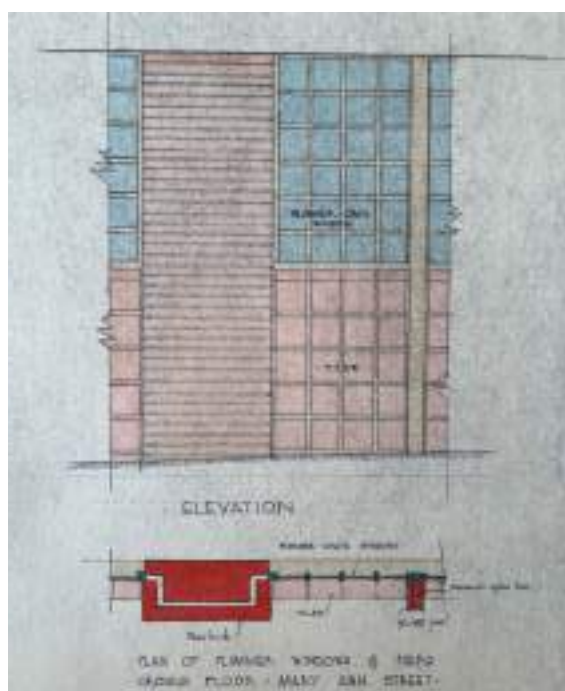


Figure 2.4.15: Original Plan –Plan of the 'Plummer Crete' windows and piers on ground floor of Mary Ann Street. (Source: Drawing No. 8, "The National Cash Register Co. Pty Ltd. Harris and Mary Ann Streets Ultimo ½" Scale Details," September 1952, NRS-13429-1-[Plan23509]-Plan23509, NSW State Archives, Kingswood)



Figure 2.4.16: Original Plan –A three-dimensional view of the initial design of the building as a three-storey structure. (Source: Master Builder's Federation of Australia, "National Cash Register Co. Pty. Ltd.," *Building, lighting and engineering* (March 24, 1953): 24)

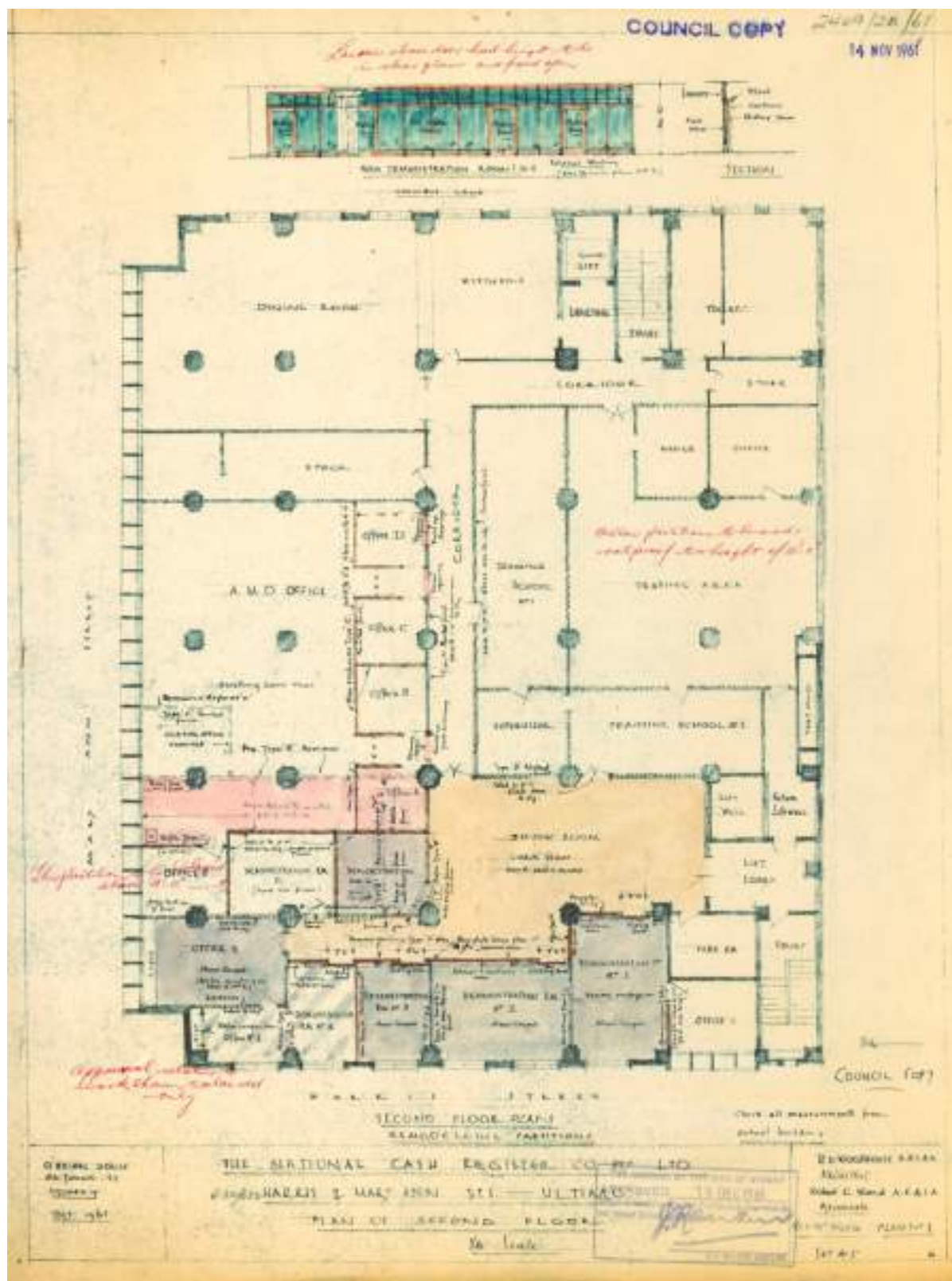
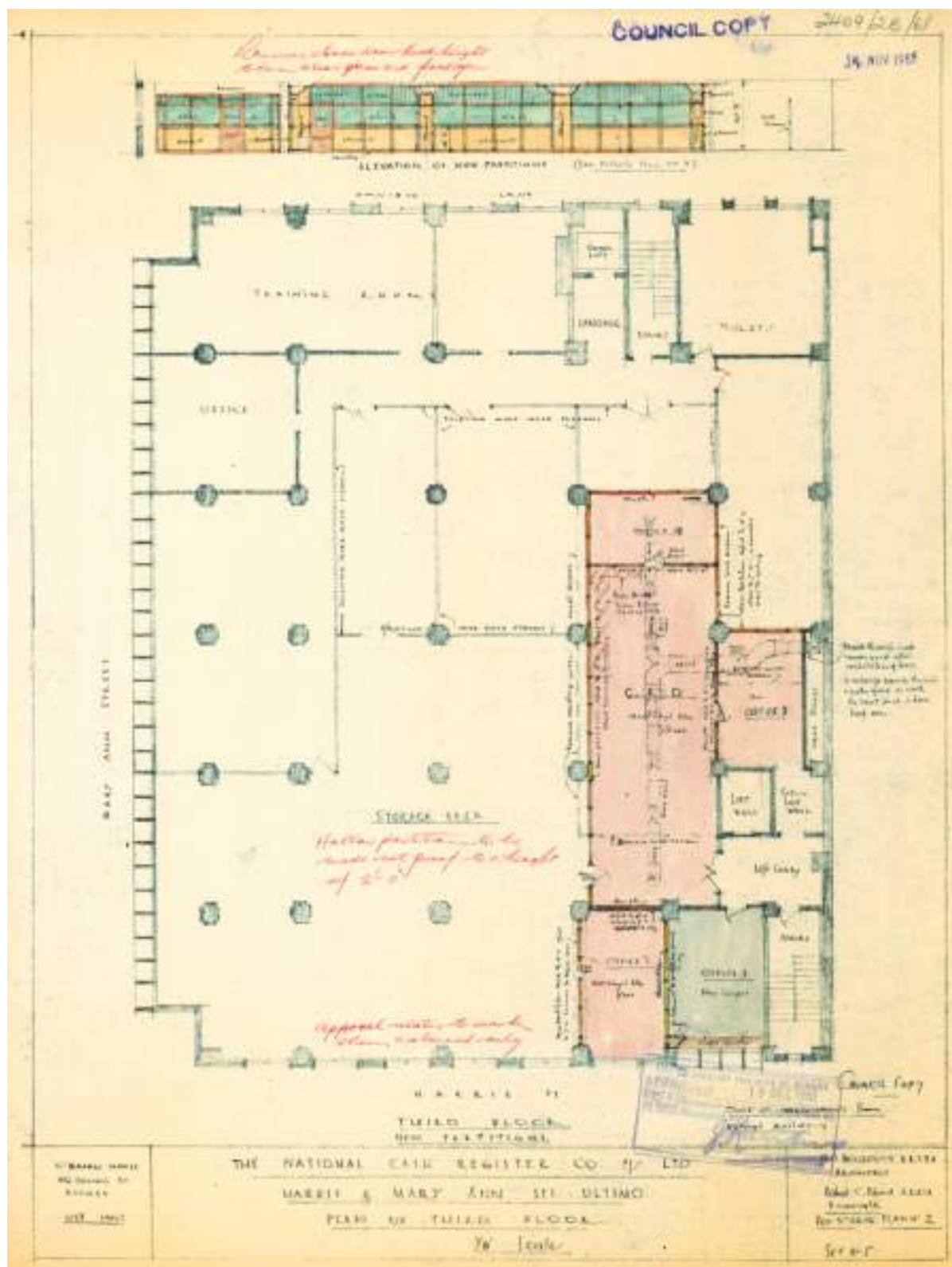


Figure 2.4.17: Second Floor Plan submitted with the 1961 / 1962 development application for remodeling of original partitions and addition of new partitions. (Source: City of Sydney Archives)



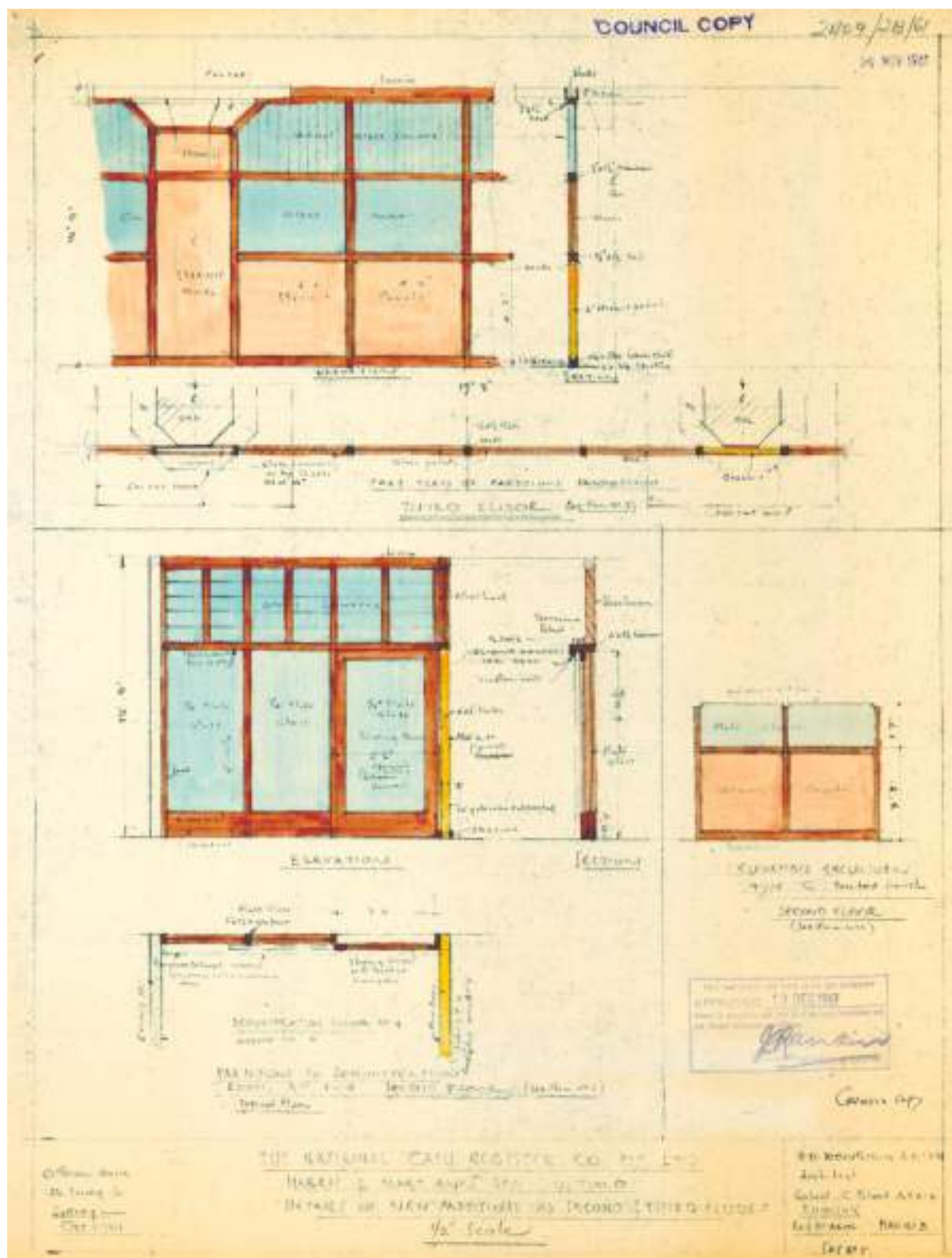


Figure 2.4.19: Plan, sectional and elevation for new partitions submitted with the 1961/1962 development application for remodeling of original partitions and addition of new partitions. (Source: City of Sydney Archives)

2.4.3 Historical Illustrations

The following photographs from January 1957 reveal the building as it was originally constructed.



Figure 2.4.20: Mary Ann Street Elevation and Omnibus Lane Elevation, 11th January 1957. (Source: *National Cash Register Co. Pty Ltd.*, January 11, 1957, photograph – film, 2.25 x 2.25, State Library of NSW, accessed April 12, 2021, https://search.sl.nsw.gov.au/primo-explore/fulldisplay?docid=ADLIB110154129&context=L&vid=SLNSW&lang=en_US&search_scope=E&adaptor=Local%20Search%20Engine&tab=default_tab&query=any,contains,National%20Cash%20Register%20Co.%20Pty%20Ltd&offset=0)



Figure 2.4.21: Mary Ann Street showing the cantilevered concrete framed box with aluminium louvers, 11th January 1957. (Source: *National Cash Register Co. Pty Ltd.*, January 11, 1957, photograph – film, 2.25 x 2.25, State Library of NSW, accessed April 12, 2021, http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE2207368&_ga=2.232000088.632520945.1618184997-2130643949.1613519590)

Assessment of Cultural Significance

SECTION 3

ASSESSMENT OF CULTURAL SIGNIFICANCE

Assessments of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to making decisions about the future of a place. The Burra Charter 2013 ‘Practice Notes’ state that cultural significance of a place is assessed by analysing evidence gathered through the physical investigation of the place, research and consultation.

This section considers all of the information collected in Section 2 and clarifies what the culturally significant attributes of the place are. All aspects of significance are discussed and assessed to formulate clear statements of cultural significance.

3.1 BASIS OF ASSESSMENT

‘Cultural significance’ is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. These values are used as the basis for this discussion. The Charter further clarifies that *cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*.

With the creation of the State Heritage Register under Part 3A of the Heritage Act, in April 1999, a set of seven criteria has been developed against which the cultural significance can be assessed to determine the level of significance, i.e. State or local. At the end of this discussion, the values of the former National Cash Register Building at 622-632 Harris Street are tested against these criteria to determine whether it meets the threshold for listing on the State Heritage Register.

3.2 AESTHETIC SIGNIFICANCE

3.2.1 Architecture

622-632 Harris Street comprises of a four-storey International style office building that has a very robust cubic form and facade articulation. The building presents three well designed distinct elevations to Harris Street, Mary Ann Street and Omnibus Lane of rendered masonry walls with exposed brickwork on the ground floor. The three facades form a strong relationship between solids and voids, thereby adding to the quality of robustness.

The strongly articulated square 'box' window openings with their deep reveals defined by bold plain architraves on the Harris Street and Omnibus Lane elevations are a distinctly modern feature.

However, the most notable design element of the building is the north facing sun shading element which comprises a cantilevered concrete framed box in two rows with full height vertical aluminum fins shading deeply set full-width aluminium windows with profiled spandrel panels. This sun shading element on the Mary Ann Street elevation provides a distinctly mid-twentieth century character to the building and is an excellent response to local climatic conditions.

The use of glazed blocks to admit daylight along the north and west perimeter of the Ground Floor, and to the Harris Street and Omnibus Lane stairwells, is a distinctive feature of these elevations and is often found in modernist buildings from the early to mid 20th century.

3.2.2 Interiors

The interior of the building has undergone numerous fit outs and the original arrangement of partitions and rooms has been altered several times. The entry foyer, main stairs, and the lifts have undergone upgrades and much of the original fabric has been replaced, however, some original wall tiling remains in the entry foyer. The survival and recent repair of the original parquet flooring, has retained a signature quality finish of the more prominent internal spaces. The robust and plain octagonal concrete columns with flared capitals supporting the concrete beams are the most notable visual element of the interior. The underside of the slabs were originally exposed and this regime, without added linings, is a hallmark of the interiors even now.

The structure of the building was designed to be flexible and to bear heavy loads (of 500 lb. per sq. ft. on the ground floor, and 300 lb. per sq. ft. on the upper floors) so that the building could be extended in height in the future. This flexibility allowed the initial three-storey structure to be constructed as a four-storey structure.

3.2.3 Contribution to streetscape

The former NCR building is an important corner building within the Harris Street area where many of the prominent street corners contain well designed commercial/industrial structures that give the area its key character. As many of these original industrial, warehousing and manufacturing uses have vacated the area, their buildings have been altered for other uses, often losing key design elements. These include the former Government Printing Office (1959) further north along Harris Street and now a digital tech hub, and the former Howard Silvers building (1960) on the corner of Mary Ann and Harris Streets and opposite the NCR building, now used for education. These buildings vary in scale and form but the former NCR building's simple and robust cubic form stands out as a strong and positive contribution to the diversity of the urban character of this area. Its scale respects the very different form and character of the former MAAS buildings opposite, now Sydney Technical College (TAFE New South Wales Sydney Institute), and nearby commercial and low scaled residential buildings.

On its Omnibus Lane elevation, the replacement of the solid steel roller door with aluminium-framed sectional glass for conversion of the loading dock, has created a visual connection between the former NCR building and the soaring, sensual curves of the Business School opposite.²³ Presumably, the design of the square windows of the UTS Business School references the square windows of the former NCR building, thus forming a visual dialogue. The protruding square windows of the Business School reflect the fragments of Building 15

²³ UTS, "From loading dock to quirky lounge: Building 15's transformation continues," accessed March 26, 2021, <https://www.uts.edu.au/partners-and-community/initiatives/city-campus-master-plan/campus-development-news-archive/2018-news/loading-dock-quirky-lounge-building-15s-transformation-continues>

at varied angles. Furthermore, the design response of the forecourt of the UTS Business School has transformed the side lane elevation of the former NCR building to a significant elevation. The former NCR building is thus an evolving space inspiring new design in the vicinity and responding well to the development in its immediate context.

The building with its three distinct external facades, composite of rendered surfaces and robust brick base references the dignity of Sydney's urban brick and rendered masonry heritage, concurrently blending it with post war International style.

3.3 HISTORICAL SIGNIFICANCE

3.3.1 Former National Cash Register Building

The building at 622-632 Harris Street (built 1953-55) was designed and constructed for the National Cash Register Company, a data processing innovator and early developer of integrated circuit computers. The building was designed primarily for servicing the firm's Cash Registers and for their manufacture and storage including offices for their service department.

The building was originally designed as a three-storey structure as revealed from the working drawings from 1952. The building was designed to extend in future to eight floors and had provision for two future passenger lifts.²⁴ The building was later constructed as a four-storey structure. The proportions of the building have been improved considerably by the addition of the fourth floor.

The building is representative of the post-war industrial and commercial development in the area and of the international style that was increasingly in vogue at the time. It represents 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.

3.3.2 Associations with important individuals and design philosophies

The former NCR Building was designed by the architect H.O. Woodhouse (1898-1988, ARIBA), a moderately influential Sydney born Architect.

H.O. Woodhouse

Hubert Ollyett Woodhouse (1898-1988) was born in Sydney in 1898. He was educated in Melbourne and Adelaide, which was followed by work in architecture practices in Newcastle and then Sydney. Between about 1926 and 1933 Woodhouse worked and studied overseas. For two years he was employed in London in the practice of the Establishment firm of Sir Aston Webb & Son. Another two years was spent in Montreal where he was employed by the council of that city, and for the final two years he worked in the New York practice of Goodhue Associates. Goodhue Associates was a New York practice that evolved from the death of founder Bertram Grosvenor Goodhue in 1924. Goodhue was noted for his work in the Gothic Revival and Spanish Colonial Revival design. While employed in New York, Woodhouse worked on alterations to Goodhue's St Bartholomew's Church in the Gothic Revival style, which was completed between 1917 and 1930. Woodhouse's involvement was the design of the dome (which seems still extant). Woodhouse's other major work for

²⁴ Master Builder's Federation of Australia, "National Cash Register Co. Pty. Ltd.," *Building, lighting and engineering* (March 24, 1953): 24.

Goodhue Associates was on the fourth and final stage (1930-1932) of the monumental Nebraska State Capital, work on which had commenced in 1922.

Woodhouse returned to Sydney by November 1933. Over the following two years he proselytised on overseas trends in architecture through radio broadcasts and newspaper articles. This included an essay on shop fronts published in the influential *Arts and Architecture* journal for May 1934. His views at the time included the need to build for the Australian climate.

Woodhouse's commissions in the late 1930s seem to have been limited to minor alterations and additions. He designed flats, of which two are known - Rhama at North Bondi, which was illustrated in *Decoration and Glass* in 1936, and another in Merlin Street, Neutral Bay in 1941. For Sydney Ferries Ltd, he fitted out the Showboat with a streamlined look in 1937. The war naturally curtailed commercial work opportunities, but he fitted out the canteen of the Merchant Navy Club in 1943, which again was written up in *Decoration and Glass*.

An important client of this period was the Commercial Bank of Australia (now part of Westpac). He documented a number of fit outs of banking chambers for the company from the late 1930s. This association continued into the post war decades, with an example of a new bank, still standing at Nos.746-748 George Street, that was designed in 1959. In the immediate post war period, he designed another structure in International style - Atherton House in Mosman.²⁵ The architecture of the house presents similar austerity and functionalism of design as the former NCR building. For Prudent Life Assurance Co Ltd. he designed the office at 70-72 Pitt Street in 1951 (demolished).

Woodhouse had a long professional career. In 1967 he went into partnership with Geoffrey R Danks, and today the firm trades as Woodhouse & Danks. As part of the firm, Woodhouse was involved in the 1974 conversion of Cyprus Hellene Club for use as a cinema.²⁶ During the same period, Woodhouse & Danks were involved in the 1976-1978 renovation of the crypt of St James' Anglican Church.²⁷

The NCR Building probably was Woodhouse's first major commission, and his major work for the 1950s.²⁸ The working drawings for the NCR building from 1952 list the architect Stanley George Lister Baker (1920-2003, A.R.A.I.A) as an associate with Woodhouse. Possibly, their association ended as Baker is not listed on the working drawings post 1952.

3.4 SOCIAL SIGNIFICANCE

Social significance or community esteem was not formally researched for the purposes of this report. However, it is possible that former students of both TAFE and UTS hold some value for the building as the place for their professional training.

3.5 SCIENTIFIC (TECHNICAL/ RESEARCH) SIGNIFICANCE

The building is representative of construction types of the post-war period and not considered significant for its technical qualities or potential for further research. However, it did employ innovative methodologies in its original construction. Built by H. W. Thompson

²⁵ Heritage NSW, "'Atherton,' House," accessed March 30, 2021,

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2060366>

²⁶ Heritage NSW, "'Cyprus Hellene Club' Including Interior," accessed March 30, 2021,

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2424099>

²⁷ NSW Government: Office of Environment & Heritage, "St. James Anglican Church," accessed March 30, 2021,

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5054947>

²⁸ Davies, *622-632 Harris Street*, August 2016, 17-18.

& Co. Pty. Ltd. the firm designed a crane with horizontal chord trusses in conjunction with the State Lifts and Scaffolding Department. At the time, top bracing for the towers was a new departure in crane construction. Another interesting feature was that the firm originally designed kipples to carry ready-mixed concrete by this crane to all points of the job.²⁹

3.5.1 Archaeological Potential

The site has a long history of first Aboriginal occupation under the Cadigal clan, and later European occupation as terraces in the late nineteenth century. Although not formally assessed, it is highly likely that any archaeological deposits from previous use of the site would have been removed during excavation and construction for the building in the 1950s. As a result, it is unlikely that the site has the potential to reveal archaeological insights into the history and evolution of the place prior to this period.


3.6 COMPARISON WITH SIMILAR PLACES

The following comparative analysis provides some context for the aesthetic values of the former NCR Building at 622-632 Harris Street. The information assists in the assessment of the significance of the building, in particular its importance as a representative example of the post war international style or modernist architecture within Ultimo and Sydney's CBD.

The following descriptions have been generally drawn from the information provided on the NSW Heritage Inventory Sheet for each building, and their associated statements of cultural significance. The following list is not exhaustive and is indicative only of comparative post war International style or modernist buildings of the mid 20th century.

3.6.1 Post war International style buildings from the 1950s/ 60s

(located in Ultimo and Sydney CBD)

Name & Information	Photographs
<p>Howard Silvers Building (1960) Address: 616 Harris Street Listing: Not listed Architect: Harry Seidler Description: Commercial Office building The former Howard Silvers Building is a concrete framed modernist building. Designed in a grid patterned façade, the building occupies a prominent corner position at the junction of Harris Street and Mary Ann Street. The robust cubic form and geometric openings in the building are a typical design feature of building by Harry Seidler. Along with the former NCR building across the street, the Silvers building is an important part of the streetscape.</p>	 <p>Figure 03.6.1: Former Howard Silvers Building. (Source: National Gallery of Australia, accessed via https://searchthecollection.nga.gov.au/object?uniqueId=141319)</p>

²⁹ Master Builder's Federation of Australia, "Giant Crane on Ultimo Job: National Cash Register project starts," *Building, lighting and engineering* (July 24, 1953): 24.

Former Liverpool & London & Globe Building (1960-62)

Address: 62 Pitt Street, Sydney

Listing: Sydney LEP 2012

Architect: Spain Cosh & Stewart

Description: The building is 9 storeys in height and constructed of reinforced concrete with aluminium curtain walls. The building demonstrates an individual and distinctive example of the Late Twentieth Century International style. The design of the building, both in plan, with its rare triangular form, and external expression, skilfully responds to the acute-angled and visually prominent corner site. Its facades are a distinctive example of curtain wall design in terms of its construction, unusual colour scheme, and the rare and late use of pigmented structural glass as spandrel panels.



Figure 03.6.2: Former Liverpool & London & Globe building at 62 Pitt Street (Source: NSW Office of Environment & Heritage, accessed via <https://apps.environment.nsw.gov.au/dpcheritageapp/HeritageItemImage.aspx?ID=2428685#ad-image-0>)

William Bland Centre (1958-1960)

Address: 229-231, Macquarie Street, Sydney

Listing: Sydney LEP 2012

Architect: H P Oser & Associates

Description: The William Bland Centre is an eleven-storey building. It is a representative example of the Modernist-influenced office and professional buildings constructed in the City of Sydney in the first decade and a half after the end of World War II. The William Bland Centre is a significant example of the Post War International style that clearly demonstrates key elements of the style and is distinguished by unusual patterning across its curtain wall façade.



Figure 03.6.3: William Bland Centre Building at 229-231 Macquarie Street (Source: NSW Office of Environment & Heritage, accessed via <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5066076>)

Former Qantas House (1955-57)

Address: 68-69 Hunter Street, Sydney

Listing: Sydney LEP 2012

Architect: Rudder, Littlemore and Rudder, Architects

Description: Commercial Office Building

Qantas House, No. 1 Chifley Square, represents the highest standard of architectural response to its urban setting and client needs through its form, composition and construction.

A variant of the Post-War International style of architecture, Qantas House represents transitional aspects of 'moderate' 1930s European modernism, combined with the latest in post-war curtain wall technologies and materials and is the best design response to its setting in Australia from this period.



Figure 03.6.4: Former Qantas House at 68-69 Hunter Street (Source: NSW Office of Environment & Heritage, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2423707>)

Former Government Printing Office Building (1957-59)

Address: 390-422 Harris Street, Sydney

Listing: Not listed

Architect: NSW Government Architect Codben Parkes

Description: Commercial Building

The former GPO building is a purpose-built structure designed in a modernist style. Occupying the entire length of the block on Harris Street – the building has a frontage of 143.3 metres and is 37.5 meters high. The concrete framed building is a veritable industrial bunker of pre-cast concrete blocks. The façade facing Harris Street features vertical concrete fins from the first floor to the top of the building, and the southern corner of the building features a rounded corner, clad in slate blue ceramic tiles.³⁵

The GPO closed in 1989 and the building was sold. It has since been altered and some of its original external features have been altered or concealed.



Figure 03.6.5: Government Printing Office Building at 400 Harris Street, Ultimo (Source: Jesse Adams Stein, "Precarious Printers: Labour, technology & material culture at the NSW Government Printing Office 1959-1989" (PhD diss., University of Technology Sydney, 2014),103)

³⁵ Jesse Adams Stein, "Precarious Printers: Labour, technology & material culture at the NSW Government Printing Office 1959-1989" (PhD diss., University of Technology Sydney, 2014),100, 104.

3.6.2 Conclusions from Comparative Analysis

The above comparative analysis study was taken from a selection of post war buildings from the 1950s and 60s, partly derived from TKD Architect's 2019 Heritage Study Review of Modern Movement Architecture in Central Sydney and the NSW State Heritage Inventory, and includes an assessment against prominent corner buildings in post war modernist style along Harris Street to understand the contribution of the former NCR building to this streetscape.

The comparison with the selection of the International style buildings reveals that the former NCR building is a representative example of the style which was popular in Australia in the post war period of the 1950s and 60s. The prominent features of International style such as its minimalism, focus on functionality, cuboid form and internal open planning, are embodied in the former NCR building.

The former NCR building was one of the first commercial buildings to be built following the prohibition of building in the early stages of the Second World War.³⁶ Designed in early 1950s, the building is stylistically reminiscent of European International style architecture from the 1920s and the 1930s, with rendered walls, restrained use of windows and the lack of ornamentation in façade design. In addition, the building is stylistically different from the International style Sydney architecture of the 1950s and the 1960s which more often than not had a extensive framed glass curtain wall as the primary façade feature.

The facade design of the former NCR building is therefore unique in its blend of International style with the rich brick heritage of its immediate context.

3.7 STATE HERITAGE REGISTER CRITERIA

In order to determine whether the place meets the threshold for listing on the State Heritage Register, the above discussion and values of the place are now tested against the criteria for such listing. The two levels of significance used by the Heritage Council of New South Wales are local and State significance. 'State significance' means significance to the people of New South Wales, while 'local significance' means significance within the local government area (in this case, the City of Sydney).

NSW Heritage Assessment Criteria	Heritage Significance	Levels of Significance
(a) An item important in the course, or pattern, of cultural or natural history	<p>The building at 622-632 Harris Street (built 1953-55) was designed and constructed for the National Cash Register Corporation, a data processing innovator and early developer of integrated circuit computers. The building is representational of the post war industrial and commercial development in the area.</p> <p>The building represents a significant change in the immediate area as early uses for residential purposes were replaced on the more prominent corner sites in particular with new offices being built close to the Central Station area.</p> <p>The building is additionally associated with the advancement of technical education in the area, being occupied by technical educational institutions since the late 1970s.</p>	Local
(b) An item has strong or special association with	The NCR Building has local historical association with its architect designer H.O.	Local

³⁶ Davies, 622-632 Harris Street, August 2016, 13.

the life or works of a person, or group of persons, of importance in cultural or natural history	Woodhouse (1898-1988), a moderately influential Sydney born Architect who worked overseas in London, Montreal and New York before returning to Sydney and establishing an architectural practice in November 1933. Woodhouse's commissions included flats and commercial work, and after 1967 he was a partner in the formation of the architectural firm Woodhouse + Danks. The NCR building was Woodhouse's first major commission and his major work in the 1950s.	
(c) An item is important in demonstrating, aesthetic characteristics and/or a high degree of creative or technical achievement	<p>The NCR building at 622-632 Harris Street comprises of a four-storey International style office building that has a very robust cubic form and facade articulation. The most notable design element of the building is the north facing sun shading element which comprises of louvered concrete bay with aluminum fins.</p> <p>The NCR building with its three distinct external facades, composite of rendered surfaces and robust brick base references the dignity of Sydney's urban brick heritage, concurrently blending it with post war International style. The three facades form a strong relationship between solids and voids, thereby adding to the quality of robustness.</p> <p>The NCR building is an important corner building within the Harris Street area where many of the prominent street corners contain well designed commercial/industrial structures that give the area its key character.</p> <p>Building 15 is an evolving space inspiring new design in the vicinity and responding well to the development in its immediate context.</p>	Local
(d) An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Social significance or community esteem was not formally researched for the purposes of this report.	Not significant
(e) An item has potential to yield information that will contribute to an understanding of cultural or natural history	The building is not considered significant for its technical qualities or potential for further research.	Not significant
(f) An item possesses uncommon, rare or endangered aspects of cultural or natural history	There are similar examples of post war commercial buildings in International style, and hence the former NCR building is not considered rare.	Not significant
(g) An item important in demonstrating the principal characteristics of a class of: <ul style="list-style-type: none"> • Cultural or natural places; or • Cultural or natural environments 	Building 15 is a good example of 1950s post war commercial architecture in International style.	Local

Statement of Cultural Significance

SECTION 4

STATEMENT OF CULTURAL SIGNIFICANCE

4.1 SUMMARY STATEMENT OF SIGNIFICANCE

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.

4.2 SUMMARY OF SIGNIFICANCE

The National Cash Register Building includes elements and spaces of varying cultural significance within its overall exceptional level of significance. These elements have been graded according to their relative significance as defined below. This grading includes consideration of both tangible and intangible values. These terms are explained in Section 4 - *Statement of Significance*, in this CMP

These assessments are based on an understanding of the importance and integrity of the element or space as determined in Section 3 and summarized in Section 4 - *Statement of Significance*, in this report.

4.2.1 Definitions of levels of significance

Levels of significance	Definition
1 Exceptional significance	These elements/ spaces are essential to the significance of the place. They play a crucial role in supporting this significance.
2 High significance	These elements/ spaces are of high significance. They play an important but not necessarily crucial role in supporting the significance of the place.
3 Moderate significance	These elements/ spaces are of moderate significance and provide support to elements or functions of higher significance. They play a role in supporting the significance of the place, but may be inadequate in their current configuration or use.
4 Low significance	These elements/ spaces are of low significance. They play a minor role in supporting the significance of the place, or may have been compromised by later changes.
5 Intrusive	This relates to an item that obscures, impedes, diminishes or otherwise damages the significance of an element or space.

4.2.2 Schedule of levels of significance

Below is a summary of the levels of significance of the major elements and spaces of the place. The level of significance of the spaces are shown on plan in Figures 4.3.1 to 4.3.8.

Former National Cash Register Building generally	1
Exterior	
Harris Street elevation	1-2
Mary Ann Street elevation	1-2
Omnibus Lane elevation	2-3
South elevation	4
Interior	
Harris Street entry level	2-3
Ground Floor generally	2-4
First Floor generally	2-4
Second and Third Floor generally	2-4
Level 5 - Rooftop	3-4

4.3 LEVELS OF SIGNIFICANCE – PLANS & ELEVATIONS

The following diagrams show the relative levels of significance in more detail for each of the elements and spaces.

These levels of significance are as defined in Section 4.2 above. Further detail on the component parts of each element and space can be found in the Tolerance for Change tables for each of these elements and spaces.



Figure 4.3.1: Significance gradings of elements and spaces – Ground Floor (Level 1) (left), and Harris Street entry level (right).

Significance ranking for Ground Floor level: High to low.

Significance ranking for Harris Street entry level: High to moderate.

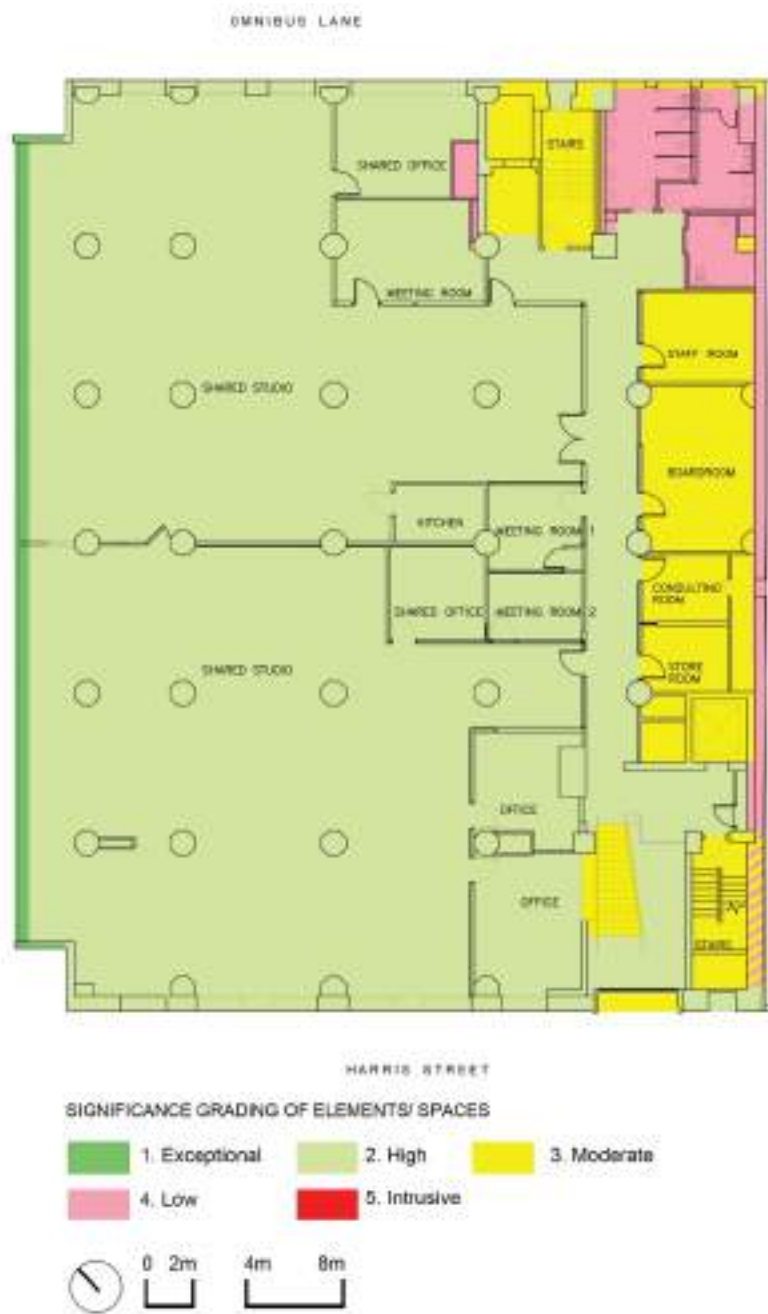


Figure 4.3.2: Significance gradings of elements and spaces – First Floor (Level 2).

Significance ranking: High to low.

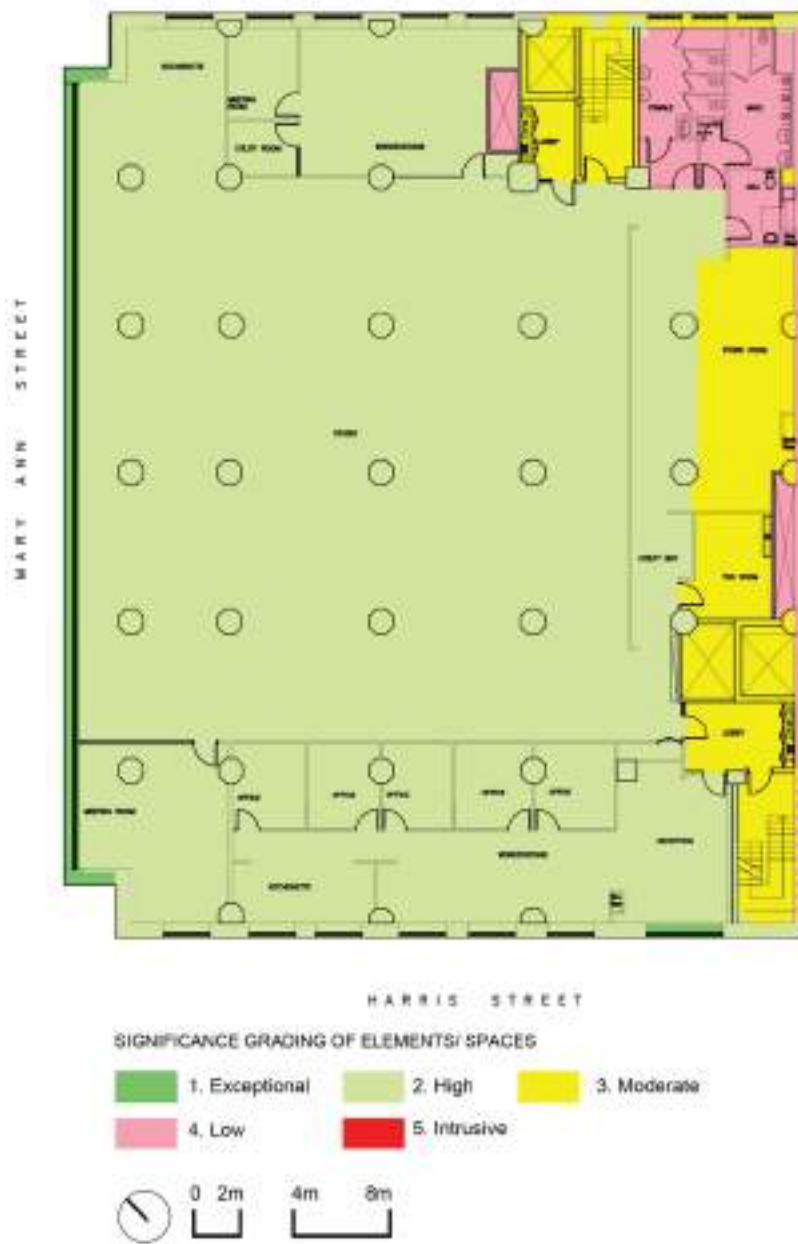


Figure 4.3.3: Significance gradings of elements and spaces – Second Floor (Level 3).

Significance ranking: High to low.

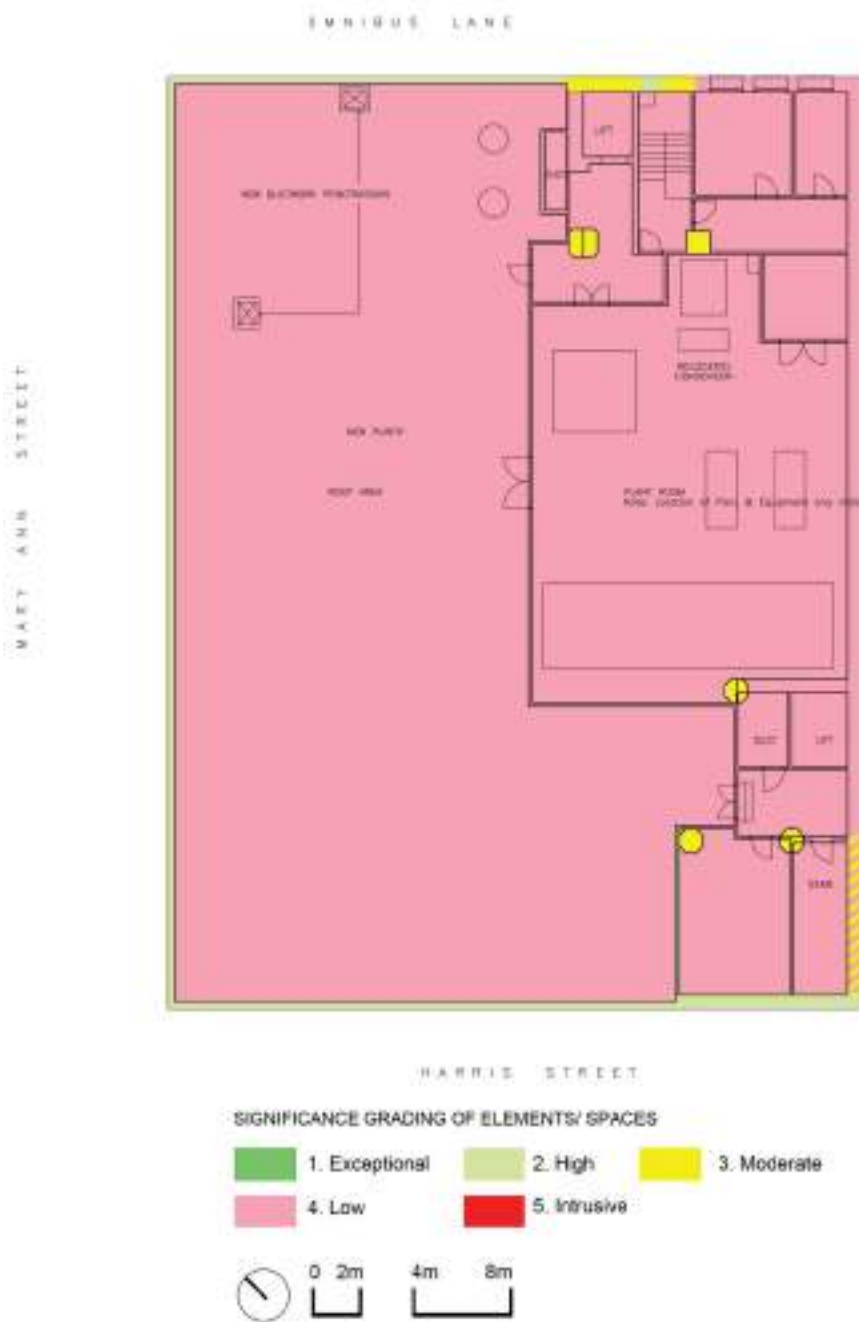


Figure 4.3.5: Significance gradings of elements and spaces – Roof Level (Level 5).

Significance ranking: Moderate to low.

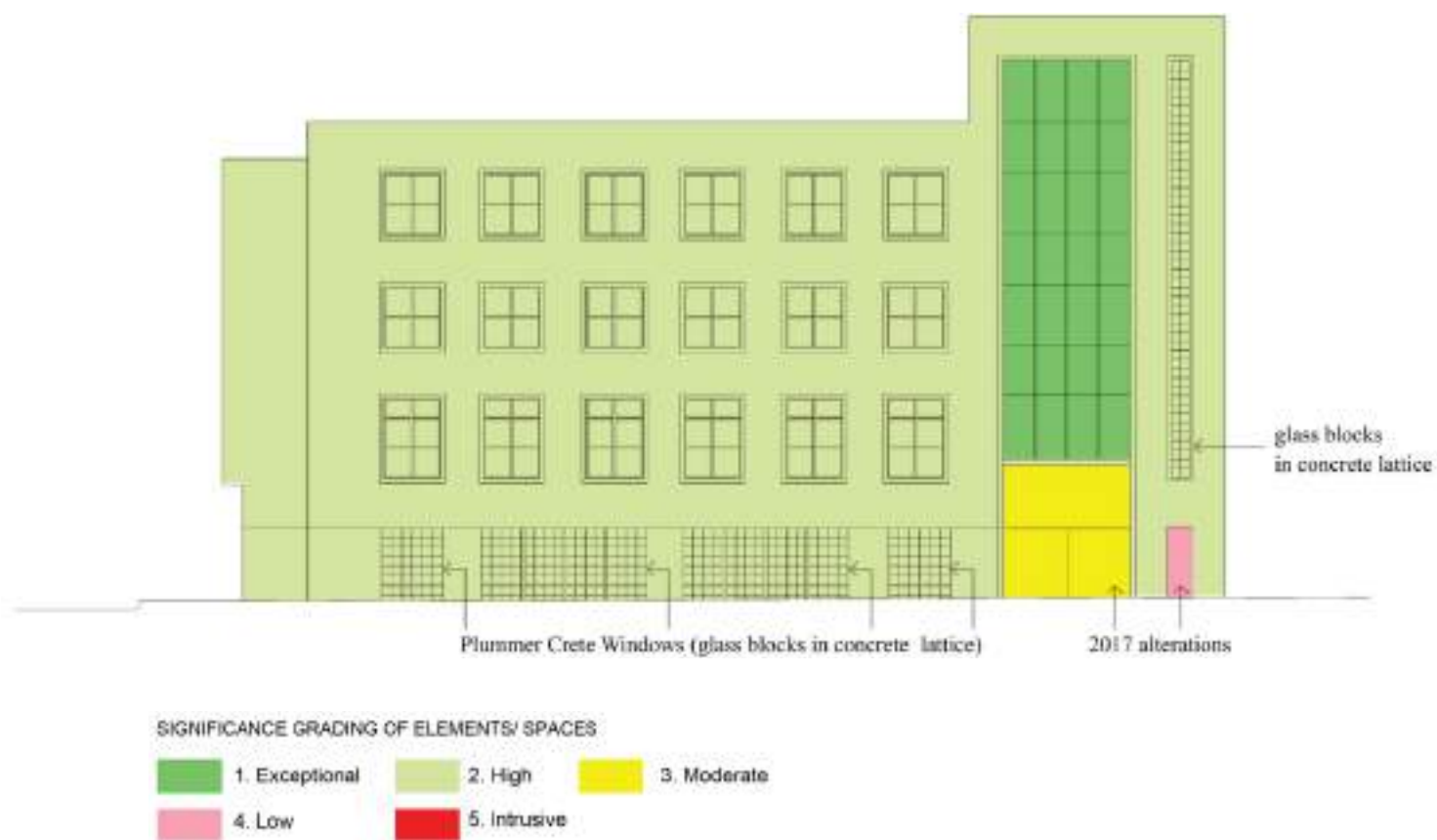


Figure 4.3.6: Significance gradings of elements and spaces – Harris Street Elevation

Significance ranking: Exceptional to high.



Figure 4.3.7: Significance gradings of elements and spaces – Mary Ann Street Elevation.

Significance ranking: Exceptional to high.

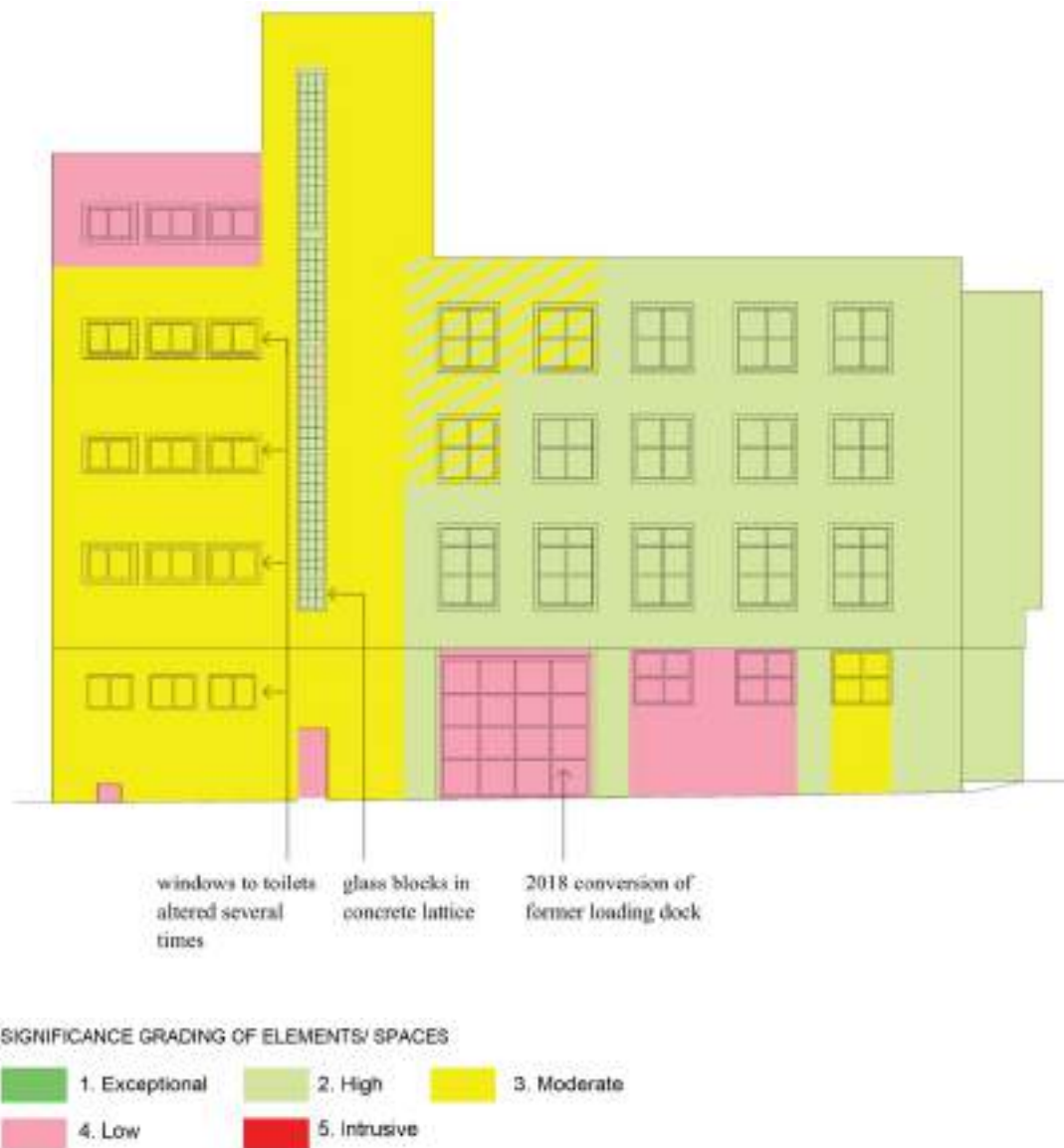


Figure 4.3.8: Significance gradings of elements and spaces - Omnibus Lane Elevation.

Significance ranking: High to moderate.

Conservation Policy

SECTION 5

CONSTRAINTS, OPPORTUNITIES & POLICIES ARISING

This CMP has been commissioned by UTS, the present owner of the site, to identify the significant values of the former NCR Building at 622-632 Harris Street and then to formulate policies that will assist and guide decisions and work to the place that ensure its long-term future. Before these can be drafted, key constraints, issues and opportunities arising from its cultural significance, use, the Burra Charter, statutory controls and requirements, the client's brief and the physical condition of the place must be identified and considered.

Terminology

The term *conservation* in this CMP means all the processes of looking after a place so as to retain its cultural significance. It is used as defined in Article 14, of the Burra Charter:

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these.

5.1 POLICY - PURPOSE & FRAMEWORK

The purpose of this Conservation Policy section is to provide guidance for the ongoing use, care and management of the former NCR building, including any changes or development. Its intent is to retain, and if possible reinforce, the significance of the place whilst at the same time encouraging and enabling an ongoing and viable use for the building.

Viability of ongoing use is an important issue for this building because of the broad and ongoing pressure for change in the area to accommodate commercial, education, and residential uses within the existing urban fabric.

The integrated application of all the guidelines and policies in this section of the CMP is intended to achieve these objectives. In this regard, considerations for potential change and development are integrated in this CMP with those for protection and conservation, and not considered separately.

The policy sections are set out in the following order:

- Policy framework
- Cultural significance
- Use and Sustainability
- The site and its fabric
- Future Development
- Care of the fabric
- Statutory controls
- Archaeology
- Management

The policies that arise from the discussion in each section are included in italics and numbered. The policies progress from the general to the more specific with additional detail and guidelines provided in the Tolerance for Change (TfC) and Opportunities for Change (OfC) tables. The real intent of any policy or guideline can only be fully understood with reference to this discussion and therefore must not be considered in isolation from this discussion, or from each other.

Policy 1.1 – Policy context

Policies should only be considered with reference to the supporting discussion as it will make their context and meaning clear. They should not be considered in isolation from other policies, and guidelines related to them and are to be applied in an integrated manner.

5.2 CULTURAL SIGNIFICANCE

The following over-arching principles and policies arise directly from an understanding of the significance of the place, discussed in Sections 2 and 3, and summarised in the Statement of Significance in Section 4.

5.2.1 Generally

The former NCR Building 622-632 Harris Street has been assessed as having significant cultural heritage values at a local level. Key values include:

- as a well-designed, robust example of a post-war International style commercial building;
- as 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;
- as a tangible link to the National Cash Register Company, a data processing innovator and early developer of integrated circuit computers in Sydney;
- as 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;
- as a robust structure housing flexible spaces that have nurtured (and possibly inspired) education, ideas and creativity.

Although not strictly an aspect of its cultural significance, the last dot point relates to the potential for the building to be retained and its ability to respond to changing demands.

These values are embodied in the fabric of the place and its evolution. Therefore, in order to retain and respect these values the building should ideally be retained and conserved as a

significant built resource in preference to its complete removal and replacement. Any new use will involve some degree of change to the fabric of the place. The policies in this section of the report have been formulated to guide these changes.

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.*

Policy 2.2 – Policies to remain applicable

The policies and guidelines set out in this document should be applied irrespective of the development or the uses to which the place, or its parts, are put.

5.2.2 Use and Sustainability

The building at 622-632 Harris Street was originally designed for the National Cash Register Company, whose activities included offices, training rooms, machine assembly, testing and repair areas and associated amenities.

With the conversion of the building to tertiary educational use by TAFE in 1970s, the fit-outs have changed the internal layout, but the external fabric and internal structure remains substantially unchanged. UTS has carried out several fit-outs in the 2010s, further modifying the internal layout. The changes to the facade during these fit-outs have been largely minimal, resulting from the need to upgrade amenities; circulation and accessibility. Although much of the original internal fit-out has been altered or removed, the building retains its two original staircases, the robustness of the structural system and most of the original parquet flooring.

Opportunities for additional window openings in the external façade are limited without impacting on the original design, rhythm and proportions of the facades. There are opportunities to introduce more openings in the ground floor. This is discussed in greater detail below.

It is important to understand that environmental sustainability objectives closely align with those of cultural heritage. One of the key values identified above relate specifically to use:

- *a robust structure housing flexible spaces that have nurtured (and possibly inspired) education, ideas and creativity.*

Ideally, the building should retain some use or functional connection to education, but any use that retains the robust structure and utilises the flexibility of its spaces would be preferred over one that ignores or obscures this.

While it may already be a well-established practice overseas, this approach of retention and sensitive intervention has recently gained considerable prestige and attention with the awarding of the 2021 Pritzker Prize, architecture's highest honour, to French architects Anne Lacaton and Jean-Philippe Vassal. The Pritzker Prize website notes that early in their careers, Lacaton and Vassal “vowed to never demolish what could be redeemed and instead, make sustainable what already exists, thereby extending through addition, respecting the luxury of simplicity, and proposing new possibilities.” The Pritzker announcement quotes Lacaton:

*Transformation is the opportunity of doing more and better with what is already existing. The demolishing is a decision of easiness and short term. It is a waste of many things – a waste of energy, a waste of material, and a waste of history. Moreover, it has a very negative social impact. For us, it is an act of violence.*³⁸

For all of the above, any changes or development at the former NCR building have the potential to demonstrate leadership in this area.

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.*

5.2.3 Significance, tolerance and opportunities for change

The former NCR building contains elements and spaces of varying significance ranging from exceptional to intrusive, all relative to the assessed significance of the place as a whole. These are listed in Section 4.2 and shown on plans in Section 4.3 of this CMP.

The spaces / elements / features are graded in accordance with the role they play in supporting cultural significance, their degree of intactness and their ability to demonstrate significance. Those spaces / elements / features graded 1 are of highest significance and those graded 5 are intrusive.

A general policy relating to each of these levels of significance is given below in Policy 2.4.

Each element or space is made up of a number of component parts and these are articulated in the *Tolerance for Change* (TfC) tables.

‘Tolerance for Change’ is a recent assessment tool, developed to assist in the management of significant places and has been used in the CMP for the Sydney Opera House, 4th edition. It provides a more focussed and nuanced method of understanding how significance is embodied in that component and thus how change can be managed.

It is important to note that in relation to TfC, the terms ‘element’ and ‘component’ are assigned specific meanings in this report.

³⁸ The Pritzker Architecture Prize 2021, “Anne Lacaton and Jean-Philippe Vassal Biography,” accessed August 11, 2021, <https://www.pritzkerprize.com/laureates/anne-lacaton-and-jean-philippe-vassal>

Element means a major part or space of the whole building or site, such as the Omnibus Lane elevation, or the collective spaces that comprise Level 1.

Component means a part of an element, such as the vertical glass block window to the stair (a component of the Omnibus Lane elevation), the lounge space facing the UTS Business School (a component of the Ground Floor), or individual spaces within an element group.

The TfC table lists the component parts of each element, and identifies the tolerance for change for each particular component under four key attributes, considering the role each plays in supporting the significance of the larger element and the place as a whole:

Form – includes design, configuration, details, scale and character.

Fabric – includes physical material, contents, interior fitout and artefacts.

Function – includes current use, activities and practices (temporary or permanent).

Location – includes relationships between elements, physical and functional context, and views.

Tolerance is determined by the degree of change acceptable to that particular attribute without adverse impact on the significance of the element or the place as a whole. Tolerance is ranked from 1 to 3, 1 being lowest tolerance and consequently having least ability to change, and 3 being highest tolerance and thus having most ability to change. As a general rule, those attributes ranked 1 contribute most to the significance of the element. The higher the significance or lower the tolerance for change, the greater the level of care and consideration required in determining any decision or action which may affect it.

For example, the main entry is part of the highly significant Harris Street elevation. However, while its original **function** and **location** are essential to the ongoing use of the building and in making sense of this elevation, its original **form** and **fabric** have been replaced during the 2017 works to facilitate access and emergency egress. Therefore, its **form** and **fabric** could be altered to support new developments to the south of the site, but with any changes, the original **function** and **location** must remain and the significance of the elevation and entry retained in accordance with the policies.

Having understood the relative significance of each element or space and the degree of change that would be acceptable to their component parts in order to avoid adverse impacts, a number of potentially positive changes can be identified.

Following each of the TfC tables is a second table with a list of *Opportunities for Change* (OfC). These have been identified from known issues, particularly in relation to ensuring the long-term sustainable use of the place while maintaining and respecting its cultural significance. Each opportunity should be considered as a potential means to strengthen and support this significance.

The TfC tables add guidance and detail for the implementation of the policies, but where there is a conflict, the individual policies take precedence over the TfC tables. The Policy is the 'yes' or 'no'; the TfC table gives the 'here's how' or 'how to manage or reduce impact'; and the OfC table identifies where further change could be explored.

Items assessed as 'Intrusive' are included in the *Tolerance for Change* table, with guidance on how each could be addressed. These intrusive items are also the most obvious opportunities for change.

Policy 2.4 – Significance gradings

The following general policy statements have been formulated to guide changes and works at the former NCR building, and may be supplemented by more detailed policies for each space or element and guidance for change on each component in the Tolerance for Change and Opportunities for Change tables in this CMP. They have been formulated to ensure that the integrity and overall significance of the building, space, element or feature are not compromised and that negative impacts are minimised. The gradings refer to the Schedules of Levels of Significance in Section 4.2.2 and figures 4.3.1 to 4.3.6, which form part of this policy.

Spaces/elements/features graded 1: Exceptional significance

Grade 1 spaces/elements/features are of Exceptional cultural significance and must be retained and conserved in their existing location and configuration unless otherwise mentioned in Section 5 of this CMP. There may be the opportunity for them to be adapted in accordance with detailed guidance and policies.

Spaces/elements/features graded 2: High significance

Grade 2 spaces/elements/features play an important role in supporting the overall significance of the place. Surviving original fabric should be retained and respected unless otherwise mentioned in Section 5 of this CMP. Any changes should support, respect and preferably strengthen the significance of the place, particularly where they are part of or abut spaces/elements/features of higher significance.

Spaces/elements/features graded 3: Moderate significance

Grade 3 spaces/elements/features play a moderate role in supporting the overall significance of the place. They could be retained in situ, adapted or reconfigured unless otherwise mentioned in Section 5 of this CMP. Any changes should support and respect the significance of the place, particularly where they are part of or abut spaces/elements/features of higher significance.

Spaces/elements/features graded 4: Low significance

Grade 4 spaces/elements/features play a minor role in the overall significance of the place. They may be retained or substantially adapted unless otherwise mentioned in Section 5 of this CMP. These elements may be reconfigured or removed but without damaging or compromising fabric or configurations of higher significance.

Spaces/elements/features graded 5: Intrusive

Grade 5 spaces/elements/features are considered intrusive. If the opportunity arises, they should be either removed or substantially altered to reduce their negative impacts in accordance with considerations in the Tolerance for Change and Opportunities for Change tables in this policy section.

5.3 THE SITE & ITS FABRIC

The following discussion, policies and guidelines relate directly to the fabric of the place to guide conservation and change and must be read in conjunction with other parts of the Policy section in this CMP.

The discussion and considerations in this section include potential future development and these are integrated within each sub-section.

5.3.1 Context and Setting

The former NCR Building is located close to Goods Line within UTS Ultimo Haymarket Precinct, within the Pyrmont Peninsula. The building is close to the Powerhouse Museum complex and lies in vicinity of Harris Street Heritage Conservation Area. This area comprises education, residential, cultural and commercial buildings and spaces ranging from low to medium rise in height.

The former NCR Building occupies a prominent corner position on Harris Street on the south side of Mary Ann Street. Immediately to its south is a vacant site and then a narrow site with a much altered two storeyed shop and residence. All three sites are owned by UTS. At the south end of this block is an eleven storeyed residential apartment building fronting Ultimo Road. UTS are considering options for a combined development across their three sites, incorporating the former NCR building. An important part of the context for these sites is the Frank Gehry designed UTS Business School which forms a unique backdrop for the NCR building when viewed from the north west and is directly opposite the vacant site.

The distinctive presence of the former NCR building is embodied in the robust cubic form presented by the three main elevations to Harris and Mary Ann Street and Omnibus Lane. The geometry of openings in its facades is echoed in Gehry's design across Omnibus Lane. The building sits comfortably in its context and is a mediating presence amongst the varied scales and heights of buildings in its immediate context.

At present entry to the site is possible through the main entry on Harris Street, and secondary entries from Mary Ann Street and Omnibus Lane. With the completion of the UTS Business School and its entry courtyard on the corner of Mary Ann Street and Omnibus Lane, there is the potential to strengthen engagement between the former NCR and Business School buildings and with the street.

UTS also own the presently vacant site immediately to the south of the former NCR building and are considering a new development that would embrace both sites. There is potential for the less significant Omnibus Lane elevation, and the southern part of the building generally, to be partially dismantled or 'dissolved' to allow the new work to embrace the existing building – potentially to integrate or 'entangle' with it in a manner that could benefit both new and old, strengthen and activate the context and setting of the existing buildings and enhance their future use.

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.*

5.3.2 Exterior

5.3.2.1 Exterior generally

The three principal facades of the building present a design suited to a commercial building requiring access for people working in office spaces and for large vehicles for the working of NCR Company for whom it was originally designed. These facades present corresponding levels of formality, access to daylight, levels of privacy and remain in a very good condition, although the window assemblies may no longer meet current performance standards. The main entry has always been from the main street - Harris Street and vehicular entries were restricted to Mary Ann Street and Omnibus Lane. The vehicular entries have been blocked or re-appropriated over the years.

The southern boundary elevation is devoid of detail or openings and is of Low Significance. It could be altered or removed to accommodate new development.

Policy 3.2 – Exterior form and fabric generally

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

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

Policy 3.3 – Repair or replacement of external fabric

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

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

5.3.2.2 Harris Street Elevation

The Harris Street elevation is the primary facade of the building and incorporates the main entry. The solidity of the brick base and rigidity of the geometric openings renders it with a formality suitable for a commercial building.

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.

Policy 3.6 – Missing elements and elements in disrepair

Any elements in disrepair such as the lattice framed glass blocks should be made weatherproof and any missing or damaged components repaired or replaced to match existing in accordance with Policy 3.3. This should be carried out post consideration of any significant changes that might be required as mentioned in Policy 3.7.

Policy 3.7 – Improved daylight to interiors – Harris Street

If additional daylighting is required to the building's Ground Floor interior, it should only be considered in the recessed bays and as depicted in Figure 5.3.1.

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the Harris Street elevation are set out in the tables below:

Tolerance for Change					
<i>element:</i> Exterior: Harris Street Elevation <i>significance ranking:</i> Exceptional to High <i>- also refer to Figures 4.3.1 to 4.3.8</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations <i>(to be read in conjunction with the relevant policy section for each element)</i>
selected components:	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>	
Rendered masonry and face brickwork including original configuration, parapet and finish	1	1	1	1	Maintain unaltered; face brickwork should remain exposed and any repairs to match original material and finish.
Concrete framed vertical slot element with glass blocks to light stair	1	1	1	1	Maintain unaltered; any future repairs are to match the original, using salvaged glass blocks if necessary.
Concrete frame around vertical element at and above main entry	1	1	1	1	Maintain unaltered; any future changes to the recessed street entry should not diminish the reading of the portal from street level.
Aluminium fins and aluminium spandrels within concrete frame over entry	1	1	1	1	Maintain original fabric of aluminium components and any repair must match original finish.
Concrete frame around window openings	1	2	1	1	Maintain unaltered; any future changes to the colour scheme of the building should not fragment the integrity of the design.

Original Aluminium windows	2	2	1	1	<p>Preferably maintain original fabric of aluminium components and any repair should match original configuration and finish.</p> <p>Glass could be replaced with higher performance glass, but colour and reflectivity should be as close as possible to the original.</p> <p>Refer also to OfC table.</p>
Concrete mullions in recessed bays	1	2	1	1	Maintain original form and any repairs should match original as closely as possible.
Tiled spandrels in recessed bays	2	2	1	1	Maintain original fabric where possible and any repair should match original colour and finish.
Concrete Lattice framed glass blocks in recessed bays	1	2	2	1	Maintain original form and fabric where possible. Replace damaged glass blocks with matching salvaged blocks. Alterations allowed only as described in OfC table.
Exit door from stair	3	3	3	3	Door could be retained, altered or reconfigured. Any change should respect geometry of façade.

Opportunities for Change	
<p>Explore Opportunities – Harris Street elevation</p> <p><i>The opportunities are listed below and visualised in Figure 5.3.1 below.</i></p>	Comment
Investigate opportunities to improve access to daylight to internal spaces on Ground Floor. These modifications should improve visibility and interaction with the public domain.	Potential to alter glazing in selected recessed bays through replacement of obscure glass blocks with clear glass / blocks, or replacement of whole panel. Design of new work must respect geometry of façade.
Investigate opportunities to repurpose concrete lattice frame and glass blocks removed from recessed bays	<p>Any removed glass blocks should be salvaged for repairs elsewhere.</p> <p>If any concrete frames or glass blocks remain, they could be repurposed and reused imaginatively in interiors such as a feature partition wall.</p>
Performance upgrade for windows	In any performance upgrade to the windows, alternative window assemblies, including internal secondary glazing could be explored, but these should match the configuration, slender profiles and colour of existing to respect the original design and geometry.
Potential to add a floating roof / pergola element above parapet	Any added element must be visually light and minimal and appear to 'float' above parapet with any vertical element set well back.



Figure 5.3.1: Sketch showing potential for modifications in the Harris Street elevation.

5.3.2.3 Mary Ann Street Elevation

The Mary Ann Street elevation is the most prominent facade of the building. This is partly embodied in the solidity of the base but most prominently in the full width cantilevered sun shading device accommodating vertical aluminum fins in a concrete framed box, shading aluminium windows with profiled aluminium spandrels that contribute to the visual language of lightness within this box.

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.

Policy 3.9 – Previously altered elements – Mary Ann Street

Where original elements have been altered, such as the infilled original truck bay and adjacent bay to the west, they could be further altered to enhance street level activation, reduce adverse impacts or reinstate or interpret the original materials and configuration, all in accordance with the TfC and OfC tables.

Policy 3.10 – Missing elements and elements in disrepair

Any elements in disrepair such as the lattice framed glass blocks should be made weatherproof and any missing or damaged components repaired or replaced to match existing in accordance with Policy 3.3. This should be carried out post consideration of any significant changes that might be required as mentioned in Policy 3.6.

Policy 3.11 – Improved daylight to interiors – Mary Ann Street

If additional daylighting is required to the building's Ground Floor interior, it should only be considered in the recessed bays or the former truck entrance and as depicted in the Figure 5.3.2.

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the Mary Ann Street elevation are set out in the tables below:

Tolerance for Change					
<i>element:</i> Exterior: Mary Ann Street Elevation <i>significance ranking:</i> Exceptional to High <i>- also refer to Figures 4.3.1 to 4.3.8</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations <i>(to be read in conjunction with the relevant policy section for each element)</i>
selected components:	Form	Fabric	Function	Location	
Rendered masonry and face brickwork including original configuration, parapet and finish	1	1	1	1	Maintain unaltered; face brickwork should remain exposed and any repairs to match original material and finish.
Cantilevered Concrete box - sun shading device	1	1	1	1	Maintain unaltered; any future changes to the colour scheme of the building should not fragment the integrity of the design.
Vertical aluminium fins and aluminium spandrels within Cantilevered Concrete box	1	1	1	1	Maintain original fabric of aluminium components and any repair must match original profile and finish.
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.
Concrete mullions in recessed bays	1	2	1	1	Maintain original form and any repairs should match original as closely as possible.
Original tiled spandrels in recessed bays	2	2	1	1	Maintain original fabric where possible and any repair should match original colour and finish.
Concrete Lattice framed glass blocks in recessed bays	1	2	2	1	Maintain original form and fabric where possible. Replace damaged glass blocks with matching salvaged blocks. Alterations allowed only as described in OfC table.

Opportunities for Change	
<p>Explore Opportunities – Mary Ann Street elevation</p> <p><i>The opportunities are listed below and visualised in the following Figure 5.3.2 below.</i></p>	Comment
Investigate opportunities to improve access to daylight to internal spaces on Ground Floor. These modifications should improve visibility and interaction with the public domain.	Potential to alter glazing in selected recessed bays through replacement of obscure glass blocks with clear glass / blocks, or replacement of whole panel. Design of new work must respect geometry of façade. Refer to Figure 5.3.2.
Investigate opportunities to improve activation and engagement between Ground Floor interior spaces and public domain by modification of previously altered openings in accordance with Policy 3.11	Consider modification of previously altered truck entry and adjacent bay, potentially opening these to allow more open pedestrian access. Refer to Figure 5.3.2. The overall geometry of the openings must be retained and respected.
Investigate opportunities to repurpose concrete lattice frame and glass blocks removed from recessed bays	Any removed glass blocks should be salvaged for repairs elsewhere. If any concrete frames or glass blocks remain, they could be repurposed and reused imaginatively in interiors such as a feature partition wall.
Performance upgrade for windows	In any performance upgrade to the windows, alternative window assemblies, including internal secondary glazing could be explored, but these should match the configuration, slender profiles and colour of existing to respect the original design and geometry.
Potential to add a floating roof / pergola element above parapet	Any added element must be visually light and minimal and appear to ‘float’ above parapet with any vertical element set well back.

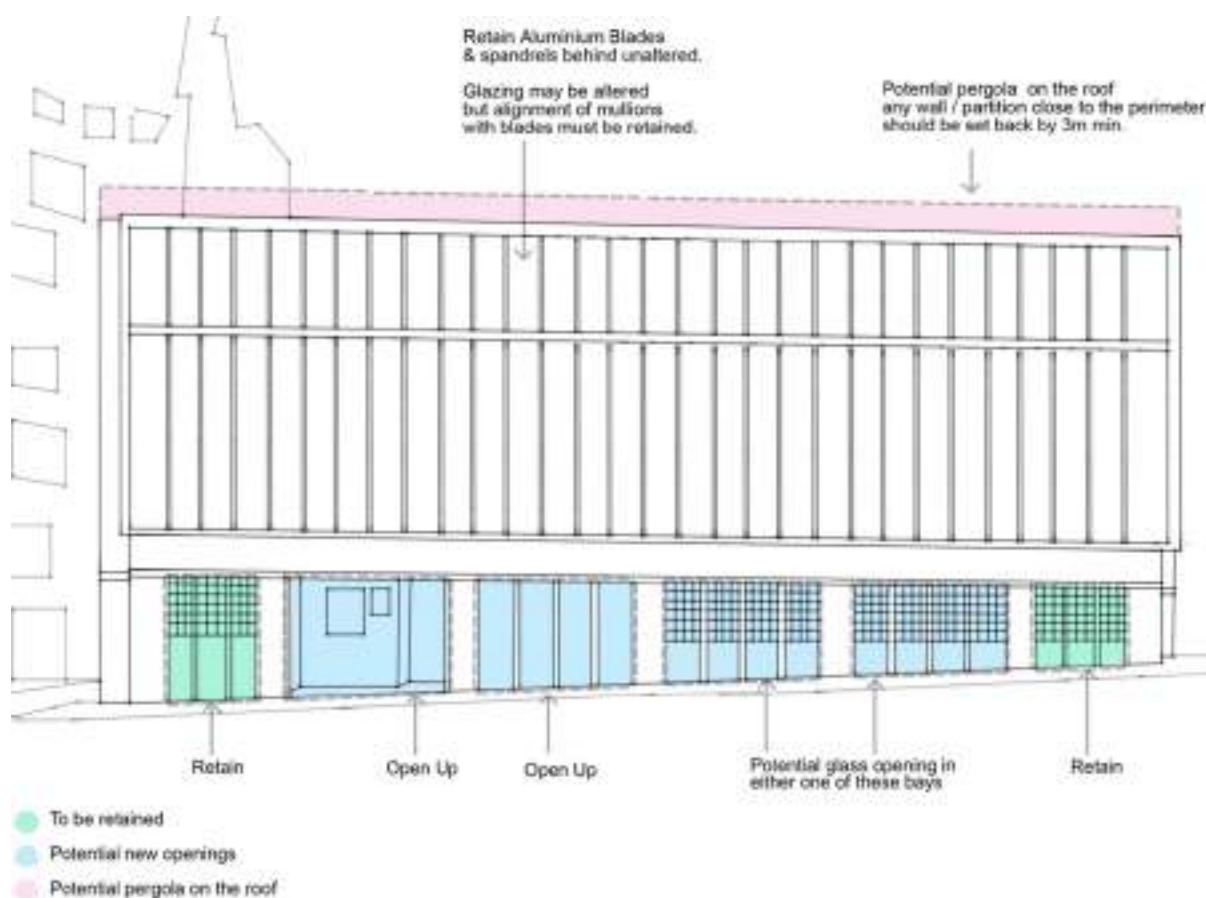


Figure 5.3.2: Sketch showing potential for modifications in the Mary Ann Street elevation.

5.3.2.4 Omnibus Lane Elevation

Omnibus Lane elevation is a supporting but not primary element in the aesthetic significance of the building. Its main role in the design being embodied in the continuation of the rigid geometry of the window openings. Its role has changed with the opening of the Business School opposite and it is now more visible and playing an important role in the context and setting of this new building. Given the visual reference in the new building to the original bold square window openings in the former NCR building, it is important that these are retained as much as possible as signature components of this facade.

A number of components on this elevation have been altered to some extent - original aluminium windows of the washrooms have been replaced; loading dock has been converted to lounge space overlooking UTS Business School; one of the entrances to the former loading dock has been filled in with brickwork and two clerestory windows.

There is potential for this less significant Omnibus Lane elevation to be partially 'dissolved' to allow development on the adjacent site to the south to embrace the existing building – potentially to integrate or 'entangle' with it in a manner that could benefit both new and old and enhance its future use.

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.

Policy 3.13 – Previously altered elements – Omnibus Lane elevation

Where original elements have been altered, they could be further altered to reduce adverse impacts and reinstate or interpret the original materials and configuration.

Policy 3.14 – Improved daylight to interiors – Omnibus Lane

If additional daylighting is required to the building's interior, it should only be considered in the brick infill to the former entrance to loading dock and the adjacent bay as depicted in the Figure 5.3.2.

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the Omnibus Lane elevation are set out in the tables below:

Tolerance for Change					
element: Exterior: Omnibus Lane Elevation <i>significance ranking:</i> High to Moderate <i>- also refer to Figures 4.3.1 to 4.3.8</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations <i>(to be read in conjunction with the relevant policy section for each element)</i>
	<i>selected components:</i>	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</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.

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.
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.
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.

Opportunities for Change	
<p>Explore Opportunities – Omnibus Lane elevation</p> <p><i>The opportunities are listed below and visualised in the following Figure 5.3.3 below.</i></p>	Comment
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.
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.

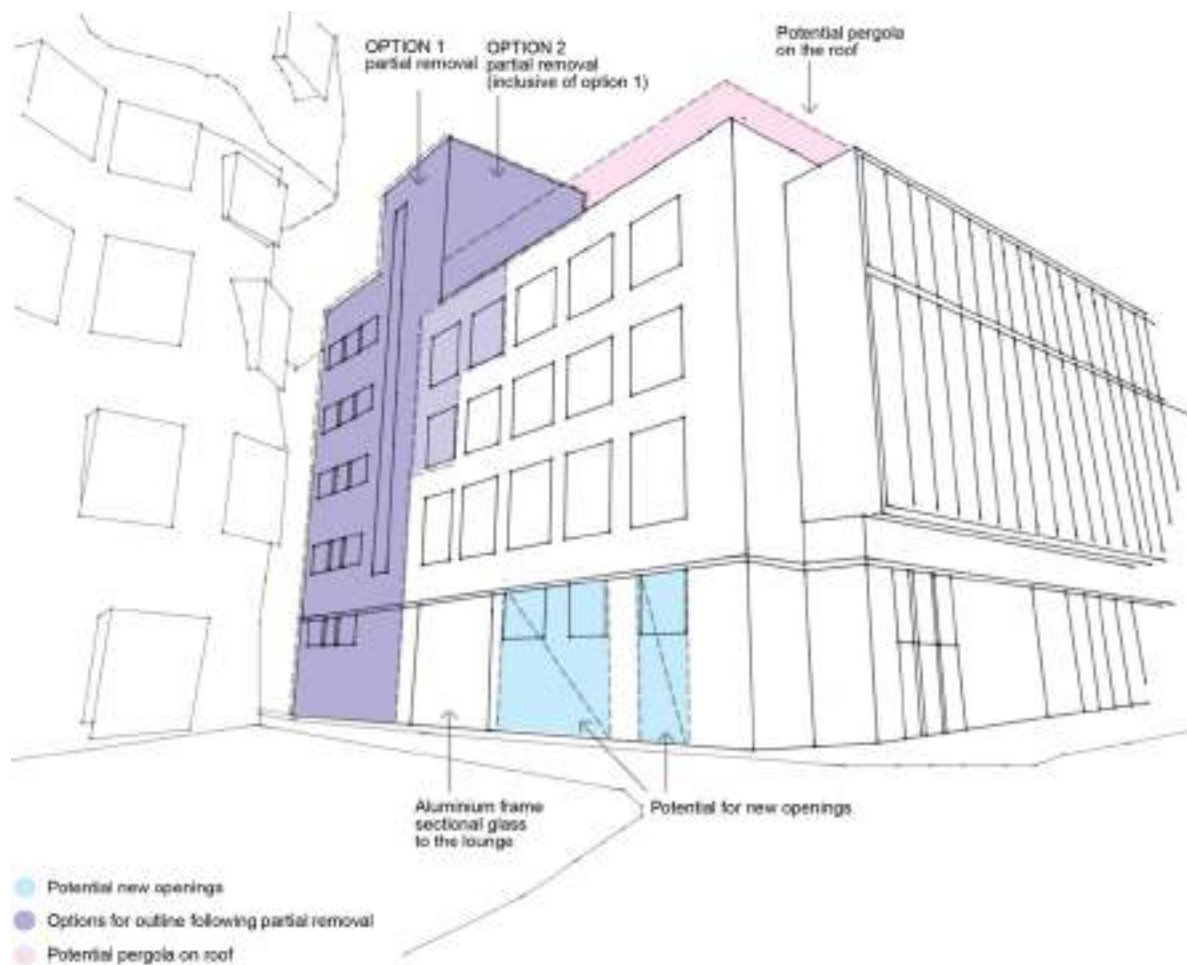


Figure 5.3.3: Sketch showing potential for modifications in the Omnibus Lane elevation.

5.3.2.5 Roof

This level houses plant, services and lift motor rooms along the southern side adjacent to a large terrace space surrounded by the main parapet and accessible through both the fire staircases. This space is presently traversed and subdivided by large mechanical ducts, but has the potential to become an active outdoor amenity for the building occupants, with expansive views to the east, north and west. It is not overshadowed and has excellent solar access.

With a re-organisation of services and mechanical plant, the roof level could be furnished with facilities such as a roof garden, seating and / or pergola. Activation of the roof could also create visual connections to any new work or development. However, it is important that none of these changes or additions endanger the building's structure, the integrity of the roof's waterproofing performance, or detract from the bold post-war International expression of the building, particularly when viewed from surrounding buildings or the public domain.

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.*

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the Roof Level are set out in the tables below:

Tolerance for Change					
<i>element:</i> Exterior: Roof level <i>significance ranking:</i> Moderate to Low <i>- also refer to Figures 4.3.1 to 4.3.8</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations <i>(to be read in conjunction with the relevant policy section for each element)</i>
<i>selected components:</i>	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</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.
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.
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.

Opportunities for Change	
<i>Explore Opportunities – Roof level</i>	<i>Comment</i>
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.
Opportunity to alter or remove southern portion of building to accommodate changes and new development	Refer to Section 5.3.3.1 – Interiors generally
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.

5.3.3 Internally

5.3.3.1 Interiors generally

The internal floor plates of the former NCR building have a relatively clear layout and the clear structural system allows for flexibility in internal configurations, offering a possibility for varied uses. Vertical access is via stairs and lifts near the south west and south east corners, amenities are placed in the south east corner, and service areas along the southern boundary.

The interior fitouts of the former NCR building have been changed substantially over the years to cater to changing uses, but the essential basic, almost industrial character of the spaces remain. These characteristics 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;
- generally exposed concrete floors with areas of carpet tile finishes, and timber parquetry on First Floor;
- generous access to daylight on the east, north and west elevations.

Floors

The concrete structure comprises flat floor slabs with shallow integrated beams spanning east-west between heavy octagonal plan reinforced concrete columns spaced at approx. 6m centres (20ft x 20 ft bays), except along the north side, where a closer spacing supports north-south beams supporting the cantilevered facade. The columns have flared capitals which support the beams and slabs.

Original documents suggest the concrete floor may have been exposed in most areas. In very recent times these floors have been ground and polished in some areas, where others are presently covered with carpet tiles.

Timber parquetry flooring was originally installed on a small area of the Ground Floor, most of the First Floor (which appeared to be essentially for management and incorporated a public interface), and in the cafeteria dining area on the Second Floor. Remaining sections were repaired as part of a refit in 2014-15.

Walls

The original interiors have been changed several times. There do not appear to be any original internal partition walls, except around the lifts and stairs.

Ceilings

The exposed services throughout the building are presented with a backdrop of exposed concrete ceilings. The working drawings of the building from 1952 approved by the City of Sydney Council reveal exposed ductwork and that the application of false ceilings was limited to toilets.

There is potential for more substantial changes or interventions along the southern side of the building where vertical circulation and service areas are located, and where access to daylight is limited. These changes could be entirely within the bounds of the building or could be associated with a larger development to the immediate south. This is discussed in greater detail in Sections 5.3.2.1 to 5.3.2.5 and Section 5.3.4. Regardless of the proposed changes, the existing building should not be regarded as an empty envelope, but as a robust and generous structure whose sound fabric should be retained as much as possible, with changes adding value to the existing in preference to merely replacing it.

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 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 parquet flooring preferably exposed;
- generous access to daylight, particularly from the north elevation.

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the Interiors generally are set out in the tables below:

Tolerance for Change					
<i>element:</i> Interiors generally <i>significance ranking: various</i> <i>- refer to Figures 4.3.1 to 4.3.8</i>	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)
<i>selected components:</i>	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</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.
Concrete octagonal columns	1	2	1	1	Retain unaltered, uniqueness of form and location dictated by structural grid are most important.
Original parquet flooring	3	1	1	3	Retain where it survives, preferably exposed and undamaged.
Ceilings	2	2	1	1	Retain exposed concrete structure.
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.

Opportunities for Change	
<i>Explore Opportunities – interiors generally</i>	<i>Comment</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.

5.3.3.2 Ground Floor

This level is partially below street level and was originally only accessible through the roller shuttered truck entrances at the eastern (lower) end on Mary Ann Street and Omnibus Lane. These entrances provided access to a relatively open plan meant primarily for deliveries, despatch, slitting operations for paper rolls, repairs and finishing, and storage space. Daylight entered via the figured glazing of the glass block walls above the footpath on Harris and Mary Ann Streets, but pedestrians were not able to clearly see the interiors.

The large spaces of this level were later converted to educational use and are currently used as office space and meetings spaces in addition to service spaces. The floor is directly accessed through an accessible ramped entry via Mary Ann Street and through the lounge space via Omnibus Lane. The lounge space is at a lower level in comparison to the rest of the floor level and does not have access for differently abled with no connection apart from a stair.

With a major entry and public café fronting the corner of Mary Ann Street and Omnibus Lane, the UTS Business School has activated the public domain on this corner, and combined with the direct connection to the Goods Line, there is an opportunity to enliven and strengthen the relationship between the former NCR building and these public spaces and facilities. At present the existing 'lounge' space in the original loading dock provides the only visibly open connection. Other opportunities exist within former openings, but there are additional potential openings, including altered windows that would still retain and respect the architectural qualities of the building in three major elevations. These are discussed in detail in Sections 5.3.2.2, 5.3.2.3, 5.3.2.4, their corresponding policies and explanatory illustrations.

There is also the opportunity to open up this floor to the south in conjunction with any new development on the adjacent site. Refer to Section 5.3.2.1.

Note – Section 3.3.1 – *Interiors generally*, its discussion, Policy 3.16, TfC and OfC tables apply also to the First 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.

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the Ground Floor are set out in the tables below:

Tolerance for Change					
<i>element:</i> Interior: Ground Floor (Level 1) <i>significance ranking: High to Low</i> <i>- refer to Figures 4.3.1 to 4.3.6</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations <i>(to be read in conjunction with the relevant policy section for each element)</i>
selected components:	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>	
Concrete floor	2	2	1	1	Retain original sections exposed where the use and configuration permit. Retain surviving steel trolley rails in situ
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.
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.

Opportunities for Change	
Explore Opportunities – interior Ground Floor	Comment
Investigate opportunities to improve access to daylight.	Explore options for admitting more daylight and improving the quality and amenity of this level in accordance with Policies 3.7, 3.11 and 3.14.
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.
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.

5.3.3.3 First Floor level

When constructed, the First Floor level housed the main offices and reception with the stair from the main Harris Street entry originally leading only to this level. The importance of this entry is reflected in the Harris Street elevation.

All the original stairs from the Harris Street entry were removed in 2017 and replaced with a revised configuration, and the lift moved to the south to allow entry also to the Ground Floor. This work has been thoughtfully designed and retains most of the original green and dark cream large format wall tiles on the upper walls with matching green tiles where the stairs were removed. While it is recent, the new work is worthy of retention but could equally be removed and replaced. The timber display cupboards on the north wall of this entry may incorporate sections of the original display cabinets that were in this space. This will require closer inspection to confirm these changes and details. Regardless they should be considered for retention and adaptation in preference to removal. With all the recent work in this entry

area, caution should be exercised in simply replacing something that works, with something that works in a similar manner.

Apart from the Harris Street entry, the only other feature of particular note on this First Floor is the original parquet flooring which covers most of this level. It adds a level of patina and quality that would come at great expense if it were not there and required to be added. This flooring shows evidence of removed partitions and is effectively a map of the earlier configuration.

The aluminium window joinery is discussed in Section 5.3.2, but it is worth noting the mullions in the windows on the north elevation all align perfectly with the external vertical aluminium fins, thus not interrupting views and daylight.

There is also the opportunity to open up this floor to the south in conjunction with any new development on the adjacent site. Refer to Section 5.3.2.1.

Note – Section 3.3.1 – *Interiors generally*, its discussion, Policy 3.16, TfC and OfC tables apply also to the 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.

The Tolerance for Change (TfC) and Opportunities for Change (OfC) for the First Floor Level are set out in the tables below:

Tolerance for Change					
<i>element:</i> Interior: 1st Floor (Level 2) <i>significance ranking: High to Low</i> <i>- refer to Figures 4.3.1 to 4.3.6</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations <i>(to be read in conjunction with the relevant policy section for each element)</i>
selected components:	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</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.
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.

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.
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.
Timber parquetry flooring	1	1	1	1	Surviving original parquetry should be retained and conserved in situ, preferably retaining its evidence of past wall configurations.

Opportunities for Change	
<i>Explore Opportunities – interior 1st Floor</i>	<i>Comment</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.

5.3.3.4 Second and Third Floor levels

The Second and Third Floors were of lesser importance in terms of fitout than the First Floor. The only section of parquetry flooring was, according to the original drawings, in the dining area for the cafeteria in the north east corner of the Second Floor. It is not known if this survives under the existing finishes. In most other respects these two floors were more simply fitted out.

The aluminium window joinery is discussed in Section 5.3.2, but as noted for the First Floor, the mullions in the north elevation windows align perfectly with the external vertical aluminium fins, thus not interrupting views and daylight. Any changes should accord with Policy 3.21.

There is also the opportunity to open up this floor to the south in conjunction with any new development on the adjacent site. Refer to Section 5.3.2.1.

Note – Section 3.3.1 – *Interiors generally*, its discussion, Policy 3.16, TfC and OfC tables apply also to these 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.

5.3.4 Development adjacent to and above the building

There is potential to add a taller built element above the existing roof level of the former NCR building, however it is essential that this does not diminish the significant presence of the existing building within its context and setting, including its existing spatial and scale relationships. Refer to discussion and policy in Section 5.3.1.

New development above the building could be integrated with proposals that may include the neighbouring UTS owned sites. They could also be integrated with any changes / partial removal of structure along the southern side of the building, discussed in relation to the exterior of the building in Sections 5.3.2.1 to 5.3.2.5, and the interiors discussed in Sections 5.3.3 above.

Although not listed as a heritage item the Frank Gehry designed UTS Business School is a significant building by a renowned architect and its scale and form should be respected in any proposal on UTS owned sites. This building has a defining presence in the area including from north west where it forms a backdrop to the former NCR building. A careful consideration of the impacts of new proposals on its defining presence should be reflected in the designs.

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.

5.4 CARE OF THE FABRIC

5.4.1 Physical condition of the place

In general terms the former NCR building is in very good condition. Works carried out between 2014 and 2018 involved numerous repairs, refits and major upgrades. Going forward, regular maintenance and prompt repair of faults as they arise would be sufficient to maintain the condition of the building in accordance with the section below.

5.4.2 Maintenance, repair and sustainability

Timely and intelligent monitoring, maintenance and repair are the most important part of any conservation and building management program, and are fundamental to conserving the significant fabric and values of the place. Without it, deterioration will proceed unchecked and, unless addressed promptly, failure and consequent expensive repair or replacement will result.

Basic principles that should apply to all works at the former NCR building, whether it be maintenance, repair, alteration or new work, are:

- To consider retaining and repairing existing fabric or elements in preference to removal or replacement. The building and its component parts are well designed, reasonably robust and more than capable of supporting a range of uses well into the future, even if some minor changes are required to achieve this. It represents considerable embodied energy and it would be far more logical from a sustainability standpoint if it were retained, repaired and adapted, than demolished and replaced with new structure to achieve the same or similar spaces.
- “To think three times before cutting only once.” Even casual fixings for temporary services have the potential to cause irreparable damage to significant fabric.

According to the Burra Charter, “Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance” (Article 16).

Maintenance to conserve the significant fabric and elements on the building should be ongoing. It is important that regular inspections are made of the building, its facades and interiors to identify items that require maintenance or repair before they become serious issues.

The maintenance regime should be guided by a maintenance plan and be adequately funded, organised and monitored. The maintenance plan should address the day-to-day maintenance requirements as well as upgrading services.

Maintenance work should be carried out under the guidance of a suitably experienced conservation architect. Suitably qualified and experienced tradespeople should be employed to work on significant fabric.

The task of organising and monitoring maintenance must be the responsibility of the building owner and implemented via the building manager (if relevant).

All people involved in the maintenance of the place should be made familiar with the contents of this CMP to ensure that the intent of the policies is adhered to and the cultural significance of the former NCR building is retained. A copy of this CMP should be retained on site for the use of such persons.

Policy 4.1 – Sustainability

As a basic principle for all maintenance, repair and new work, all sound existing fabric and elements, particularly if these are original or early, should be considered for retention and reuse in preference to their removal and replacement with new fabric. If required and in accordance with this CMP, they could be adapted and incorporated into new work.

Policy 4.2 – Maintenance plan

A maintenance plan for the whole of the former NCR building should be developed, adopted and implemented to address day-to-day and periodic inspections and maintenance requirements.

Policy 4.3 – Appropriate skills, experience and supervision

All conservation and repair work involving original or early fabric should be planned, documented and supervised by consultants with appropriate skills, qualifications and experience in the conservation and repair of significant buildings, materials or landscape, relevant to the particular issues.

Only persons with appropriate skills, qualifications and experience with the relevant material (brickwork, aluminium et cetera) should be engaged to carry out inspections, maintenance and repair.

5.5 AUSTRALIA ICOMOS CHARTER (THE BURRA CHARTER) 2013

5.5.1 Control of works on significant elements

The following are general policies to control works on significant elements as identified and graded in this CMP. Many of these policies are in accordance with the principles and processes of the Burra Charter.

Policy 5.1 – Intervention in significant fabric

Where intervention of significant fabric for non-conservation purposes is unavoidable, the loss of significant values should be minimised. Within these areas, fabric of a lower relative significance should be disturbed in preference to fabric with a higher relative value.

Policy 5.2 – Repair preferred to replacement

Where significant fabric is damaged, the repair of the original element should be carried out in preference to its replacement with new. This preserves the intactness and the significance of the element itself, and also the place – the former NCR building.

Policy 5.3 – Introduction of new fabric

The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.

Policy 5.4 – Repair in situ

All significant fabric should, wherever possible, be repaired in situ without removal of fixings. Original finishes such as polish or paint etc. should not be removed unless it is necessary for the repair of the elements, or is in accordance with other policies in this CMP.

Policy 5.5 – Ongoing access for maintenance

Change or reconfiguration of use and adaptation of spaces and elements must allow for ongoing access and maintenance to original and significant fabric.

Policy 5.6 – New evidence

Any new significant evidence uncovered during maintenance or works to the former NCR building should be recorded and added to the existing archive on the place or incorporated into a report or addendum to this CMP, as appropriate.

5.6 STATUTORY LISTINGS & CONTROLS

The former NCR building is presently listed on only one statutory list and a number of non-statutory lists, as set out in Section 1.5 of this CMP and repeated below.

5.6.1 Sydney Local Environmental Plan 2012

The “Former National Cash Register Co, Building including Interior” is listed as heritage item No. 12036, in Schedule 5 of the Sydney Local Environmental Plan 2012 (LEP).

Consent must be sought from the City of Sydney for developments to the building, however certain instances allow for exemptions to standard approval procedures, and these can be viewed in more detail in Part 3 of the LEP.

In brief, and with regards to the heritage provisions around the former NCR Building, consent must be sought from the City of Sydney for developments concerning the building, including:

- demolishing, moving or altering the exterior by means of changing detail, fabric, finish or appearance,
- making changes to the interior or the landscape

All applications must be accompanied by an assessment of their potential heritage impacts.

In some instances, development consent may not be required where:

The applicant has notified the consent authority

Applicants may notify the City of Sydney of their proposed development plans prior to any works being carried out, and may receive written confirmation from the City of Sydney that they are satisfied with the proposed development.

Development consent may not be required if a proposed development is of a minor nature, or is for the maintenance of the building or heritage conservation area within which the building is located.

It may also not be required for any work that does not adversely affect the heritage significance of the building.

Policy 6.1 – Applications to City of Sydney Council

This Conservation Management Plan should be referred to the City of Sydney Council as part of any application for change or development. It should be accompanied by a Heritage Impact Statement which assesses the particular proposal.

5.6.2 Code compliance

The National Construction Code (NCC) provides the minimum necessary requirements for safety, health, amenity and sustainability in the design and construction of new buildings (and new building work in existing buildings) throughout Australia. It was developed to incorporate all on-site construction requirements into a single code and covers the Building Code of Australia (BCA) and Plumbing Code of Australia and is managed by the Australian Building Codes Board. It is regularly reviewed and revised.

Under the Local Government (Approvals) Regulation 1993, the consent authority (City of Sydney Council) has the discretionary power to require that an existing building comply with current building standards, as a condition of approval of proposed works to the existing building. The NCC and BCA provisions regarding fire safety, access and egress, and services and equipment, are the most critical issues for the public use of the place.

An often-difficult issue with the conservation and continued use of existing buildings is that of these constantly changing standards and code compliance environment. Design that may have complied at the time of construction, may well conflict with them now.

Many of the changes in standards and codes may be easily accommodated with very little impact, while others may be difficult to meet without substantial impact on the significant design and fabric of the place.

In order to understand compliance issues and find solutions that do not diminish the values of the place or disfigure its fabric, professional assessment and advice should be sought from suitably qualified and experienced consultants. The aim should be to meet the objectives of the standard or code while respecting the significant values and fabric of the place. There are many instances where seemingly impossible requirements on significant buildings have been solved with careful assessment, consideration of alternatives, and most importantly – good design.

Policy 6.2 – Code compliance

Any strategies or solutions to make the place comply with the NCC / BCA requirements should be governed by the cultural significance of the place. Where necessary, alternative solutions should always be pursued so that the intent of the code is met without adversely impacting on culturally significant fabric or spaces. The chosen solution must be appropriate to the building and fabric, be well designed and carefully executed.

5.7 ARCHAEOLOGY

When the former NCR building was constructed in the 1950s, the site was shaved clean and excavated to provide Level 1. It is highly likely that little if any archaeological evidence of earlier occupation of the site survives.

A relic is defined in the *Heritage Act* as being a deposit, object or material evidence, not relating to an Aboriginal settlement, which is more than 50 years old. The former NCR building was completed in 1957, hence sub-surface evidence or material relating to its construction could be considered a relic under the Act.

Where proposed development to places that are not listed on the State Heritage Register involves excavation with the potential to expose, move, damage or destroy a relic, an excavation permit is required under section 140 of the *Heritage Act*, unless the proposed work falls under the Schedule of Archaeological Exceptions, granted in February 2000 and

Additional Exceptions granted in July 2005 and revised in September 2008. Notification is still required to the Director of the Heritage Division for works considered to be an Archaeological Exception.

Irrespective of the approval process, Section 146 of the *Heritage Act* also requires owners to notify the Heritage Council in the instance that a relic has been uncovered.

Any excavation with the potential to affect Aboriginal objects must be referred to the Department of Environment and Conservation.

Policy 7.1 – Disturbance of sub-surface fabric

Where work or development is proposed which may involve disturbance of sub-surface fabric, relevant permits should be obtained before the commencement of work. An archaeological assessment must be prepared by a qualified historical archaeologist in accordance with Guidelines published by the Heritage Council prior to further archaeological investigations. As a minimum, an archaeological watching brief or monitoring program may need to be undertaken.

Policy 7.2 – Evidence found during works

A log must be kept of all new evidence found during works, and decisions arising from it added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.

5.8 INTERPRETATION

The National Cash Register Company building was constructed in 1956 for NCR's own use, which survived up until they vacated and sold the building to the State Government in 1976 for educational and training use by TAFE. The University of Technology commenced occupation of part of the building in 2014 as part of their Design Innovation and Research Centre. UTS now occupy the whole of the building.

The association and contributions of all three owner / occupants are of significance and should be acknowledged and interpreted in some manner on the site. At present the only one of these that has some interpretation presence is the TAFE Signwriting department with a number of prominent hand painted signs on display in the entry foyer and test paint finishes on concrete columns on various levels. The National Cash Register Co., the reason for the building's existence is nowhere to be seen.

Interpretation does not need to be an elaborate and expensive undertaking, but it can be creative and should inspire or invite the viewer to ponder on the past of this place and enquire further. This is one of the acknowledged successes of the nearby Goods Line, with its remnant rail tracks, cast disks with dates, and even the soft landscaping – reminiscent of Indigenous plant species that often reappear beside abandoned rail tracks.

On the north wall of the entry foyer of the former NCR building is a set of glass fronted display boxes with nothing in them. This is one of probably many opportunities for some form of interpretation or display that allows the place to tell its story – regardless of what use it has in the future.

Policy 8.1 – Interpretation

Regardless of what use the former NCR building hosts in the future, past owners / users / activities from the site should be interpreted in some meaningful and creative way for those who occupy or visit the place. Interpretation should preferably be in a place that is accessible to the public and does not need to be elaborate or expensive.

Opportunities and potential locations for interpretation should be explored and implemented as part of any proposal for future change or development.

5.9 MANAGEMENT

5.9.1 Generally

In order to retain the significant attributes and values of the former NCR building into the future, it is essential that all those involved with its management and maintenance are made aware of its significance. Such knowledge will be required in order to make sound and appropriate decisions about any of its elements, spaces or fabric.

A strategy should be formulated and implemented for the management and maintenance of the place, based on sound conservation principles coupled with an understanding of the significance of the place. This is discussed in greater detail in Sections 5.4 and 5.5.

All proposed work on the significant elements of the place should be documented and directed by a suitably qualified and experienced conservation architect. Such documentation should be based on policies contained in this report and on research on the fabric.

Policy 9.1 – Adherence to CMP

All persons involved with the management, maintenance, and proposed changes or fitout of the place should be made familiar with the contents of this CMP to ensure that the intent of the policies is adhered to and the cultural significance of the place is retained. This is particularly important where any changes or works are proposed to the place.

Policy 9.2 – Responsibility of management

The owners and managers of the building should continue to be responsible for the maintenance (site and fabric) of the place, including oversight of tenancy fitout. The impact of the latter should be closely scrutinised and professional conservation advice should be sought as necessary.

Policy 9.3 – Tenant and user responsibility

Tenants and users of the place should be made aware of the issues relating to the continuing conservation and maintenance of the place. Compliance by all persons and bodies involved with the place with the policies of this CMP should be periodically checked.

Policy 9.4 – Appropriate skills

The owners of the building and those responsible for arranging maintenance and repairs should ensure that all maintenance is undertaken in a comprehensive and satisfactory manner.

They should also ensure that competent direction and supervision is maintained at all stages, and only implemented by people with appropriate knowledge and skills. All involved should be made familiar with the history, significance and issues concerning the element to be worked on.

5.10 ADOPTION, IMPLEMENTATION & REVIEW

This Conservation Management Plan (CMP), its analysis and policy sections should be adopted by those commissioning the report i.e. University of Technology. Any future owner(s) should also review and adopt this CMP.

The adopted report should be used by the present or any future owner(s) as a reference document in the consent authority's assessment of future development or works.

As already discussed in Section 5.9 (Management), the conservation of the place and implementation of the policies contained in this document should be at the direction of qualified consultants with the appropriate knowledge and skills including conservation practice and techniques.

If there is a substantial change in the management or proposed use of the place which has not been covered by these policies, then the policy section should be reviewed.

It is important that all tenants understand and follow the philosophy of the continuing conservation of the place. Thus, each current and every new tenant must be made aware of this CMP and a copy kept on site and be available for inspection or reference in accordance with Policies 9.1 and 9.3.

Policy 10.1 – Adoption and implementation of CMP

This Conservation Management Plan, should be adopted by the owners of the former NCR building and used to guide all future works including proposals for change. It should also be used as a basis to evaluate development proposals, applications, variations or exemptions to accepted statutory requirements.

Policy 10.2 – Professional advice for conservation and change

Conservation of the place and implementation of changes to the place should be at the direction of a qualified conservation consultant/consultants with the appropriate knowledge and skills.

Policy 10.3 – New evidence

Should previously unknown significant fabric or evidence (not already covered by this CMP) relating to the place be uncovered, it should be recorded and added to the existing archive on the place or incorporated into a report or as an addendum to this CMP, as appropriate. The analysis and policy sections should also be revised or updated, if necessary.

Policy 10.4 – Archival recording

The place should be fully recorded photographically for archival purposes before any intervention or works commence in exceptionally or highly significant parts of the building.

Policy 10.5 – Reports and records

All reports and records, photographic or otherwise, relating to the place should be placed in a permanent archive managed by UTS or any future owner(s). If desired, copies for public inspection could be lodged with the City of Sydney Council Local History Library.

Policy 10.6 – CMP review

This conservation policy document should be reviewed every 10 years or sooner if: the management structure of the place changes;

- a major change of use is proposed for the place (other than those that fall within the constraints of this CMP);*
- new physical or documentary evidence changes the known significance of the place.*

5.11 FURTHER RESEARCH

Research carried out for the preparation of this CMP has found very little photographic or documentary material covering the period of the building's use by National Cash Register Company. These may have been archived by National Cash Register Company themselves.

Although such documents would not necessarily change our understanding of significance of the place, or its original design, they would provide valuable material to support and enrich its history and inform interpretation.

Policy 11.1 – Further research

Should the opportunity arise, further research could be carried out to locate additional photographic and other material relating to the occupation and use of the place by National Cash Register Company and the changes that occurred to the place during that period.

Appendix A

6.1 EVOLUTION OF THE PLACE

The following images chart the evolution of the area surrounding the building and describe its changing context using historical maps.



Figure 6.1: Detail from Woolcott and Clarke's map of Sydney published in 1854. By the mid nineteenth century Ultimo was very sparsely settled aside from the Haymarket area. Prior to the completion of the first Pyrmont Bridge in 1858, the only way into the peninsula was down Harris Street entered from Parramatta Road or Ultimo Road. (Source: City of Sydney Archives)



Figure 6.2: Detail from the City Sheet D4 of the Metropolitan Detail Series dated 1887 that depicted the footprint of the terrace built by William John Cook as completed about 1880. (marked in soft blue) (Source: State Library of New South Wales (Z/ M Ser 4 811.17/1))



Figure 6.3: Detail from the City of Sydney – Civic Survey, 1938-1950: Map 22 – Ultimo, Haymarket, showing surrounding context. The subject site is marked in soft blue. (Source: City of Sydney Archives)

Appendix B

6.2 THE BURRA CHARTER

THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org.

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

Cover photograph by Ian Stapleton.

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The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- | | |
|---|----------------|
| • Definitions | Article 1 |
| • Conservation Principles | Articles 2–13 |
| • Conservation Processes | Articles 14–25 |
| • Conservation Practices | Articles 26–34 |
| • The Burra Charter Process flow chart. | |

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian National Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

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The Burra Charter, 2013

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

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

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the place including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a place so as to retain its cultural significance.
- 1.5 *Maintenance* means the continuous protective care of a place, and its setting.

Maintenance is to be distinguished from repair which involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining a place in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
- 1.9 *Adaptation* means changing a place to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

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Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with its site remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term *cultural significance* is synonymous with *cultural heritage significance* and *cultural heritage value*.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dying place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gables on a building or displaced rocks in a stone benching;
- repair involving reconstruction — replacing decayed fabric with new fabric.

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfilment of traditional obligations. Exercising a right of access may be a use.

The Burra Charter, 2013

Articles

- 1.11 *Compatible use* means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
- 1.13 *Related place* means a place that contributes to the cultural significance of another place.
- 1.14 *Related object* means an object that contributes to the cultural significance of a place but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a place.
- 1.16 *Meanings* denote what a place signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the cultural significance of a place.

Conservation Principles

Article 2. Conservation and management

- 2.1 Places of cultural significance should be conserved.
- 2.2 The aim of conservation is to retain the cultural significance of a place.
- 2.3 Conservation is an integral part of good management of places of cultural significance.
- 2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.

The Burra Charter, 2013

Explanatory Notes

Setting may include structures, spaces, land, water and sky; the visual setting including views to and from the place; and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual value and cultural responsibility for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and use which may be part of its significance. Conservation action should assist and not impede their understanding.

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Articles

- 4.2 Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

- 5.1 Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

- 5.2 Relative degrees of cultural significance may lead to different conservation actions at a place.

Article 6. Burra Charter Process

- 6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.
- 6.2 Policy for managing a place must be based on an understanding of its cultural significance.
- 6.3 Policy development should also include consideration of other factors affecting the future of a place such as the owner's needs, resources, external constraints and its physical condition.
- 6.4 In developing an effective policy, different ways to retain cultural significance and address other factors may need to be explored.
- 6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

- 7.1 Where the use of a place is of cultural significance it should be retained.
- 7.2 A place should have a compatible use.

Explanatory Notes

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian National Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and, where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Articles

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1 The physical location of a place is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a place should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and preservation; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the place should be retained.

Article 12. Participation

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

Explanatory Notes

Setting is explained in Article 1.22.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 26 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term *cultural values* refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the cultural significance of a place.

Article 15. Change

15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.

15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to conservation. Maintenance should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

Article 17. Preservation

Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reflection to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used, as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

The Burra Charter, 2013

Articles

Article 18. Restoration and reconstruction

Restoration and reconstruction should reveal culturally significant aspects of the place.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

Article 20. Reconstruction

20.1 *Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.*

20.2 *Reconstruction should be identifiable on close inspection or through additional interpretation.*

Article 21. Adaptation

21.1 *Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.*

21.2 *Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.*

Article 22. New work

22.1 *New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.*

22.2 *New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.*

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant use may be appropriate and preferred forms of conservation.

Article 24. Retaining associations and meanings

24.1 *Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.*

24.2 *Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.*

Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may survive (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3.5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

Articles

Article 25. Interpretation

The cultural significance of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

- 26.1 Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of cultural significance and policy for the place should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.
- 26.3 Groups and individuals with associations with the place as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the cultural significance of the place. Where appropriate they should also have opportunities to participate in its conservation and management.
- 26.4 Statements of cultural significance and policy for the place should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Article 27. Managing change

- 27.1 The impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.
- 27.2 Existing fabric, use, associations and meanings should be adequately recorded before and after any changes are made to the place.

Article 28. Disturbance of fabric

- 28.1 Disturbance of significant fabric for study, or to obtain evidence, should be minimised. Study of a place by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the conservation of the place, or to obtain important evidence about to be lost or made inaccessible.

Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken to ensure there are also unintended consequences.

Articles

28.2 Investigation of a place which requires disturbance of the fabric, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a place. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant fabric which has been removed from a place including contents, fixtures and objects, should be catalogued, and protected in accordance with its cultural significance.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

The best conservation often involves the least work and can be ingenious.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.

