RESERVE BANK OF AUSTRALIA

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25 August 2025

Senior Assessment Officer

Department of Climate Change, Energy, the Environment and Water
Ngunnawal Country, John Gorton Building, King Edward Terrace,
Parkes ACT 2600 Australia

Dear Senior Assessment Officer,

EPBC 2024/100052 – Notification of Public Consultation Outcome

In accordance with Section 95A(3) of the Environment Protection and Biodiversity Conservation Act 1999, the public comment period for EPBC 2024/10052 – Reserve Bank Head Office Building Asbestos Remediation and Refurbishment, Sydney, NSW – closed on 15 August 2025.

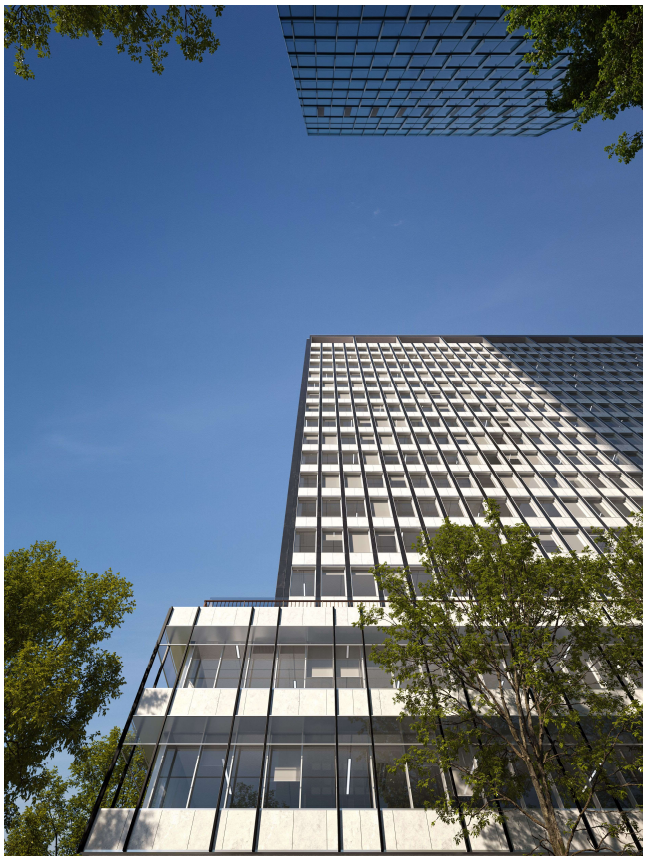
The consultation period concluded with no submissions received.

Yours sincerely

65MP Project
Workplace Department

NBRS

PRELIMINARY DOCUMENTATION
ADDITIONAL INFORMATION REQUEST
EPBC (2024/10052)



Reserve Bank of Australia Head Office
65 Martin Place, SYDNEY NSW 2000

3 July 2025

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Cover Image: Render view - view from Martin Place across the northeastern corner of the building. (Source: Architectus)

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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ISSUED	REVIEW	ISSUED BY
18 June 2025	Draft for DCCEEW review	S Polkinghorne
3 July 2025	Final Issue to DCCEEW	S Polkinghorne

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1.0 INTRODUCTION

On the 4th of February 2025 a proposed action to undertake a series of works to remediate asbestos contamination of the Reserve Bank Head Office Building (the Head Office Building or the site) at 65 Martin Place, Sydney, was determined to be a controlled action under section 95A(2) of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). As such, it requires further assessment and approval. The Department of Climate Change, Energy, the Environment and Water (DCCEEW), has concluded that additional information is necessary to evaluate the potential impacts of the proposed action on the heritage values of the Reserve Bank Commonwealth Heritage Listed Place (Place ID:105456).

The preliminary documentation consists of the submitted referral documentation (EPBC 2024/10052) as well as further information for preliminary documentation requested by DCCEEW in the letter dated 17 February 2025. This report has been prepared to provide that further information to complete the preliminary documentation package and should be read in conjunction with the *Assessment of Likely Impacts on Commonwealth Heritage Values, RBA Head Office Building – 65 Martin Place* (ALI).

Whilst this report can be read as a stand-alone document responding to the additional information requested, it is underpinned by the information contained in the ALI, included here at Appendix A. Refer to section 1.2 of this report for a table identifying where in this documentation the additional information requested has been addressed.

1.1 HERITAGE STATUS

The Head Office building is included as a 'Listed place' on the Commonwealth Heritage List (Place ID 105456) for demonstrating Commonwealth Heritage values and is also identified as a heritage item of Local significance, (Item I1897*) on Schedule 5 - Environmental heritage of the *Sydney Local Environmental Plan 2012 (*LEP).

In relation to the Commonwealth heritage status of the site, the relevant consent authority for works to the building is the DCCEEW under the *EPBC Act 1999.*

In relation the Local heritage status of the site, the relevant consent authority is the Council of the City of Sydney (COS) under the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979).*

- Further information on the heritage status of the site is available in Section 4.0 Heritage Management Framework of the AIL.

- Detailed discussion describing the application of the Commonwealth heritage criteria to the site is available in Section 4.3.2 Application of Commonwealth Heritage Criteria of the AIL.

1.2 IDENTIFICATION OF ADDITIONAL INFORMATION

The following table identifies where each specific request for information listed in the DCCEEW letter of the 17th of February 2025 has been addressed in this report.

Request for Information:		Location Reference:
3.1	*Commonwealth Heritage Values*	
1)	*Provide details of the specifications of the Australian stone proposed to be used for the replacement external cladding. At a minimum, this must include a list of candidate Australian stone varieties, including detailed reasoning for their consideration and how they are sympathetic to the International architectural style (Criteria (a) and (d)).*	Section 2.0 (p5) 2.1 (p5) 2.3.1 (p10) Supporting info: Appendix B
2)	*Additional analysis of the streetscape impacts from different vantage points, which are to be informed by the specifications of the proposed external cladding stone and addition of the southern services core (Criterion (e)).*	2.4 (p11) Figs. 2 – 6
	a) Provide visualisations which consider various candidate stone varieties (if applicable), the addition of the southern services core, and the impacts to the streetscapes of Martin Place, Macquarie Street and Phillip Street.	2.4.1 (p12) – Fig. 8 2.4.2 (p17) – Fig.15 2.4.3 (p19) – Fig 19 Supporting info: Appendix C
	b) Conduct a reflectivity analysis on candidate stone and façade materials, and the addition of the southern services core for the streetscapes of Martin Place, Macquarie Street and Phillip Street.	Section 2.0 (p22) Supporting info: Appendix D
	c) Provide an analysis of the impacts to the relevant Commonwealth Heritage values of the Reserve Bank building because of changes to the surrounding streetscapes.	Section 2.0 (p23)
3)	*Provide details of the new façade redesign including the appearance, materiality and changes to the fenestration. Reference must be made to the new façade's consistency with the International architectural style of the original design (Criterion (d)).*	2.5 (p25)
3.2	*Mitigation and avoidance measures*	
4)	*Provide an indicative timeframe for when the updated Heritage Management Plan will be prepared in accordance with Policy 66 of the Heritage Management Plan, as specified in Mitigation Measure 5 of the Heritage Impact Statement (HIS).*	Section 3.0 3.1 (p32)
1)	*Detail how the Heritage Interpretation Strategy, referenced in Mitigation Measure 6 of the HIS, will outline how any lost original materials will be interpreted (e.g. the original façade and its overcladding, the original lifts and their associated lobbies, etc.).*	3.2 (p33)

2)	*Provide a summary of the indicative 'key stages', and their timing and duration for the proposed action as outlined in Mitigation Measures 7-9 of the HIS (e.g. site preparation, removal/remediation, reconstruction/installation/restoration, commencement of operation, etc.).*	3.3 (p35) Supporting info: Appendix E
3)	*Provide an outline of the process to be followed, including timeframes, to be included in the proposed Construction Management Plan if heritage fabric is accidentally damaged on removal from the building as outlined in Mitigation Measure 11 of the HIS.*	3.4 (p38)
4.	*Economic and social matters*	
	Table 2: Economic and social matters checklist	
	Consideration of negative impacts (e.g. disruption to traffic, restricted use of the RBA building, and disturbance of asbestos as part of remediation activities).	Section 4.0 4.1 (p41)
	Consideration of positive impacts (e.g. RBA's continued use of the building, employment opportunities).	4.2 (p42)
	Estimated capital value and ongoing economic value, using specific dollar or other numerical values where relevant.	4.3 (p43)
	Details of any stakeholder consultation, and a summary if the outcomes, since the referral of the proposed action under the EPBC Act (15 November 2024).	4.4 (p44)

1.3 METHODOLOGY AND TERMINOLOGY

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter) 2013*.

The International Modernist architectural style referred to in this report is as defined by the following information sources:

- *A Pictorial Guide to Identifying Australian Architecture* by Richard Apperley, Robert Irving and Peter Reynolds (Angus and Robertson: Sydney, 1989)
- *The Encyclopedia of Australian Architecture*, edited by Phillip Goad and Julie Willis, (Cambridge Press, 2012)

The terms 'Reserve Bank of Australia Head Office building', 'Reserve Bank building', 'RBA building' and 'Head Office building', and the place, are used interchangeably throughout this report to describe the building located at 65 Martin Place, Sydney NSW 2000.

1.4 DOCUMENTATION EVALUATED

This report has taken into consideration the following information:

– Further information required for preliminary documentation request, issued by DCCEEW, dated 17 February 2025
– Architectural documentation, prepared by Architectus

The following documents are appended to this report, or included in the body of the report, for reference:

Appendix A – Assessment of Likely Heritage Impacts
Appendix B - Stone Reference Reports
Appendix C – Visualisations
Appendix D – Reflectivity Statement
Appendix E – Program
Appendix F – Stone Audit
Appendix G – Heritage Management Plan

1.5 AUTHORSHIP

Thes Preliminary Documentation comprises this additional information and the *Assessment of Likely Impacts on Commonwealth Heritage Values, RBA Head Office Building – 65 Martin Place,* dated 15 November 2024, both documents were prepared by Samantha Polkinghorne, Director | Heritage, of **NBRS**.

1.6 ACKNOWLEDGMENTS

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

– Mr Neil MacLeod, Reserve Bank of Australia, Workplace Department (Sydney)
– Mr Peter See, Reserve Bank of Australia, Workplace Department (Sydney)

2.0 STONE SELECTION

1) Provide details of the specifications of the Australian stone proposed to be used for the replacement external cladding. At a minimum, this must include a list of candidate Australian stone varieties, including detailed reasoning for their consideration and how they are sympathetic to the International architectural style (Criteria (a) and (d))

2.1 CRITERIA

The following key criteria have been established as a baseline to understand the physical and visual characteristics that needed to be considered in selecting a replacement stone:

1. It must be a stone sourced from an Australian quarry.
2. It is too closely interpret the visual character of the original Wombeyan Grey marble.
3. It is to be sufficiently robust to withstand environmental conditions.
4. It is to be available in sufficient quantities for the project.
5. It is to be able to be incorporated into a contemporary structural façade system.
6. It is to meet required reflectivity levels

Investigations into the available stone varieties and their availability was undertaken by specialist stonemason Mr Pieter Boer, of Stoneplus, with engineering advice on the options provided by Mr Peter Romeros, of Arup (façade engineer).

2.2 STONE OPTIONS

Investigations included assessing the suitability of the original Wombeyan Grey, however for sound reasons outlined below, this material was ruled out and so alternatives have been identified. At this stage of the project, it is pre-emptive to make a definitive selection, however we are confident, based on the investigations undertaken to date, that the project can achieve a sympathetic match that will support recapturing the original International Modernist aesthetic inherent in the 1964 design.

VERTICAL STONE BANDS

The original dark vertical stone bands are of Adelaide Black Imperial granite. This material meets the required structural criteria, is still available in sufficient quantities from an operational quarry and so is proposed to be used again. No alternatives are being considered for the vertical stone band components of the facade.

Granite



Adelaide Black Imperial

HORIZONTAL STONE BANDS

A series of marble options have been reviewed to determine if they meet the criteria for consideration for incorporation into the new curtain wall façade system. The following options fall within an acceptable colour and patterning range and are likely to meet the structural specifications.

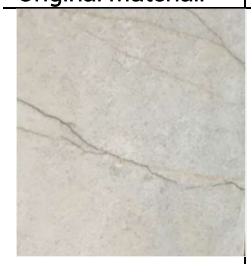
Original Material:	Suitable Options:		
			
			
Wombeyan Grey	*Austral Dream* Also known as *Pilbara Cream,* *Pilbara Dreamtime,* *Dolce Vita*	*Austral Pearl White* Also known as *Bianca Dolce Vita*  Variant *Austral Pearl Grey*	*Bianca Mist*

Figure 1 - Stone Comparison Table. The images above are of quarried stone, and are indicative of the likely visual character

As with any marble material, there will necessarily be a process of careful selection and further testing on a block-by-block basis to achieve the closest and most consistent colour match. All stone will require structural testing following removal from the quarry, so definitive confirmation of structural adequacy can't be confirmed at this stage. Currently 300 x 300 samples of selected stone have been ordered as the next step in assessing the suitability of colours and patterning to achieve a suitable match for the original material. The sampling will also involve replicating the original honed finish to understand how that change to the surface of the material influences the presentation of the marble.

The timing of the sampling process is not expected to influence the final selection of materials. As the selection criteria have already been established based on heritage and aesthetic requirements, the sampling serves as a confirmatory step rather than a determinant in the decision-making process. It should not introduce bias or affect the integrity of the selection outcome.

2.3 SUMMARY INFORMATION:

The following summary has been collated from technical information provided by Stoneplus and Arup Façade engineers.

- Stoneplus and Arup reports are included at Appendix B of this report for further details and images.

STONE VARIETIES CONSIDERED:

Wombeyan Grey (original material)
Not recommended, information included here for comparison purposes only.



Location: Wombeyan, NSW
Material type: Crystaline Marble

Strength: the material is softer than others recommended in this report, and it is known to be brittle when under stress. For this reason, the marble is susceptible to fractures along veins if exposed to the weather for some time, making external applications less desirable.

Resource availability: Previously quarried blocks located on the quarry floor are now within the Blue Mountains National Park are not accessible.

Previous failure: Failure of the previous façade is speculated to have originated from the contributing issues below:

- The previous test results for Wombeyan marble were considered standard for a marble, however it is known to weaken around the veins (mud veins) with exposure to weather. The material is also considered to be brittle under stress.
- Inconsistency between the microscopic structure of the marble crystals allowed moisture and possible organic matter into the marble, leaving the marble vulnerable to expansion, softening and failure.
- Due to concrete cancer in the building, spalled concrete chips where dislodged and gathered into the rear cavity of façade fixing brackets, eventually forcing pressure on external cladding in the pin locations.
- Pin installation further weakened the material allowing to open and crack and allow debris into crevices.
- Original elastomeric jointing material failed by hardening, allowing ingress of water to track behind the stone worsening the above issues.

Wombeyan Grey is not recommended for consideration for the following reasons:

a) It is not considered good heritage practice to reinstate a material or detail that is known to have failed.
b) The quality and extent of available material is not known as the quarry has been closed for some time.
c) Access to the quarry is problematic as it is now located within a National Park and the process to determine the condition, colour and quantity of available stone blocks currently on the ground would require the reopening and a make safe of the quarry. To date access has not been granted.
d) These inspections are essential as blocks which have lain exposed on the ground for protracted periods of time could be compromised due to being exposed to the elements; therefore, inspections and testing would need to be done to understand if the material could be considered as acceptable in the first instance.
e) The quantity of appropriately coloured materials would also still need to be determined. The deposit varies between mostly white background to a blue/grey background and it's unclear how many of the blocks remaining within the national park would be of a suitable colour variation.

Austal Dream Marble

Also known as: Pilbara Cream, Pilbara Dreamtime or Dolce Vita





Location: Pilbara, WA

Material: Dolomitic Marble

Colour: Austral Dream is a Creamy White marble that can have warm hues flowing throughout the material and has blue and grey undertones.

Movement: Austral Dream does not have a specific vein direction but has more of a rugged coastal landscape appearance.

Strength: As a Dolomitic Marble this stone is denser and less porous than most marbles and therefore is more resistant to external elements and scratch/acid resistant.

Resource availability: Current stock on ground - 141 blocks. Quarry still operating with access to more material in ground.

Notes:

- Austral Dream is currently an in-demand product due to is dolomitic marble properties that are superior in strength to most marbles and yet still provide the aesthetics of a marble.

- Stock on the quarry floor is expansive for both colour variants however further resource is currently being quarried out on demand. Large quantities allow for colour selection amongst blocks to best suit the project.
- Due to the material's natural properties, it lends itself to a longer lasting option that can weather the external environment for this project.
- Test results from 2012 indicate compressive strength is twice the strength of Carrara. It is expected that any new deposit test would be more favourable the further into the deposit.

Austral Pearl White
Also known as Bianca Dolce Vita
Variant: Austral Pearl Grey (right hand image)




Location: Pilbara, WA
Material type: Dolomitic Marble

Colour: Austral Pearl is a Bright White to Cream marble.
*Variant option – Austral Pearl Grey – Light blue/grey to white.

Movement: It has a wavy linear movement across the material.

Strength: As a Dolomitic Marble this stone is denser and less porous than most marbles and therefore is more resistant to external elements and scratch/acid resistant.

Resource availability:
Austral Pearl White- current 50 blocks out of the ground and further resource in ground with Quarry still in operation.
*Austral Pearl Grey – current blocks on quarry floor more than 15 block however the Quarry is in operation and expansive resource available in ground.

Notes:
- Austral Pearl is currently an in-demand product due to is dolomitic marble properties that are superior in strength and yet still provide the aesthetics of a marble.
- Stock on the quarry floor is expansive for both colour variants however further resource is currently being quarried out on demand. Large quantities allow for colour selection amongst blocks to best suit the project.
- Due to the uniform movement across the material and neutral palette, it lends itself to use across a large project.
- Austral Pearl Grey – appears to be tonally close in nature to the Wombeyan Blue Marble currently in-situ.

Bianca Mist Marble

Location: Chillagoe, QLD **Material type:** Crystalline Marble **Colour:** Pristine White with subtle grey cloud like intrusions - fine grain marble. Blush tones can be present from time to time **Movement:** predominantly white with grey intrusions washed across the slab **Strength:** The material is quite hard for a crystalline marble. **Resource availability:** Current stock on ground – around 50 blocks are available on the quarry floor. Inspection would be required to check the tonality of the blocks and structure as the blocks were quarried out some years ago. Quarry is owned by Cairns Marble however quarry is not currently in operation. Notes: • Most similar in design to the Wombeyan Marble currently on the façade at the RBA. Slightly whiter. • Due to the pristine white crystal, it does have an opaque nature and therefore would require backing to avoid any rear structure showing through. • The small crystal structure can chip easily along edges. • The current block availability is varied in colour. With some pink undertones more prominent in some blocks. Careful selection of material will be required.

2.3.1 INTERNATIONAL ARCHITECTURAL STYLE - COMMENTARY

In identifying suitable options for a stone variety for incorporation into a contemporary building façade system, the original 1964 building design and materiality provide clear direction on the desired outcome. The original stone façade components comprised narrow vertical bands of Adelaide Black Imperial granite and more prominent horizontal bands of Wombeyan Grey marble alternating with bands of windows creating the distinctive International Modern styling of a 'tartan' façade, in this case based on clear physical and documentary evidence of the RBA building design.

The intention is to closely match the original stone materials, not only in terms of colour and patterning but also in application to recreate the 'tartan' facade composition and so recapture the International Modernist aesthetic of the building.

Section 2.5 Façade Discussion for a more detailed commentary regarding the approach to conserving the International Modernist aesthetic of the proposed design.

2.4 STREETSCAPE ANALYSIS

2) Additional analysis of the streetscape impacts from different vantage points, which are to be informed by the specifications of the proposed external cladding stone and addition of the southern services core (Criterion (e)).

a) Provide visualisation which consider various candidate stone varieties (If applicable), the addition of the southern services core, and the impacts to the streetscapes of Martin Place, Phillip Street and Macquarie Street.

The location of the subject building, with three street frontages, results in a design that is essentially appreciated 'in the round', with the southern services core being located at the rear of the building and largely hidden from view. Whilst the location of later (current) and proposed services cores have been altered from the 1964 layout, the original operational intent driving the location of this building component, namely being on the southern side of the building, remains the optimal visual and operational outcome.



Figure 2 - Visualization of the project from The Domain, demonstrating the surrounding built forms, as well as the relationship of the proposed southern services core and roof top pavilion. These two elements are not readily visible from the surrounding streetscapes. (Source: Architectus)

Following investigations into the range of available stones (refer to section 4.2), it was determined that there are clearly acceptable options that meet the required criteria, however in terms of this exercise, the visual appearance between the options is essentially similar. For this reason, a single set of visualisations have been provided, and the appearance of the stone has been based on a high-resolution image of the Austral Dream stone option.

- Larger versions of the following visualisations, provided by Architectus, are included at Appendix C.



Figure 3 - Northeast



Figure 4 - Northwest



Figure 5 - Southeast



Figure 6 - The Domain

2.4.1 STREETSCAPE IMPACT ON MARTIN PLACE

The creation of Martin Place as we know it today was a process that spanned nearly five decades. Work commenced in 1892 at its western end with the closing off of Moore Street in front of the General Post Office. It was named Martin Place at this time after the then Chief Justice, Sir James Martin. The final portion, between Castlereagh and Macquarie Street, being completed in 1935[1].

Understanding how the space evolved informs the appreciation of the manner in which the majority of buildings, including the RBA building, address one of Sydney's key public domain spaces. It is also important to note that the Head Office building is located at the southeastern corner of the upper end of Martin Place where it meets Macquarie Street. Whilst this may not be so obvious in the context of the

[1] Dictionary of Sydney (https://dictionaryofsydney.org/entry/martin_place)

current urban development surrounding the site, when the building was constructed, it clearly dominated the corner position both in terms of scale as well as its Modern and forthright architectural expression, as shown in Figure 7 below.

For this reason, a key view of the building is the northeastern approach from Macquarie Street which then reveals the full northern elevation of the building as one turns and faces into Martin Place proper.



Figure 7 – c1970 view of the building, with the adjacent site cleared for the construction of the (former) Westpac building – now demolished and replaced with 60 Martin Place. (Source: RBA Archives)

As noted elsewhere, the intent of the proposal is to closely interpret the original building design, through its form, scale and distinctive architectural character, to enable it to continue to contribute to the surrounding precinct.

Key to the buildings contribution to Martin Place is the relationship with the ground floor lobby and external walkway and plinth. Where the Phillip and Macquarie Street elevations meet the ground in a functional way, the expansive double height glass windows along the full width of the elevation, with full height glazed returns at each end, is one of the significant original design features of the building. Not only architecturally distinctive, this feature is also an intentional statement broadcasting the optimism and desire for transparency by the newly established organisation.



Figure 8 - Visualization of the Martin Place presentation of the building from Macquarie Street. (Source: Architectus)

The area immediately in front of the building on Martin Place, has since its original construction, become the venue for a range of public domain interventions. These include rubbish bins, light/flag/security camera poles, seating, ramps, kiosks and most significantly, an entry point to the Martin Place underground railway station. All of these elements have diminished the relationship of the building entry and the public domain. Upgrading of this area is highly desirable, however outside the scope of this project and contingent on City of Sydney involvement.

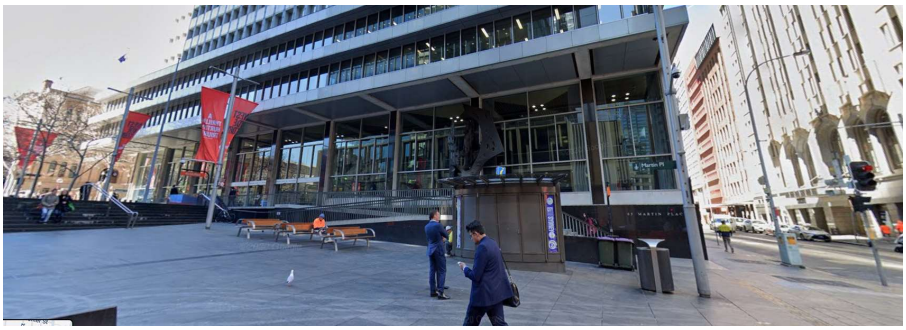


Figure 9 - Later public interventions into the forecourt area, including posts, ramp, seating and kiosk structures etc. (Source: Google Streetview)



Figure 10 - Image of the clean lines of the original plinth interface with Martin Place. (Source: RBA Archives)

In terms of further views of the building from the lower reaches of Martin Place, the overall scale and form of the building will be retained, as will the 'tartan' aesthetic of the building. For these reasons the contribution of the proposed building to the 'streetscape' of Martin Place will essentially remain the same.

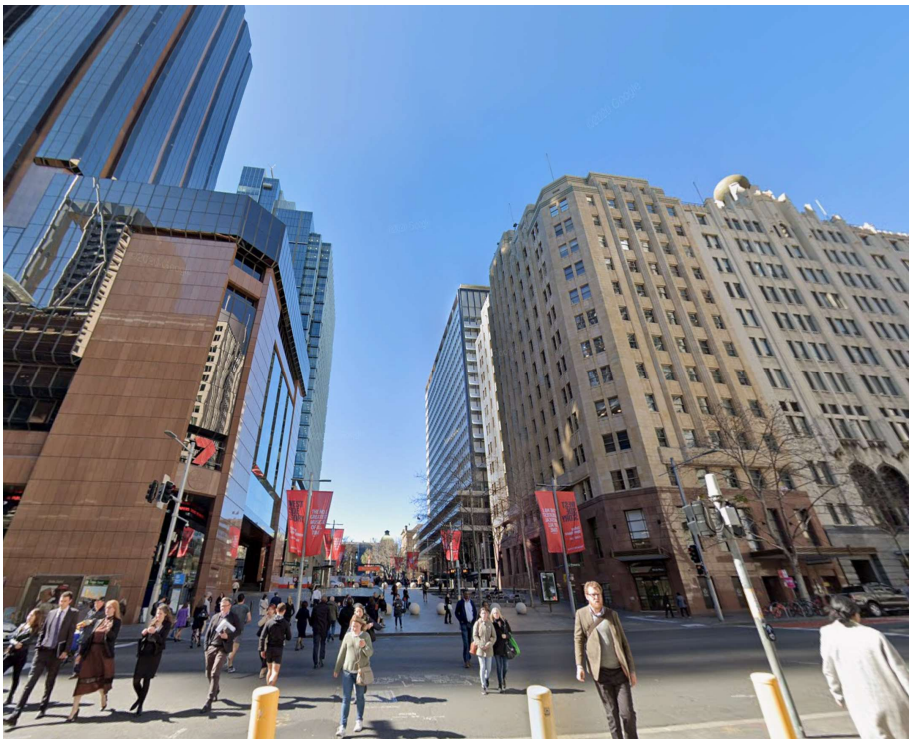


Figure 11 - View east along Martin Place at the Elizabeth Street crossing. From this distance the contribution of the building will essentially remain the same. (Source: Google Streetview)

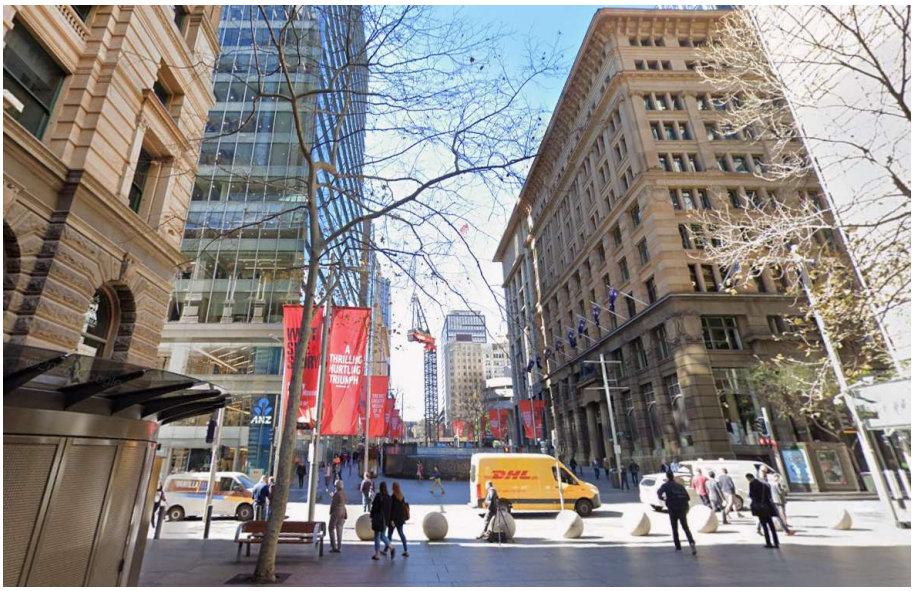


Figure 12 - Whilst the building is not one of the larger buildings fronting Martin Place, its location at the top of the slope does provide a level of prominence. This contribution to views in and around the Martin Place precinct will be retained unaltered. (Source: Google Streetview)

2.4.2 STREETSCAPE IMPACT ON PHILLIP STREET

Phillip Street sits below Macquarie Street, is relatively narrow and lined in multi storied buildings generally built out to the boundary. The ground level presentation of the building does not include a setback from the street, nor is there a distinct overhang of the soffit of the podium. Rather, a three-storey wall on the boundary, primarily clad in Wombeyan marble, provides access to the basement levels via vehicular and pedestrian openings. With the exception of a number of palm trees, Phillip Street does not contain any notable landscape elements in the vicinity of the site.

The images below describe the general character and proportion of Phillip Street in the general area of the building, with a dashed line identifying the location of the RBA building for reference.

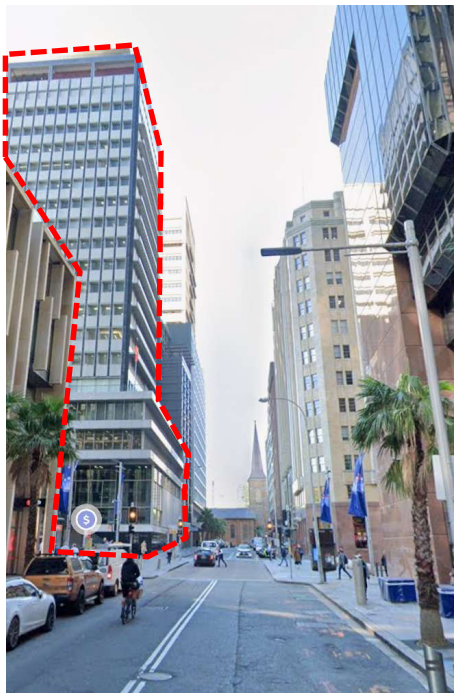


Figure 13 - View south. (Source: Google Streetview + NBRS overlay)



Figure 14 - View north. (Source: Google Streetview + NBRS overlay)

Travelling along Phillip Street north and south, views are oblique and confined, with pedestrian views being limited to angled and indirect views. For these reasons the viewpoint for the visualisation, Figure 15 below, is from Martin Place to provide a clear view of the Phillip Street elevation.

The existing side core is set back at the centre of the southern elevation and is not generally visible from the street or Martin Place, and whilst the proposed side core is wider, there is no material change in, or of, the Phillip Street streetscape from this modification. Limited views of the side core will be available from the upper levels of office windows directly across from the core structure, however not from street level.

Two key changes to the western elevation which have the potential to alter the contribution of the building to the Philip Street streetscape are firstly, an increased

level of transparency through an increase in the window area and secondly, the addition of recaptured architectural elements.

These changes do not adversely impact the contribution of the RBA building to the Phillip Street streetscape for the following reasons:

- the overall form and scale of the building is retained,
- the characteristic 'tartan' pattern, materiality and International Modern aesthetic is retained, and
- lost design elements will be recaptured, enhancing the building presentation, including
  - the restored Gordon Andrews designed logo
  - accurately reconstructed sun hoods and
  - reconstructed podium blades and sunscreen features.

- Detailed discussion regarding changes to the façade - see Section 2.5 below.

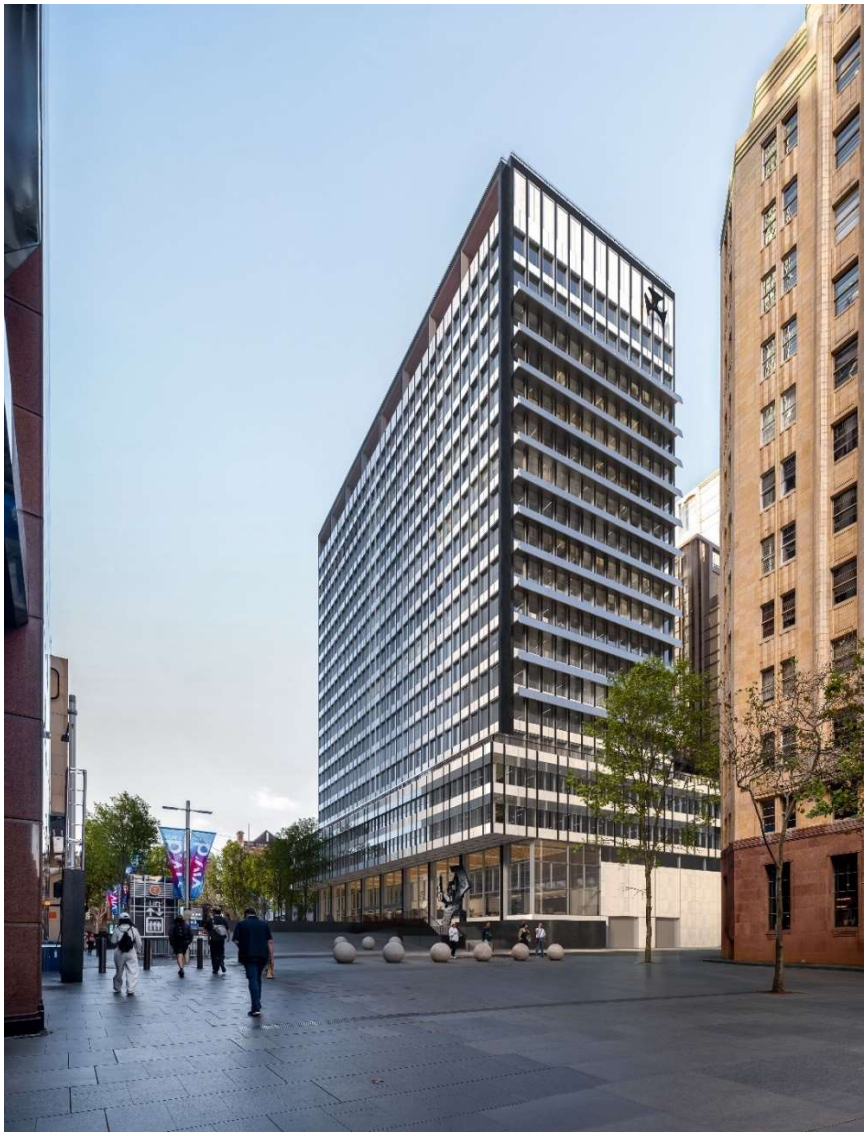


Figure 15 - Visualisation of the northwestern corner of the building from Martin Place, below Phillip Street. Note: the train station entry and various public domain structures have been removed for clarity. (Source: Architectus)

2.4.3 STREETSCAPE IMPACT ON MACQUARIE STREET

....
*The (*Governors Domain and Civic Precinct (GDCP)) *Precinct is also outstanding for its collection of buildings and open spaces, which as an ensemble, demonstrates the transition of the early, isolated penal settlement into a more substantial permanent town.*[2]

Macquarie Street, as the backbone of the GDCP, is recognised for the wide variety of architectural styles that illustrate successive eras of Sydney's commercial and civic development, from the earliest days of the colony through to contemporary commercial towers.

- Refer to Section 6.6 of the ALI for further elaboration on the GDCP.

The visualisation at Figure 19 below captures a hint of the past in the sandstone pillar from Hyde Park Barracks across Macquarie Street, whilst illustrating the current day context comprising the contemporary 60 Martin Place and later buildings, including the Modernist influenced (heritage listed) William Bland Centre, forming the adjacent streetwall to the south of the site. The render illustrates the relative building heights fronting Macquarie Street, and the stepping of the building heights which contribute to a more human scaled streetwall facing onto the historic precinct with views over the heritage buildings to the open landscape of The Domain beyond.

The visualization illustrates the more expansive width of Macquarie Street, enhanced by street trees planted by City of Sydney Council. Within the visual catchment of views south along Macquarie Street are the historic buildings of Parliament House, Sydney Hospital and Hyde Park Barracks, which emphasise the architectural stylistic differences in the area, refer to Figure 16 below.



Figure 16 - View south along Macquarie Street with the historic Sydney Hospital and Parliament House on the left of the image and the contemporary entry to 60 Martin Place on the right. This image also shows the street tree plantings to their advantage. (Source: Google Streetview)

[2] Excerpt from the Summary Statement of Significance for the GDCP, ALI, NBRS, p70.

At street level the building façade includes secondary access points into the building as well as providing code compliant access to the proposed substation to be located into the basement.



Figure 17 – Macquarie Street view of the podium during construction. The garden was not yet completed. (RBA Archives)

On the northeastern corner of the site, at street level, the Michael Munro Garden is located below the podium overhang. The garden and its components have been modified over time in response to changing conditions, including the addition of street trees which block out sun to the garden, and changing maintenance requirements which are triggered by a range of vandal and security issues.

The proposal includes the restoration and upgrading of the garden enhancing the presentation of the building edge and its contribution to the Macquarie Street streetscape.



Figure 18 - Illustration describing the refurbished Michael Munro gardens. (Source: Architectus)

- Refer to Section 5.6.6 of the ALI for more detailed discussion regarding the Malcolm Munro Garden.

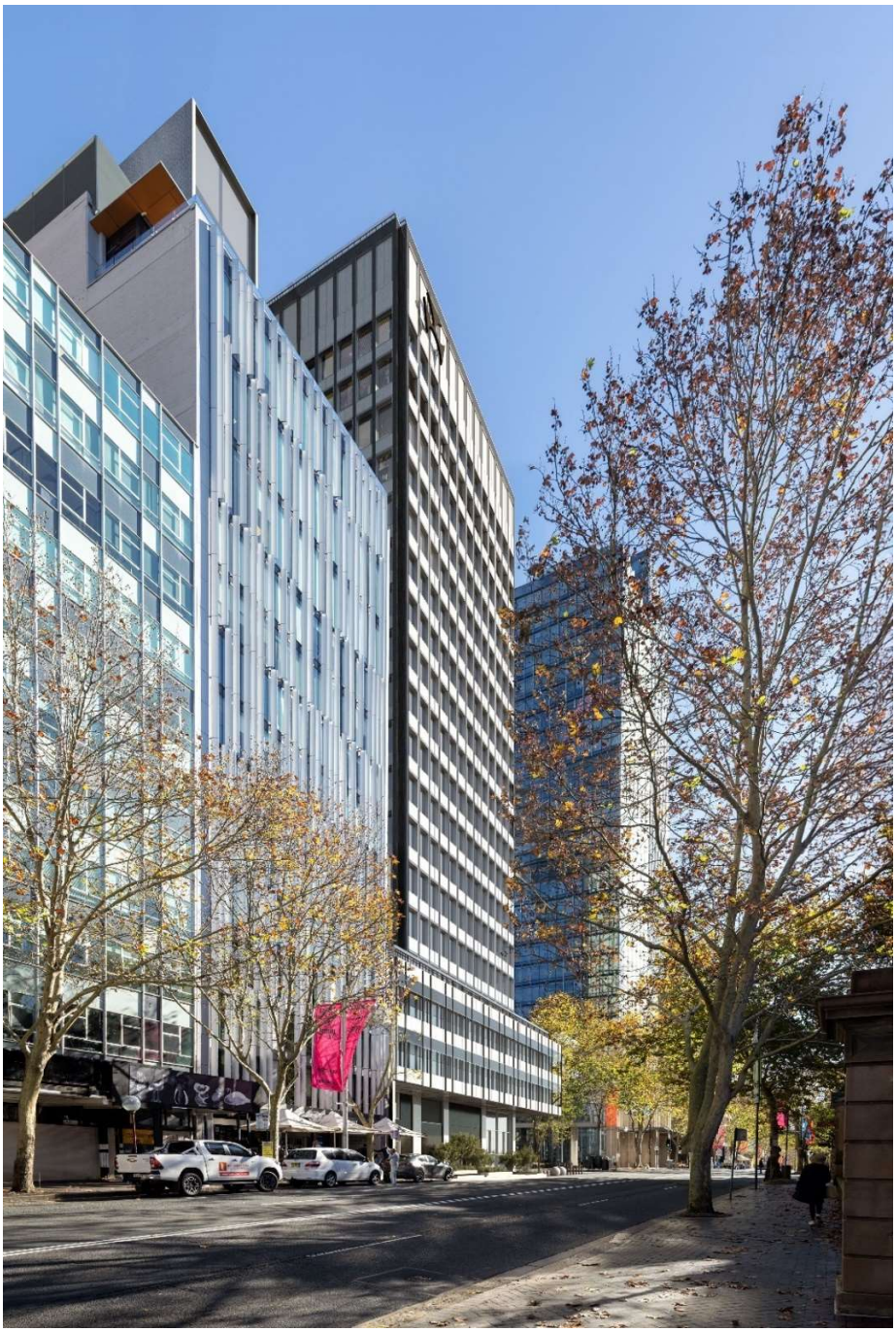


Figure 19 - View north, capturing the proposed RBA building and its context in the western street wall of upper Macquarie Street. The heritage listed William Bland Centre, dating from a similar era to the 1964 RBA building, is at the left-hand edge of the image. (Source: Architectus)

b) Conduct a reflectivity analysis on candidate stone and façade materials, and the addition of the southern services core for the streetscapes of Martin Place, Phillip Street and Macquarie Street.

The parameters for façade reflectivity impacts have been investigated for this project by ARUP façade engineering team, with their findings set out in the *Reserve Bank of Australia 65MP Project Reflectivity report*, dated 30 May 2025, included at Appendix D of this report.

The Arup report assesses the required façade performance in terms of reflectivity against the objectives of the City of Sydney DCP Section 3.2.7. This section of the DCP requires that buildings are designed with the following objectives:

a) *Minimise the reflection of sunlight from buildings to surrounding areas and buildings.*
b) *Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.*

Analysis was carried out in line with the methodology set out in *Reflectivity: Dealing with Rogue Solar Reflections*, Hassall D.N.H (1991), Faculty of Architecture, University of New South Wales. Further testing will be undertaken as an integral part of the detailed design of the façade system, with the results being submitted with the development application submission to City of Sydney Council for approval.

Areas addressed for potential reflectivity impacts in the report include:

- Impact on Traffic – Section 4.1
- Impact on Pedestrians – Section 4.2
- Impact on other buildings – Section 4.3

The report takes the existing form of the building and the façade and identifies aspects of the design that contribute to managing potential reflectivity issues. For example, the report notes that window reveals and overhangs contribute to blocking reflections[3] The new façade will be designed to retain the original window reveal depth as well as the podium overhang, which will assist in managing building reflections. In terms of materiality, the report notes that honed white stone does not have any material specular component[4] demonstrating that a significant component of the façade will not result in adverse reflectivity impacts.

In summary, *the reflectivity assessment concludes that the proposed development is unlikely to result in unacceptable glare … provided the normal specular reflectivity of façade materials is within:*

- *10% for black polished granite proposed for vertical elements of window reveals; and*
- *20% for all other façade elements in accordance with the City of Sydney DCP[5].*

Arup has established the parameters to be applied to the façade glazing and cladding, including the spine, that need to be met in the choice and finish of façade materials to avoid unacceptable impacts on traffic, pedestrians and surrounding buildings. This information, alongside an ongoing review and testing process, will inform the design development phase of the project to ensure any potential reflectivity impacts from the façade or services core are appropriately managed.

[3] ARUP, *Reserve Bank of Australia 65MP Project Reflectivity report*, dated 30 May 2025, p10
[4] ARUP, *Reserve Bank of Australia 65MP Project Reflectivity report*, dated 30 May 2025, p10
[5] ibid, p14

c) *Provide an analysis of the impacts to the relevant Commonwealth heritage values of the Reserve Bank building because of changes to the surrounding streetscapes.*

The carefully considered approach to retaining the original scale, form and presentation of the building results in there being no adverse or material impacts on the surrounding Phillip and Macquarie Streets and Martin Place streetscapes.

The detailed design phase of the project will take into account acceptable levels of material reflectivity and make decisions accordingly; the colour and material palette will be based on the original building selections and so will avoid introducing major changes to the visual contribution the building makes to the surrounding streetscapes.

Modifications to the approved southern services core are minor will not result in material changes to the appreciation of views of the building.

While the building may present as a new structure, the proposed design carefully balances renewal with heritage by following four key principles aligned with the International Modern style. These include the retention of minimal ornamentation and the distinctive lean pavilion at its roof, the preservation of the glass curtain wall that enhances transparency and openness, and the continued use of light and modern materials such as aluminium and marble, which contribute to its distinctly modern aesthetic. This approach will support the ongoing Modernist contribution to the character of the surrounding streetscapes.

The following table assesses the potential impacts of changes to the surrounding streetscape on the Commonwealth heritage values of the site.

- Detailed description of each Commonwealth heritage value is at section 4.3 of the ALI.

COMMONWEALTH HERITAGE VALUES:	**COMMENTARY:**
Criterion (a) (Processes) *The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history.* *Attributes* *Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.*	Supporting the ongoing occupation of the bank on the site is the key heritage benefit of the project. This action supports Criterion (a) through continued occupation for a period longer than originally envisaged.
Criterion (b) (Rarity) *The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.* *Attributes* *Remnant evidence of original services, and remnant evidence of the former residential flats.*	Not applicable.

Criterion (d) (Characteristic values) *The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:* *(i) a class of Australia's natural or cultural places; or* *(ii) a class of Australia's natural or cultural environments.* *Attributes* *The architectural attributes that demonstrate the International Style.*	The original form and scale of the building will be retained. As described in this addendum and the ALI, retaining and interpreting the original International Modern design details and materiality is an overarching principle of the design approach to the project.
Criterion (e) (Aesthetic characteristics) *The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.* *Attributes* *The multi-storey form and the quality of external finishes to the building.*	These actions support the protection of the aesthetic values of the place recognised in Criteria (d) and (e) and available through the contribution of the building to the surrounding streetscapes.
Criterion (f) (Technical achievement) *The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at particular period.* *Attributes* *Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.*	Criterion (f), whilst not directly supporting the contribution of the building to the surrounding streetscape, supports the overall significance of the place through the conservation of artworks and specific building elements which in turn will contribute to the significance of the place.
Criterion (g) (Social value) *The place has significant heritage value because of the place's special association with a particular community or cultural group for social, cultural or spiritual reasons.* *Attributes* *Continued use of the building by the Reserve Bank for the above purpose.*	Criteria (g) and (h) will be supported by the retention of the building and the Banking function in this location.
Criterion (h) (Significant people) *The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.* *Attributes* *The artworks of Bim and Margel Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.*	

2.5 FAÇADE DETAILS

3) Provide details of the new façade redesign including the appearance, materiality and changes to the fenestration. Reference must be made to the new facade's consistency with the International architectural style of the original design (Criterion (d)).

2.5.1 SIGNIFICANCE OF THE EXTERIOR OF THE BUILDING

Extensive historical and documentary investigations were undertaken for the development of the Heritage Management Plan (HMP) for 65 Martin Place and included a ranking of significance of the various components of the place.

- Appendix G - *Heritage Management Plan, Reserve Bank of Australia Head Office 65 Martin Place Sydney NSW 2000*, 8 April 2020.

In identifying the relative grading or ranking of significance of specific spaces, fabric or aspects of the place, informed decisions can be made in relation to change, with a view to conserving those aspects of the place considered to contribute to the cultural significance of a place. The HMP ranks the external form and detail of the building as being of Exceptional cultural significance, refer to section 5.6.1 - *Exceptional Significance,* and includes the following description:

> *The External Form and Detail of the Building*
> *The building's overall external design, including the later modifications, is a highly significant aspect of the overall significance of the place. The significance relates to:*
> - *The scale and proportion of the building and its component parts.*
> - *The use of materials (stone, glass, aluminium) and juxtaposition of details and elements.*
> - *The articulation of the podium and tower.*
> - *The clean roof line and its free-standing character in this part of the city.*[6]

Specific aspects of the buildings external design are further elaborated on in the Commonwealth Heritage Value - Criterion (d) description, and it is this combined information which underpins four key design principles guiding the development of the new building façade.

> Criterion (d) (Characteristic values)
> *The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well-designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting.*
>
> *Attributes*
> *The architectural attributes that demonstrate the International Style.*

[6] *Heritage Management Plan, Reserve Bank of Australia Head Office 65 Martin Place Sydney NSW 2000*, 8 April 2020, NBRS, p

2.5.2 EXTERIOR FORM AND FAÇADE PRINCIPLES

A series of guiding principles, based on the established significance of the exterior of the building noted above, have been applied to the development of the proposed design. These principles underpin the current proposal and will continue to guide the future detailed design development process to ensure consistency with the intent of the original building design:

Principle 1:
The overall form and scale of the existing building is to be retained, with specific reference to the articulation of the ground level presentation to Martin Place, the expression of the podium and the tower form.

Principle 2:
The c1964 International Modern architectural styling is to be retained, with specific reference to the 'tartan' pattern of the fenestration.

Principal 3:
The c1964 International Modern aesthetic is to be retained, with specific reference to Australian stone being employed as a key component of the façade system and the existing palette of colours and materials being retained.

Principle 4:
Reference to original design details and architectural features is to inform the detailed design of the contemporary façade system.

The intent of the project is to provide a contemporary, state of the art facility that will service the operations and function of the RBA for the foreseeable future, at the same time, ensure the Commonwealth heritage values, including Criterion (d) which recognises the significance of the International Modernist design of the building, is neither lost nor diminished.

2.5.3 FAÇADE CHANGES

The RBA building is distinguished by its original façade, which featured a refined black and white tartan pattern composed of Wombeyan Blue/Grey Marble and Adelaide Black Imperial granite. This design reflected modernist ideals of lightness, precision, and civic elegance. However, in the early 1990s, the marble began to delaminate from its substructure, leading to the façade being overclad with heavier granite panels. While this remedial work addressed structural concerns, it added bulk and deepened the window reveals, ultimately compromising the clarity, lightness, and streamlined geometry of the original tartan-inspired design.

The following table sets out proposed changes to the façade design where they depart from the original design and the reasoning for the change. Also included is an assessment of the consistency of the modification with the International Modern architectural style, specifically as it relates to the original building design.

As noted earlier in this report, the available physical and documentary evidence confirming details of the 1964 design provides very clear direction for decision making relating to this facade. Whilst we know from historical research that the Special Projects Branch of the Commonwealth Department of Works, who were responsible for the design and documentation of the project, were influenced by examples of modern architecture in other parts of the world, assessment of consistency with the International Modern style is an assessment against the original building rather than international trends and practices.

The intention for the new facade is to closely match the original design and materiality to recreate the 'tartan' facade composition and recapture the International Modernist aesthetic of the building.



Figure 20 - Dutch Central Bank Building Central Amsterdam. The program for this building is reputed to have been studied by the design team, there are distinct similarities shared by both building in the external form and character [7]. (Source:https://www.bloomberg.com/news/features/2025-01-07/in-amsterdam-dutch-central-bank-headquarters-reopens-with-sustainable-makeover)



Figure 21 – Diagram of the northern facade, illustrating the relationship between the entry level, the podium and the tower components. Also shown is the 'tartan' pattern applied across the tower facade, and the relationship of the lift over run and rooftop pavilion. (Source: Architectus)

[7] Russell Rodrigo (2026) *Banking on Modernism: Dr H.C. (Nugget) Coombs and the Institutional Architecture of the Reserve Bank of Australia,* Fabrications, 26:1, 72-101, DOI: 10.1080/10331867.2015.1129687, p 79.

Services Core Design
Proposed modification: In response to further design development, alter the proportions of the approved core (widen) to accommodate required services and an improved operational layout. Provide an increase in height to the lift overrun to accommodate lift access to all floors, including the roof top pavilion. Currently a jockey lift is required to access the upper levels. **Consistency with the International Style:** The services core on the southern side of the building was an original layout element from 1964, however did not express any specific stylistic references to the International Modern style. The proposal retains the significant setbacks from the east and west elevations to minimise views of this element, in keeping with the original design. Material finishes to the core are yet to be determined; however, any finishes proposed will meet the reflectivity criteria requirements and reflect the original design intent – emphasising the glazed quality of the original masonry element.
Façade materiality: *glass, aluminium and stone*
Proposal: The proposed façade technology, a contemporary curtain wall system, will be designed to meet Australian standards, sustainability commitments and building codes. The system will utilize stone, glass and aluminium components, the original façade materials. Whilst the construction techniques, materials specifications and detailing will be finalised during the detail documentation phase the overarching principle of recapturing the architectural character of the original building will be supported through the use of these materials. **Consistency with the International Style:** Section 2 of this report identifies a selection of Australian marbles available to be incorporated into the contemporary curtain wall system in a composition based on the original proportions of the 'tartan' façade pattern. This approach is consistent with conserving the key features of the International Style of the 1964 design.



Figure 22 - Indicative section through upper levels 15 through 20 and the roof top pavilion of the building. The plum-coloured glazed tiles to the outside of the original plant rooms will be conserved. (Source: Architectus)

Roof Pavillion
Proposed modification: the existing ceiling height within the rooftop pavilion is currently 2.3 meters high. It is proposed to raise the ceiling and enhance the quality of the pavilion space. A raised space within the ceiling will accommodate services, replacing a range of ad hoc services currently located on the roof. A significant change in the urban context that now needs to be taken into consideration is that in 1964, this was the tallest building in the area, as demonstrated in Figure 7. Today the roof forms a fifth elevation, visible to all those occupying the upper floors in nearby buildings. Raising the height of the roof top pavilion would improve both the quality of the pavilion space as well as high level views of the building. Consistency with the International Style: The clean lines of the original roof top pavilion will be retained and will continue to contribute to the appreciation of the International Modern aesthetic of the building. The footprint and roof overhang will remain the same as originally designed.

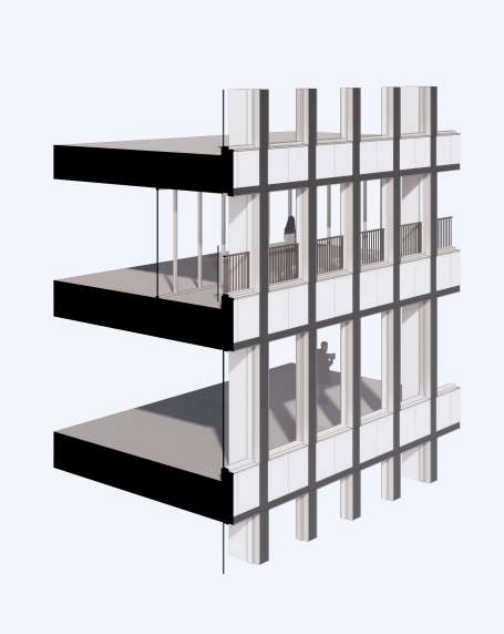


Figure 23 - Diagram demonstrating proposed window proportions, including the framing of the openings to the balcony at level 16. (Source: Architectus)

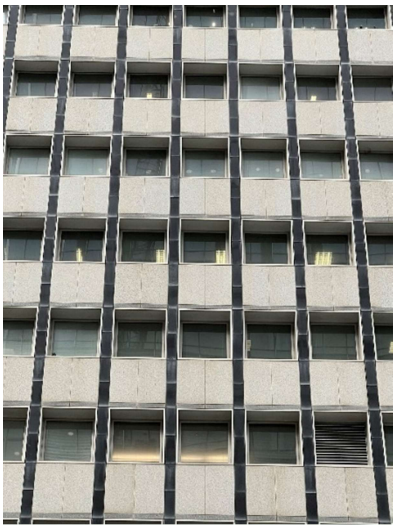


Figure 24 - View of the later overclad replicating the original layout pattern below. The relationship between the narrow, dark verticals and alternating horizontal bands of windows and lighter stone panels that create the 'tartan' effect is clear. (Source: NBRS 2023)

Window proportions
Proposed modification: The original 'tartan' pattern will be retained with the same number of vertical and horizontal components framing each of the elevations. It is proposed to lower the sill of each window by 300mm, and to standardise the windows on the western elevation. When the building was first constructed it was the tallest building in the area, with the result that the western elevation was exposed to intense solar exposure. For this reason, the windows on the elevation were not as high as elsewhere and were further protected by attached sun hoods. This situation no longer exists, with multistorey buildings on the western side of Phillip Street protecting the building from excessive solar exposure. There is no longer any reason the confine the window proportions, and so with appropriate glass specifications improved natural lighting can be provided to the occupants of the building. It is intended to reconstruct the sun hoods to their original detail and retain in their original location. **Consistency with the International Style:** This change to the window proportions is minor overall and does maintain the distinctive 'tartan' character of each of the building elevations. This approach to upgrading the amenity of the building has been carefully considered and is consistent with the overarching principles to conserve the International Modern architectural character of the design.



Figure 25 - Section demonstrating the articulation between the podium, the ground level and tower portions of the building. (Source: Architectus)

Recaptured Elements
Proposed modification: The project includes recapturing a range of lost elements on the façade. For example, the vertical blades and sunscreens that originally wrapped around the podium elevations. Recapturing this level of detail on the façade will allow the original character of the building to be returned to the public view. Details that have been eroded from people's memories through their removal and overcladding will be returned in their original context. ▪ Section 5.6.4 of the ALI discusses recaptured elements in detail. **Consistency with the International Style:** Any opportunity to return lost design components to the façade is not only consistent with the International style, but also key in recapturing the character of this specific building.

3.0 MITIGATION AND AVOIDANCE MEASURES

The following information expands on selected mitigation measures outlined in Section 7.2 of the ALI report.

3.1 UPDATING THE HERITAGE MANAGEMENT PLAN

4) Provide an indicative timeframe for when the updated Heritage Management Plan will be prepared in accordance with Policy 66 of the Heritage Management Plan, as specified in mitigation measure 5 of the Heritage Impact Statement (HIS).

Mitigation Measure No.5 – Update Heritage Management Plan
Update Heritage Management Plan
Updating of the HMP was scheduled for 2025; however, this work is on hold due to the decision to remediate the building of all hazardous contamination prior to undertaking the approved works under (2020/8870). An updated HMP will be prepared following the approval of the proposed action, either as 'Not a controlled action manner – particular manner' or as a 'Controlled action'.
Until that time the current HMP will continue to guide actions around all significant fabric and spaces that are not affected by hazardous contamination. Decisions regarding fabric that is affected are still guided by the overarching intent of the current HMP, the principles of the Burra Charter and good heritage practice.
The updated HMP completion will be finalised to accompany the Final Heritage Report (required by Mitigation measure 7).

The unacceptably high level of hazardous materials uncovered in 2023 could not have been contemplated at the time of the preparation of the existing HMP, nor was the extent of works required to remediate the building known. Works were promptly put on hold to enable the required detailed investigations to be undertaken and subsequently to allow the Bank time to analyse and assess their options to move the project forward.

The existing HMP continues to inform decisions around physical changes to the building, specifically identifying significant elements, materials, spaces and artworks in the building. Heritage values associated with the role of the place in Australian culture, governance and key individuals will not be adversely affected by the proposed changes.

An updated HMP will be prepared once the direction of the project has been confirmed and approved, allowing the significant components of the place that have been retained, conserved, adapted or interpreted to be addressed, and a suite of policies developed to guide future decisions about the place. It should be remembered that at the time the existing HMP was prepared the possibility that the Bank would continue to occupy the building for an extended period of time was not envisioned, however this unexpected opportunity has a positive heritage outcome.

The program commits to the preparation of an updated HMP to be endorsed by the completion of the project, refer to Appendix E for the project program.

3.2 INTERPRETATION STRATEGY

1) *Detail how the Heritage Interpretation Strategy, referenced in Mitigation Measure 6 of the HIS, will outline how any lost original materials will be interpreted (e.g. the original façade and its overcladding, the original lifts and their associated lobbies, etc.)*

> *Mitigation Measure No.6 – Heritage Interpretation System*
> *Prepare a Heritage Interpretation Strategy that identifies opportunities to communicate the history of the site, the vision of Dr Coombs for both the Banking function as well as the history of the building.*
> *An interpretation strategy will identify existing interpretation on the site and ensure that the communication of the history of the Reserve Bank of Australia, this head office building and its place in Australian cultural history, is protected, updated and enhanced where possible.*

- Refer to section 5.8 Heritage Interpretation Strategy of the ALI for a base outline for the preparation of a detailed Heritage Interpretation Plan for the RBA Head Office.

The following key strategies apply to specific aspects of the place; further development of these opportunities would be carried out as part of the detailed design, supporting the interpretation opportunities being considered as an integral part of the project, rather than an 'applied later' idea.

OPPORTUNITIES:	**INTERPRETATION STRATEGY:**
External narratives:	
1. Margel Hinder Sculpture + Bim Hilder wall enrichment	• Conserve and repair all original fabric • Provide historical information to communicate history of each piece, artists and specific role in the development of the RBA site. • Information may be located in the vicinity of the artwork (plaque), and in any digital or published sources.
2. Malcolm Munro Garden	• Conserve and repair all original fabric • Replant the gardens in native species likely to thrive in a sheltered location • Provide information to communicate history of the garden and its role in the development of the RBA site. • Information may be located in the vicinity of the garden (plaque), and in any digital or published sources.
3. Built form, architectural character and materiality of the building	• Return the built form and International Modern architectural aesthetic to the site, to be appreciated from, and contribute to, the public domain. • Use Australian materials for use in the 'tartan' façade. • Recapture lost architectural details that further a more detailed appreciation of the original design intent. • Provide narrative to communicate history of the RBA, the Head Office site, its development and associations with specific individuals.

	• Include a chronological history of the changes to the building, including the overclad, based on original drawings and photographic evidence. • Detailed historical information would be located in the reinstated Museum, and in any digital or published sources.
• **Internal narratives:**	
4. Museum	• Reinstate a publicly accessible Museum space to allow the various narratives to be presented in a comprehensive and coordinated manner.
5. Ground Floor Entry and Banking Chamber	• Maintain the original visual and spatial relationship between the Banking Chamber and Martin Place via the double height windows wrapping around the building at ground level – explaining the role of the intentional transparency between the Bank and the Australian public. • Conserve the original double height Banking Chamber, including original wall, floor and ceiling finishes, artworks and Fred Ward designed cheque writing desks – to demonstrate the original scale and distinctively Modern interior design of the time.
6. Original GF Lift Location	• The lift layout would be interpreted in the floor finishes, maintaining a relationship with the entry point through the marble clad wall containing the Bim Hilder wall enrichment from the Banking Chamber. • The original gold coloured slat ceiling would be hung in place to further interpret the lift lobby space.
7. Board Room and Governor's Suite	• Interpretation of these key activities would be achieved by reconstructing the Board Room and the Governor's suite. • Original salvaged materials, including bespoke Fred Ward designed furniture, timber wall linings and leather clad doors would be reinstated in these spaces. • Moveable heritage items to be returned to the spaces include artworks from the Coombs Collection of Australian Paintings, Governor's portraits and collection items, which include pottery pieces, tapestry and sculptures. • Based on historic images the original wave ceiling would be reconstructed to recapture the original spatial character of the Board Room. • These spaces will not typically be publicly accessible.
8. Vault doors (Fixed in basement)	• The original vault doors will be retained in the basement and will continue to be used for their original use. • These will not be publicly accessible.

9. Original materials - salvaged	• A range of original materials will be salvaged from the building, including various stone linings, timber linings and leather clad doors and associated hardware. • Each element will have its condition recorded and then stored for future reinstatement or repurposing as part of the workplace fitout. Details of the extent of salvaged material available will not be available until the salvage work has been completed.
10. Recapture lost internal features	• Photographic evidence has revealed a number of distinctive ceilings have been lost from the building – including the Board Room, the Staff Cafeteria and the Auditorium. • Original archival drawings will be reviewed to support the reconstruction or interpretation of these ceilings as an integral part of the workplace fitout interior design.

3.3 INDICATIVE PROGRAM OF KEY STAGES

2) Provide a summary of the indicative 'key stages', and their timing and duration for the proposed action as outlined in Mitigation Measures 7-9 of the HIS (e.g. site preparation, removal/remediation, reconstruction/installation/restoration, commencement of operation, etc.)

The program at Figure 26 below sets out the project stages, their anticipated timing and interrelationships overlaid with the timing of Mitigation Measures (MM) 7, 8 and 9 as requested. MM5 – Updating of the Heritage Management Plan is also included.

Elaboration of how specific aspects of each mitigation measure will be integrated into the project is included below; however, the overarching intent of these measures is to maintain close attention to the heritage objectives of the project for the duration of the program. A process for consistent oversight and reporting is crucial, as the anticipated project duration is envisaged to be in the order of six years from 2026.

The commitment includes regular updates to DCCEEW in the form of an annual report covering off the status of each of these measures, with a Final Report being issued at the completion of the project consisting of a comprehensive summary of the heritage aspects of the project. It is anticipated that a parallel reporting commitment will be required as part of any City of Sydney consent.

- Appendix E includes a larger version of the following program for clarity.

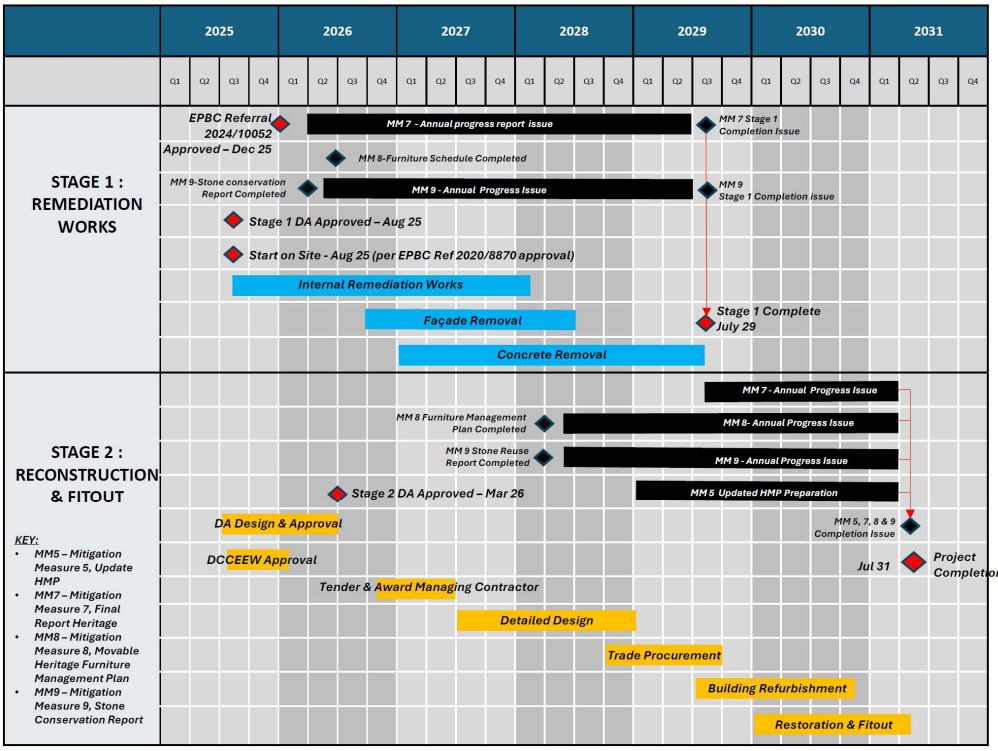


Figure 26 - Indicative program setting out the relationship between the two key project stages and tasks and the relevant mitigation measures. (Source: RBA)

> *Mitigation Measure No.7 – Final Report - Heritage*
> ***Undertake the preparation of a Site Diary based on regular inspections by the Heritage Advisor, which would form the basis of a Final Report which would be issued to the Department of Climate Change, Energy, the Environment, and Water.***
> *A report would be prepared identifying the progress of the project and describing any decisions affecting heritage elements that are made during the detailed design development and construction phases. The report would be progressively issued to DCCEEW at key stages and would include a schedule of site visits agreed with DCCEEW at the start of the project.*

Whilst the title of MM7 is 'Final Report', the intent of this measure is to ensure close and regular involvement of the Heritage Advisor in all aspects of the project, including design development through construction to practical completion, namely for the duration of the project. This measure also supports regular interaction with the consent authority, committing to providing an annual report alongside an invitation to DCCEEW to attend site at key points through the project, as requested. The annual report will be based on the status of the site diary and will include a summary of any key discoveries or decisions.

> *Mitigation Measure No.8 – Moveable Heritage Furniture Management Plan*
> ***Undertake the preparation of a project moveable heritage furniture management plan along for review by the Heritage Advisor, which would be included in the Final Report which would be issued to the Department of Climate Change, Energy, the Environment, and Water.***
> *A furniture management plan would be prepared for the refurbishment strategy along with a self-assessment process to ensure that Fred Ward Furniture is conserved and appropriately refurbished and repurposed in the refurbished building. A conservation furniture schedule will also be developed describing any decisions affecting heritage elements that are made. The report and updated schedule would be progressively issued to DCCEEW at key stages for information.*

The RBA has long appreciated the heritage significance of the Fred Ward collection of furniture, as well as the artworks commissioned for the building, and has maintained a regular audit of the historic furniture. The intent of MM8 is to ensure the collection is monitored during the construction works, to ensure key pieces and suites will be reinstated and to explore opportunities to return elements of the collection as part of the new workplace fitout. An update on the status of this information will form part of the annual report issued to DCCEEW.

> *Mitigation Measure No.9 – Stone Conservation Report*
> *Undertake the preparation of a stone conservation report for review by the Heritage Advisor, which would form the basis of a Final Report which would be issued to the Department of Climate Change, Energy, the Environment, and Water.*
> *A detailed stonework conservation report would be prepared to detail the dismantling process, including labelling, transporting, and storing methods to prevent damage during offsite storage. It will also catalogue salvaged pieces for future use in new projects. Detailed records and inspection reports will document the outcomes of the demolition and salvage efforts, ensuring valuable materials are preserved and reused effectively. The report and updated schedule would be progressively issued to DCCEEW at key stages for information.*

In a similar way to the Furniture Audit (MM8) the Stone Conservation report provides a consistent focus on the original stone components. In 2023 a report, *RBA Marble Heritage Condition Report*, dated 19 September 2023 was prepared by Stoneplus which documented all existing internal stonework. This report recorded information on the stone type, location, quantity, condition and fixing method of all stone finishes that were accessible in the building. The exercise also included estimating potential salvage rates as an initial means of understanding the potential impact of decisions around changes to the fabric. The extent of stone that will be successfully salvaged will be a function of the integrity of each stone element, any intrinsic weaknesses or fault lines and the manner of the actual fixing conditions. The fixing conditions can only be confirmed once the works have commenced to avoid unnecessary damage to stone fabric.

- The stone condition audit is included at Appendix F of this report for general reference.

As the project progresses, decisions around the stone components will be made based on a hierarchy of preferred actions:

1. Retain and conserve in place
2. Salvage whole for reinstatement
3. Salvage whole for reuse elsewhere in the project
4. Salvage broken pieces for repair and reinstatement
5. Salvage broken pieces for reworking and reuse within the project
6. Salvage broken and shattered stone for processing into new components

The intent is that all stone salvaged will find a place in the project. As part of the Site Diary (MM7) the outcome of the stone salvage process will be documented.

3.4 STRATEGY FOR ACCIDENTIAL DAMAGE OF HERITAGE FABRIC

3) Provide an outline of the process to be followed, including timeframes, to be included in the proposed Construction Management Plan if heritage fabric is accidentally damaged on removal from the building as outlined in Mitigation Measure 11 of the HIS.

Mitigation Measure No. 11 – Heritage Induction Guidelines
A detailed Demolition and Construction Management Plan for the site will be prepared which includes written heritage induction information to be communicated to all those working and visiting the site. This information will include the heritage values of the place, identification of heritage fabric, its protection and monitoring methods and details of the process should any unexpected situation arise.
The induction process provides the opportunity to communicate the heritage of the place, identify the original elements that are to be protected and their manner of protection where appropriate. This information is relevant to both workers and visitors to the site. The Construction Management Plan (CMP) will provide detailed instructions regarding the protection works, operations and workflows around the site which further protect original elements and spaces. Information in the induction pack also includes the process to be followed should there be an unexpected find and contact details of the contractors relevant nominated representative.

Protection of heritage fabric on site falls into two categories, firstly protective measures to avoid inadvertent damage, and secondly, a widely communicated protocol should an unexpected event occur to any heritage fabric.

SITE PROTECTION PROTOCOLS
The development of the Construction Heritage Management Plan (CHMP) by the Managing Contractor will include the following information:

Clear Responsibility:
- Identification by the Managing Contractor of a key role within their team (Heritage Lead) with the specific responsibility of being familiar with the heritage significance of the building and significant fabric, so as to enable clear direction and communications where there may be uncertainty on site to avoid inadvertent loss or damage to heritage fabric;
- A Heritage Lead is to be on site at all times during the works.

Site Planning and ongoing awareness:
- The site will be laid out with clear 'no go' areas for vehicular movement, rubbish bins, materials and equipment storage zones.
- Any activities which involve movement of vehicles, including bin and materials delivery for example, will be located away from heritage fabric, specifically stone wall linings and any heritage elements retained on site during the works.
- Regular monitoring of changes in the pattern of these activities and work areas will be undertaken by the Heritage Lead as the project progresses.
- Regular updating of changes to 'no go' zones will form part of all 'tool box talks' and induction processes.

Site Protection:
- Protection measures and specifications for various elements of the significant heritage fabric to be retained on site will be developed by the materials conservation specialist.

- It is the responsibility of the Managing contractor to inspect the protection regularly to ensure the measures remain in place in good condition and are not inadvertently removed nor damaged.

If any accidental damage to site protection, or heritage fabric, is identified, the area is to be cordoned off and the following Accidental Damage Protocol is to be immediately initiated.

ACCIDENTAL DAMAGE PROTOCOL

The following protocol is to be communicated and implemented by the Head Contractor.

STEP:	ACTION:	TIMEFRAME
Step 1: Stop Work	• Should any unintentional damage occur to original stonework or other heritage fabric, halt all work in the affected area. • Immediately inform the head contractor of the incident.	Immediately
Step 2: Assess the Damage	• Heritage Lead to inspect site of damage to determine next steps. • Heritage Lead to take photos to record incident. • Heritage Lead to seek advice from stonemason, materials specialist and Heritage advisor (as relevant) • Confirm next steps based on specialist advice	As soon as possible

Step 3: Make site safe	The specialist stonemason or materials conservator will:
	• Make the area safe
	• Check for risk of further damage
	• If needed, propose actions to:
	  o Record and salvage remaining fabric
	  o Secure existing fabric
	  o Implement temporary protective measures
	• Heritage advisor to document the make safe in the heritage site diary.
		As soon as possible

Step 4: Prevent Recurrence	• Assess if similar damage could happen elsewhere. • If a pattern is found, develop and record a strategy to prevent future incidents. • Implement long term protective measures to site (if required) • Communicate strategy to relevant parties and identify any specific actions arising.	As soon as site is safe from further loss or damage
Step 5: Inform Key Stakeholders	• Inform the Contract Administrator of the incident and initial findings.	As soon as site is safe from further loss or damage

STEP:	ACTION:	TIMEFRAME
Step 6: Prepare Incident Report	Include: • Photos of the damage • Written account of how it happened or was discovered • Statements from involved personnel • Immediate actions taken • Identify changes to immediate work practices • Update to the heritage diary and stonework register	Within 5 working days of make safe or temporary protective works being implemented.
Step 7: Develop Remedial Plan	• The stonemason, materials conservator, heritage architect (as required) and Head Contractor to review outcome of Step 4 to determine if any long-term changes to work practices or protocols are identified. • The Contract Administrator must review and approve it	To be completed within 10 working days of Step 6
Step 8: Update Procedures	• Review and revise demolition/protection methods • Update risk assessments and work methods based on lessons learned	To be completed within 5 working days of Step 7
Step 9: Team Briefing	• Hold a site meeting to explain: - What happened - Why it happened - How to avoid it in the future - Reinforce the importance of careful work around heritage elements • Update site induction information as required.	To be completed within 5 working days of Step 3 To be completed within 5 working days of Step 8
Step 10: Execute Repairs	• Carry out the approved remedial works • Ensure protective works are in place following repair • Document and photograph all completed work for the project record	As soon as practicable

4.0 ECONOMIC AND SOCIAL MATTERS

In accordance with Section 136 (1)(b) of the *EPBC Act 1999*, it is a mandatory requirement that the Minister consider economic and social matters in assessing the action.

This further information has been requested by DCCEEW regarding expected long- and short-term economic and social impacts arising from the proposed action.

4.1 CONSIDERATION OF NEGATIVE IMPACTS

In appreciating the scale of the project and identifying any negative impacts arising, it becomes clear that the negative impacts are all short-term impacts. They are essentially a result of the processes required to undertake the works successfully, which themselves have long term positive impacts.

Human Impacts

The site is located in the central business district of a major city and tourist destination, so with that comes a wide range of possible human interactions for the following groups:

- **Building occupants.** This cohort includes both office workers, hotel guests and support staff, all of whom move around the city either in vehicles or on foot. They all occupy spaces within the surrounding buildings for extended periods of time.

- **Visitors.** Visitors to the city are a mix of locals as well as tourists. These groups are characterised by short periods within buildings, be it a museum or a café, and extended periods of time moving around the streets.

Impacts affecting these groups arise from the carrying out of the remediation works. The impacts include:

- potential hazardous materials contamination,
- acoustic impacts,
- traffic and pedestrian disruption, and
- the presence of a building site in views of Martin Place for an extended period of time.

Environmental Impacts

In undertaking the necessary remediation works, hazardous materials will necessarily need to be disturbed. The careful planning of a range of specialist protection and monitoring protocols and materials disposal procedures is a core aspect of the project. Investigations and detailed planning around the remediation works currently envisages the process to be at a minimum a 24-month process, due to these extensive protection and monitoring requirements. The aim is to effectively and safely manage the process to avoid negative environmental impacts.

The action does not involve excavation, or disturbance of any natural habitats.

In summary, whilst a number of adverse impacts can be listed, the cause of these impacts can be clearly identified. They are all short term or can be managed through the detailed design development phase. The proposed work will be closely monitored through construction management plans and will follow review and monitoring processes for the various tasks, to avoid and minimise negative impacts.

With the exception of the building being temporarily scaffolded during the construction program, and so for a short time not being able to contribute to an appreciation of the character of the Martin Place precinct, none of the short-term negative impacts diminish or adversely impact any of the Commonwealth heritage values associated with the place.

4.2 CONSIDERATION OF POSITIVE IMPACTS

The positive heritage impacts from the proposal are long term and underpin the Commonwealth heritage values demonstrated by the site.

Continued occupation by the RBA

Supporting the RBA to remain in occupation on the site, in a manner fit for purpose for the foreseeable future, is the most significant positive impact. This outcome supports Commonwealth heritage value Criterion (g) (Social value), a significance which cannot be transferred elsewhere and only applies on this site.

This significant government function will remain within the Martin Place and Macquarie Street precinct, supporting the historic role of the area and its government associations, including, but not limited to, nearby Parliament House, the State Library, the High Court, Hyde Park Barracks and Sydney Hospital.

Public Value

Assessment of the public value of the project was addressed in the *Head Office Workplace Project – Statement of Evidence to the Parliamentary Standing Committee on Public Works, Submission 1,* (SOE report) dated November 2019. The following benefits were identified:

160. The building is required to enable the Bank to meet its legislated obligations with its inflation objective and contribution to full employment, and to the broader economic prosperity and welfare of the Australian people.

161. Public value is also realised by addressing and remediating current deficiencies in the HO building and increasing its value as a public asset.

162. A compliant building with a contemporary, connected and flexible workspace will help the Bank attract and retain staff who will continue to contribute to its public role.

163. The HO building has national heritage significance. The building itself is a representative example of a prestige post-war government office building, developed in the International Modernist architectural style to accommodate the specific functional requirements of the newly created Bank. Retaining ownership and upgrading the building to modern standards will provide the best opportunity to preserve this rich heritage and enable the Bank to continue to engage with the public in the original location of the institution.

Benefit of local service providers

The project will bring additional people into the area, namely workers, who will support surrounding small businesses for the duration of the project. Once the project is complete those people who previously occupied the building will return to their everyday activities.

Enhancement of the Public Domain

The project as a whole supports the enhancement of the built edge of Martin Place by retaining an interpreted example of an International Modernist style of building. Whilst the building façade would be replaced, the original design intent and distinctive aesthetic styling will be retained and contribute to the surrounding civic and commercial built environment.

The project may result in civic improvements to Martin Place, for example the removal of unsympathetic elements within the forecourt area that diminish the setting of the building, ideally recapturing the original, uncluttered relationship between the Bank entry and the public domain. It is appreciated that changes to martin Place are outside the scope or control of this project.

4.3 ESTIMATED CAPITAL VALUE AND ONGOING ECONOMIC VALUE

As part of the approved workplace refurbishment (EPBC 2020/8870), the Bank's contractor began removing non-heritage elements in 2023, including conducting asbestos investigations. Although substantial asbestos removal had occurred in the 1990s, higher-than-expected levels of hazardous material were found. The availability of a vacant floor allowed for deeper investigation, which confirmed the need for extensive remediation. The Bank paused the project to consider its options and assess the financial implications.

In 2023, four options were assessed against eight criteria outlined in the table below:

Criteria	Option 1	Option 2	Option 3	Option 4
PRIMARY				
Compliance & Resilience				
Financial Responsibility				
Ease of Implementation				
SECONDARY				
Productivity & Wellbeing				
Security				
Architectural Heritage				
Sustainability				
Flexibility				

Following a comprehensive assessment of long-term planning and operational considerations, Option 1 was identified as the preferred solution. It presented the most favourable financial outcome based on net present value and achieved the highest scores in six out of eight evaluation criteria. It is the lowest overall cost over the long term and results in a significantly renewed asset with an estimated value of $1.1 billion upon completion delivering a significantly more valued property. While the renovation requires an upfront capital investment of $1.033 billion, it addresses existing latent conditions, including asbestos, and provides greater certainty regarding the future of the asset – thereby delivering a significantly valued property.

Options 2, 3, and 4, which involve the potential sale of the building, present a significant heritage consideration: the Bank's ongoing ownership and presence is integral to the building's cultural value. Selling the building is possible, but the Bank would need approval from the DCCEEW. That approval would likely depend on the new owner agreeing to take on the building's heritage responsibilities. This process could be complex and uncertain, possibly causing long delays and affecting the success of the sale.

In 2024, the Bank's preferred approach was supported by the Parliamentary Standing Committee on Public Works (PWC). This option involves removing all façade and structural concrete elements above Level 2, while retaining the steel framework.

The scope of works described in the assessment of ALI (2024/10052) was developed based on this approach. As planning progressed, further design opportunities were identified, including improvements to the façade system, relocation of the lift core, and the addition of a new electrical substation in the basement. Throughout the process, the cultural significance of the site has been a key consideration. The continued operation of the Bank at this historically important location played a central role in shaping the preferred approach

The Bank has the potential to lease surplus space, subject to operational requirements. The availability of such space will become clearer once the detailed design is complete. Surplus space would be offered to the market on commercial terms, with rental determined by prevailing market conditions and availability. This flexibility provides an opportunity for ongoing economic value through potential rental income over time. In evaluating the non-financial criteria across the options, remaining at 65 Martin Place was recognised as having strong potential to attract tenant interest, given its central and desirable location.

4.4 STAKEHOLDER CONSULTATION

4.4.1 CONSULTATION WITH IMMEDIATE NEIGHBOURS

To support community engagement, a briefing session was held on 24 June 2025 for immediate neighbours of the RBA building. The session provided updates on project progress, outlined upcoming construction activities following DA approval, and detailed mitigation measures to minimise demolition impacts. These briefings are expected to continue periodically throughout the construction phase to keep the community informed.

4.4.2 CONSULTATION WITH CITY OF SYDNEY COUNCIL

Consultation with Sydney of Sydney Council (the Council) was undertaken in August 2024 as part of the initial round of stakeholder engagement. The proposal received positive feedback, with recommendations to manage construction impacts with consideration of the Council's Code of Practice, a request for a 1:500 digital model for inclusion in the City digital model and a copy of the completed DCCEEW referral.

Since November 2024 when the original referral was made to DCCEEW, further advice has been provided to the Bank that as the site is included in Schedule 5 – Environmental heritage, of the *Sydney Local Environmental Plan (*LEP*),* a development application for the works is required to be submitted to the Council.

The Bank subsequently undertook early engagement with the Council, where it was resolved to lodge two development applications (DA); the first for enabling works to allow the removal of hazardous materials to commence, and the second, for the proposed works to the building. The reason for the separate applications is that it is estimated that it will take up to two years to complete the hazardous remediation works, during which time the detailed architectural resolution of the proposal can be undertaken.

The enabling works DA was lodged in May of 2025 with
A second DA, currently in preparation, which will address the broader scope of proposed building works.

The works that are the subject of the approvals being sought from Council are aligned with the works proposed in the EPBC Act Referral and this request for additional information. These two statutory approval processes are carried out in parallel, without one relying on the other.

4.4.3 CHANGES TO OVERSHADOWING REQUIRING FURTHER CONSULTATION

The proposed works addressed in this referral, with the exception of the form of the services spine and rooftop pavilion, do not constitute any material change to the proposal presented to the stakeholders listed in section 5.7 Design Consultation of the ALI.

Following further consultation with engineering consultants and refinement of the operational programme for the building it is proposed to widen the spine to more efficiently accommodate required services and movement layouts.

The revised form of the spine and rooftop pavilion have been assessed to determine if there is any additional overshadowing that may impact the grounds of the Hyde Park Barracks. The outcome of the additional assessment is that there are no additional overshadowing impacts.

July 2025

5.0 APPENDIX A – ASSESSMENT OF LIKELY HERITAGE IMPACTS

Assessment of Likely Impacts on Commonwealth Heritage Values

15 November 2024, NBRS

NBRS

ASSESSMENT OF LIKELY IMPACTS ON COMMONWEALTH HERITAGE VALUES

RBA Head Office Building – 65 Martin Place



Reserve Bank of Australia Head Office
65 Martin Place, SYDNEY NSW 2000

15 November 2024 – EPBC Act Referral

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Cover Image: Early image of the Banking Chamber (Source: Show Image)

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ISSUED	REVIEW	ISSUED BY
27 September 2024	DCCEEW Review	S Polkinghorne
24 October 2024	DCCEEW Review V02	S Polkinghorne
12 November 2024	RBA Review	S Polkinghorne
15 November 2024	**EPBC Referral Issue**	**S Polkinghorne**

EXECUTIVE SUMMARY

The Reserve Bank of Australia (the Bank or RBA) Head Office building, located at 65 Martin Place, Sydney, occupies a prominent location at the eastern edge of the Sydney Central Business District. It is included on the Commonwealth Heritage List for demonstrating Historical, Aesthetic, Technical, Social and Associative values.

The Head Office building was designed in the International Modernist architectural style by the Special Projects and Banks Section of the Commonwealth Department of Housing and Constructed in 1962-64 to support the bank function. The building was extended in the late 1970s, the exterior of the building was overclad in the 1990's and the interiors have been variously upgraded on a regular basis.

In 2018 the Bank investigated the feasibility of upgrading its current premises to ensure continued occupancy. These works were the subject of a referral under the *EPBC Act 1990* (ref 2020/8870) and were deemed not to be a controlled action. The approved works commenced in 2023 at which time it was soon discovered that the building had an unacceptably high level of hazardous material embedded throughout the structure. Consequently, a decision was made to temporarily relocate to a nearby building. Work was halted to allow detailed investigations to be undertaken so that an appropriate way forward could be established. As well as further physical investigations, all available options were assessed, including the feasibility and implications of relocation and potentially disposing of the asset. The Bank considers the matter of asbestos contamination and potential workplace safety impacts as a high priority, having previously undertaken substantial asbestos removal from accessible areas of the building in the 1990's.

The outcome is that the Bank is seeking approval to remove the hazardous materials and continue with the refurbishment of the Head Office building so as to support the occupation of the Bank for the foreseeable future. The project aims to create a safe working environment, modernise essential services and provide a contemporary workplace.

The scope of the works will augment the already approved Workplace upgrade project. Key elements of the project that are the subject of this heritage impact statement include:

Undertake Hazardous Materials Removal:

- Remove all tower and podium façade elements (precast panels, stone cladding and aluminium reveal) affected by asbestos contamination.
  Remove all engineering services contaminated by asbestos.
- Remove the contaminated single-skin brickwork lift core walls, ensuring compliance with fire and seismic code requirements.
- Remove all contaminated structural concrete slabs and concrete material enclosing the steel structure above Level 2. (original steel structure to be retained)

Façade replacement:

- Construct a new façade – employing a technologically improved façade system which satisfies contemporary building codes and meets sustainability requirements.
- Retain the existing building envelope including the roof form and detail, except for a new lift and services core located at the rear, southern side of the building.
- Develop a façade detail which closely interprets the original 'tartan pattern' and articulation of the original International Modernist design.
- Incorporate an Australian stone in the façade as per the original design.

- Recapture original façade elements which have been lost; including reconstruction of the podium blade and sunshade detail. Reconstruct the original form of the western elevation sun hoods and restore the original Gordon Andrews RBA logos reinstalling at a high level on the western and eastern facades.

Services upgrade:

- Relocate the lift core to the south to facilitate contemporary workplace layouts within the building.
- Install an electrical substation (required) in the Basement, including making changes at ground level to meet Authority access requirements.

Protection and conservation significant elements:

- Retain and conserve the ground floor Banking Chamber, including original elements such as the louvered aluminium ceiling panels, the bank tellers' counter and the cheque writing tables.
- Protect and conserve the Bim Hilder wall enrichment and the Margel Hinder sculpture at ground level.
- Reconstruct the Board Room and Governor's Suite in their original location and layout, including reinstatement of salvaged original finishes and elements, such as the original leather doors.
- Bespoke furniture pieces, designed by Fred Ward for the 1964 building, including the Boardroom Table, to be retained, conserved and reinstated.
- Restore and reconstruct the Malcolm Munro Garden on Macquarie Street.
- Recapture and restore the lost façade elements noted above.

These works will support the completion of the already approved workplace refurbishment project (ref 2020/8870) and enable the Bank to reoccupy and continue operating at this site as the long-term home of the RBA. This will conserve the site's key cultural significance, particularly the Social significance derived from the Bank's ongoing occupation and operation. By ensuring its protection, the Bank will safeguard the site's heritage and reinforce its role in the community.

The Head Office Building Heritage Management Plan (HMP) allows for flexibility under the EPBC Act to address identified asbestos and structural issues, which pose health and safety risks. The proposed work is essential for the building's preservation and continued use. Although there will be impacts, they are essential for ensuring the building's long-term preservation and maintaining its Commonwealth heritage values. The removal of contaminated material will involve hidden structural parts, allowing for safer replacements. Without these works, the building would become unsafe for occupants and difficult to maintain, which could eventually compromise its preservation.

The principal environmental concern is the heritage significance of the existing building, for which comprehensive mitigation measures have been developed. Other potential impacts, such as health risks and pollution from handling contaminated materials, are considered minimal due to strict adherence to established procedures by qualified contractors. While there will be temporary disruptions to the building's appearance and access, the final development will honour the original design intention for the RBA building, including its façade, garden, and intended use.

In our opinion the proposed works have balanced statutory legislation, the Owners and heritage considerations in developing the proposed scheme. These works to the Head Office building will support the Bank to continue its role as defined under the *Reserve Bank Act 1959* and align with Burra Charter Article 1.9 which states *'Adaptation means changing a place to suit the existing use or a proposed use'*. The scope of the proposed works addresses hazardous materials management, building engineering services upgrading, and supports contemporary office working environments consistent with Commonwealth guidelines and Work Health and Safety requirements.

Given the scope of the proposed works to the Reserve Bank of Australia Building, we recommend a Referral, requesting confirmation the proposal is Not a controlled action – particular manner' (NCA-PM) under the *EPBC Act 1999,* is made to the Department of Climate Change, Energy, the Environment and Water, ensuring legislative compliance under the *EPBC Act 1990*.

NBRS



Samantha Polkinghorne
Head of Heritage | Director

NBRS

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1.0 INTRODUCTION

1.1 BACKGROUND

NBRS has provided heritage advice on the project since 2014, firstly during the development of the approved RBA Head Office Workplace Program, and subsequently during the investigation and further design phase for the current proposal.

The Reserve Bank of Australia Head Office building, located at 65 Martin Place Sydney, is included as a 'Listed place' on the Commonwealth Heritage List (Place ID 105456) for demonstrating the following Commonwealth Heritage values:

- Criterion A – Process
- Criterion B – Rarity
- Criterion D – Characteristic values
- Criterion E – Aesthetic characteristics
- Criterion F – Technical achievement
- Criterion G – Social value
- Criterion H – Significant people

The Reserve Bank of Australia, as owner of a Commonwealth Heritage listed place, is obliged under the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* and the *Environment Protection and Biodiversity Conservation (EPBC) Regulations 2000* to conserve and manage the Commonwealth Heritage values of the Reserve Bank of Australia Head Office building.

This assessment of likely heritage impacts has been prepared to accompany the submission of an EPBC Referral to the Department of Climate Change, Energy, the Environment and Water requesting confirmation from the Minister that the proposal is not a "controlled action" that requires approval under the *EPBC Act 1999*. It should be read in conjunction with the following documents:

- Commonwealth Heritage List Citation (Place ID 105456): Reserve Bank, 65 Martin Place Sydney
- *Heritage Management Plan: Reserve Bank of Australia Head Office, 65 Martin Place Sydney NSW 2000*, April 2020, unpublished report prepared for the Reserve Bank of Australia, endorsed by the Australian Heritage Council.

1.2 SITE LOCATION

The Reserve Bank of Australia Head Office is situated on the eastern edge of the Sydney Central Business District. The street address is given as 65 Martin Place, Sydney NSW 2000, and comprises three parcels of land described in documents held by the NSW Land Registry Services as:

- Lot 1 of Deposited Plan 444499 (Parish of St James, County of Cumberland);
- Lot 1 of Deposited Plan 32720 (Parish of St James, County of Cumberland); and
- Lot 1 of Deposited Plan 33919 (Parish of St James, County of Cumberland).

The RBA building defines the south side of Martin Place between Phillip and Macquarie Streets, and is bounded by Macquarie Street to the east, Martin Place to the north and Phillip Street to the west. The building is a prominent visual element in all three streets. Its southern boundary adjoins the boundary of 225 Macquarie Street, Sydney.

The Reserve Bank is located on the western side of Macquarie Street and is one of a group mid- and late twentieth century buildings that form the eastern edge of the Sydney Central Business District. The eastern side of Macquarie Street contains a group of significant two and three storeyed public buildings dating from the nineteenth and twentieth century. The buildings are identified as having State and Local heritage significance, and Hyde Park Barracks is included on the National Heritage List and the World Heritage List.



Figure 1 – Aerial image showing the location of the Reserve Bank of Australia Head Office building, at 65 Martin Place Sydney NSW, shaded yellow. (Source: NSW Land Registry Services, SIX Maps, https://maps.six.nsw.gov.au/, accessed 14 August 2024)

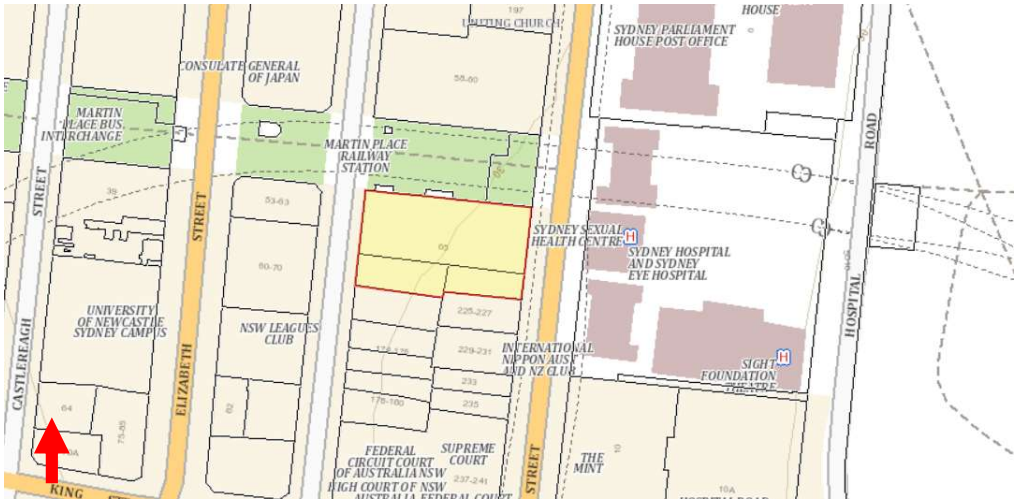


Figure 2 – Plan showing the three parcels of land comprising the Reserve Bank of Australia Head Office site edged in red. (Source: NSW Land Registry Services, SIX Maps, https://maps.six.nsw.gov.au/, accessed 14 August 2024)

1.3 HERITAGE MANAGEMENT FRAMEWORK

The Reserve Bank of Australia Head Office was included on the Commonwealth Heritage List as a 'Listed Place'[1] on 22/06/2004. The Reserve Bank was one of a group of places that were, prior to 1 January 2004, in the Register of the National Estate kept under the *Australian Heritage Commission Act 1975*, and were transferred to the Commonwealth Heritage List under the *Environment and Heritage Legislation Amendment Act (No.l) 2003*.

The Reserve Bank of Australia Head Office is included on the following heritage lists:

Listings attached to statutory protection:

- Commonwealth Heritage List (Place ID No. 105456), protected under the *Environment Protection and Biodiversity Act 1999* (Commonwealth); and
- *Sydney Local Environmental Plan 2012* (Schedule 5, Item No. I1897), protected under the *Environmental Planning and Assessment Act 1979* (NSW).

Non-statutory listings:

- NSW State Heritage Inventory Online Database (No. 2423917)
- Australian Institute of Architects (NSW Chapter) Register of Significant Architecture in NSW (Reg No. 4702937).

1.3.1 HERITAGE MANAGEMENT PLAN

In April of 2020 the *Heritage Management Plan: Reserve Bank of Australia Head Office 65 Martin Place SYDNEY NSW 2000 (*dated 5 March 2020) was approved by the Australian Heritage Council. This is a required document under the following clause of the *EPBC Act 1999*:

Environmental Protection and Biodiversity Conservation Act 1999,
Chapter 5 – Conservation of biodiversity and heritage,
Part 15 – Protected areas,
Division 3A – Managing Heritage Places,
Subdivision C – Management Plans for Commonwealth Heritage Places

The main objective of the HMP, as expressed under Section 2.3 of that document, is to provide "*a practical working document*" to guide future works or changes to the Reserve Bank of Australia Head Office building to ensure the building's identified Commonwealth Heritage values are "*adequately identified, protected and conserved*". The document should be considered as a whole, with no one part being read and interpreted in isolation to the whole HMP.

Section 6.7 of the HMP relating to Key Conservation Issues also recognises that the wider context of a Place can change, and new information come to hand. It was clearly recognised in the preparation of the HMP that the document and its Policies inherently need to be flexible and broad enough to be responsive to any unforeseen external pressures on heritage values.

This approach is consistent with the requirements of Schedule 7A of the *Environmental Protection and Biodiversity Conservation Regulations 2000* (Cth) (EPBC Regulations) relating to Management Plans for Commonwealth Heritage places, which states:

[1] The Reserve Bank was included on the Commonwealth Heritage List Following an assessment and recommendation by the Australian Heritage Council, the Minister has entered the place in the Commonwealth Heritage List.

A management plan must:

…

(g) describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and

(h) have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following:

…

(vii) how unforeseen discoveries or disturbance of heritage are to be managed;

Policies requiring oversight and assessment of impacts, outlined in sections 8.1.1, 8.1.3, 8.1.4 and 8.1.5 specifically, provide clear direction on the manner in which unforeseen or unanticipated circumstances should be managed.

1.4 STATUTORY CONSENT

The Consent Authority for works to the building is the Department of Climate Change, Energy, the Environment and Water under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act 1999).*

The Reserve Bank of Australia is a Commonwealth Government Agency established under the Reserve Bank Act 1595. While it generally operates independently of local or state authorities, the Bank engages in consultation to inform local authorities of major works proposed for the place that may have a substantial impact on its primary heritage values.

1.5 STUDY OBJECTIVES

The main objectives of this assessment are to:

- Identify the existing Commonwealth Heritage values demonstrated by the Reserve Bank of Australia Head Office building (Place ID 105456) and their current condition;
- Review the documentation cited as listed in Section 1.7 and identify potential heritage impacts;
- Recommend management and mitigation measures to minimise likely impacts on Commonwealth heritage values consistent with Commonwealth Heritage management principles; and
- Provide a conclusion as to whether or not the proposal is likely to have a significant impact on the environment, including heritage values of the Reserve Bank Head Office building and its site.

1.6 METHODOLOGY AND TERMINOLOGY

The methodology and format of this report are generally consistent with that set out in the following documents:

- *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 2013.*
- *The Conservation Plan* by Dr James Semple Kerr (7th Edition, 2013) published by the National Trust of Australia (NSW).
- *Working Together: Managing Commonwealth Heritage Places.* Commonwealth of Australia 2019.

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in *Australia*

ICOMOS Charter for Places of Cultural Significance (Burra Charter) 2013. The architectural styles referred to in this report are as defined in *A Pictorial Guide to Identifying Australian Architecture* by Richard Apperley, Robert Irving and Peter Reynolds (Angus and Robertson: Sydney, 1989).

The terms 'Reserve Bank of Australia Head Office building', 'Reserve Bank building', 'RBA building' and 'Head Office building', and the place, are used interchangeably throughout this report to describe the building located at 65 Martin Place, Sydney NSW 2000.

1.7 DOCUMENTATION EVALUATED

This assessment has also taken into consideration the following documents:

- *Reserve Bank of Australia Heritage Strategy 2016-2020*.
- *Heritage Management Plan: Reserve Bank of Australia Head Office, 65 Martin Place Sydney NSW 2000*. Unpublished report prepared by NBRSArchitecture for the Reserve Bank of Australia, 8 April 2020.[2]
- Commonwealth Heritage List Citation (Place ID 105456): Reserve Bank, 65 Martin Place Sydney.

1.8 LIMITATIONS

Significant parts of the site were handed over to the builder in 2022 to commence the approved Workplace upgrade works (ref 2020/8870).

The RBA Head Office building was inspected throughout 2023 during the options investigation period and on various dates in 2024 following the temporary relocation of the building occupants. Inspections were limited to visual observations, carried out from ground level or internal floor level.

1.9 AUTHORSHIP

This Heritage Impact Statement was prepared by Samantha Polkinghorne, Director, of **NBRS**.

NBRS commissioned a supplementary research paper to inform decisions regarding mid-century building fabric and technologies. *Refurbishment of Modern (1950s-60s) Curtain Wall Office Buildings,* dated September 2023, was prepared by Dr Martina Muller, Historian MPHA. This work has been included here at Appendix B.

1.10 ACKNOWLEDGMENTS

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Mr Peter See, Reserve Bank of Australia, Workplace Department (Sydney)
- Mr Neil MacLeod, Reserve Bank of Australia, Workplace Department (Sydney)

[2] The Heritage Management Plan was reviewed and revised in 2019, and submitted to the Australian Heritage Council (AHC) for advice in December 2019. That document was re-submitted in March 2020 and has now been approved by the AHC and adopted by the RBA to assist in the management of 65 Martin Place, Sydney.

2.0 DOCUMENTARY EVIDENCE

2.1 INTRODUCTION

The following outline history is taken from the Heritage Management Plan prepared for the Reserve Bank of Australia by NBRSARCHITECTURE, 8 April 2020.

2.2 THE RESERVE BANK OF AUSTRALIA

The Reserve Bank of Australia was created by an Act of Parliament in 1959 with its broad purpose being to work for the economic prosperity and welfare of the people of Australia.[3] The new Bank was to be controlled by a Board, its members determined by the government of the day, but appointed by the Governor. At the time of the creation of the Bank, the board consisted of a Governor (who also acted as the chairman of the board), a Deputy Governor, the Secretary to the Commonwealth Treasury and seven other appointed members. Dr HC Coombs was appointed the first Governor of the newly created Reserve Bank of Australia. The Reserve Bank of Australia commenced operations on 14th January 1960.

The Reserve Bank Act 1959 required the separation of the Commonwealth Bank and the Reserve Bank of Australia Head Office, including separate office accommodation. This condition only strictly applied to the head office (Sydney), while the RBA was free to share accommodation with the Commonwealth bank in other places. However Dr Coombs was influential in determining separate buildings would be constructed in each of the state capitals and at Canberra, to maintain a prominent identity. In addition, the Bank would have offices in Launceston, Port Moresby, New York and London.

The Reserve Bank was created in the post war period, when Australia's economy was booming. Australians had a positive view of the future of their country. For the newly created Bank, the decade of the 1960s was tremendously significant in creating an International image for the Australian economy. The buildings constructed throughout Australia by the Bank at that time, reflected a confidence in things Australian and in its future. The buildings were statements displaying the corporate pride of the Bank and the vital economic role it aspired to play in the Nation.
Sydney was the first project in this significant building program. A site for the new head office building was purchased from the Council of the City of Sydney in Martin Place in December 1958. Dr Coombs was determined that the head office would be an impressive structure, built to reflect the bank's prestige and leadership of the financial system. It was to be the flagship building, proudly built from largely Australian materials.

The Head Office building was completed in 1964 but did not open for business until the 14th January 1965. Built of polished marble and glass with granite paved public spaces[4], the building was dubbed the "Marble and Gold Palace". Public criticism of Commonwealth expenditure on Public Works was largely a result of a 'Credit Squeeze' that coincided with Dr Coombs' building programme. Planning for the construction of the Bank's new buildings in the other capital cities also occurred during this time and the suite of buildings form a cohesive group of designs reflecting a common design philosophy.

[3] The *Reserve Bank Act 1959* separated the commercial activities of the Commonwealth Bank from its central banking functions. The Commonwealth Bank was to be renamed the Reserve Bank of Australia and would act as the nation's central bank. The newly created Commonwealth Banking Corporation would operate as a trading bank. The RBA is the successor in law to the original Commonwealth bank of Australia, that was established in 1911 by the Commonwealth Bank Act.
[4] The building project also included specially commissioned modern sculptures were located on the terrace and in the entrance foyer and an 'Australian' native garden was established in Macquarie Street.

The nature of the work of the Reserve Bank of Australia began to change significantly during the 1980s. The agents for change came from a number of different directions including the introduction of new technology, such as mechanisms for wrapping coins and counting notes. In 1983, deregulation of the Australian dollar eliminated the Bank's Exchange Control function. The findings of two government enquiries further changed the Bank's structure[5]. Many of the original functions of the Bank also altered significantly resulting in a reduction in staff numbers[6].

2.3 CONSTRUCTION OF THE HEAD OFFICE BUILDING

The Reserve Bank of Australia Head office building was designed and documented by the Special Projects Branch of the Commonwealth Department of Housing and Construction. The Department was authorised to engage private architects or consultants to provide specialist knowledge or expertise, and in this instance consulted Professor Harry Ingham Ashworth, Professor of Architecture at the University of Sydney for advice in relation to the Head office building.

The Departments Head Office was located in Hawthorn (Vic), and included three divisions – Architectural, Engineering and Management Services, with branch offices in each capital city and several regional cities. CD Osbourne headed the Architectural Division in Melbourne however the Sydney Branch Director of Works was responsible for approving the design and documentation of the Reserve Bank of Australia Head Office building while Head Office architects advised on its design as a major project. The Commonwealth Department of Works, Bank and Special Projects Division (Sydney) was, in 1959[7], under the direction of a Design Committee which included the following members:

- C McGrowther, Superintendent of Reserve Bank Premises
- HI Ashworth, Consulting Architect (Sydney University)
- CD Osborne, Director of Architecture - Dept of Works
- RM Ure, Chief of Preliminary Planning - Dept of Works
- FC Crocker, Architect in Charge - Bank Section - Dept of Works
- GA Rowe, Supervising Architect - Bank Section - Dept of Works

The Sydney Branch was also responsible for the documentation of interior spaces and finishes in consultation with Frederick Ward, Industrial Designer who had previously advised on buildings at the Australian National University (Canberra).

Site covenants required the facades of the building to be of stone and other complimentary materials and the building to have a minimum height of 150 feet with a setback to Martin Place of 16 feet above a height of 60 feet from Macquarie Street. Three members of the Design Committee toured central banking facilities overseas to inform early design studies prepared in 1957. Detailed planning and documentation commenced in January 1959 with submissions to the Sydney Height of Buildings Advisory Panel in March and to the Governor and Board of the Commonwealth Bank in April[8]. EA. Watts Pty Ltd was awarded the tender to construct the Reserve Bank of Australia Head Office building in 1962. The building was completed in 1964 ready for occupation in January 1965.

[5] The Campbell Committee, cited https://www.rba.gov.au/about-rba/history/
[6] Total staff numbers were reduced by about 40%.
[7] Reserve Bank archive, RBA:MD-011708 - MD-017708?31, Proposed Headquarters Sydney for the Reserve Bank of Australia
[8] Detailed information on the design as approved are contained in the document prepared by the Department of Works titled "Proposed Headquarters Sydney for The Reserve Bank of Australia" held in the Reserve Bank Archives.

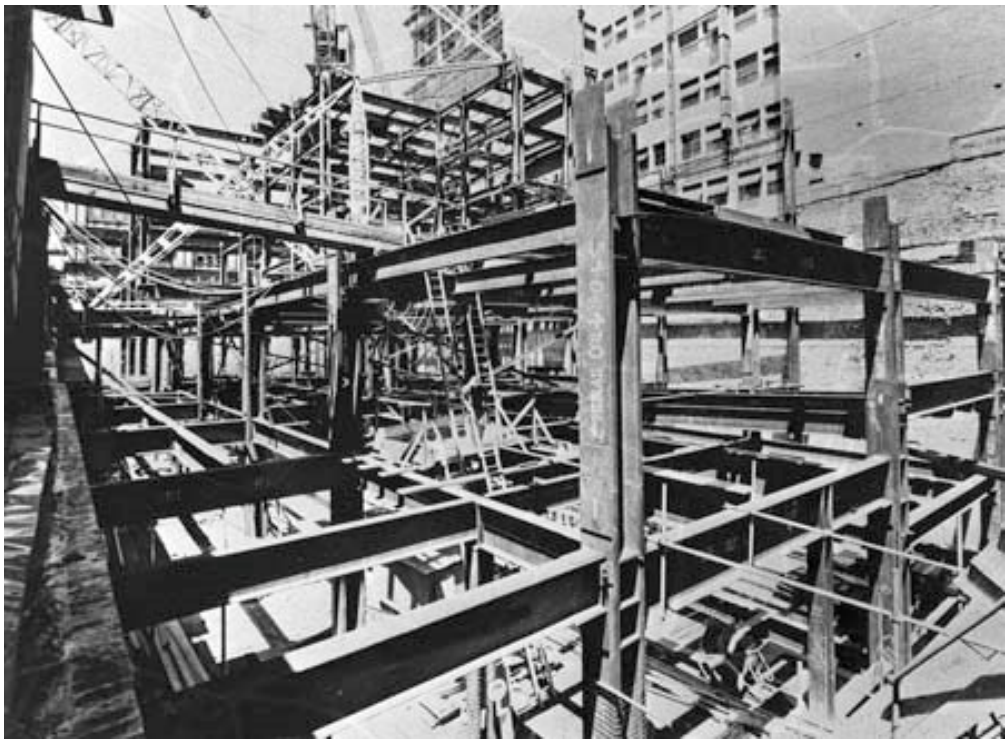


Figure 3 – View of the steel framed construction of the Reserve Bank of Australia Head office building, c1962. Source: National Archives of Australia



Figure 4 - View of the south and west elevations during construction c1962. Source: National Archives of Australia



Figure 5 -View of the northwest corner of the RBA Head Office showing the original marble panels being installed to the north and west elevations, c1962. Source: National Archives of Australia.



Figure 6 – View of the Reserve Bank of Australia Head Office Sydney, looking southeast from the Phillip Street corner, c1964.

Source: Australian Archive

2.4 ARCHITECTURAL DESIGN INTENT

The Reserve Bank Head Office was constructed in Sydney to provide appropriate accommodation for a number of departments of the Bank and to house its functions as the principal Central Banking agency. The first Governor of the Bank, Dr HC Coombs had specific ideas for both the operations of the new agency and its corporate image. These ideals were implemented in a series of buildings across the nation and reached their highest expression in the Sydney head office building.

> *A contemporary design was requested because it felt that a Central Bank should develop with growing knowledge and a changing institutional structure and adapt its policies and techniques to the changing needs of the community within which it works.*
>
> > *The design of the building was influenced by the national and civic significance of the building as well as normal aesthetic considerations. In its construction, materials and equipment of Australian origin have been used wherever possible.*[9]

The design report accompanying the early sketch designs set out the architectural design intention and general aesthetic considerations underpinning the design in the following terms:

> *From initial directions issued by the Commonwealth Bank, the intention was to produce a solution that was functionally acceptable and which included aspects of design that might enhance the civic dignity of Martin Place and the axial development of site areas to the east of Macquarie Street.*

[9] Architecture in Australia September 1966, Reserve Bank of Australia

> *The form of the proposed building has been progressively determined by the detail area requirements at respective floor levels.*
>
> *The surface texture of the tower mass is basically the expression of structure and functional mullions. Both structural columns and mullions are of similar proportions being 2 feet deep by 13 inches*[10] *repeating all external facades as a uniform vertical motif. The spandrel areas between mullions and the heads and sills of windows are comparatively flush in surface with the facings on the columns, while deep set windows provide adequate solar protection and give emphasis to the voids. The resultant texture is static in form and emphasises neither horizontal nor vertical movement. Due to thermal problems and the need to provide closely sub-divided office areas on the western perimeter, windows of reduced area are proposed on this facade, protected by horizontal cantilevered sun hoods. The skyline has been designed as a regular termination of the tower block by accommodating miscellaneous tank rooms, cooling towers, etc. at broken levels within the facade envelope.*[11]

The construction method and external appearance of the RBA building was a departure from other bank buildings lining Martin Place. Those dating from before 1945 were traditionally load bearing masonry construction, implicitly expressing stability and solidity, whereas the Reserve Bank was designed in the International Modernism architectural style with an emphasis on openness and transparency. The expansive glass windows at ground floor level were selected to express transparency and openness and reflect the principles on which the Bank itself would operate.

For employees of the Bank, the organisation was a prestigious and desirable place to work. The Bank was a generous employer by the standards of the day. Staff had their own health fund, superannuation fund and their own workers union and credit union with the Commonwealth Bank. The Bank had a strong staff hierarchy and senior positions in the structure were important with considerable community status.

This status is demonstrated in physical terms by the design of executive and staff areas in the head office building in Sydney as it is in other branches of the Bank in other capital cities.

During the 1960s, the Bank buildings were known to provide more extensive staff facilities compared with other contemporary buildings. In Sydney these facilities consisted of the cafeteria, executive and Board dining rooms, the staff lounge, the staff library, a medical suite, squash courts and associated amenities, an auditorium and an observation deck on the 20th level for the use of staff and ex staff.

Providing recreation and other facilities for the staff was considered important to support the corporate culture of the time. In the 1960s, most Bank staff joined the organisation as young people and the men would certainly have expected to remain with the Bank for the remainder of their working lives. Vacancies in senior management positions were generally filled from within the Bank structure. Strong social bonds were fostered in this environment and these were fostered by the Bank in the availability and use of facilities within the building. Although a number of city buildings constructed in the 1960s, such as QANTAS House, the Goodsell Building and the NSW State Office Block, contained a range

[10] Equivalent to 610mm by 330mm.

[11] RBA MD-011708 Proposed Headquarters Sydney for The Reserve Bank of Australia p4

of staff facilities including staff dining rooms and cafeterias[12], the Reserve Bank of Australia Head Office additionally included a Medical Centre, Squash Courts, and a Firing Range used for the training of security guards.

As times have changed the use and necessity for many of these facilities within a building with a reduced workforce has diminished and the functions and usage patterns of the special facilities has changed dramatically. This change in functional requirements has been reinforced by changes in corporate culture. Increasing flexibility within organizations, coupled with focus on competitive practice has altered the attitudes and structure of the workplace and its relationships.

Demand for these specialised facilities within the Bank has reduced to the point where their retention is no longer supported. These spaces are now identified as valuable for their potential to provide additional workplace accommodation and flexibility rather than as specialised areas of restricted contribution essential to the organisation's principal objectives.

2.5 CONSOLIDATION OF BANKING SERVICES AND ADDITIONS TO THE BUILDING

In early 1964 the Reserve Bank purchased "Washington House"[13], a three-storey commercial and residential building that adjoined the eastern section of its southern boundary for 160,000 pounds. Documents indicate the RBA intended demolish the building and construct an alternative access to the basement areas to improve cash delivery services within the original Head Office building, and preliminary plans for a new vehicular entrance from the Macquarie Street side were prepared.

Following the acquisition of a second building, "Federation House" in 1967, the Bank commissioned the Commonwealth Department of Works to document additions to the south side of the Head Office building [14]. The RBA Governor formally approved the south extension located on Number 2 Site on 18th March 1975. Demolition of both Washington House and Federation House was completed by 5th June 1975.

Works involved substantial additions on each floor to incorporate the adjacent site to the south. The effect of the changes was to increase the depth of the building by nearly one third increasing its presence on both Macquarie Street and Phillip Street (See Figure 7) and to provide additional service areas at basement and podium levels were also provided.

The works were designed to maintain the rhythm of the original window and stone façade on the east and west elevations, giving the Reserve Bank an increased presence in Macquarie Street and Phillip Street without increasing the height of the building.

[12] Russell Rodrigo, *'Banking on Modernism: Dr HC (Nugget Coombs and the Institutional Architecture of the Reserve Bank of Australia'*, Fabrications, JSAHANZ, page88.
[13] Washington House, formerly located at 221-223 Macquarie Street, comprised two shops at street level, with 17 offices and residential flats above.
[14] RBA: MD-011709 - MD-011709/29 Reserve Bank of Australia, Head Office Sydney -Number 2 Site

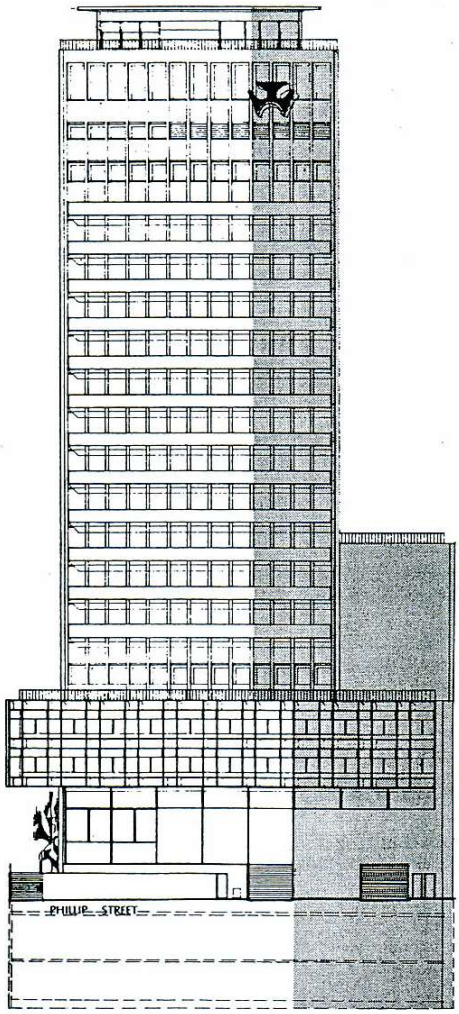


Figure 7 – Diagram showing the Phillip Street elevation. The shaded area indicates the location of the addition constructed in the late 1970s, and the dedicated services/plant spaces Note the addition accommodating the services finished at Level 7.

Source: Currency No. 5 Vol 17 May 1976 p12

2.6 RECENT REFURBISHMENT AND MINOR WORKS

By the late 1980s it was apparent the original Wombeyan marble cladding of the external facades was deteriorating due to a combination of weathering and pollution, and asbestos was detected throughout the building. Works began on an extensive program to repair the façade and internal refurbishment works were to upgrade staff facilities to meet standard office requirements to allow the Bank to continue operating from the site.[15]

The repair process of over-cladding the exterior of the building commenced in November 1993 using both Australian and Italian stone. The system was designed to ensure the rhythm of the original fenestration was retained. New stone was attached to aluminium trusses bolted to the inner frame of the building with a gap to allow for water to drain between the two skins.

[15] The Parliament of the Commonwealth of Australia, Parliamentary Standing Committee on Public Works Report, *Refurbishment of Head Office, Reserve Bank of Australia Martin Place, Sydney, NSW,* (eighth report of 1990), (Eighth PWC Report of 1990), p1.

Several subsequent changes were made to the upper levels of the elevations of the Head Office after 2001 to reflect changes in internal function. These changes were again designed to have minimal impact on the presentation of the building to Martin Place and Macquarie Street.

Major internal changes carried out between 2001 and 2003 included the removal of two apartments, two squash courts, the relocation of risers and service areas, and the re-configuration of internal office areas generally. Several floors[16] were leased to separate organisations resulting in the refurbishment of office and service areas to suit their individual requirements.

Works carried out since 2005 have addressed statutory compliance issues, access to premises requirements, security requirements and replacement of equipment at the end of its operational life, for example, replacement of lift cars.

2.7 STYLISTIC CONTEXT

The Reserve Bank of Australia Head Office building, Sydney, was designed by the Commonwealth Department of Works in the Late Twentieth-Century International style, although the design of the podium draws on the characteristics of the Late Twentieth-Century Stripped Classical style.

The Late Twentieth-Century International style was a continuation of the post-war International style of the 1950s, a style that was widely published in architectural magazines of the time, and initially was influenced by Walter Gropius. By the 1960s the style had proliferated under practitioners such as IM Pei in the United States of America and a number of practitioners in Australia where the style was largely associated with commercial and institutional buildings.

The eight buildings designed for the Reserve Bank generally incorporated similar materials and architectural devices to provide a cohesive public image for the Bank however they were each designed to suit their individual sites and context. For example, the Canberra and Darwin buildings were designed as low-scale buildings to suit their surrounding context, while the Head Office Martin Place was designed to suit an urban context in Central Sydney.

The Head Office is designed as a tower located over a podium, which is designed to relate to the scale of the streetscape and to pedestrian visitors generally. The elevations of the podium level of the Head Office are designed to relate to other buildings in the group, with the external arrangement of columns supporting a strong horizontal element and echoing classical peristyle architecture. In the case of Canberra and Darwin the columns appear to support the roof, while the column structure of the Martin Place building appears to carry the first and second floors.

The podium component of the Head Office was designed to relate to the streetscape and the pedestrian scale of visitors. The walls of the ground floor are generally glazed, and the artworks both within the entrance area and external were designed to enhance the immediate area and the visitor experience.

[16] Levels 3, 5, 6, 9, 18 and 19 were leased to separate tenants for various periods from c2002 to 2018.

3.0 PHYSICAL EVIDENCE

3.1 INTRODUCTION

The following description is taken from the Heritage Management Plan prepared for the Reserve Bank of Australia by NBRSARCHITECTURE, dated 8 April 2020. Whilst minor elements of this description are now out of date, it provides a snapshot of the place prior to the works commencing for the approved workplace upgrade.

No significant fabric has been affected by the works.

3.2 URBAN CONTEXT AND SETTING

The RBA Head Office building is prominently situated at the southwest corner of the intersection of the major banking and financial precinct of Martin Place with Macquarie Street, the premier civic and government hub of New South Wales. The building is aligned in an east-west direction with its main entrance addressing Martin Place and a vehicular entrance accessed from Phillip Street.

The area immediately to the north, south and west of the RBA building is characterised by medium- and high-rise commercial buildings, while the eastern side of Macquarie Street generally occupied by two and three storey public buildings dating from the nineteenth and early twentieth century. The building is a prominent element within the eastern section of Martin Place and is visible in some medium- and long-distance views looking westwards from the Domain and Art Gallery.

Martin Place is recognised as a significant public space within the City of Sydney. In the 1970s the eastern section of Moore Street, between Elizabeth Street and Macquarie Street, was pedestrianised by the City of Sydney Council to complete Martin Place. Later changes included the construction of public stairs following the completion of Martin Place Railway Station[17] by the NSW State Government. Those works included minor changes to the paving levels to the north of the RBA Head Office building thereby providing direct level access to the building from Martin Place in addition to access directly from Macquarie Street. Other works to Martin Place, such as the removal or replacement of streetlights, trees, signage and street furniture, have altered the original setting of the RBA building and its relationship to pedestrian circulation in Martin Place.

The garden located between the east elevation and Macquarie Street was constructed as part of the 1962-64 stage of works. The formal Australian-themed garden was designed by Melbourne landscape architect, Malcolm Munro, following a public competition. The rockery and water feature were removed in the 1970s although the feature has been retained as a garden and re-planted in 2018 with drought-resistant species.

3.3 DESCRIPTION OF THE RESERVE BANK OF AUSTRALIA HEAD OFFICES

3.3.1 STRUCTURAL SYSTEM

The Reserve Bank of Australia Head Office building structure was constructed in two stages (Stage 1- 1962-63 and Stage 2 - 1972-76) using similar steel framed construction. Stage 1 works incorporate welded joints providing rigidity and resistance to wind loads, while the Stage 2 steel column/beam connections are generally pinned connections[18].

[17] Martin Place Railway Station officially opened on 23 June 1979, The Canberra Times, 24 June 1979, page 4.
[18] With the exception of the perimeter beams and columns, ACOR Consultants Pty Ltd, *Reserve Bank of Australia Structural Building Condition Report,* June 2017, p.7.

Steel beams are set out on a structural grid of 7.62m. Beams and columns are concrete encased with floors and basement walls of reinforced concrete, with additional reinforcement and security features incorporated into the walls of the basement strong rooms. Documentary evidence indicated columns are founded on concrete pad footings bearing onto sandstone bedrock.

The upper-level floors (above ground floor) are constructed of lightweight concrete[19] to reduce weight in the structure and includes a series of long cantilevered beams located at Levels 1, 2 and 3. The lift core, including passenger and goods lifts, fire stairs and lavatories are centrally located along the south wall, with floor space located to its east, north and west.

Stage 2 was constructed as an independent, self-supporting system, and does not rely on Stage 1 structure for vertical support, however the 1970s addition is reliant on the Stage 1 structure for the resistance of lateral loads. Columns at the interface between Stage 1 and Stage 2 construction are paired to facilitate the transfer of lateral loads. Further lateral rigidity is provided by the masonry shear walls of the stair wells and lift cores. These walls act as bracing walls between adjacent floors. The lift cores and stair wells are located centrally within the building providing a favourable centre of gravity and rigidity for lateral and dynamic loads. The lateral loads imposed at each level of the building are transferred into the shear walls and columns via the reinforced concrete floor slabs acting as a horizontal diaphragm.

3.3.2 EXTERIOR

The RBA building was constructed with its main entrance located on the north elevation (main façade), originally addressing a tree-line street, Moore Street[20]. The Martin Place entrance has been retained as the principal pedestrian entrance.

The exterior of the building is read as four sections:

- The Ground floor which is set back from the boundary of the site, and three basement levels which are partially visible from Phillip Street,
- The first, second and third levels forming the podium, with horizontal slabs emphasized;
- The tower floors (Levels 4 to 19); and
- Level 20, which is setback from the façade of the tower levels.

The Head Office building is a twenty-two storey building including three levels of basements. The lower levels of the tower contain the public areas and a cantilevered podium, while the basement levels were designed to accommodate strong rooms, storage and secure loading and parking areas. The tower levels were generally taken up with office accommodation twentieth floor was designed during construction to provide a function space with extensive glazing to take advantage of panoramic views to the north and northeast.

The building rises to a height of 80.5m above Macquarie Street and Basement 3 is 12.5m below ground level. The office tower levels are set back approximately 4.87m from the podium and site boundaries on the north and east street frontages consistent with a building covenant on the site. The building floor plate surrounds a central bank of lifts with

[19] The lightweight concrete included expanded shale aggregate. Reserve Bank of Australia, *Architecture in Australia*, September 1966, page 75.

[20] Moore Street was renamed as part of Martin Place after 1921.

additional lifts serving the basements and Levels 16 to 20. All vehicle access to the building is from Phillip Street.

The façade of the RBA building includes marble, granite, aluminium and glass components. Structural columns are faced with black granite and expressed on the exterior of the building. Spandrel panels between columns are formed by concrete panels that were originally faced with white Wombeyan marble. The north and east ground floor walls are separated from internal spaces by glazed aluminium screen walls set back from the edge of the podium, creating a covered walkway over the forecourt/entrance area and the garden.

The facade treatment of the building is distinctive, reflecting both the modular office subdivision expressed in the window mullions and the extensive use of natural stone. Intermediate mullions contain service risers and are clad with stone. The spandrel areas between mullions and the heads and sills of windows, are comparatively flush in surface with the facings on the columns, while deep set windows provide adequate solar protection and give emphasis to the voids. The resultant texture is static in form and *'…emphasises neither horizontal nor vertical movement'*[21].

Windows located on the Phillip Street façade are designed with higher sills than those on other elevations and are protected by horizontal cantilevered sun hoods to minimise the impact of sunlight caused by their western orientation.

3.4 INTERIOR DESCRIPTION

3.4.1 GENERALLY

The interior of the Reserve Bank of Australia Head Office building has been adapted since its opening in 1965 for operational reasons, including some irreversible changes and loss of original fabric. The major extension (late 1970s) to the south of the original building resulted in changes to the internal layout of office areas and other spaces within the tower together with extensive replacement and/or adaptation of services at each level. Other modifications undertaken since 1965 generally relate to addressing non-compliance issues and operational requirements.

The RBA Head Office, as a government agency, adopted government policy to use Australian sourced and manufactured materials where possible. Architectural finishes and detailing within the Head Office drew on international influences, particularly contemporary Scandinavian design as seen in the use of timber finishes, linen panelling and natural colours.

Public spaces such as the ground floor reception and lift lobbies incorporated granite and marble finishes. Its anodised aluminium louvred ceiling was designed to reflect the structural bays, while the floor levels changed throughout the public spaces to delineate the entrance to the museum, reception area and banking chamber.

Recent refurbishments have drawn on the original palette of materials to maintain and enhance the early 1960's architectural character of the main spaces.

[21] Rodrigo, p.92, citing JM Garland, Proposed Headquarters Sydney for The reserve Bank of Australia, Record in the custody of the Reserve bank of Australia, E+RBA SRP-P-1, 2.

3.4.2 CEILINGS

Ceilings are generally later suspended acoustic ceilings with fluorescent lights and air-conditioning grilles, although some ceilings, such as those in lift lobbies and the Board Room include set plaster ceilings with integrated downlight or suspended track lights. The original (1964) anodised aluminium louvred ceiling has been retained above the Ground floor entrance lobby, banking chamber and museum entrance. There are no ceilings located in the basement loading and parking areas, some service and plant rooms spaces.

3.4.3 LIFTS AND VERTICAL CIRCULATION

The original service and lift core are retained throughout the building with two additional lifts installed in c2001 to service levels 16 to 20. The six original passenger lift cars were replaced in 2014. Display panels and call buttons were replaced at the same time as part of the security and access to premises requirements.

The building includes a separate good lift and lifts servicing basement areas. The building does not currently contain lifts that service every floor of the building.

3.4.4 SERVICES

Services within the RBA Head Office building have been substantially altered or replaced since 1964. Many services installed as part of the original construction phase were replaced at the end of their operation life. Services are fed through centrally located risers near the lift core or forming part of the south service addition and distributed through ductwork in concealed in ceiling spaces above offices. Services in workshop, plant and loading areas are exposed and surface mounted.

Additions to the south side of the building, completed in the late 1970s facilitated the relocation of some plant areas and risers within the building from the external core. This resulted in the adaptation and partial replacement of air-conditioning, fire services and lighting services throughout the building. The fire stairs generally remain in their original location. The loading bay and secure parking arrangement were altered in the late 1970s, and further modified in c2005 to address security requirements.

3.4.5 BASEMENT LEVELS (BASEMENT 1, BASEMENT 2 AND BASEMENT 3)

There are three levels of basement below Macquarie Street level, which contain vehicular access areas, the main switchboard, strongrooms and cash handling areas. The original 1964 configuration of the basement included extensive areas dedicated to mechanical plant equipment that have been progressively relocated or replaced to suit changing servicing equipment requirements.

Basement areas were extended and modified as part of the 1970s construction phase. The original strongrooms have been retained, although underutilised storage, workshop and plan areas have been adapted as computer areas and staff facilities. The Records & Archives Repository is located in Basement 3.

Spaces throughout Basement Levels 1, 2 and 3 were formed by painted rendered walls subdivided with stud wall and office partitions. Sections of original timber parquet floor finishes have been retained and are, in part, concealed by an accessible computer floor. Vinyl floor tiles and ceramic floor tiles are evident in other areas. Utilitarian areas, such as the loading bay and parking areas are concrete. Ceilings, where installed, are generally formed by suspended acoustic panels with integral acrylic fluorescent light diffusers.

3.4.6 GROUND FLOOR LEVEL

The ground floor of the Head Office is directly accessible from Martin Place and is symmetrical around the central main vestibule. The vestibule is two-storey, with a general banking chamber on the western side and a public display area on the eastern side. The museum and interpretative display area are currently located in the area originally occupied by Bonds & Stock Banking Chamber.

The main vestibule area remains largely intact and contains most of its original fabric and finishes, including important artworks commissioned specifically for the building and integral with the building fabric. There have been some minor changes relating to the public reception area to control circulation and increase security. Other areas in the southern section of the ground floor, which are screened from public view, have been adapted and upgraded to meet the changing requirements of Bank staff. Two platform chair lifts were installed in c2001 to provide access to the museum and bank chamber spaces from the entrance foyer.

Despite a number of previous modifications, the architectural character of the ground floor area is still apparent on entering the building, including the gold anodised aluminium ceiling, the south wall and artwork, glazed mezzanine walls and stone floor. The roughcast grey 'Softlite'[22] glass has been retained as the wall of the mezzanine level. The reception desk has been relocated several times resulting in repairs to the Riverina Grey granite floor. The current configuration of the ground floor entrance foyer dates from 2015 when the reception desk was relocated, and security gates were installed.

3.4.7 MEZZANINE LEVEL, LEVELS 1, 2 AND 3

The Mezzanine, First and Second floor levels form a podium under the main office tower of the Head Office. All three levels have been refurbished.

The Mezzanine floor is set back from the Martin Place frontage creating a two-storey volume over the ground floor entrance lobby. It was originally linked to the ground floor banking chamber by a dedicated stairwell, which was removed in c2000. The Mezzanine currently accommodates staff training facilities, open plan office spaces and amenities. Original 'Softlite' glass forming the north wall of the mezzanine has been retained in situ.

Levels 1 and 2 were reconfigured during the 1990s to accommodate a computer room. Accessible computer flooring was installed in some spaces, and internal partitions removed to create open plan office areas where possible. The computer roof was relocated to the basement in 2006.

Level 3 was designed as a staff amenities area, with a staff cafeteria and kitchen on the eastern side, an auditorium and staff library on the western side and a staff lounge centrally outside the lift foyer. The original architectural character of these areas has been altered by later refurbishment which involved the removal of original and early fabric and details.

[22] Softlite glass was made by Pilkingtons Pty Ltd and was first used in Australia as part of the RBA Head Office building. *Canberra Times,* 11 January 1965, p7.

The original functions of the third floor have now been relocated and the area is now used as office accommodation, with spaces formed by plasterboard and glass office partitions.

3.4.8 OFFICE SPACES (LEVELS 4, 5, 6, 7, 8, 9, 10, 13, 14 AND 15)

Each of these levels accommodates open plan office areas located around the north, east and west sides of the service core. Open plan areas accommodate administrative functions and are generally used as office accommodation, subdivided by new glass partitions.

Services and utilitarian spaces have been refurbished, and in some instances relocated within the original core. Ceilings and services have been replaced or adapted to suit the re-configured spaces. Furniture identified as having heritage significance, such as a writing desk and associated furniture used by the Governor of the Commonwealth Bank in 1916, has been relocated to the museum area at Ground Floor level as part of the interpretative display of the Reserve Bank.

Office suites located in the northeast section of the building have been removed due to asbestos, although those located at Levels 4, 8, 9, 10, 13 and 14 remain. *En-suite* lavatories do not meet current statutory access requirements and would require future adaptation for re-use.

3.4.9 LEVELS 11 AND 12

Levels 11 and 12 contain two significant spaces, namely the Boardroom (Level 11 East) and the Governor's Suite (Level 12 East). Both levels have been extensively refurbished since the RBA Head Office was opened in 1964. Documentary evidence indicates the original ceilings and wall finishes were generally removed as part of the asbestos removal works carried out in the 1990s. Works carried out in 2014 included the reconstruction of linen wall panels in the Boardroom and the reuse of original timber panelling to recover the architectural character of significant spaces.

Level 11

This level contains the executive area, including the Board Room, Dining Room, Reception and service areas. The remainder (western section) of the floor contains meeting rooms, service areas and general office areas. There has been a degree of compromise of original details by later refurbishment carried out to remove asbestos and for new services.

The executive suite generally, including the Board Room, is ranked as having 'High' heritage significance in this report and contains a significant Boardroom table and associated furniture designed by Fred Ward [23].

Level 12

This level contains the Governor's suite, reception areas and executive suites. There has been a degree of compromise of original details by later refurbishment carried out to remove asbestos and for new services. Spaces within the executive level retain considerable significance and include original furniture and art works. Works carried out in 2011 included the reconstruction of linen wall panels and the reuse of original timber panelling to recover the architectural character of these significance spaces.

[23] Heritage furniture is identified in a separate report, *Heritage Furniture Audit*, NBRSARCHITECTURE, 2017. The Boardroom contains furniture (table, credenzas, occasional tables) designed by Fred Ward for the space; the northern Meeting Room currently contains a boardroom table and chairs originally made for the Governor of the Commonwealth Bank and transferred from 48 Martin Place to the RBA Head Office in 1964.

3.4.10 LEVEL 16

The current configuration of spaces and finishes located at Level 16 generally date from 2002 or later.

Level 16 was substantially adapted in 2001 when under-utilised spaces including two residential flats, service areas and a medical centre were removed. Internal walls and finishes were removed although the Lift Lobby was generally retained in its original form. Two new lifts, servicing Levels 16 to 20, were installed to the north of the original lifts as part of the 2001 refurbishment works.

The eastern section of Level 16 was adapted as a new staff cafeteria with kitchen facilities as part of the 2001 refurbishment works.

3.4.11 LEVEL 17, 18 AND 19

Originally, these levels housed two squash courts with associated change rooms, a staff recreation area, a shooting gallery, maintenance workshops and extensive plant rooms. In 2001, the squash courts, change rooms and recreation area on Level 17 were removed and a new slab poured in the void above the squash courts on Level 18. The shooting gallery and maintenance workshops on Level 18 were also removed and the area was refurbished as additional office space. The plant room on Level 19 has been retained and now occupies the entirety of Levels 18 and 19.

An existing open observation gallery is located along the northern façade of Level 18.

3.4.12 LEVEL 20

This level was designed primarily as an observation deck and serves as a staff amenities area, accessible from one lift commencing from Level 16. The floor is set back from the perimeter of the building under a cantilevered roof form. The mobile exterior maintenance cradle is located on this level.

The original configuration has been adapted and refurbished, and additional glazing installed in the perimeter of the building during the 1907s to increase natural light and take advantage of views to the north and east. Two new passenger lifts were added in c2001 with the construction of the lift shaft serving Levels 16 to 20.

3.5 MODIFICATIONS

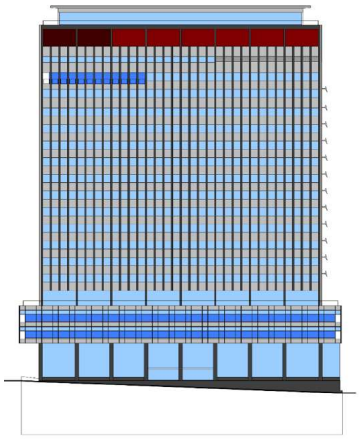
The Reserve Bank Head Office building has undergone considerable change and modification to its original internal configuration and detail since it was originally constructed. Office configurations were altered as part of the 1970s addition and 1990s adaptation of the building to reflect operational changes within the bank and to provide open-plan offices and Commonwealth government office accommodation standards. Modifications have not substantially affected the historic or associative significance of the Head Office.

Substantial changes to the building were carried out following approvals granted in 1990 including the upgrading of offices and basement areas, removal of asbestos requiring the stripping of all internal finishes, upgrading of building services and fire protection facilities,

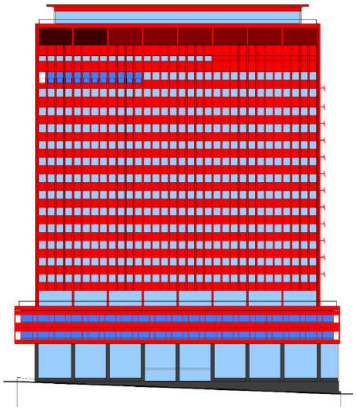
new ceilings, lighting and carpets and the extensive restoration and over cladding of the external facade of the building.[24]

Detailed records of all changes to the place are kept in the Bank's archive together with extensive photographic records of each stage of the building's development.

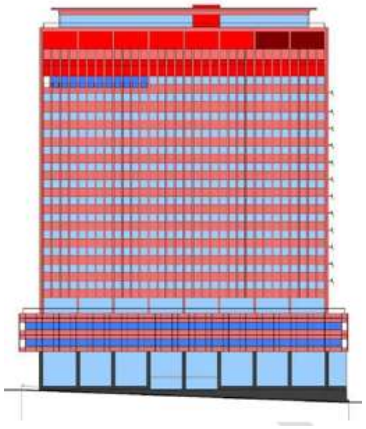
The following diagrams and images compare the 1964, c2000 and c2023 façades to identify the level of external change to the building façade, areas of changes are shaded red.



C1964
The original facade



c1990
External changes included the overcladding of the whole building, rempoval of the RBA logos and sunblades to the padoium.



c2023
Changes carried out in the 2000s included enlarging the window proportions to level 17. Introducing windows to level 19 and adding a lift to level 20 requiring a lift ovverun above the level 20 pavillion roof.

3.6 SIGNIFICANT VIEWS

The Reserve Bank of Australia Head Office building has landmark qualities as a significant component of the eastern section of Martin Place. The north elevation of the building forms the visual boundary of the public space and is visible in limited oblique views along Macquarie and Phillip Streets. The south elevation of the RBA building is partially visible in views looking northwards along Macquarie and Phillip Streets.

The RBA is visible in short-, medium- and long-distance views from Martin Place, Macquarie Street and limited views in Phillip Street. The building, as part of the western side of Macquarie Street is visible in some long-distance views looking west from the Domain.

[24] Parliamentary standing Committee on Public Works Report No. 13 of 2000 -Reserve Bank of Australia Proposed head office building works. p5 (see also No. 8 of 1990)



Figure 8 - View of the northwest section of the RBA building from the corner of Phillip Street and Martin Place. (prior to hoardings being erected for approved works)

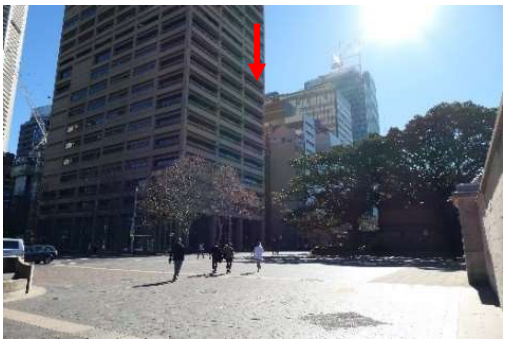


Figure 9 - Looking north to the RBA building Marked by an arrow) from the entrance to Hyde Park Barrack site, July 2019. (prior to hoardings being erected for approved works)

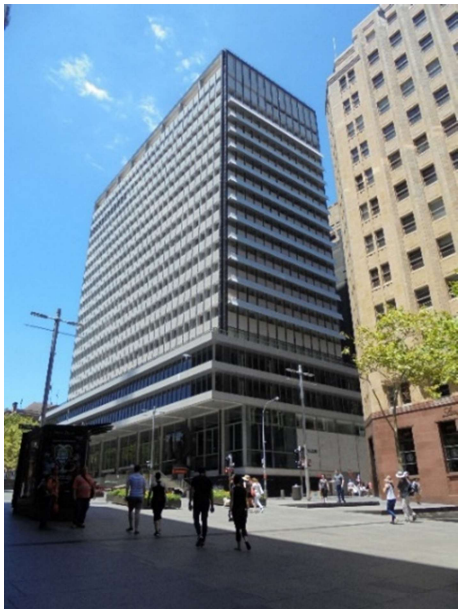


Figure 10 - View looking southeast from the corner of Elizabeth Street and Martin Place, July 2019 (prior to hoardings being erected for approved works).



Figure 11 - View of the northeast section of the RBA building from Macquarie Street, July 2019. (prior to hoardings being erected for approved works)

4.0 HERITAGE MANAGEMENT FRAMEWORK

4.1 RELEVANT HERITAGE LEGISLATION

Environment Protection and Biodiversity Conservation Act 1999 (Cwth)

Under the *EPBC Act*, the Reserve Bank of Australia, as an Australian government agency, is required to identify, protect and promote Commonwealth Heritage values of properties in its ownership.

The Reserve Bank of Australia Head Office building is included on the Commonwealth Heritage List maintained under the *EPBC Act*. The Head Office building is also identified as a heritage item of Local significance by the Council of the City of Sydney and is protected under the *Environmental Planning & Assessment Act 1979* (NSW). Identified as Item I1897* on Schedule 5 - Environmental heritage of the *Sydney Local Environmental Plan 2012.*

The Reserve Bank of Australia, as owner of 65 Martin Place Sydney NSW 2000, is obliged under the *EPBC Act* to *'…minimise adverse impact on identified Commonwealth Heritage values of the place*" (Section 341ZC). This includes the preparation of a Heritage Management Plan (HMP) which identifies the cultural values of the Place based on detailed physical and documentary research and is supported by a series of Policies which guide activity on the site. Section 7.1 of the HMP outlines that the overall intention of the policies for the management of commonwealth heritage values is to:

- *Retain the character and quality of the original aspects of the RBA Head Office and its various elements, together with its immediate setting.*
- *Permit adaptations and new works which will enable the place to continue in its use as a corporate Head Office for the Reserve Bank of Australia.*
- *Provide an approach to the replacement of deteriorated and redundant fabric.*
- *Draw attention to the need for a co-ordinated approach to conservation decision making in any future actions.*

The policies in the HMP should be understood and applied in light of the 2023 discovery of unexpected and unacceptable levels of hazardous materials on the site, a situation of such gravity not contemplated in 2020. It is important to honour the overarching intent of the HMP rather than modifying it to suit a particular outcome, and decisions made under the *EPBC Act* is to *'…minimise adverse impact on identified Commonwealth Heritage values of the place*" (Section 341ZC). The intention, clearly stated, is to *minimise adverse impacts,* avoiding any adverse impacts altogether will in this instance result in a greater loss of commonwealth values. The Act allows for adverse impacts when no other reasonable alternative exists, provided all reasonable mitigation measures are taken.

The HMP does not assume no impact on heritage fabric; instead, it requires a holistic consideration of any impact. The proposed work is essential for the building's ongoing management, maintenance, and use as a Commonwealth heritage place. While significant impact will occur, these impacts are necessary for the long-term preservation of the building, its use, and its role within the Australian social context. The remediation of contaminated material will be extensive but primarily involves structural parts covered by other materials and finishes. Replacing them with non-hazardous materials will allow for an ongoing understanding of the construction methods of the time without directly impacting the public or users once refurbishment is completed.

4.2 HERITAGE SIGNIFICANCE OF THE RBA HEAD OFFICE

The Statement of Significance for the RBA Head Office, taken from the online Commonwealth Heritage List Citation for the Reserve Bank, 65 Martin Place Sydney, states:

> *The Head Office building of the Reserve Bank of Australia has significance at the Local level as an exceptional representative example of a prestige post-war government office building employing very high-quality materials and finishes and demonstrating outstanding levels of architectural design and execution in a style influenced by International Modernism. (Criteria A, D & E)*
>
> *The establishment of the Reserve Bank of Australia and its national and international functions by separation from the Commonwealth Bank and the construction of its head office in the immediate post-war period is a significant event in the history of the Commonwealth of Australia and in its most tangible form is represented by the Head Office building in Martin Place. The historical importance of these actions and the continuing association of the place with economic policy and function and with important policy implementers such as Dr Coombs are an important part of the Nation's cultural heritage. (Criterion A and Criterion B)*
>
> *The Reserve Bank of Australia Head Office building has landmark qualities as a component of the significant streetscape of Macquarie Street, which demonstrates a continuing history of purpose-designed and built Government buildings from the earliest days of Australia's European settlement and as a significant component of the outstanding urban character of Martin Place, Sydney's premier pedestrian thoroughfare. (Criterion A)*
>
> *The Reserve Bank of Australia head office building has strong social appeal to specific interest groups in Australian society for its contribution to their areas of interest and to the public at large as the place where significant economic policy is formulated and implemented for the good governance of the Commonwealth. (Criterion G)*
>
> *The Reserve Bank of Australia Head Office demonstrates the creative and design output of the Commonwealth Department of Works and is associated particularly with members of the Special Projects Section of that Organisation. The building includes examples of art, furniture and finishes by prominent artists and designers of the 1960s including Fred War (furniture and finishes), Bim Hilder (ground floor wall enrichment), Margo Lewers (artwork and rug) and Margel Hinder (Martin Place sculpture). (Criterion H)*
>
> *Elements of design, construction and technology within the building fabric were considered innovative at the time of its construction, although some of these elements have been removed or irreversibly altered by additions to the building in the late 1970s. (Criterion F)*

4.3 IDENTIFIED HERITAGE VALUES

4.3.1 COMMONWEALTH HERITAGE CRITERIA

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context.

Determining cultural value is the basis of all planning for places of historic significance. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The analysis of the historical and physical evidence provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item.

A place has Commonwealth Heritage value if, and only if, the place meets one of the Commonwealth Heritage criteria prescribed under Section 341D of the Environment Protection and Biodiversity Conservation Act 1999. The values embodied in the criteria generally relate to:

(a) natural heritage values of places;
(b) indigenous heritage values of places; and
(c) historic heritage values of places.

A place is included on the Commonwealth Heritage List for demonstrating one or more of the following Commonwealth Heritage criteria:

Criterion (a) (Processes)
The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history.

Criterion (b) (Rarity)
The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

Criterion (c) (Historical values)
The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

Criterion (d) (Characteristic values)
The place has significant heritage value because of the place's importance in demonstrating the principle characteristics of:
(i) a class of Australia's natural or cultural places; or
(ii) a class of Australia's natural or cultural environments.

Criterion (e) (Aesthetic characteristics)
The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

Criterion (f) (Technical achievement)
The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at particular period.

Criterion (g) (Social value)
The place has significant heritage value because of the place's special association with a particular community or cultural group for social, cultural or spiritual reasons.

Criterion (h) (Significant people)
The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

Criterion (i) (Indigenous tradition)
The place has significant heritage value because of the place's importance as part of indigenous tradition.

4.3.2 APPLICATION OF COMMONWEALTH HERITAGE CRITERIA

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), the Reserve Bank of Australia is obliged to prepare a Heritage Management Plan for each of its properties that demonstrate Commonwealth Heritage value. A Heritage Management Plan for the Reserve Bank Head Office building at 65 Martin Place, Sydney, was prepared in 2020 which established the basis for the significance of the place expressed against the criteria and reproduced below.

Criterion (a) (Processes)
The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history.

> *The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style.*
>
> *The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions*
> *by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.*
>
> *When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning.*
>
> *The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to*

the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.

Attributes
Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.

Criterion (b) (Rarity)
The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001).

Attributes
Remnant evidence of original services, and remnant evidence of the former residential flats.

Criterion (c) (Historical values)
The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

Not listed for demonstrating Criterion C.

Criterion (d) (Characteristic values)
The place has significant heritage value because of the place's importance in demonstrating the principle characteristics of:
(i) a class of Australia's natural or cultural places; or
(ii) a class of Australia's natural or cultural environments.

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well-designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting.

Attributes
The architectural attributes that demonstrate the International Style.

Criterion (e) (Aesthetic characteristics)
The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street.

Attributes
The multi-storey form and the quality of external finishes to the building.

Criterion (f) (Technical achievement)

The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at particular period.

The Reserve Bank building is highly significant in the development of post World War II multi storey office buildings in Australia for its use of high quality Australian materials; steel and concrete construction; and interior design details and artworks.

The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning.

The two doors to the main strongroom were at the time of construction the largest and most
technically advanced in the southern hemisphere.

Attributes
Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.

Criterion (g) (Social value)

The place has significant heritage value because of the place's special association with a particular community or cultural group for social, cultural or spiritual reasons.

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf
of the Nation.

Attributes

Continued use of the building by the Reserve Bank for the above purpose.

Criterion (h) (Significant people)

The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M. Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C. McGrowther; Professor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer).

Attributes
The artworks of Bim and Margel Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.

Criterion (i) (Indigenous tradition)

The place has significant heritage value because of the place's importance as part of indigenous tradition.

Not listed for demonstrating Criterion (i).

4.4 OBLIGATIONS UNDER THE EPBC ACT 1999

Under the *EPBC Act*, the Reserve Bank of Australia, as a government authority is obliged to protect, maintain and promote Commonwealth Heritage values demonstrated by places in its ownership. The *EPBC Act* also requires the RBA to minimise adverse impacts on National Heritage values of National Heritage Places and the Commonwealth Heritage values of Commonwealth Heritage places (s341ZC).

The following places, located in the vicinity of 65 Martin Place, have been identified as demonstrating Commonwealth, National or World Heritage values. The nearest being Hyde Park Barracks, which is situated to the southeast of the subject site, identified as a heritage item on the National Heritage List (Place ID 105935). The site is also located adjacent the western boundary of the Governors Domain and Civic Precinct.

Commonwealth Heritage Places:

Reserve Bank
Sydney Customs House (former)

World Heritage Sites:
Australian Convict Sites (Hyde Park Barracks Buffer Zone)
Sydney Opera House (Buffer Zone)
Australian Convict Sites (Hyde Park Barracks)

National Heritage Sites:
Governors Domain and Civic Precinct
First Government House Site
Hyde Park Barracks

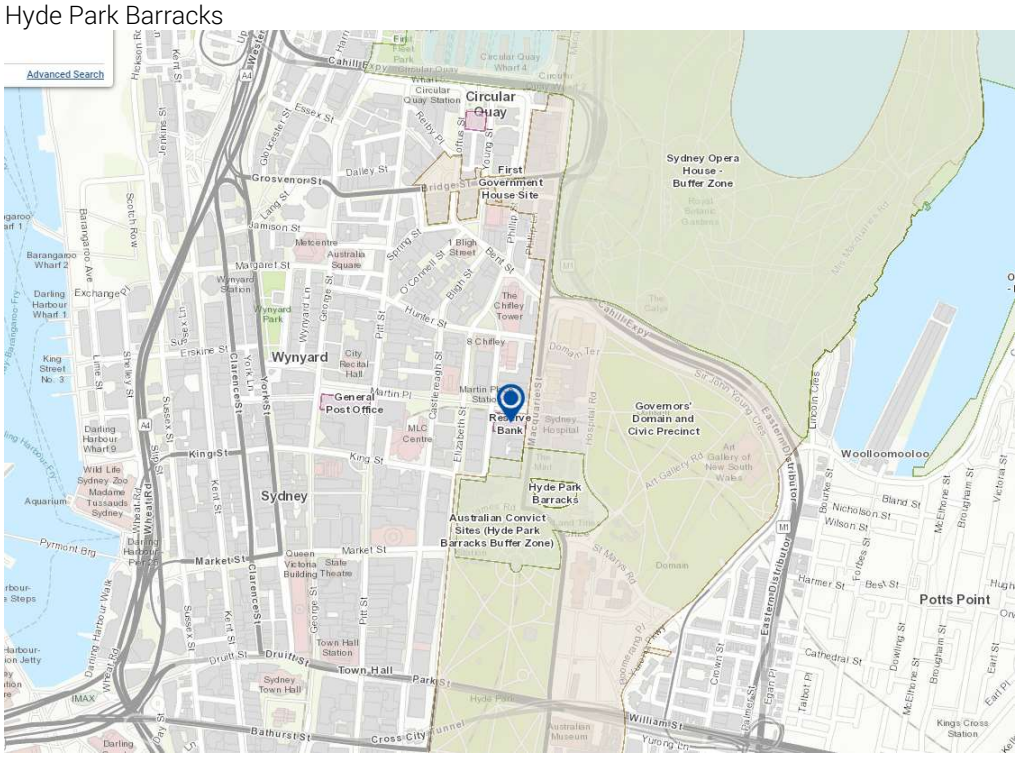


Figure 12: Map showing the location of Commonwealth Heritage Places, National Heritage Properties and World Heritage Properties within a one-kilometre radius of the subject site indicated with hatching with World Heritage Properties Buffer Zones highlighted in green. The subject site is indicated in blue. (Source: https://pmst.awe.gov.au/#/map?lng=151.21026277542117&lat=-33.86769852062867&zoom=16&baseLayers=Topographic&l=4,5,6)

5.0 DESCRIPTION OF PROPOSED ACTIVITY

5.1 BACKGROUND

In 2023 the Banks Building Contactor commenced stripping out of non-significant fabric associated with the approved Workplace refurbishment works (2020/8870), which including investigations to confirm the location of asbestos in the building. The Bank continued to occupy other floors while the floor under construction was unoccupied, allowing explorations to be carried out which established the need for extensive, and unexpected levels, of remediation works. The level of hazardous materials uncovered was unexpected as the Bank had already undertaken a significant asbestos removal program in the 1990s. Once the extent of the remediation works was better known, the project halted so as to enable the Bank time to understand the implication of the situation and what their options may be given the changed situation.

Detailed consideration of the requirements for the banking function and the issues that had unexpectedly arisen resolved into the following four possible outcomes:

Option:	Scope of Work:
Option 1: Full remediation	• *Full asbestos removal, demolition back to superstructure from L2 to roof.* • *Bank staff temporarily decanted to nearby building.* • *Reconstruct concrete structure, façade and expand rear building services spine for new lifts* • *Banknotes & archives temporarily exit HO & reinstated on completion.*
Option 2: Sell & lease back	• *Sold to a developer and contracts to be a long-term tenant (circa 50 years).* • *Banknotes temporarily exit HO and reinstate on completion.*
Option 3: Sell & lease elsewhere	• *Sold to a developer and lease space it needs in Sydney CBD.* • *Construct a new banknote facility.*
Option 4: Sell & buy elsewhere	• *Sold to a developer and lease space it needs in Sydney CBD.* • *Construct a new banknote facility.*

The preferred option for the Bank, which was supported by the Parliamentary Standing Committee on Public Works (PWC), was to pursue Option 1: Full remediation. The scope of works that are the subject of this statement of likely heritage impacts was subsequently developed based on the full remediation of the building – the involves removal of all façade elements and structural concrete elements above level 1, allowing for retention of the steel structure. Additional design work identified opportunities to upgrade the façade construction system, the lift core location and include the required provision of a new electrical substation in the basement.

During all stages of the investigations and in the consideration of possible options the cultural significance of the site has informed the decision-making process. The exceptional cultural significance of the banking function continuing to operate from this location was a key determinator in deciding the preferred approach to remediating the property.

5.2 OVERVIEW OF PROJECT SCOPE

The scope of works has been categorised in the following way for clarity, in no necessary order as they are all intrinsically linked.

1. Remediation of hazardous materials
2. Concrete encasement of the existing steel structure and façade reconstruction
3. Services upgrade – including Lift and substation
4. Protection and conservation of heritage elements

These works would support the completion of the Workplace refurbishment project approved by DCCEEW, *EPBC Act* referral reference 2020/8870.

5.3 HAZARDOUS MATERIALS REMOVAL

During the 1990's, the Bank undertook staged asbestos removal in the building. As the work was carried out in stages, the building remained occupied, which meant that not all of the hazardous material could be removed, especially in inaccessible areas or locations that did not pose safety risks. However, as part of the approved Workplace upgrade works (2020/8870), floors and services have been stripped back, exposing previously inaccessible areas. This has revealed additional hazardous material, primarily asbestos, in structural elements like beams, columns, floor slabs, and the façade.

The following diagrams indicate the extensive nature of the hazardous material discovered to be embedded throughout the building, in the façade and in the concrete encasing of the steel columns and beams, as well as the concrete slabs between all floors.

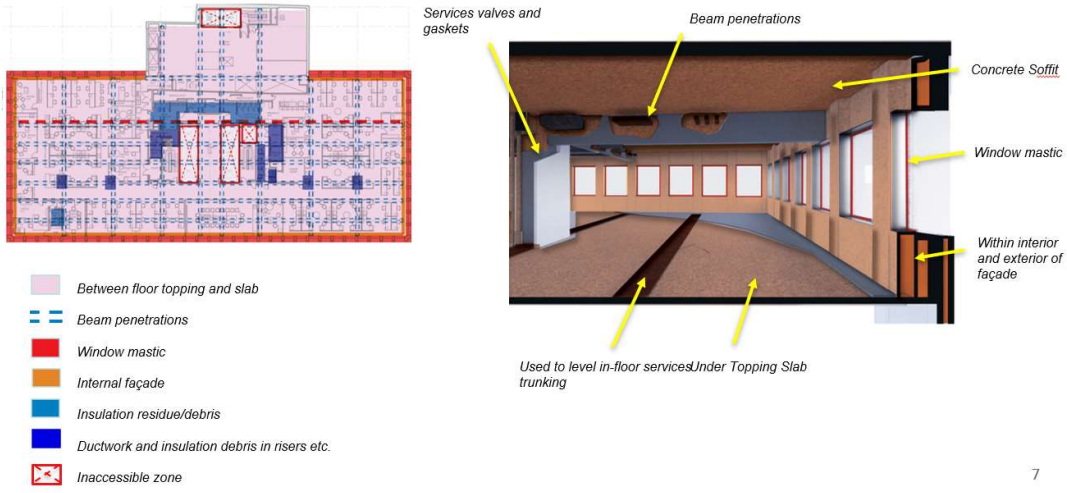


Figure 13 - Diagram illustrating location and extent of asbestos through the building structure. (Source: Architectus)

5.3.1 APPROACH TO TREATMENT OF ABESTOS CONTAMINATION

The major consideration in developing an approach to the remediation of asbestos in the building was to understand the level of risk to the Bank while supporting a safe working environment. This needed to be balanced with the challenges of an ageing building, characterised by late 1950's construction and facade technology. The table below illustrates that whether the asbestos remediation involved partial removal or on-site encapsulation, there remained the potential ongoing work, health and safety risk.

These risks would hinder necessary maintenance and diminishing the opportunity to upgrade the building for continued occupation and operation, thereby providing a contemporary level of workplace amenity and functionality in the future.

Option:		Comment:
1.	**Encapsulate** the existing hazardous material embedded in the building and avoid any works that may disturb it and cause a health hazard.	Encapsulation would knowingly leave a health hazard within the building, which is not a desirable WH&S situation for all those working in the building and visitors. Any maintenance works or physical changes to the building would need to take the hazardous material into account. This would impact an ability to make changes and an ability to effectively maintain the building. The extent of hazardous material would materially hamper the approved, and any future, upgrades to the workspace and building services within the building. Retaining hazardous materials in the building structure would further shorten the useful life by limiting and constraining opportunities to create a desirable and fit-for-purpose workplace.
2.	**Remove selected elements** to reduce the extent of hazardous materials in the building. Encapsulate all retained material.	While this approach would reduce the level of hazardous material in the building, it would not significantly lessen the restrictions on changes to the building due to the location and extent of affected fabric. This would knowingly leave a health hazard within the building, which is not a desirable WH&S situation for staff working in the building and visitors. Any maintenance works or physical changes to the building would need to account for the hazardous material. This would impact the ability to make any changes and adequately maintain the building in the future. The extent of hazardous material would continue to hamper the existing and future, upgrades to the Workplace and engineering services within the building. Retaining the hazardous materials in the building structure would further shorten the life of the building by constraining opportunities to create a desirable and fit-for-purpose workplace.

5.4 CONCRETE ENCASEMENT OF EXISTING STEEL STRUCTURE AND FAÇADE RECONSTRUCTION

The International Modernist aesthetic of the building is recognised as a significant component due to its distinctive architectural character, which contributes to the visual identity of the building within the urban context of Martin Place and the surrounding city streets. The original architectural character was also adopted for the 1970s addition to the south.

The materiality of the original façade consisted of circa 1964 aluminium window and shopfront framing. At the time of construction aluminium was a relatively new material for use on facades, the outcome being that the quality of the material did not respond well to the urban and marine environment of its location.

The distinctive architectural 'tartan' pattern across the façade featured Australian Wombeyan stone cladding panels for the horizontal elements and contrasting Imperial Black Granite for the vertical elements. The windows were designed with deep reveals, lined in aluminium sheet to all four faces.



Detail on the western façade where a portion of the 1990's overcladding has been removed revealing the original sill profile and stone panel (to the right of the overcladding support framing)



Detail of where the overcladding to the head and reveal of the windows has been removed. Then secondary frame used to support the overcladding pushes out the face of the building, and the depth of the reveal, in the order of 100mm.

The current condition of the façade and its implications were investigated, revealing that the design life of the external overcladding wall elements could be extended by 15-20 years with further remedial works. However, the original precast cladding may limit performance to 10-15 years. Extensive monitoring and repairs will eventually be needed, potentially causing significant disruptions. Complete replacement of the building envelope is recommended due to the need for temporary office relocation for window replacement.

The replacement of the window units is approved under the existing consent as part of the approved Workplace upgrade works.

The increasing maintenance requirement to the c1960s façade system, which would not necessarily extend the building lifespan, and the outdated façade technology that falls short of contemporary standards, further support the need for replacement. As the Bank considered its options, it became clear that serviceability issues and doubts about the façade's 'fit-for-purpose' were major hindrance to remaining on the site. While the heritage significance of the building was considered, the exceptional importance of the historic and continued occupation and operation at this site as the long-term home of the RBA significantly influenced the decision.

Removing the façade would eliminate health and safety risks, ensure structural integrity, simplify maintenance, and allow for modernisation. This would improve energy efficiency, sustainability, and the building's visual appeal, while ensuring compliance with current standards and accommodating future upgrades.

5.4.1 DEVELOPMENT OF THE FAÇADE PROPOSAL

To understand the thinking of the Commonwealth Department of Works, Bank and Special Projects Division (Sydney) in 1959, the design report from the Bank's archive provides valuable insights. This description, which accompanied early sketch designs, sets out the intentions underpinning the concept:

> *From initial directions issued by the Commonwealth Bank, the intention was to produce a solution that was functionally acceptable and which included aspects of design that might enhance the civic dignity of Martin Place and the axial development of site areas to the east of Macquarie Street.*
>
> *The form of the proposed building has been progressively determined by the detail area requirements at respective floor levels.*
>
> *The surface texture of the tower mass is basically the same expression of structural and functional mullions. Both structural columns and mullions are of similar proportions being 2 feet deep by 13 inches repeating all external facades as a uniform vertical motif. The spandrel areas between mullions and the heads and sills of windows are comparatively flush in surface with the facings on the columns, while deep set windows provide adequate solar protection and give emphasis to the voids. The resultant texture is static in form and emphasis neither horizontal not vertical movement. Due to thermal problems and the need to provide closely subdivided office areas on the western perimeter, windows of reduced area are proposed on this façade, protected by horizontal cantilevered sun hoods. The skyline has been designed as a regular termination of the tower block by accommodating miscellaneous tank rooms, cooling towers, etc., at broken levels within the façade envelope*[25].

[25] RBA MD-011708 Proposed Headquarters for The Reserve Bank of Australia p4



Figure 14 – Macquarie Street view of the podium during construction. Note that Martin Place had not yet been created. (RBA Archives)



Figure 15 - View of the Reserve Bank of Australia Head Office Sydney, looking southeast from the Phillip Street corner, c1964. Note that prior to Martin Place being constructed the sloping topography was managed via a plinth and set of stairs. (Source: Australian Archive)

The initial step in developing a new façade was to research the original late 1950's documentation. This involved a detailed analysis of available sectional and elevational documentation of the original design, as well as an assessment of the condition of the existing overclad façade fabric. Based on this detailed knowledge of the original design intent the current proposal, referred to as the 2030 scheme, was developed.

The proposal to install a new façade, designed to interpret the aesthetic of the original International Modernist 'tartan' pattern, also recaptures lost detailing from the original design. The overall form of the building, including the distinctive double height ground floor lobby visible to the public, the podium and tower elements, will be retained. The building will maintain its existing form, scale and presentation. The comparison diagram below shows primary northern façade facing Martin Place.

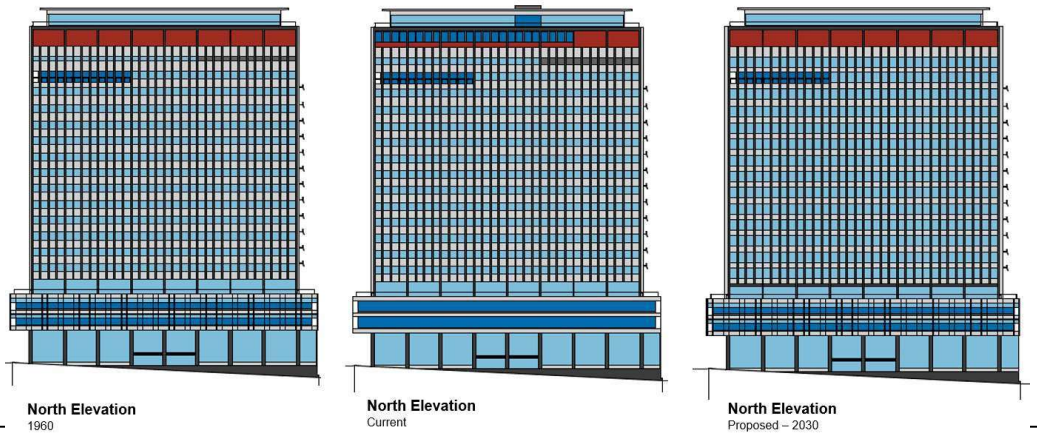


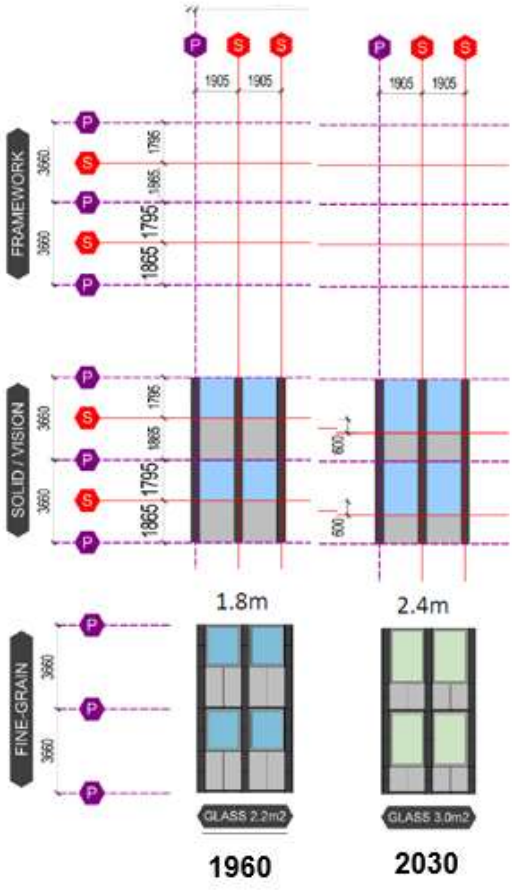
Figure 16 - These comparison diagrams illustrate the changes to the primary façade presentation to Martin Place, firstly the original design, the second version following the overcladding, window changes and stripping back of original detailing to the podium. The third diagram demonstrates that the original form and aesthetic is retained, along with recapturing important podium detail. (Source; Architectus)

The proposal is to construct the façade using a contemporary curtain wall system, which is more robust, sustainable and tested construction technology compared to the late 1950's system. This modern approach not only enhances the building's structural integrity but also aligns with current sustainability standards, ensuring a longer lifespan and reduced maintenance costs.

The decision to replace the façade is well-supported by research into how other significant heritage building of a similar age have successfully addressed similar issues of weathering, sustainability and material failure. The current proposal aligns with the conservation practices of other significant Modernist buildings, as demonstrated at Appendix B of this report. This research has shown that adopting contemporary construction technologies can effectively preserve the historical value while meeting modern performance requirements.

The proposed detailing will include Australian stone panels for the horizontal and vertical solid elements and recessed windows, in line with the original façade articulation. The intention is to use an Australian-sourced stone; however, the original Wombeyan marble was found to be unsuitable as an external cladding material due to its role in the deterioration issues that necessitated the overcladding. Therefore, a suitable alternative Australian stone with appropriate weathering qualities will be identified.
The internal building layout has been extensively altered over time, resulting in more open floor layouts and the loss of small offices and cubicles, apartments, shooting gallery and residences from the 1960s. The 2030 scheme proposes an adjustment to the sill height of the windows to provide more light and enhanced views.

The proposed new sill height is based on retaining the key grid lines that underpin the set-out grid of the 'tartan' pattern, ensuring the visual character of the building is retained. The diagrams below provide an analysis of the original construction, the impact of the extensive changes carried out in the 1990s and proposed 2030 scheme.



Framework: these diagrams identify the dimensional grid that defines the façade set out. The P gridline (purple) identifies the key 'tartan' proportions. The horizontal S gridline identifies the sill location.

Solid / Vision: The area shaded blue identifies the glazed area of the façade. There are no changes to the width of the window, it is proposed to increase the window height from 1.8 m to 2.4m.

Fine Grain: The horizontal and vertical panel elements will reflect the original join line layout

.

Figure 17: Proportion study diagram. (Source: Architectus)

The sections below describe the original window arrangement. Originally, the sill height was designed to house a fan coil unit, a technology that has been superseded. The 1990 section includes the overclad, which retains the fan coil unit while increasing the depth of the window recess to accommodate additional framing and cladding. With the proposed upgrade to the aged air conditioning system throughout the building, the fan coil units are now redundant, allowing the sill to be lowered. This results in a more aesthetically pleasing window design and increases natural light penetration into the interior spaces. Modern mechanical cooling systems, which are more energy-efficient and easier to maintain.

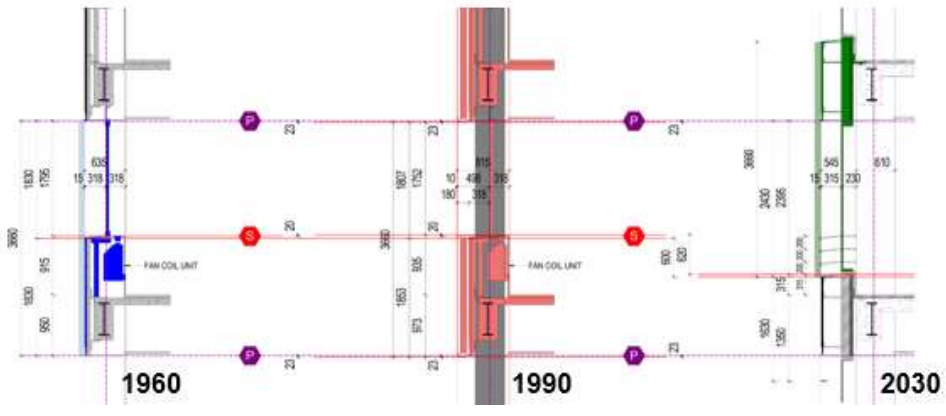
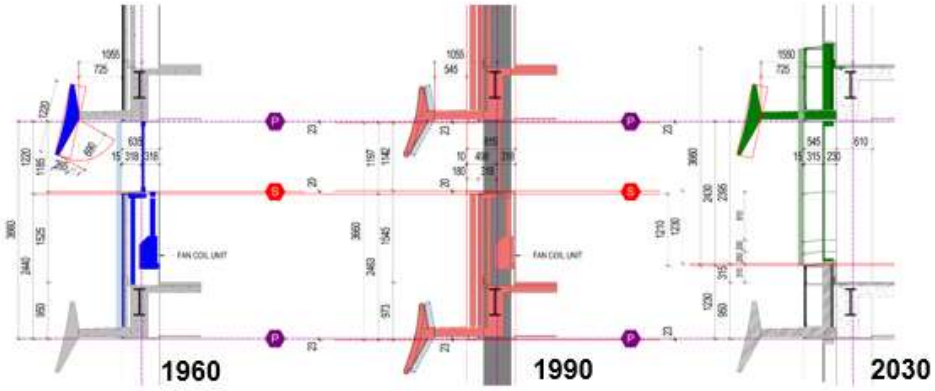


Figure 18 - Section - Typical, comparing the original, existing and proposed window sections. (Source: Architectus)

Below is a similar comparison of the windows to the western elevation. The proposal also includes reconstructing the original profile of the western sunhoods, which had been replaced to an altered profile during the 1990's overcladding project.



Below is an image demonstrating the impact of lowering the sill from the interior of the building. This change supports the provision of a contemporary level of office amenity.



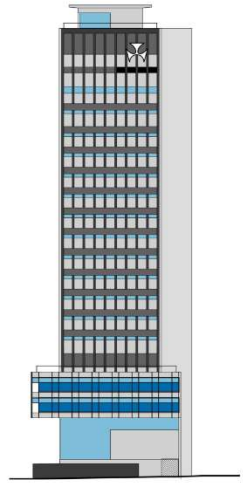
Internal View
Current

Internal View
Proposed – 2030

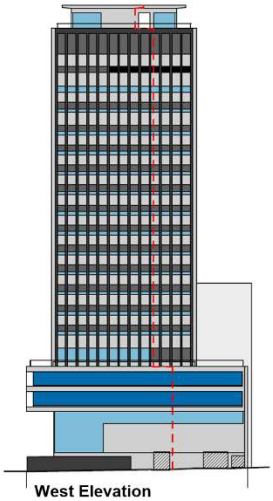
Below are additional comparison diagrams, shown in Figure 39, that describe the proposed changes to the remaining three elevations. The 2030 scheme includes the alteration to the sill height and the restoration of lost external features, such as the Gordon Andrews-designed RBA logo to the eastern and western elevations, as well as the reconstructed sun blades on the podium.

The red dashed line shown through the western and eastern elevations indicate the 1970s addition to the south. The grey form to the south of the building marks the location of the services core. An increased passenger lift overrun is required because the existing lift did not service the upper floors, requiring people to change lifts at Level 16. The previously approved Workplace upgrade project includes the addition of two new passenger lifts to service the whole of the building; with the 2030 scheme proposing a refinement to the location of the lift core, discussed further in section 6.5.

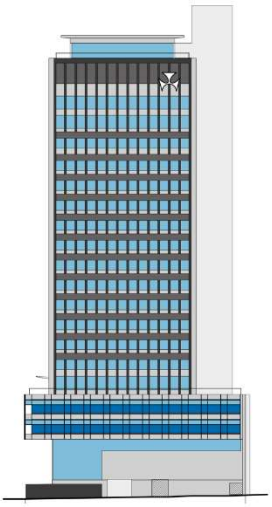
Other external modifications will include changes to the openings at ground level in line with the construction of a new electrical substation, which is a requirement of Ausgrid. There will also be minor changes to vehicular access locations to the building loading dock off Philip Street.



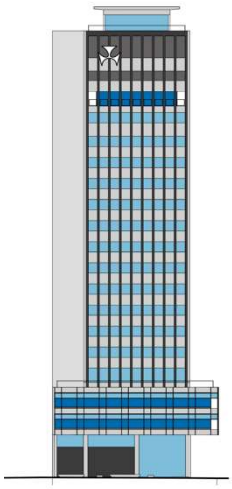
West Elevation
1960



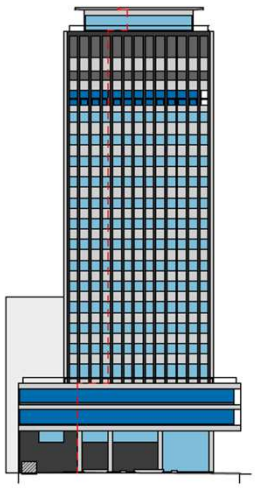
West Elevation
Current



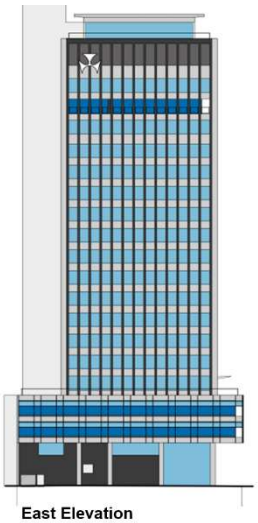
West Elevation
Proposed – 2030



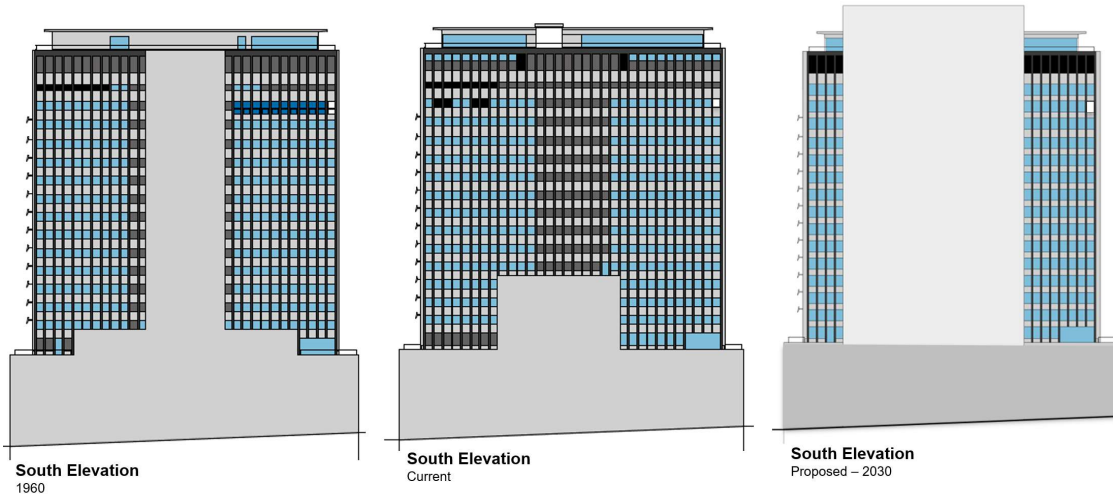
East Elevation
1960



East Elevation
Current



East Elevation
Proposed – 2030



5.5 SERVICES UPGRADE

While general services upgrades have been approved as part of the Workplace refurbishment project, this proposal includes two notable changes. Firstly, the relocation of the passenger lifts to align with the upgraded services core and secondly, the provision of a new substation in Basement Level 1.

5.5.1 PASSENGER LIFT LOCATION

The 1964 passenger lifts were centrally located and did not provide direct access to all floors in the building; access to the upper floors, Levels 17 to 20, required changing lifts at level 16. This layout also breaks the building into a western and eastern side, hampering workspace layout options.

The majority of lift lobbies have been refurbished, except for the Ground Floor, which has retained its original Wombeyan marble cladding and gold anodised aluminium slat ceiling. The mezzanine and Levels 01-02, 05 through 10, 14 and 15, have retained original Ulam marble cladding.

The Workplace refurbishment project approval includes a new southern core, referred to as the Hybrid Core, which contain services, including bathrooms and fire stairs. This relationship of the core to the tower is similar in concept to the 1964 design. Two additional passenger lifts were approved for the building, refer to the diagram below. However, the brick structure from 1964 that encloses the lifts does not meet required structural or fire protection standards and will require significant intervention to upgrade to ensure the building's compliance and safety.

The current proposal includes modifying the approved Hybrid Core to bring the services and lifts together on the southern boundary, as original design designed. This reorientation of the lifts supports the rationalisation of services throughout the building, between Basement Leve 3 to Level 20. This enables the construction of new lifts that service all floors and updates the basement loading dock and vehicular access without the need to undertake major changes to the original B3 Strongrooms.

This arrangement also conserves the double height spatial character of the existing ground floor entry spaces. It is a recommendation of this report that the location of the original lift location would be interpreted at ground level.

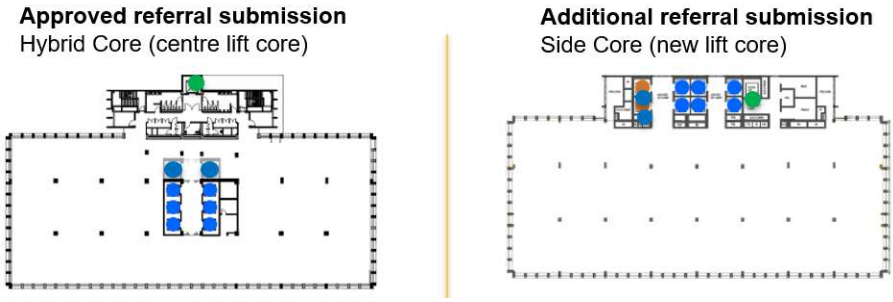


Figure 19 - Two plans showing the changes proposed between the approved Hybrid Core (referred to as Option B) arrangement (LHS) and the proposed Side Core layout (RHS). (source: Architectus)

The wider project has contemplated various services core locations, with Option B forming part of the current approval. Further investigations into the building condition have resulted in rethinking the relationship between the services core and the lifts. The following considerations have additionally informed the proposal to relocate the lifts into the service core:

- Lift Pits: Additional work is required to bring the lift pits up to current code and requires require deepening the pits for code-required access and maintenance. This would change the existing layouts of the basement areas, including the B3 strongrooms and B1 cash loading dock.

- Existing Core Construction: The existing core is constructed of single-skin brickwork and does not comply with current fire and seismic code requirements. Implementing seismic strengthening to the core and internal shaft separation to comply with current code requirements would impact the core spatially, potentially requiring the enlargement of existing penetrations and increasing core wall depths. This could misalign the core with the current structural steel layout and require substantial structural steel augmentation and strengthening, which may further impact ceiling heights in the immediate vicinity of the existing core location.

- Passenger Lifts: Rebuilding the passenger lifts at the rear of the building minimises damage and impact to the Bim Hilder wall sculpture, which spans the north lift core wall from Ground and Mezzanine floors in the foyer.

Locating the lifts within the services core has multiple operational and cost benefits. In heritage terms the original design intent behind the relationship of the lifts to the workspaces will be recaptured. Moving the lift location will have an adverse but acceptable heritage impact, with mitigation measures proposed to offset the impact. Mitigation proposed will include the careful salvage of original lift lobby finishes, much of which have been variously altered over time, with the intention of re-introducing the material into the fitout of the new lift area. The exception to this will be the ground floor lift lobby, which has retained the highest degree of original finishes. This space will be retained to interpret the original scale of the building and lift location. Original marble wall finishes, and the gold anodised aluminium ceiling will also be retained, as part of the interpretation.

5.5.2 NEW ELECTRICAL SUBSTATION

The current building relies on a dedicated external power supply from an aging subterranean substation in Phillip Street, which has limited spare parts, did not comply to Ausgrid WHS requirements and posed an increased risk of power interruption to the building due to system failures. Working with Ausgrid, the Bank is required to install a new on-site substation as the existing subterranean substation is deemed unserviceable.

Substations have a strict set of access and engineered protection requirements, leading to the only feasible location being in the southeastern corner of the building below ground. This location, set below Macquarie Street, is within the footprint of the 1970s addition, and importantly does not impact the original Basement strong rooms or the safe doors.

There will be some changes to the vehicular access routes into the basement loading dock off Phillip Street and a requirement for engineered substation safety access hatches on Macquarie Street. These changes will primarily be located within the later addition.

The addition of the substation will not alter the form of envelope of the building, nor will it be readily visible.

5.5.3 ORIGINAL SERVICES

The building has retained some early elements of original building services, however there are no complete systems operating in the building. The remaining services infrastructure has been modified and upgraded for business operations on a number of occasions in line with the HMP.

Services through the building have typically been interwoven with the structure and so have been affected by hazardous materials which will need to be removed as part of the asbestos remediation works. Set out below is a description of existing building services and their current operating status:

- Levels 3 and 16 Generators: These are not original; they were installed as part of the major building refurbishment in the 1970s building extension and the 1990 building refurbishment.

- Level 17 Mechanical Oil Heating Water Boilers: There are three existing boilers, originally oil-heated and converted to gas in the early 2000s. The heating oil tank (that was in the B3 bulk fuel tank room) and related infrastructure were removed when two of the three boilers were modified and upgraded to gas operation. The third boiler has been decommissioned due to a lack of available parts and is at the end of its serviceable life. The two modified gas boilers will also be decommissioned due to the end of its serviceable life, as part of the initial Workplace refurbishment project. The building is proposed to be electrified to meet the net zero building requirements under the Commonwealth Net Zero Government Operations Strategy by 2030.

- Three Original Generator Diesel Bulk Fuel Tanks in Basement 3: Infrastructure throughout the building has been modified over the years to suit the two major building constructions (1990 and 2000) and operational improvements. These fuel tanks are no longer fit for purpose and are currently under review for potential replacement.

- Tower floor mechanical Cooling and Heating Bird Cage pipework and perimeter fan coil unit; This bird cage system, which supplies mechanical water to the perimeter fan coil units (FCUs) to heat and cool the façade, is largely original but has been modified over the years due to the two major building construction phases (1990 and 2000) and operational improvements. These modifications include altering the FCUs from variable speed to constant speed for operational efficiencies, removing units to adapt to modern mechanical cooling systems as the workspace layout became less cellular and more open plan, and modifying infrastructure to suit operational improvements. A more energy efficient heating and cooling system is proposed which will also support the Bank's sustainability targets.

- On-Floor Air Handling Units (AHUs) and Infrastructure: Over the years, belts, fans, and drivers of these existing units have been replaced for maintenance, upgraded, and removed due to implementation of modern mechanical ventilation strategies.

- Vertical Transport System: Due to the major building refurbishment projects overtime, various systems have been removed, replaced or added. Six passenger lifts, servicing from Basement 2 to Level 16 but their interiors were replaced in 2005 and motors replaced in 2018, The dumb waiter, which used to transfer catering from the Level 3 cafeteria to tower work floors up to Level 15, was removed in the 2000 consolidation project, and its shaft was repurposed as a duct riser for new engineering infrastructure, similar to the existing service lift connecting Level 16 to 17. Additionally, two new passenger transfer lifts, connecting Level 16 to Level 20 and servicing the converted plantroom and office floors on Levels 17 to 19, were installed during the 2000s major building refurbishment project. There is a need to install new lifts to service all floors for ensuring accessibility for all employees and compliance with the building codes and safety regulations.

- Floor Electrical Distribution Boards: These are original. The boards' backing boards have been identified as asbestos and were not removed as part of the 1990s asbestos project due to inaccessibility. Internal circuitry has been replaced over time to meet compliance requirements.

- Building Water Supply System: Portable water tanks, which are supplementary water systems to assist with water flow throughout the tower are still operational on Levels 4, 8, and 12, with modifications made overtime to improve operational efficiency. The existing hot water system has been removed for compliance and building operations efficiency. These systems are at the end of its serviceable life will be replaced with an efficient contemporary water supply system and meet current building codes and health and safety regulations.

- Sewer Ejector System in B3: The electrical distribution board has been replaced, and the sewer ejector pods are in fair condition for potential reuse. The original compressor, which has been repaired and modified over time, will be replaced due to limited available parts and is at the end of its serviceable life.

- Floor Trunking Cable Duct (Gnd to L15): Inset into the concrete floor, the floor ducts or trunking system, running east and west at every second window column grid, were used to supply telephony and electrical cables to desks in the middle of the work floor. These ducts were made redundant as part of the 2000 consolidation project and are adversely impacted by asbestos in the concrete floor.

In summary, the installation of new services throughout will support the upgrading of the building to create a contemporary workplace, support the Banks sustainability targets and energy efficiency. While the systems were of high quality when originally installed, only some were considered innovative at that time. An example of is the tower floor mechanical water birdcage system and perimeter fan coil unit for colling building façade. This system allowed for decentralised temperature control and improved comfort within building, particularly in cellular offices around the building perimeter.

Original documentation of several of the systems are available amongst the Bank's archives for the building, providing a valuable historical record. This record, along with the photographic archival recording documenting the current extent and condition of remnant services, ensures that the historical integrity of the building is preserved while allowing for modern upgrade. This approach balances the need for contemporary functionality with the conservation of the building's historical significance.

5.6 PROTECTION AND CONSERVATION OF HERITAGE ELEMENTS

The historically significant components associated with the Reserve Bank Head Office extend beyond the physical envelope of the building. They include specific spaces, integral artworks, bespoke furniture, intangible associations, and the banking function itself. The project includes the protection and conservation of these elements alongside the new façade and integrated into the approved Workplace refurbishment project works.

5.6.1 KEY SPACES WITHIN THE BUILDING

It is recognised that the level of change to the original internal layout has been extensive. Notable spaces including the residence, the squash courts, the auditorium, the shooting gallery, staff recreation areas, and advisor offices have all made way for changing work practices, while the staff cafeteria and recreation areas have been relocated.
The basement strong rooms, whilst constructed as secure banknote storage rooms, include original safe doors, weighing roughly seven tons each. These doors continue to secure banknotes, as originally intended.

The intention is to retain or reconstruct a number of key spaces due to their significance for either the activities within them, such as the Board Room or for their ability to describe an aspect of the original layout, such as the Governor's Office.

Space:	Commentary:
• Ground Floor Banking Chamber	While there have been changes within the Banking Chamber, specifically around security, the original volume remains clearly legible. Original wall finishes, tellers and cheque desks and the gold anodised aluminium ceiling panels have all been retained, as has the exceptionally significant Bim Hilder Wall Enrichment.
• Level 11 Board Room	The Board Room will be reconstructed in its original location, to it's original size and proportion, in the south eastern corner of Level 11. This space will continue to be the site of where nationally important decisions are made.

• Level 12 Governors Office – including bathroom, servery and Visitors Room	The Governor's Office demonstrates the provision of services for the most senior member of the Bank.

5.6.2 IDENTIFICATION AND PROTECTION METHODOLOGY

A detailed survey has been undertaken to identifying all the heritage fabric and other original components which are not the subject of hazardous material remediation. Each heritage component, along with its location and significance, has been identified and evaluated against a 'vulnerability-to-damage rating' to establish an appropriate protection methodology.

To demonstrate the application of the vulnerability rating, the Ulam marble lift lobby linings serve as an example. Ulam marble has been identified as having a Low level of vulnerability-to-damage rating. This low risk is attributed to two factors: likely replaceable materiality, and material low susceptibility to damage. Based on this understanding a methodology was prepared that took into account the condition and various attributes of each element to enable an appropriate protection strategy to be developed:

Specific Vulnerabilities
Damage during removal, loss of material

Recommended Scope for Protection, Removal or Removal & Store (for future reuse)
Remove and store stone and floor. Identification number. Remove lift jamb.

Indicative Methodology
Remove methodology to be developed. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.

Monitoring program
Check annually for safe, secure and dry storage

This detailed information then forms the basis for protecting and managing the fabric, firstly during the stripping out works, then until such time as it can be reintroduced into the building.

5.6.3 STONEWORK CONDITION ASSESSMENT

To assist with determining the scope and as a preceding input to the heritage fabric conservation strategy outlined in Section 5.6.2, an initial assessment and condition study has been undertaken to existing building marble and granite elements throughout the building. It provides information on the stone type, location, quantity, condition and fixing methodology. Based on the conditions observed on site, potential salvage rates are also estimated. The assessed areas included typical lift lobby walls, ground floor lift lobby walls, ground floor columns, ground floor internal and Martin Place concourse external soffits, columns and boardroom floor.

Figure 20 outlines a condition grade rating scale for the overall stone conditions to vary between fair to poor with significant aesthetic and structural damage requiring extensive repair and or replacement and low salvageable rates are identified.

Element	1. GOOD	2. FAIR	3. AVERAGE	4. POOR	5. BAD
Structure	Sound Structure	Fit for purpose	Adequate structure some signs of movement	Structure functioning but with problems or significant cracking	Concern for structure due to movement or fixings
Aesthetics	Aesthetically in good Condition for its age	Showing minor wear and tear or deteriorati on of surfaces	Wear and tear or deterioration of some surfaces	Majority of stone has some damage and surface deterioration	Very poor condition with majority of stone extensively damaged
Percentage of damage	0-20%	20-40%	40-60%	60-80%	80-100%

Figure 20 - Stone condition grading scale.

Based on the initial inspection, it is a recommendation of this report that a detailed conservation report be prepared by a highly experienced specialist stonemason that has been primarily responsible for the care of the buildings stonework over the years. This report should thoroughly document and analyse the current state and identify potential removal methodologies and rectification or repair methodologies to be undertaken if damage occurs. It will plan the demolition to prioritise the careful removal of identified salvaged items. Additionally, the report will outline the dismantling process, including labelling, transporting, and storage methods to prevent damage during offsite storage. It will also catalogue salvaged pieces for future integration into new projects. Detailed records of all salvaged materials and inspection reports during the deconstruction process will reflect the outcomes of the demolition and salvage efforts, ensuring valuable materials are preserved and reused effectively.

5.6.4 RECAPTURED ELEMENTS

Over time external design elements of the building have been lost, either through removal and storage elsewhere, or simply removal. This project provides the opportunity to recapture these elements either through restoration or reconstruction.

Specific elements include:

Gordon Andrews designed RBA Building logo	Two original logos have been retained on site, having been stored in a plant room for many years. It will be repaired and restored. These elements were mounted at high level on the top right-hand corner of the eastern and western elevation. Although these elevations are now wider due to later additions, the intention is to retain this position on each elevation.

Podium sun blades and screens	As shown in Figure 21, and in more detail in Figure 24, pairs of vertical blades wrapped round the podium, the intention is to reconstruct these elements.
Reintroduction of Australian stone to the facade	As noted in section 6.4, the intention is to reintroduce a suitable Australian material into the façade cladding. The existing western sun hoods are a later, inaccurate, reproduction. The intention is to reconstruct these elements more accurately based on the original architectural documentation.
Reconstruction of the sun hood (western elevation)	

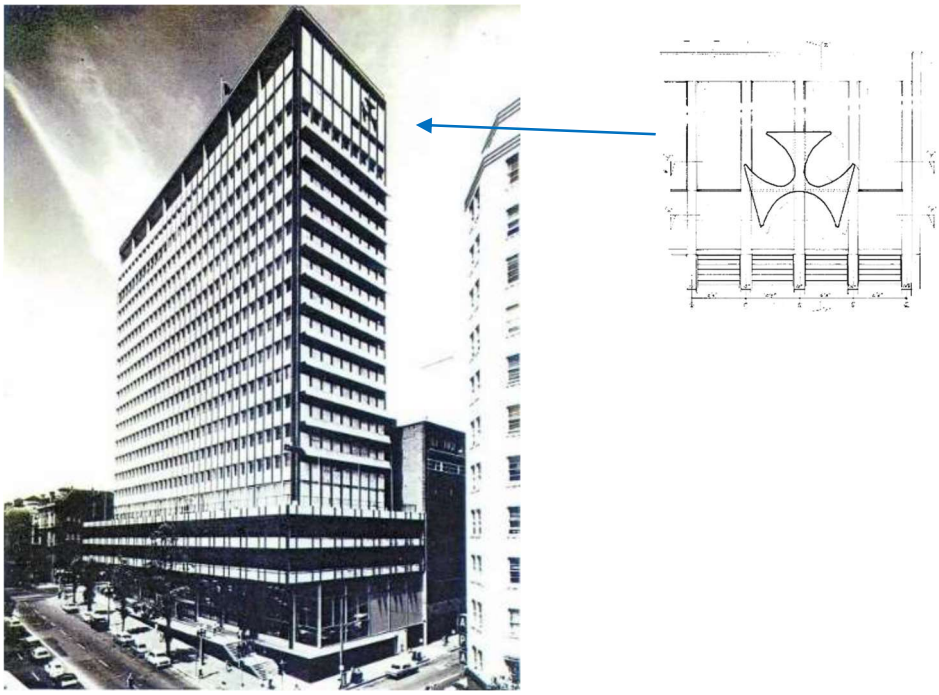


Figure 21 - Historic image of the recently completed building showing the location of the western RBA logo. One of the original logos has been retained on site and is proposed to be repaired and conserved for reinstatement. The adjacent sketch has been reproduced from the original drawing.

5.6.5 FREDERICK WARD FURNITURE

In the spirit of Dr Coombs desire to employ Australian designers and artists, Frederick (Fred) Ward was commissioned to design the loose furniture for the Reserve Bank Headquarters building. The items ranged from the boardroom table and chairs, the governor's office suites, side boards and credenzas though to general office chairs and side tables.

Over time items have been replaced, either because they were no longer fit-for-purpose or in response to the personal taste of individuals. Original desk chairs, for example, have been replaced with contemporary, ergonomically designed task chairs. The original boardroom chairs have been replaced for a similar reason. There are over one hundred standard chairs, many of which have been re-upholstered.

The workplace refurbishment project includes reinstating the key space specific items, such as the boardroom table, Fred Ward furniture for the board area and in governor's office, as well as ensuring the non-key items of the Fred Ward furniture remain in use in the building. This will include any necessary repairs, refinishing and reupholstering in sympathetically patterned fabric as required. The workspace refurbishment project aims to retain and reuse as many Fred Ward pieces as possible.

Based on annual moveable heritage furniture management reports, the Bank has maintained a record of Fred Ward furniture, including those remaining in the building as well as those that are in dedicated off site storage locations. Data captured for each item includes asset numbers, item categories, quantity, description, measurements, location, condition categories and images. A regular audit of these items is carried out by the Bank to both keep the record up to date and to check on their condition. All these items are in good condition, with ongoing repair and restoration works available for any items which have been damaged through natural wear and tear or accident. This cataloguing information will assist the design team in selecting suitable pieces for return to refurbished head office building. There are no plans to dispose of any of the Fred Ward furniture.

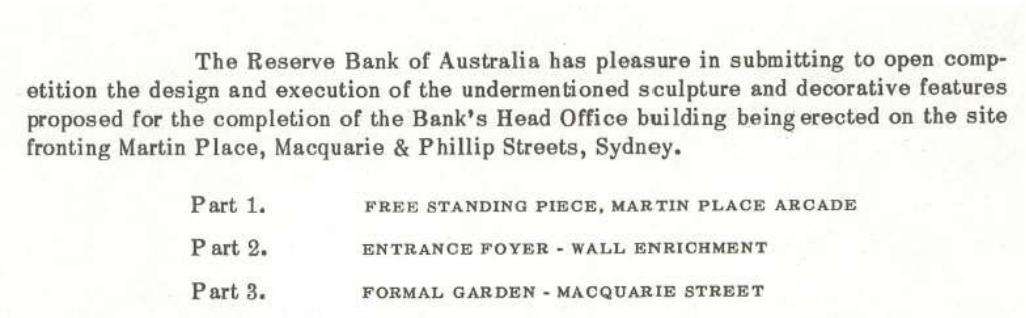
It is a recommendation of this report that a project heritage furniture management strategy will be prepared, along with a self-assessment process, to ensure that our design and remediation methodology complies with relevant obligations. The Bank's archival team will also assist to assess and determine each piece's heritage value, appropriate remediation methods, and any potential deaccessioning process ensuring any surplus items are placed with those who will appreciate them.

5.6.6 ARTWORKS AND MALCOM MUNRO GARDEN

As part of the project for the new building *A Competition for Sculpture and Other Decorative Features* was held, the following description of the project was contained in the first page of the competition brief

> *The Bank desires that the work of Australian sculptors, artists, artisans and materials shall be used to enhance a building which has both national and civic importance.*

The Bank was looking to commission three new elements,



The Reserve Bank of Australia has pleasure in submitting to open competition the design and execution of the undermentioned sculpture and decorative features proposed for the completion of the Bank's Head Office building being erected on the site fronting Martin Place, Macquarie & Phillip Streets, Sydney.

Part 1. FREE STANDING PIECE, MARTIN PLACE ARCADE

Part 2. ENTRANCE FOYER - WALL ENRICHMENT

Part 3. FORMAL GARDEN - MACQUARIE STREET

Figure 22 – Extract from the first page of the brief issued to competitors for the 'sculpture and decorative' features'. (RBA Archives)

The winning entries were the free-standing sculpture by Margel Hinder, the wall enrichment by Bim Hilder and the Malcolm Munro Garden on Macquarie Street.

The artworks have been maintained in good condition, and their protection during the works are addressed in the *Materials Identification and Conservation Approach Table*.

Conservation works to these artworks, along with many other elements including key items of Fred Ward furniture, will be managed by the heritage conservation specialist.

The Malcolm Munro Garden has a rich and varied history. Originally designed to showcase an organised and formal design composition, highlighting the varied textures and visual interests of the indigenous and native planting. Over the years, it has evolved and changed in response to its surroundings. Located in a bustling public area, making it a public feature, but it has also faced challenges such as vandalism and misuse. Street trees planted along Macquarie Street have shaded the garden, and subsequent building addition to the south have altered the original design intent. The proposal aims to refurbish and rejuvenate the garden, restoring it to reflect the original design intent. Thoughtful adjustments will be made to discourage destructive and damaging behaviour.



Figure 23 - View of the recently completed garden. (RBA Archives)



Figure 24 - Early image of the garden, including the fountains, prior to the street trees being planted or the southern addition being constructed. (Source: RBA Archives)

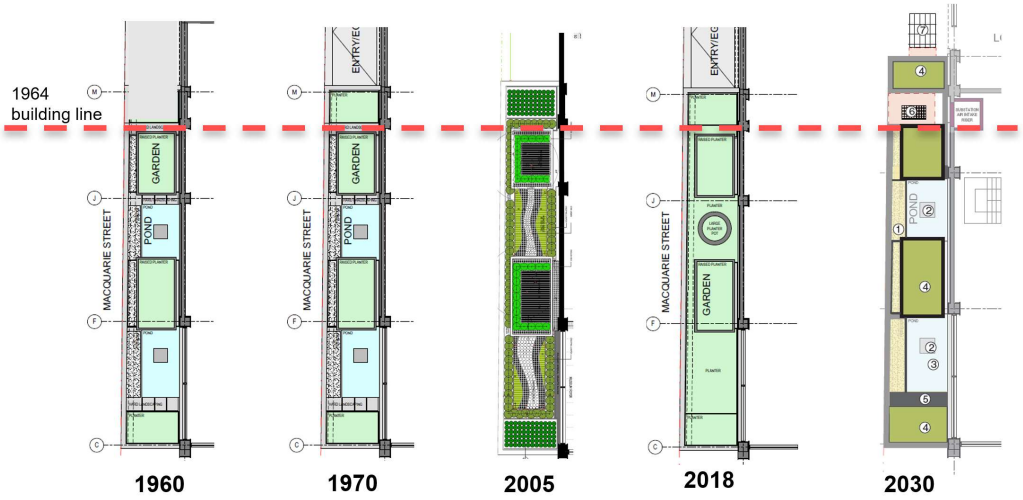


Figure 25 - This diagram charts the changes to the garden over time, including the additions to the south. (Source: Architectus)



Figure 26 - Illustration describing the refurbished Michael Munro gardens. (Source: Architectus)

5.7 DESIGN CONSULTATION

The Bank has consulted various stakeholders with the proposal in keeping with Commonwealth Heritage management principles, the RBA Heritage Strategy and the policies contained in the Heritage Management Plan prepared for the place. A summary of the stakeholder consultation taken to date in developing the proposed action is included below.

STAKEHOLDER	DATE	COMMENTS/ISSUES RAISED
Parliamentary Standing Committee on Public Works	Apr 2024	The consultation meeting and site inspection confirmed that the proposed approach is supported. Regular updates have been requested at the end of each financial year.
New South Wales Department of Planning and Environment	May 2024	No further consultation is needed, as the proposal is confirmed not to trigger the threshold for State Significant Development.
Heritage NSW, Department of Climate Change, Energy the Environment and Water	Jun 2024	Having reviewed the proposal, it has been confirmed by Heritage NSW that no consultation meeting is needed, as the site is not listed on the State Heritage Register.
Department of Climate Change, Energy the Environment and Water	Sep 2023 Oct 2023 Nov 2023 Jun 2024 Sep 2024	A site inspection and numerous consultation meetings were held in late 2003 to clarify the approval process and the preparation needed for a new referral under the EPBC Act 1999. June 2024 consultation offered general inputs for the proposal, subject to a detailed review of the referral and supporting documents to fully assess the proposal. Draft referral document submitted in Sept 2024 to ensure the proposed development complies with heritage conservation standards and regulations.
Museums of History NSW	Jul 2024	The Bank's proposal is acknowledged, and the commitment to preserving the building's heritage. It is confirmed in writing that the minor increase in overshadowing of 15 minutes to the western forecourt on 22 June each year will not alter or permanently damage the World Heritage values of Hyde Park Barracks.

STAKEHOLDER	DATE	COMMENTS/ISSUES RAISED
City of Sydney	Aug 2024	The proposal received positive feedback for its redevelopment plans, façade renovation and heritage conservation approach, with suggestions to manage construction impacts with consideration of the council's Code of Practice for construction hours and noise within the CBD rules. A 1:500 model was requested for the city model located at Town Hall House, a digital model for inclusion in the City digital model, the 2019 Head Office Building Heritage Management Plan and the completed DCCEEW heritage referral report.
Owners of adjoining neighbours and commercial properties	Aug 2024 Ongoing	There is support for the proposal from those consulted to date, while awaiting responses from remaining neighbours to attend a briefing meeting.

5.8 HERITAGE INTERPRETATION STRATEGY

It is a recommendation of this report that a Heritage Interpretation Strategy (HIS) is prepared and implemented as an integral part of the project. It is important to note that the Bank already has a significant number of initiatives that maintain an archive of original and ongoing material and communicate the significance of the place to a range of audiences. This demonstrated commitment to conserving and communicating the role of the Reserve Bank of Australia to the wider community, expressed through the conservation and ongoing use of the building, is evident through the ongoing stewardship by the Bank.

In developing an interpretation strategy it is in fact more to ensure that the existing initiatives are continued as part of the project, and any opportunities to enhance or update these should form part of the project.

In many instances the terms heritage interpretation plan and heritage interpretation strategy are used interchangeably. In this report the existing body of interpretive activities managed by the Bank are considered to constitute a Heritage Interpretation Plan, the bulk of which are described below for clarity. Mitigation Measure 6 identifies the preparation of a Heritage Interpretation Strategy which will take the existing initiatives, understand where components need to be updated and provide details of specific devices. The Strategy provides sufficient detail for the construction and effective implementation of the identified interpretation initiatives as part of the wider works to the building.

The following information outlines the key considerations in identifying objectives and opportunities for interpreting the cultural significance of the site.

5.8.1 OBJECTIVES OF INTERPRETATION

Heritage interpretation is the process of communicating the cultural significance of a site to the people who interact with the place, with the objective of promoting an understanding of its cultural value.

The Australia ICOMOS Burra Charter 2013 (the Burra Charter) defines interpretation in the following way:

> Article 1. Definitions
> 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

The Heritage Council of NSW has produced a publication outlining best practice methodologies for undertaking heritage interpretation and includes the following Heritage Interpretation Policy Statement which sets out the role and benefit of interpretation for the community[26].

> *HERITAGE INTERPRETATION POLICY STATEMENT*
> *The interpretation of New South Wales' heritage connects the communities of New South Wales with their heritage and is a means of protecting and sustaining heritage values.*
>
> *Heritage interpretation is an integral part of the conservation and management of heritage items and is relevant to other aspects of environmental and cultural management and policy.*
>
> *Heritage interpretation incorporates and provides broad access to historical research and analysis.*
>
> *Heritage interpretation provides opportunities to stimulate ideas and debate about Australian life and values, and the meaning of our history, culture and the environment. The Heritage Office, Department of Planning, is committed to encouraging imaginative, inclusive and accurate interpretation of the heritage of New South Wales and to establishing and sustaining best practices in content, methodology, implementation and evaluation of heritage interpretation.*

Whilst this policy has been written for State based guidance, it remains relevant to a site listed at a Commonwealth level. The Cultural significance of the Place, especially that cantered on the significance of the role and function of the Reserve Bank, applies equally across Australia.

5.8.2 AUDIENCE ANALYSIS

The primary audience includes:

- *Bank employees, contractors & tenants*
- *Visitors to the building*

The wider audience includes:

[26] Heritage Information Series: Heritage Interpretation Policy p3.

- *Members of the public as general passers-by including locals and occupants/users of surrounding businesses*
- *Tourists and visitors to Martin Place and Macquarie Street especially.*
- *Former and current stakeholders such as former commercial tenants, past employees, residents and commercial occupants of nearby buildings.*
- *Special interest groups such as historians, architecture enthusiasts, etc.*

5.8.3 THEMES AND NARRATIVES

In effectively communicating what is important about a Place it is useful to identify key themes. As a guide the Australian Heritage Council has developed a *National Thematic Framework* as well as *New South Wales Historical Themes*, both documents are helpful in identifying values in a way in which they can be readily understood by audiences not familiar with a Place.

Key narratives which apply to the Reserve Bank of Australia Head office building at 65 Martin Place, Sydney, include:

Key narrative 1:
Developing regional economies – Banking systems and the international role of the RBA.

Key narrative 2:
Governing – Government and administration and impacts on society

Key narrative 3:
Developing Australia's cultural life – Creative endeavour in the built environment through architecture and design

Key narrative 4:
Developing Australia's cultural life – The leadership of individuals associated with the banking process alongside artists and designers who contributed to the Place.

Key narrative 5:
Developing Australia's cultural life – Development of Macquarie Street and Martin Place, to understand the location of the site.

Other narratives may be identified to further enlighten or broaden these key narratives.

5.8.4 INDICATIVE INTERPRETIVE STRATEGIES

Interpretation can occur in a variety of ways and may, for instance, consist of:

- Treatment of the fabric including conservation of original and significant building fabric
- Text and image panels incorporating historic material such as photographs, maps and plans
- Signs and plaques – permanent, fixed, movable and temporary
- Furnishings and other objects – both existing or introduced
- Publications such as brochures, books, posters, pamphlets, websites and apps
- Recordings of oral or visual histories
- Tours, open days and events for special interest groups
- Site naming and wayfinding strategies
- Site landscaping
- Interpretive (public) artwork.

5.9 RETENTION AND CONSERVATION OF EXISTING FABRIC

Supported by historical text as required, the conservation of the architectural character of the building in the public domain, the Hinder sculpture, the Hilder wall enrichment and the Malcolm Munro Garden are the key interpretive opportunities for the site. Retaining the built form and distinctive architectural character, alongside maintaining the original and ongoing use and clearly legible significance provides the most effective interpretive narrative which also reaches the widest, and most varied audience.

The conservation of the architectural aesthetic and character of the façade and key internal elements forms a significant component of delivering this interpretive strategy. Combined with targeted narrative, the conservation and adaptation of the original building links the site's historical significance, historical associations, and aesthetic significance.

5.10 INTERPRETIVE OPPORTUNITIES

Public Art

Often a Public Art program is proposed as part of a future interpretation strategy. At the time of the original project for the new building *A Competition for Sculpture and Other Decorative Features* was held, the following description of the project was contained in the first page of the competition brief

> *The Bank desires that the work of Australian sculptors, artists, artisans and materials shall be used to enhance a building which has both national and civic importance.*

The competition resulted in the commissioning of the Malcom Munro Garden, the Bim Hilder wall enrichment for the foyer and the Margot Hinder sculpture. All of these features are imbuded with Dr Coombs vision to celebrate Australian creative achievement and as such have more than simply an artistic significance, they also reflect the sites social significance.

It would not be appropriate to propose new public art in this instance, rather the conservation of the original elements is most important.

Key Spaces

The proposal includes the retention and recreation of the following key spaces:

- Martin Place walkway
- Level 3 balcony
- Rooftop pavilion space
- Ground Floor Public Lobby
- Ground Floor lift lobby
- Board Room
- Governors' Office
- Basement Strongrooms

Museum

The Bank has maintained a museum on site since 1995 located on the ground level to facilitate easy public access. This space contains both historic displays and original furniture elements. Appropriate narrative setting out the history of the bank and the Australian context are included, along with stories about the key individuals who contributed to the development of the Bank. The project includes creating a new museum space and updating the displays.

Website

In addition, the history of the place is a permanent component of the RBA website and in this way is widely available to a wide range of interest people and any relevant special interest groups. (https://www.rba.gov.au/about-rba/history/). The site will be updated to reflect the development of the site as necessary.

Bank Charter

The ground floor lobby space was designed to intentionally be open and transparent; this will not change with the proposal. Set out in bronze lettering and fixed into the stone wall at the entry to the building is the Bank's Charter. This will be conserved and retained.

Naming Strategy

Developing a naming strategy is another opportunity to introduce interpretation, in this instance the building name and the names of key spaces are already the most relevant option. Namely, the Reserve Bank of Australia Head Office, the Boardroom, The Governors Suite and so on.

It would be appropriate to consider naming new rooms after significant people if appropriate.

5.11 SUMMARY

In summary, the site does not require a new Heritage Interpretation Plan, rather a detailed strategy document that recognises what interpretive opportunities exist, ensure they are conserved, the narrative updated, and their physical presentation enhanced as required.

6.0 ASSESSMENT OF LIKELY HERITAGE IMPACTS

6.1 SIGNIFICANT IMPACT SELF-ASSESSMENTS GENERALLY

The DCCEEW recommends an agency undertake a 'self-assessment' to determine whether or not an action is likely to have an adverse or significant impact on the environment on Commonwealth land or the environment in general, when proposed by a Commonwealth agency, in addition to 'self-assessment' of any matters of National Environmental Significance[27].

> *An action is likely to have a significant impact on the Commonwealth Heritage values of a Commonwealth Heritage place if there is a real chance or possibility that it will cause:*
> - *one or more of the Commonwealth Heritage values to be lost;*
> - *one or more of the Commonwealth Heritage values to be degraded or damaged; or*
> - *one or more of the Commonwealth Heritage values to be notably altered, modified, obscured or diminished.*

The self-assessment process is summarised in Figure 27.

Under the *EPBC Act*, any action that may result in a 'significant impact', on a matter of national environmental significance is considered a 'controlled action' and requires a formal referral[28] to the Minister responsible for overseeing the implementation of the *EPBC Act*.

The DCCEEW provides the following guidance with regards to 'significant impacts':

> *A 'significant impact' is an impact which is important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value, and quality of the environment, which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts. You should consider all of these factors when determining whether an action is likely to have a significant impact on matters of national environmental significance.*[29]

[27] The DEE *Significant Impact Guidelines 1.2*, p.11, also cautions '*actions may indirectly impact or have subsequent effects on Commonwealth Heritage values*'.
[28] Under s68 of the EBPC Act.
[29] *Significant Impact Guidelines 1.2*: Actions on, or imparting upon, Commonwealth land, and actions by Commonwealth agencies, Commonwealth of Australia 2013, p

Figure 1: EPBC Act referral process

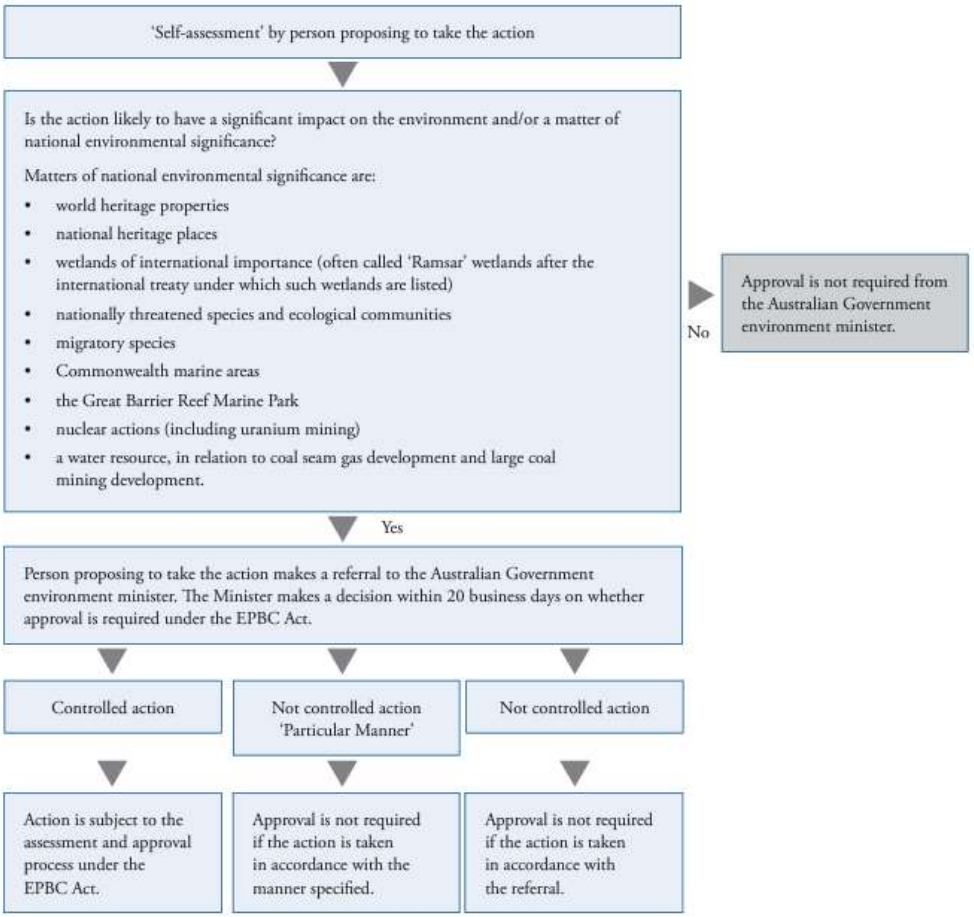


Figure 27. The self-assessment process recommended in the publication Significant Impact Guidelines 1.2. Source: p.27.

6.2 METHODOLOGY ADOPTED FOR ASSESSING LIKELY HERITAGE IMPACTS

The following definitions set out in *Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies: Significant impact guidelines 1.2* (Commonwealth of Australia 2013), provide guidelines to assist in determining the scale of the likely impact of the proposed action on the Commonwealth Heritage values demonstrated by the Reserve Bank of Australia building at 65 Martin Place, Sydney.

SEVERE: *Severe impacts generally have two of more of the following characteristics:*

- *Permanent/irreversible*
- *Medium- large scale*
- *Moderate-high intensity.*

This ranking triggers the threshold for 'significant impact' and a referral under the EPBC Act should be considered.

MODERATE: *Moderate impacts generally have two or more of the following characteristics:*

- *Medium-long term*
- *Small-scale/localised*
- *Moderate intensity*

MINOR: *Minor impacts generally have two or more of the following characteristics*

- *Short-term/reversible,*
- *Small-scale/ localised*
- *Moderate*
- *Low intensity*

Guidance notes also recommend an assessment should take into consideration if the impacts are widespread or would result in small-scale localised impacts, together with the intensity and duration/frequency of likely impacts.

6.3 LIKELY IMPACT ON IDENTIFIED COMMONWEALTH HERITAGE VALUES

The following section sets out the application of the Commonwealth Heritage criteria to the Head Office of the Reserve Bank of Australia, Sydney. A place has Commonwealth Heritage value if and only if the place meets one of the Commonwealth Heritage criteria prescribed under Section 341D of the *Environment Protection and Biodiversity Conservation 2000* (*EPBC Regulations 2000* Div 10.05 (10.03A) – Commonwealth Heritage criteria). It utilises the existing Commonwealth Heritage values identified for the Head Office of the Reserve Bank of Australia in its Commonwealth Heritage Listing (Appendix 9.0).

Criterion (a) (Processes)
The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history.
The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post-World War II multi storey office buildings in Australia. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style. *The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.* *When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning.* *The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.*

Attributes
Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.

LIKELY IMPACTS OF PROPOSED WORKS

The proposed works will enable the Reserve Bank of Australia to continue to function as a key part of Australia's economic system on its original site. Although extensive, these works will support the Bank's operations in a contemporary technological and workplace environment.

The ground floor Banking Chamber and the Level 12 Boardroom spaces will be retained and reconstructed respectively, preserving key public and private spaces where significant Bank activities have occurred.

The commissioned art works of Bim Hilder and Margel Hinder, along with the key items of the bespoke Fred Ward furniture collection, will be conserved and protected as integral elements of the building. Specialist in-house curators and external specialist will oversee the art collection and moveable heritage. Artworks will be retained and conserved in keeping with best-practice principles, ensuring those artworks associated with specific spaces will be retained and conserved to maintain the original design intention.

In fully remediating the building, the reconstruction of the façade and the major upgrading of the building engineering services, present an opportunity to provide a technologically advanced building. By integrating the passenger lifts into the new side core, single vertical access between B3 and L20 can be achieved, requiring an extension of the lift overrun. This will not result in significant additional overshadowing or alter the building is perception from the public domain.

The proposed building upgrades align with Dr. H.C. Coombs' original intent for the building by ensuring it remains a functional, secure, and innovative space that serves the needs of the Bank and community. Dr. Coombs envisioned a building that not only facilitated the Bank's operations but also integrated with the community and embraced modern advancements. By incorporating enhanced security, sustainability initiatives, community engagement through retention and conservation of public art and restoration of the Macquarie Street Garden, and technological upgrades, the upgrades honour his vision of a forward-thinking, community-oriented institution. This approach ensures the building continues to reflect its original purpose while adapting to contemporary needs.

Criterion (b) (Rarity)

The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001).

Attributes
Remnant evidence of original services, and remnant evidence of the former residential flats.

LIKELY IMPACTS OF PROPOSED WORKS
The scale, location, appearance and materiality of additions and adaptation of the building will be sympathetic to the original building, and its International Modernist architectural character. The presentation of the building within Martin Place and adjacent streets will be maintained with the podium, tower and roof components continuing to be appreciated as the main element of the building. The proposed addition will be constructed as a steel-framed structure and will be located on the south side of the tower consistent with the original servicing strategy for the building. The works maintain the distinctive existing appearance of the building.

Criterion (d) (Characteristic values)
The place has significant heritage value because of the place's importance in demonstrating the principle characteristics of: (i) a class of Australia's natural or cultural places; or (ii) a class of Australia's natural or cultural environments
The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well-designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. *Attributes* *The architectural attributes that demonstrate the International Style.*
LIKELY IMPACTS OF PROPOSED WORKS
Due to the requirement to remove all hazardous materials the existing original façade elements and the later over cladding fabric will be removed. The action will result in the elimination of hazardous materials. The context of the action is the ageing façade technology and materiality (original and later overcladding) which limits the life of the building. The proposal presents an opportunity to construct a façade which meets all current building and sustainability standards while retaining the form and scale of the original building, including the distinctive International Modernist 'tartan' character.

Criterion (e) (Aesthetic characteristics)
The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.
Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street. *Attributes* *The multi-storey form and the quality of external finishes to the building.*

LIKELY IMPACTS OF PROPOSED WORKS
The distinctly modernist form and character of 65 Martin Place will be retained, continuing to contribute to the specific urban and streetscape context of the upper end of Martin Place. The project will recapture lost elements of the detail of the building, providing a clear interpretation of the buildings original design character. The primary northern façade will maintain the appearance of the RBA Head office building in significant views within Martin Place, and from Macquarie Street and Phillip Street. The existing scale, form and quality of exterior finishes will be retained and enhanced by the proposed façade works, including both the new façade and the recapturing of lost details.

Criterion (f) (Technical achievement)
The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at particular period.
The Reserve Bank building is highly significant in the development of post World War II multi storey office buildings in Australia for its use of high quality Australian materials; steel and concrete construction; and interior design details and artworks. *The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.* *The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right.* *When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning.* *The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.* *Attributes* *Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.*
LIKELY IMPACTS OF PROPOSED WORKS
At the time of its construction, the technology and building systems employed were of the highest quality and the most innovative thinking. However, after six decades, the 1960s building technology and materials have significantly deteriorated, or failed and been replaced. This proposal, prompted by the decision to fully remediate the building of hazardous materials, presents a valuable opportunity to upgrade those aspects of the building that are no longer fit for their specific purpose. By addressing these issues, the proposal ensures the building will meet contemporary standards and continue to allow the Bank to remain in Martin Place.

While the structure and façade are proposed to be replaced, key heritage artworks, finishes and bespoke components - such as the strong room doors and the Fred Ward furniture - will be protected, conserved and will be retained in the building. This ensures that, despite the necessary upgrades, the building's historical and cultural elements will continue to be preserved and appreciated.

Criterion (g) (Social value)
The place has significant heritage value because of the place's special association with a particular community or cultural group for social, cultural or spiritual reasons.
The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation. *Attributes* *Continued use of the building by the Reserve Bank for the above purpose.*

LIKELY IMPACTS OF PROPOSED WORKS
The key outcome of the proposal is to enable the Reserve Bank of Australia to continue its banking function in this Place. The Place holds unique and highly significant social value, as the banking function has been carried out at this Place since the inception of the Bank in this purpose-designed Head Office building and occurs nowhere else in the same way. The key cultural significance of this Place has guided the consideration of how best to remediate the site and provide a workplace that supports the RBA into the foreseeable future.

Criterion (h) (Significant people)
The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.
The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves. *The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M. Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C. McGrowther; Professor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer).* *Attributes* *The artworks of Bim and Margel Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.*

LIKELY IMPACTS OF PROPOSED WORKS
In supporting the continued occupation of the building by the RBA the existing, and possibly future, notable associations will remain strong and relevant. Artworks, moveable heritage, furniture and spaces that demonstrate the work of significant artists, designers and Governors of the Reserve Bank will be maintained and conserved as part of the works. Specialist heritage conservators will ensure that works are carried out consistent with best-practice guidelines.

6.4 COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES

The works have been developed with consideration of the policies contained in the Heritage Management Plan (NBRSARCHITECTURE, April 2020), the *EPBC Act* and best-practice heritage principles contained in *The Burra Charter* (Australia ICOMOS, 2013).

EPBC Regulations 2000 Regulation 10.03D: Schedule 7B— Commonwealth Heritage management principles	**Project Response**
1. *The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.*	The proposed works will allow the Reserve Bank of Australia to continue to carry out its function from the existing purpose-built Head Office building for the next five decades, well beyond the original expectations of an early 1960's Modern building. The principal external form of the building, including the podium, tower and roof plane will be retained. Original details that have been lost over time will be recaptured through restoration and reconstruction. The building will retain the Martin Place entrance, and the public transparency of the two-storey ground floor vestibule, which were considered key aspects of the design in communicating a new banking philosophy at the time of the formation of the Reserve Bank of Australia. Significant internal spaces and integral artworks will be retained, reconstructed and conserved for present and future generations to appreciate.
2. *The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.*	Decisions around proposed changes to the place have taken into consideration Commonwealth Heritage Management Principles as well as the principles of the Burra Charter, specifically *Article 15. Change*. *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.

		The implementation of a curtain wall system, designed to interpret the original 'tartan' presentation of the original façade, employs the best available technology. The proposed action will address non-compliances and respond to operational changes within the RBA organisational structure and will assist the Bank to continue to occupy the building.
3.	*The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, State, Territory and local government responsibilities for those places.*	The proposed works have taken into consideration State and Local government requirements in developing the proposed scheme. The addition and alterations to the RBA Head office building are consistent with *Sydney Local Environmental Plan 2012, Sydney Development Control Plan (DCP) 2012*, and the National Construction Code of Australia. The proposed lift overrun, projecting south from the face of the south elevation, will result in a minor increase in overshadowing. Additional studies undertaken by the RBA indicate there will be a temporary, seasonal increase in overshading of Hyde Park Barracks. The minor overshadowing is consistent with that allowable under the *Sydney DCP*.
4.	*The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.*	The management of and works to the RBA Head office building are consistent with the requirements of the *EPBC Act*, the intent of the Heritage Management Plan prepared for the RBA Building and best-practice principles. Works have been developed to avoid likely impacts on the identified Commonwealth Heritage values of the building and Commonwealth and National heritage values demonstrated by places located nearby.
5.	*The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:* *(a) have a particular interest in, or associations with, the place; and* (b) *may be affected by the management of the place;*	The RBA consulted a range of stakeholders, and took into consideration their comments, in developing the proposed architectural scheme. Stakeholders included RBA staff, neighbouring building owners, the City of Sydney, Museums of Sydney, Heritage NSW, NSW Department of Planning and Environment, the Commonwealth Department of Climate Change, Energy, the Environment and Water. Section 5.7 details the list of stakeholders who have been consulted and includes their responses to the proposal.
6.	*Indigenous people are the primary source of information on the value of their heritage and that the active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.*	The Head Office building is not included on the Commonwealth Heritage List citation for Indigenous heritage values. The Bank does however contain loose artworks by Aboriginal artists. All moveable heritage items and integrated artworks within the building will be progressively photographed, protected, labelled and stored during the remediation and construction works.

7. *The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.*	The RBA structure includes periodic reviews of the Heritage Management Plan and the Bank's organisational structure.

6.5 SELF-ASSESSMENT CONSIDERATIONS – RBA BUILDING

The following assessment is based on the questions listed in Step 4 of *Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies: Significant impact guidelines 1.2*.

SIGNIFICANT IMPACT GUIDELINES 1.2	RESPONSE
Impacts on heritage *Is there a real chance or possibility that the action will:* • *permanently destroy, remove or substantially alter the fabric (physical material including structural elements and other components, fixtures, contents, and objects) of a heritage place*	The proposal is not inconsistent with this guideline in that whilst fabric is affected, the wider group of commonwealth heritage values remain protected. Changes to the exterior and structure of the building are required to undertake extensive hazardous remediation. These works will subsequently require reconstruction works, including the provision of a new façade. The new works will not obscure the architectural character of the building's International Modern style or alter its presentation in significant views from Martin Place and Macquarie Street. The refinement of the building core allows all services and vertical transport to be collected together, as originally intended, on the southern boundary of the building. Moveable heritage and associated collections within the building will be relocated and stored offsite consistent with the *Archives Act* (Cwth) and the *EPBC Act* (Cwth) requirements. The protection of these items will be undertaken in consultation with in-house specialists / curators. Where appropriate external specialists will be consulted.
• *involve extension, renovation, or substantial alteration of a heritage place in a manner which is inconsistent with the heritage values of the place*	The manner of the proposal is consistent with protecting the identified key heritage values of the place. The location, scale and form of the proposed side core addition are consistent with the architectural intent evident in the building's original design. The original service spine encapsulated in the 1970s building extension will be recaptured in the current proposal, reflecting the original intent of the building layout.

	By incorporating the passenger lifts into the new side core, single lift access between Basement Leve 3 and Level 20 can be achieved.
• *involve the erection of buildings or other structures adjacent to, or within important sight lines of, a heritage place which are inconsistent with the heritage values of the place*	Additions to the RBA Head Office building are limited to the south elevation and would not alter the presentation of the building within Martin Place, Macquarie Place or Phillip Street. This approach **is consistent** with heritage values of the place. The proposed addition is consistent with the configuration of the building and the services strategy demonstrated by the building at its opening in 1965.
• *substantially diminish the heritage value of a heritage place for a community or group for which it's significant*	The heritage value of the place **will not be diminished** for the users of the place nor the wider community. The exterior form and character of the building, artworks, moveable heritage and significant spaces identified in the CHL citation will be retained and conserved and continue to be promoted to the community through the RBA website and open days. Alterations to the RBA Head office building will retain the existing architectural character of the building and maintain its appearance in key views within Martin Place, and Macquarie and Phillip Streets.
• *substantially alter the setting of a heritage place in a manner which is inconsistent with the heritage values of the place, or*	**Minor changes proposed to the setting of the building are consistent with the heritage values of the place** and will result in an improved outcome. There are no substantial changes proposed to the setting of the RBA Head office building, with the refurbishment of the Malcolm Munro Garden being a minor body of works which will result in an improved heritage outcome. The existing relationship between surrounding streets would be retained, and the main entrance facing Martin Place would be retained and conserved. The two-storey ground floor entrance vestibule, including the wall enrichment by Bim Hilder and the podium sculpture by Margel Hinder will be retained and conserved, as significant elements viewed from pedestrian level at Martin Place.
• *substantially restrict or inhibit the existing use of a heritage place as a cultural or ceremonial site?*	Not applicable. The proposed works will address remediation and reconstruction and will assist the continued occupation of the Place by the Reserve Bank of Australia.

6.6 NATIONAL ENVIRONMENTAL SIGNIFICANCE MATTERS

There are five places identified as having National Environmental Significance in the vicinity of the RBA Head office Building, namely:

- Sydney Customs House (former)
- First Government House Site
- Sydney Opera House
- Hyde Park Barracks
- Governors' Domain and Civic Precinct

Proposed works to the Head Office building will not permanently damage, degrade or alter the heritage values of any of these items. Works will be wholly contained within the legal boundary of the RBA site and will be separated from the identified sites.

The overrun associated with the relocated lift position will extend approximately 1.2 metres above the existing roof level of the building, resulting in a minor increase in overshadowing. The relocation of the passenger lifts is a result of addressing seismic structure deficiencies. The proposal has been designed to meet the requirements of the *Sydney Local Environmental Plan 2012* and *Sydney Development Control Plan 2012*. The proposed lift overrun would result a seasonal, temporary overshadowing of Hyde Park Barracks for up to forty-five minutes in mid-June.

The Governors' Domain and Civic Precinct

The Governors' Domain and Civic Precinct is inscribed on the National Heritage List (Place ID 106103), maintained under the *EPBC Act,* for demonstrating five National Heritage values (Criterion a, b, c, f and h)

Summary Statement of Significance

The Governors' Domain and Civic Precinct is located in the City of Sydney, near the place of arrival of the First Fleet in Warrane, the Indigenous name recorded in historic journals for Sydney Cove.

The Precinct is of outstanding heritage value to the nation for its capacity to connect people to the early history of Australia including interactions between Indigenous people and British colonisers. Its ability to demonstrate the historic processes which shaped Australia's civic institutions, democratic progress and the physical character of our cities, which were set in train from the early colonial period in the Sydney colony, is outstanding. In particular, the Precinct's ensemble of buildings, parks and gardens tell us about important events in the establishment of early Parliamentary forms of government, the establishment of the Supreme Court and aspects of the history of suffrage.

The archaeological material found near or associated with many of its historic places is rare and has an exceptional research value capable of informing Australians about aspects of British colonisation and the first interactions British colonists had with Indigenous people living in and around the place we now call Sydney.

The Precinct is also outstanding for its collection of buildings and open spaces, which as an ensemble, demonstrates the transition of the early, isolated penal settlement into a more substantial permanent town. Early British Governors and in particular Governor Macquarie, worked to create improvements in civic amenity and fostered the establishment of civic institutions like Australia's first hospital, public parks, a mint and places of worship. Later civic, legal and government institutions continued to be

developed which helped to foster greater independence from Britain.

The Precinct and its buildings are also of outstanding heritage value to the nation for their association with a number of important Australians including Governor Macquarie, Elizabeth Macquarie, Governor Phillip, Governor Bligh, Bennelong and Francis Greenway. Their significant contributions in the course of Australia's history are well demonstrated within the precinct.



Figure 28: Map identifying the Governors' Domain and Civic Precinct boundary. The RBA site is shaded red. (Source: https://www.dcceew.gov.au/parks-heritage/heritage/places/national/governors-domain-civic-precinct#dcceew-main)

ASSESSMENT OF LIKELY IMPACTS ON NATIONAL HERITAGE VALUES – GOVERNORS' DOMAIN AND CIVIC PRECINCT

The Reserve Bank of Australia is located adjacent the western boundary of the midpoint of the Governors' Domain and Civic Precinct.

Governors' Domain and Civic Precinct is inscribed on the National Heritage List for demonstrating five National Heritage values and is protected under the *EPBC Act*. The potential impacts arising from works to the Reserve Bank of Australia Head office building are assessed below:

The following assessment is based on the guidelines for 'National Heritage places with cultural heritage values' contained in *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (p.21, Commonwealth of Australia, 2013)

An action is likely to have a significant impact on other cultural values of a National Heritage place if there is a real chance or possibility that the action will:	**Response**
– *restrict or inhibit the continuing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time;*	No likely impacts on National Heritage values. The proposed works would not alter any understanding of the significance of the Governors' Domain and Civic Precinct, nor would it alter appreciating any aspect of the Place as a cultural site.
– *permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate;*	No likely impact. The proposed works to the RBA Head office building would not diminish the cultural value of Governors' Domain and Civic Precinct. The RBA Building is read amidst existing development that lies along the western boundary of the Precinct. The proposed works to the RBA would not materially affect the Nationally listed Place nor any aspect of its setting.
– *destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place; and*	No likely impact. The works to the Reserve Bank of Australia Head Office building would not result in the destruction of, or damage to the identified National Heritage values of the Governors' Domain and Civic Precinct.
– *notably diminish the value of a National Heritage place in demonstrating creative or technical achievement.*	The proposed action to the RBA Head Office building would not diminish the National Heritage values identified for the Governors' Domain and Civic Precinct.

Hyde Park Barracks

Hyde Park Barracks is inscribed on the National Heritage List (Place ID 105456), maintained under the *EPBC Act*, for demonstrating three National Heritage values (Criterion a; Criterion b; Criterion c).

Criterion (a)

The place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

Hyde Park Barracks represents a turning point in the management of British convicts in Australia. The construction of the Barracks in 1819 enabled the more systematic control of government assigned male convicts and the work they undertook. Convicts were subject to greater surveillance and their freedom was restricted. As such the Barracks demonstrated the penal philosophy that transportation was a punishment and that convicts should be subject to hard labour and strict control.

Hyde Park Barracks is one of the first buildings of substantial design and construction to be built in the colony which until then had consisted of mainly makeshift constructions. The values of the place were reflected in the Old Colonial Georgian simplicity of design, the scale of the complex, its prominent siting and setting, the quality of the brick and stonework and interior timber construction.

Hyde Park Barracks is also important because it demonstrates Governor Lachlan Macquarie's vision for Sydney and the growing colony as a permanent settlement. On initially surveying the colony Governor Macquarie became convinced that infrastructure needed to be developed. The construction of Hyde Park Barracks as an architecturally designed and substantial structure reflects the permanency while its function as convict barracks provided the centralised workforce necessary to sustain large scale infrastructure projects.

Criterion (b)

The place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

Hyde Park Barracks is the only remaining barracks building and complex of the Macquarie era of convict administration, and as such, represents a rare aspect of Australia's cultural history.

The place retains its integrity as a barracks complex with its intact barracks building, its external expression of its structural elements, the simplicity of its exterior and interior with its large unadorned spaces, its perimeter walls, parts of the two gate lodges, the former pavilion, the walled enclosure and the unadorned spaces of its curtilage.

The values of the place are also reflected in the Old Colonial Georgian simplicity of the Barracks' design.

Criterion (h)

The place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

Hyde Park Barracks is the only remaining place which represents the intersection between Governor Macquarie's architectural and social aspirations for the colony. Macquarie's governorship saw a significant change in the administration of the colony, as it developed from a penal colony towards a more fully fledged colonial society.

ASSESSMENT OF LIKELY IMPACTS ON NATIONAL HERITAGE VALUES – HYDE PARK BARRACKS

The Reserve Bank of Australia is located near Hyde Park Barracks, Queens Square, Sydney.

Hyde Park Barracks is inscribed on the National Heritage List for demonstrating three National Heritage values and is protected under the *EPBC Act*. The gazetted[30] values and potential impacts arising from works to the Reserve Bank of Australia Head office building are assessed below:

The following assessment is based on the guidelines for 'National Heritage places with cultural heritage values' contained *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (p.21, Commonwealth of Australia, 2013)

An action is likely to have a significant impact on other cultural values of a National Heritage place if there is a real chance or possibility that the action will:	**Response**
– *restrict or inhibit the continuing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time;*	No likely impacts on National Heritage values. The proposed works would not restrict or prevent Hyde Park Barracks from being used or appreciated as a cultural site. Works for the RBA building will not restrict or inhibit the continued use of Hyde Park Barracks as a cultural site or public museum.
– *permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate;*	No likely impact. The proposed works to the RBA Head office building would not diminish the cultural value of Hyde Park Barracks. The Hyde Park Barracks complex is located approximately 180 metres southeast of the RBA Building. Works to the RBA would not materially affect Hyde Park Barracks or its setting.
– *destroy or damage cultural or ceremonial, artefacts, features, or objects in a National Heritage place; and*	No likely impact. The works to the Reserve Bank of Australia Head Office building would not result in the destruction of, or damage to the identified National Heritage values of Hyde Park Barracks.
– *notably diminish the value of a National Heritage place in demonstrating creative or technical achievement.*	No, the proposed action to the RBA Head Office building would not diminish the National Heritage values identified for Hyde Park Barracks.

[30] Commonwealth of Australia Gazette (Special Gazette), No.S141, 1 August 2007, p.9-10.

6.7 CONSIDERATION OF IMPACTS ON WORLD HERITAGE VALUES – HYDE PARK BARRACKS

Hyde Park Barracks is inscribed on the World Heritage List as one of nine 'Australian Convict Sites'. The group, as a whole, meets two World Heritage criteria, namely[31]:

Criterion IV

> *The Australian convict sites constitute an outstanding example of the way in which conventional forced labour and national prison systems were transformed, in major European nations in the 18th and 19th centuries, into a system of deportation and forced labour forming part of the British Empire's vast colonial project. They illustrate the variety of the creation of penal colonies to serve the many material needs created by the development of a new territory. They bear witness to a penitentiary system which had many objectives, ranging from severe punishment used as a deterrent to forced labour for men, women and children, and the rehabilitation of the convicts through labour and discipline.*

Criterion VI

> *The transportation of criminals, delinquents, and political prisoners to colonial lands by the great nation states between the 18th and 20th centuries is an important aspect of human history, especially with regard to its penal, political and colonial dimensions. The Australian convict settlements provide a particularly complete example of this history and the associated symbolic values derived from discussions in modern and contemporary European society. They illustrate an active phase in the occupation of colonial lands to the detriment of the Aboriginal peoples, and the process of creating a colonial population of European origin through the dialectic of punishment and transportation followed by forced labour and social rehabilitation to the eventual social integration of convicts as settlers.*

The Reserve Bank of Australia is located approximately 180 metres northwest of the Hyde Park Barracks complex. The RBA building is *not situated* within the buffer zone of the World Heritage site. (See Figure 12).

Works to the RBA Head Office building have taken into consideration the relevant World Heritage values and policies relating to setting and future development contained in the following reports:

- *Hyde Park Barracks Management Plan*. (Historic Houses Trust, February 2010).
- *Hyde Park Barracks Conservation Management Plan*. (Sydney Living Museums, 2016).

Hyde Park Barracks Management Plan 2010

Proposed works to the RBA Head Office building are consistent with the policies contained in the Hyde Park Barracks Management Plan 2010[32]:

> *Policy 8.2.1.8 Conserve significant views to the site from within the buffer area, and from within the compound (Barracks Square) to other areas within the compound (see also policy 8.2.5.1).*

31 http://www.environment.gov.au/heritage/places/world/convict-sites

32 The *Hyde Park Barracks Conservation Management Plan* was reviewed and updated in 2016, however the 2010 version was consulted as the inscribed property document available throughhttp://whc.unesco.org.

Policy 8.2.5.1The Historic Houses Trust will continue to make representations where appropriate concerning proposals for changes within the buffer zone that may have the potential to affect the World Heritage Values of the Hyde Park Barracks site (see also 8.2.1.8)

The Reserve Bank Head Office building is located on a separate site located approximately 180 metres from Hyde Park Barracks. Works to the RBA building are located outside the proposed buffer zone associated with Hyde Park Barracks. We note the proposed works:

- would not affect significant views to the Barracks from the buffer zone or within Barracks Square;
- would not involve the permanent damage or removal of Hyde Park Barracks, its setting or its components:
- would not alter the significance of Hyde Park Barracks individually or as one of a group of Australian Convict Places.

SELF-ASSESSMENT OF LIKELY IMPACTS ON WORLD HERITAGE SITES

The following assessment is based on the information provided *in Matters of National Environmental Significance: Significant impact guidelines 1.1* (Commonwealth of Australia, 2013).

An action is likely to have a significant impact on the World Heritage values of a declared World Heritage property if there is a real chance or possibility that it will cause:

- one or more of the World Heritage values to be lost
- one or more of the World Heritage values to be degraded or damaged, or
- one or more of the World Heritage values to be notably altered, modified, obscured or diminished.

An action is likely to have a significant impact on cultural heritage values of a World Heritage property if there is a real chance or possibility that the action will:	**Response**
– *permanently remove, destroy, damage or substantially alter the fabric[33] of a World Heritage property*	No impact. The works to the RBA Head Office building would be wholly contained within the legal boundary of the site, and would not permanently remove, destroy, damage or alter the Hyde Park Barracks or its building fabric.
– *extend, renovate, refurbish or substantially alter a World Heritage property in a manner which is inconsistent with relevant values*	No impact. Works to the RBA Head Office would be wholly contained within the legal boundary of the site and would not materially alter Hyde Park Barracks complex or its building components.
– *permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a World Heritage property*	No impact. Works to the RBA would be wholly contained within its legal boundary. The site does not form

[33] 'Fabric' means physical material including structural elements and other components, fixtures, fittings, contents and items with historic value

An action is likely to have a significant impact on cultural heritage values of a World Heritage property if there is a real chance or possibility that the action will:	**Response**
	part of the buffer zone identified in the UNESCO inscribed property map. Works to the RBA building at 65 Martin Place would not result in the removal or damage to any archaeological deposits or artefacts associated with the Hyde Park Barracks complex.
– *involve activities in a World Heritage property with substantial and/or long-term impacts on its values*	No impact. The works to the RBA Head Office building would not prevent visitors from appreciating the Hyde Park Barracks complex as evidence of Macquarie era administration, and as one of eleven sites making up the 'Australian Convict Sites' inscribed on the World Heritage List.
– *involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a World Heritage property which are inconsistent with relevant values, and*	No impact. The RBA building is located approximately 180metres away from the Hyde Park Barracks complex. Works to the building would not alter significant views to and from the Barracks or within the proposed buffer zone identified on the UNESCO inscribed property map.
– *make notable changes to the layout, spaces, form or species composition in a garden, landscape or setting of a World Heritage property which are inconsistent with relevant values.*	No impact. The works to the RBA Head Office building would be located approximately 180metres away from the Hyde Park Barracks complex and would not permanently damage or obscure the Barracks or its setting.
– *restrict or inhibit the existing use of a World Heritage property as a cultural or ceremonial site causing its values to notably diminish over time;*	No impact. The works to the RBA Head Office building would be wholly contained within the legal boundary of that building and would not permanently damage or obscure the Barracks or its setting.
– *permanently diminish the cultural value of a World Heritage property for a community or group to which its values relate;*	No impact. The works to the RBA Head Office building would not alter the heritage significance of Hyde Park Barracks, or the Australian Convict Sites.

An action is likely to have a significant impact on cultural heritage values of a World Heritage property if there is a real chance or possibility that the action will:	**Response**
– *alter the setting of a World Heritage property in a manner which is inconsistent with relevant values;*	No impact. The proposed changes to the RBA south service spine are consistent with recommendations contained in the *Sydney DCP 2012* for solar access to the Hyde Park Barracks buffer zone. Given seasonal changes determine the length of shadows, with the lower sun in winter resulting in longer shadows, we note the construction of the lift overrun will result in a minor increase of overshadowing of the western forecourt of Hyde Park Barracks between 1:30pm and 2:15pm on 22 June each year. The minor impact would not alter or permanently damage the World Heritage values of Hyde Park Barracks.
– *remove, damage, or substantially disturb cultural artefacts, or ceremonial objects, in a World Heritage property; and*	No impact. The works to the RBA Head Office building would not involve the removal of, or damage to, Hyde Park Barracks or its components.
– *permanently damage or obscure rock art or other cultural or ceremonial features with World Heritage values.*	No impact. Visitors to Hyde Park Barracks would be able to continue to appreciate Hyde Park Barracks, its setting, and its physical relationship with other sites including The Mint, the Domain and Hyde Park. Works to the RBA Head office building would not permanently damage or alter the World Heritage values of the Hyde Park Barracks complex.

6.8 ASSESSMENT AGAINST THE HERITAGE MANAGEMENT PLAN

6.8.1 INTERPRETATION OF THE POLICIES

The main objective of the HMP, section 2.3, is generally to provide "*a practical working document*" to guide future works or changes to the Reserve Bank of Australia Head Office building to ensure the building's identified Commonwealth Heritage values are "*adequately identified, protected and conserved*". To that end a series of polices are formulated to guide decision making, however it must be remembered that Policies cannot be read and interpreted in isolation to the intent of the whole HMP.

It was clearly recognised in the preparation of the HMP that the document and its Policies inherently need to be flexible and broad enough to be responsive to external pressures on heritage values. This approach is consistent with the requirements of Schedule 7A of the *Environmental Protection and Biodiversity Conservation Regulations 2000* (Cth) (EPBC

Regulations) relating to Management Plans for Commonwealth Heritage places, which states:

> *A management plan must:*
> *…*
> *(g) describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and*
> *(h) have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following:*
> *…*
> *(vii) how unforeseen discoveries or disturbance of heritage are to be managed;*

Section 7.1 of the HMP outlines the overall intention of the policies for the management of Commonwealth Heritage values is to (***emphasis added***):

- *Retain the character and quality of the original aspects of the RBA Head Office and its various elements, together with its immediate setting.*
- ***Permit adaptations and new works which will enable the place to continue in its use as a corporate Head Office for the Reserve Bank of Australia**.*
- *Provide an approach to the replacement of deteriorated and redundant fabric.*
- *Draw attention to the need for a co-ordinated approach to conservation decision making in any future actions.*

6.8.2 A SPECIFIC EXAMPLE - POLICY 31.

> ***Policy 31*** *All areas of the interiors identified in this report as having 'Exceptional' or 'High' heritage significance are to be retained in situ and conserved. Conservation may include adaptation for contemporary use but should maintain those aspects identified for their significant contribution to the place as a whole.*

Section 5.6 of the HMP, excerpt in italics below, describes how the heritage significance 'ranking' is developed and how it should be used, as follows (with ***emphasis*** added):

> *The following ranking of significant fabric and spaces is included to assist Reserve Bank of Australia staff to understand building fabric and to implement this management plan: **this significance ranking does not have statutory authority**.*
>
> *The management framework below is an internal management tool only. The conservation of all gazetted Commonwealth heritage values is required and must remain a priority. This section should not be seen as prioritising the Commonwealth heritage values by order of significance, as they all require conservation under the EPBC Act.*
>
> *In accordance with The Conservation Plan by Dr James Semple Kerr, the significance of the various component elements of the place has been assessed against the criteria in Section 5.4 of this report, and ranked for the purpose of enabling decisions on the future conservation and development of the place to be based on an understanding of its significance. **These assessments are made without regard to the practical considerations that must subsequently be considered when formulating policies**. The schedules below identify components that contribute to the overall significance of the Head Office of the Reserve Bank of Australia and its setting, in one of the following relative grades:*
>
> - *Exceptional*

- *High*
- *Moderate*
- *Little*
- *Intrusive*

Some elements (including but not limited to those noted below) have been fully degraded by adaptation, and may require restoration or reconstruction to recover their full significance. The categories should be read in the context of the overall cultural heritage significance of the Head Office, Martin Place.

The "practical considerations" referred to in this section are paramount in the present situation given the integrated nature of contaminated materials within and intersecting with heritage materials. "Adaptation, restoration, or reconstruction" would also never be possible. Strict compliance with a standalone Policy is considered both impractical and unreasonable in the circumstances and is not how the HMP implementation was contemplated irrespective of the wording of Policy 31. Strict compliance with this single Policy would undermine the "*overall cultural heritage significant of the Head Office, Martin Place*" as the building would be incapable of retaining its RBA occupation and use and ongoing maintenance would be hindered leading to the possible future loss of the entire structure.

The do-nothing option is not a viable approach. The other alternatives considered simply postpone or divert the issues and their consequences. The selected option to impact parts of the building will ensure preservation of as much heritage significance and Commonwealth values as possible within the constraints of the situation. This approach aligns with the EPBC Act section 341Z.

Therefore, from a heritage perspective, it is arguably more important to protect the more prominent heritage values, including the ongoing use by the RBA, by replacing the less obvious and highly contaminated original parts. The appropriate response in assessing the impact of the proposal against Policy 31 is that it aligns with Policy 31, considering the overarching intent of the HMP.

The above considerations and any potential inconsistency with a particular Policy of the HMP, the proposed works are considered consistent with the Commonwealth Heritage Management Principles outlined in Schedule 7B of the EPBC Regulations 2000. This is particularly relevant to Principles 1 and 4, as the action seeks to extend the use and existence of the building which would otherwise be unsuitable for the Banks occupation. The only alternative to removal of contaminated heritage fabric is to leave the building unoccupied and unmaintained leading to its ultimate loss altogether.

The project aims to "*manage change with the aim of retaining cultural significance by doing as much as is necessary but as little as possible*" in line with the 2017 Madrid-Delhi Document, which sets the standard for Australian heritage practice.

The proposal has been evaluated against the suite of policies prepared for the HMP:

Policy:	Response:
BASIS OF CONSERVATION ADVICE	
Policy 1 *The future conservation and development of the place should be carried out in accordance with the Commonwealth Heritage management principles set out in the Environmental Protection and Biodiversity Conservation Act 1999, as amended, and the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013 (Burra Charter).*	Consistent Refer to section 6.4 of this impact assessment for reference to the Commonwealth Heritage Management Principles. The principles of the Burra Charter are considered best heritage practice and have informed the discussions, investigations and approach to change contemplated in the current proposal.
Policy 2 *This Heritage Management Plan should be accepted as a management tool to assist the RBA to conserve, monitor and protect the identified Commonwealth Heritage values of the RBA Head Office building in a manner not inconsistent with Commonwealth Heritage management principles.*	Consistent The HMP has informed decisions and development of the proposed approach to change.
Policy 3 *The information, policies, recommendations and options identified in this Plan should be accepted by the Reserve Bank as the primary guide to future conservation of the place.*	Consistent The HMP has been the primary guide informing decisions about the Place.
Policy 4 *The Reserve Bank of Australia will register this Heritage Management Plan as a legislative instrument for the purposes of the Legislation Act 2003, as soon as practicable to meet obligations under the Environment Protection and Biodiversity Conservation Act 1999.*	Consistent Please note that a recommendation of this HIS (Mitigation Measure 5) is the updating of the HMP once an approved scope of works has been completed. Until that time the existing document will continue to guide the decision-making process.
FUTURE USE OF THE BUILDING	
Policy 5 *The policies set out in this Plan should be applied irrespective of the use to which the building or its parts are put now or in the future.*	Consistent The building will continue its original and ongoing use as the Head Office of the Reserve Bank of Australia.
Policy 6 *The Reserve Bank of Australia Head office building can be adapted to suit the existing or proposed use of the place by the RBA subject to an assessment of likely impacts on Commonwealth Heritage values and approval under the EPBC Act where*	Consistent The proposed works have been designed to support the Bank's continued occupation at the current location well into the future.

Policy:	Response:
appropriate. New works are to be compatible with the original design intent, materiality, quality and identified Commonwealth heritage values.	The new works, as detailed elsewhere in this assessment, are aligned to the original design intent of the building and have been considered in light of the identified Commonwealth heritage values.
Policy 7 *Proposed changes to any one part of the building should only be considered in the context of a co-ordinated plan for the whole building.*	Consistent This has been resolved.
CO-ORDINATION OF PLANNING	
Policy 8 *A co-ordinated process of decision-making including heritage conservation advice should be established to guide future planning for the place.*	Consistent This has been effectively achieved and as evidenced by the inclusion of a heritage architect as an integral part of the design team.
CONTINUING CONSERVATION ADVICE	
Policy 9 *Relevant and experienced conservation advice should be provided to assist in future changes to the place as part of the planning mechanisms of the Reserve Bank organisation. RBA personnel responsible for planning and decisions that may affect the significance of the place are to be trained in ongoing heritage management and be familiar with RBA obligations under the EPBC Act and consistent with the RBA Heritage Strategy 2019-2021.*	Consistent NBRS have provided heritage advice, review, assessment and design feedback to the Bank for fifteen years, and as such we have a close appreciation of the building.
Policy 10 *Consultant advice and contractual work involving changes to Commonwealth significant aspects of the place should be limited to firms or persons with proven expertise in the relevant fields. If consultants chosen to carry out services lack the specialist expertise consideration should be given to employing additional persons to provide conservation advice.*	Noted. Firms or individuals with proven management and conservation expertise in relevant fields such as furniture, stonemasonry, artwork, and heritage advice will be contracted as integral members of the project design and construction team
STATUTORY CONSENT	
Policy 11 *The likely impacts of works to the place may be self-assessed. Where works are likely to impact heritage values of the place or there is uncertainty, works are to be referred to the relevant Minister for advice, and approval where appropriate consistent with the requirements of the EPBC Act.*	Consistent The current proposal is the subject of an EBPC Act referral.

Policy:	Response:
GENERAL MAINTENANCE AND REPAIR PRINCIPLES	
Policy 12 A detailed Asset Maintenance Plan should be prepared to guide future preventative and special repairs and maintenance to fabric of the Head Office building of the Reserve Bank of Australia.	Consistent The Property and Infrastructure Section of the Banks Workplace Department is annually committed to maintaining and care for the building, including keeping records of all maintenance, repair, restoration and conservation works undertaken.
Policy 13 Specific guidelines for dealing with areas and aspects of particular cultural heritage significance should be provided for the use of administrative staff and staff carrying out maintenance and repair to ensure that significance is not lost.	Consistent The Workspace Section of the Bank's Workplace Department, in conjunction with the archival team, provides regular training and specific guidelines for both property administrators and project staff on protocols and maintenance requirements to safeguard the building's heritage significance
Policy 14 Maintenance and repair of sculptural works should be scheduled and undertaken by suitably experienced conservators when required.	Consistent A specialist conservation services firm has been annually responsible for the care and oversight of the significant sculptures. They have been involved in the care and planning of protective measures for the sculptures as part of the current proposal.
Policy 15 Where unforeseen significant heritage fabric or relics are discovered during the course of works, works will cease where practicable until the subject fabric has been viewed and assessed by a suitably experienced heritage consultant, and their conservation recommendation implemented.	Noted. It is a recommendation of this report (Mitigation Measure 1) that a suitably qualified heritage service provider is to work closely with the Bank and Builder.
Policy 16 A maintenance register will be maintained, recording changes to the place in accordance with the requirements of the EPBC Act.	Noted. A special project maintenance register will be prepared, recording changes to the place throughout the project.
ADDITIONS TO THE RBA HEAD OFFICE BUILDING	
Policy 17 Before any original or early fabric is considered for removal, a detailed assessment of the impact of the action will be undertaken and the effects of the removal evaluated against the identified Commonwealth Heritage values of the	Consistent This work has been undertaken and is detailed in the specialist conservators report attached at Appendix C. This report was compiled by the specialist

Policy:	Response:
Reserve Bank of Australia Head Office building.	conservators with reference to the HMP, the Bank and the heritage architect.
Policy 18 *Adaptation and alterations to the building should be guided by an understanding of the original fabric and it's Commonwealth Heritage values. Adaptations and alterations that have a strong adverse impact on identified aspects of the building's significance should be avoided.*	Consistent The investigations and proposal have been guided by the Heritage Management Plan and the Burra Charters, principles of best heritage practice.
Policy 19 *Internally, compatible contemporary design solutions that are sympathetic to the original design intent and identified heritage values are to be preferred over simple reproduction of earlier forms and details.*	Noted. Design solutions will be developed in collaboration with the heritage architect and the Bank's design manager (building and heritage) to ensure the proposal is sympathetic to the original design intent and the heritage values.
Policy 20 *Minor structural changes, including partial removal of floor slabs and columns are acceptable subject to assessment of potential impacts on Commonwealth Heritage values, the extent of the proposed works and consent under a EPBC Act approval if required.*	Consistent The structural changes contemplated in the current proposal have been assessed against the Commonwealth heritage values, and whilst more than minor, on balance the opportunity to enable the Banks occupation of the building for the foreseeable future mitigates the loss of original fabric.
Policy 2*1 Future additions to the RBA Head office should be located to minimise visual impacts on its main façade (north elevation) and its presentation to Martin Place.*	Consistent As discussed in section 5.5.1 of this report, the proposed hybrid core proposal with some additional height to facilitate a single lift path of travel, is located well away from the primary façade of the building and is set back from both the Phillip and Macquarie Street boundaries and so any visual impacts are minimised.
EXTERIOR FABRIC	
Policy 22 *Changes to the exterior of the tower and podium likely to have an impact on the identified Commonwealth Heritage values of the place are to be assessed in accordance with the process set out in the Heritage Strategy 2019-2022, and referred to the relevant Minister for advice and approval under the EPBC Act.*	Consistent This Heritage Impact Assessment forms part of the *EPBC Act* referral process required to be undertaken.

Policy:	Response:
Policy 23 Minor external adaptation of door openings in the tower and podium are acceptable provided it does not adversely affect views to or from the Reserve Bank Head Office building from Martin Place, and likely heritage impacts are assessed prior to changes being carried out.	Consistent Changes to the exterior of the building have been designed to maintain the original design intent and architectural character of the 1964 building. This combined with the retention of the overall form and scale of the presentation of the building, combined with recapturing lost external features, supports the retention of the appreciation of the building in views along Macquarie Street and Martin Place. These changes have been assessed for heritage impacts in this report.
Policy 24 Consideration should be given to the reconstruction of the RBA corporate emblem by Gordon Andrews on the western elevation of the RBA Head Office building.	Consistent The proposal does include the restoration and reinstatement of this original corporate emblem. The proposal further includes the reinstatement of a second lost emblem on the eastern elevation.
Policy 25 Any further work to the facades of the building should match as closely as possible the existing detailed relationships of cladding and framing and the present materials.	Consistent Extensive and detailed investigations have been undertaken to fully understand the original 'tartan' pattern, materiality and construction system of the facade. These investigations included both physical inspections of the later overcladding and original fabric as well as review of the original architectural documentation. This information closely informed the design of the new façade.
Policy 26 Before considering any changes to the pattern of fenestration on the building an assessment of the potential impacts of such changes should be undertaken to ensure that they do not significantly affect the appearance or character of the place.	
Policy 27 Any new doors, windows or grilles should respect the appearance, proportions and materiality of the original components existing façade to minimise visual impacts on the exterior of the RBA Head office building.	
Policy 28 Additional structures or equipment can be located at roof level provided they are set back from the building edge sufficiently to avoid breaking the skyline in important views from pedestrian areas in Martin Place.	Noted.

Policy:	Response:
Policy 29 Any new major items of equipment or structures on the roof should where possible be contained in simple enclosures screened from view of overlooking buildings.	Noted.
Policy 30 Future changes to the Macquarie Street Garden area should consider the original design concept as an opportunity to regain significance.	Consistent Section 5.6.4 describes the proposed refurbishment of the Malcolm Munro Garden, the intention being to return the key elements to the garden whilst managing public domain safety and vandalism issues.
INTERIOR FABRIC	
Policy 31 All areas of the interiors identified in this report as having 'Exceptional' or 'High' heritage significance are to be retained in situ and conserved. Conservation may include adaptation for contemporary use but should maintain those aspects identified for their significant contribution to the place as a whole.	Not inconsistent Refer to section 6.8.1 above for a detailed response to Policy 31
Policy 32 New interiors created within the building should have consideration for the original design intentions but may be a contemporary interpretation of that intent using compatible materials and sympathetic design.	Noted.
Policy 33 Granite and marble floor finishes installed on the ground floor vestibule, ground floor public spaces and Boardroom are to be retained in situ and conserved as evidence of the original architectural design intent.	Consistent. The ground floor *vestibule, ground floor public spaces* floor finishes are proposed to be retained in situ and repaired where required. The Boardroom floor, removed during asbestos remediation process will be replaced with materials matching the appearance, colour, material and dimensions of the original material.
Policy 34 Jackson River block parquetry located in the vaults is to be retained in situ and conserved as evidence of the original architectural design intent. New floor finishes can be installed over original timber floor subject to an assessment of the likely impacts on heritage values, physical damage of the block parquetry and reversibility of the action.	Noted.

Policy:	Response:
Policy 35 Other floor finishes can be retained, adapted or replaced with new finishes compatible with the original design intent. Fabric proposed for removal should be assessed, consistent with the process outlined in Significant Impact Guidelines 1.2(Commonwealth of Australia, 2013) and the endorsed Reserve Bank of Australia Heritage Strategy 2019-2021, for likely impacts on Commonwealth Heritage values and photographed in place prior to its removal. The design of replacement floor finishes should be selected to achieve a co-ordinated aesthetic result.	Consistent As described elsewhere, a detailed schedule of original finishes has been undertaken, including methodologies for retention, protection and salvage for reinstatement in the project. A Photographic Archival Recording has been commissioned in accordance with the NSW Heritage Office Guidelines and National Archives of Australia Preservation and Digitisation Standard, to document the current state of the building exterior and interiors, with a focus on original fabric and spaces.
Policy 36 All surviving original stone wall cladding has significance for the place in interpreting the original design intent and character and should be retained and conserved as part of any programme of continuing maintenance and repair.	
Policy 37 New wall tiling where selected should be compatible with the established character of the building.	Noted
Policy 38 Surviving ceilings installed on or before the opening of the RBA Head Office building in January 1965, including the anodised aluminium ceiling above the ground floor vestibule and public spaces, are be retained and conserved as evidence of the original design intent and detailing.	Consistent The anodised aluminium ceilings to the ground floor vestibule and lift lobby are the only extant ceilings. These are to be removed during asbestos remediation process and reinstated on completion.
Policy 39 Suspended acoustic ceilings throughout the building date from 1979 and After and can be retained or replaced, subject to an assessment of likely impacts on Commonwealth Heritage values. The design of new ceilings is to take into consideration the original design intent, should consider the overall character of the building to enhance the architectural character and design intention of the original building.	Noted Acoustic ceilings throughout the building were replaced during the major refurbishments in the 1990s and 2000s, as well as through ongoing floor-by-floor refurbishments for operational needs. The current acoustic ceiling tiles will be removed during the asbestos remediation process due to the presence of asbestos dust in the ceiling. The design of new ceilings will take into consideration the original design intent and consider the overall character of the building to enhance the architectural character and design intention of the original building.

Policy:	Response:
Policy 40 Consideration should be given to the replacement of existing ceilings in spaces identified as having 'Exceptional' or 'High', including the Boardroom and Governors Suite. The design of new ceilings is to take into consideration the original design intent, should consider the overall character of the building to enhance the architectural character and design intention of the original building.	Noted. The design of new ceilings in exceptional or high spaces will take into consideration the original design intent and consider the overall character of the building to enhance the architectural character and design intention of the original building.
Policy 41 Luminaires, air-conditioning grilles and fire detection items in the ceilings can be replaced when required or to meet statutory requirements. The design of replacement ceilings should take these elements into consideration to achieve a coordinated aesthetic result.	Noted.
Policy 42 The appearance of the ground floor foyer is highly visible from both Martin Place and Macquarie Street, and its original architectural character should be maintained whenever changes are made to ceilings or services integral to it.	Consistent The aesthetic and social significance of the ground floor foyer, both the spatial volume as well as the original finishes, is recognised by the design team. Accordingly, the proposal retains a high degree of materiality and the double height volume across the northern portion of the building.
Policy 43 Details of windows that are replaced or new windows inserted into the Head Office building should closely match the original glazing suite and its surrounding details.	Consistent Refer to Section 5.4 for a description of the windows and façade system development methodology that outlines the approach to the window design.
Policy 44 Leather finished doors forming part of the Boardroom and Governors Suite are to be retained in location and conserved. Where adaptation of the building results in the removal leather finished doors, doors are to be salvaged for future re-use. Salvaged doors are to be labelled, protected and stored together with door furniture and hardware for future re-use on site. In the event of doors being relocated within the RBA Head Office, they are to be installed in a manner compatible with the original design intent and detailing.	Consistent The original leather finish doors, including timber jambs and the modified hardware will be salvaged and restored for reinstatement in the building. Additional doors beyond the Boardroom and Governor's suite have also been identified for salvage for potential reuse. Salvage and protection methodologies have been prepared by the specialist conservators for these items.
Policy 45 Surplus, damaged or deteriorated leather covered doors can	Noted.

Policy:	Response:
only be disposed of, if it is not considered a significant action after a self-assessment or alternatively through an EPBC Act approval.	
Policy 46 Hardware may be replaced to meet statutory or functional requirements provided it matches the material and finish of the original and does not detract from the overall architectural character of the affected space or the building interior generally.	Consistent The door hardware has been variously upgraded overtime, new hardware will be selected which is in keeping with the aesthetic of the original hardware, whilst meeting contemporary access and building code requirements.
Policy 47 Where possible retain all surviving lift lobbies, including marble wall cladding. Timber panelling is to be salvaged and stored for re-use or incorporated in proposed fitout. Other design elements may be varied but should be generally compatible with the original design intention shown in photographs dated 1966 or earlier.	Not inconsistent *The discussion at 6.8.2 pertaining to the strict adherence to a policy is relevant here.* All efforts were made to retain the location of the lift lobbies; however, it was not possible to achieve an improved outcome for the operations of the Reserve Bank in the building. The proposal involves moving the location of the lifts to the southern side of the building as part of the Hybrid Core design; this includes, as set out in the heritage materials schedule at Appendix C, carefully salvaging any original fabrics for . design interpretation and incorporation. Section 5.5.1 outlines the impacts of reconstructing the lift core in its original space, noting that the lift cars and mechanisms are not original. Additionally, the enclosing walls have been found to be single-skin brickwork, which does not meet fire or structural engineering requirements. Notably the original floor plate configuration prior to the southern addition in the mid 1970's had the lifts on the southern boundary. The existing lobby on ground floor, which has retained a high degree of original finishes, including the gold anodised slatted ceiling will be retained in this location to interpret aspects of the original ground floor layout.
Policy 48 The refitting of the existing lifts is an acceptable action and should be carried out in a manner that is visually compatible with and integrated with the general character of the surviving lift lobbies.	

Policy:	Response:
SERVICES	
Policy 49 *The design, location and installation of new and replacement services within the RBA Head Office will be assessed by an independent heritage specialist to determine likely impacts on Commonwealth Heritage values of the place prior to works being carried out.*	Consistent Refer to section 5.5 of this report for a discussion regarding services, including an audit of original services.
Policy 50 *New services within the RBA Head Office building should take into consideration the original design intent in determining their design, location and installation. Installation is to be carried out to minimise visual and physical impacts on spaces and building fabric identified as having 'Exceptional' or 'High' heritage significance in Section 5.6 of this Heritage Management Plan.*	Noted The design of the new services will take into consideration the original design intent in determining their design, location and installation. Installation will be carried out to minimise visual and physical impacts on spaces and building fabric identified as having 'Exceptional' or 'High' heritage spaces.
Policy 51 *Where and when necessary, technical services can be upgraded or replaced as required to enable the Head Office of the Reserve Bank of Australia to continue to carry out their Charter under the Reserve Bank Act 1959, as amended, and continue to occupy the place subject to an assessment of likely impacts on Commonwealth Heritage values and where appropriate advice and consent approval under the EPBC Act*	Consistent This Heritage Impact Assessment satisfies this policy.
INTEGRATED ART WORKS	
Policy 52 *The commissioned public art works displayed in the Reserve Bank building should be retained and conserved as an integral public component of the building. Professional advice on the care and maintenance of the art works should be sought.*	Consistent The Margel Hinder and Bim Hilder integral artworks have been assessed by specialist conservators and appropriate methodologies developed to protect these elements through the works. The selected conservators have been primarily responsible for the care of these sculptures over the years.
Policy 53 *A continuing programme of public exhibitions of the Bank's collections should be part of any curatorial policy for the Bank.*	Consistent The Bank will continue to maintain a public museum on the site as part of a wider interpretation commitment.

Policy:	Response:
VIEWS AND VISTAS	
Policy 54 Additions to the Reserve Bank of Australia Head Office building should be located to minimise adverse visual impacts on views to the building from Martin Place and Macquarie Street.	Consistent Views of the building, specifically the primary Martin Place and Macquarie Street frontages, will not be altered. The form and scale of the building and its aesthetic contribution to the public domain will remain.
Policy 55 Views from the pedestrian level of Martin Place and Macquarie Street to the ground floor foyer of the RBA Head Office building are to be retained in keeping with the concept of openness and transparency underpinning the design of the building.	Consistent There will be no change to the openness and transparency of the ground floor foyer space.
MOVEABLE HERITAGE	
Policy 56 Fixed artworks and artworks/objects with a specific association with the original character of the Reserve Bank Building should be retained and conserved and appropriately displayed within areas of the building for which they were commissioned or purchased.	Consistent The current art curation practice within the building will remain once the workplace upgrade has been completed.
Policy 57 RBA professional staff with appropriate qualifications and experience will, as part of their roles at the Bank, prepare a curatorial plan and advise on specialist collections and the engagement of specialist consultants as appropriate.	Consistent This task of curating and caring for the art collection is currently undertaken by Mr John Murphy of the Bank's Knowledge Department.
Policy 58 The Reserve Bank of Australia should seek specialist advice in relation to the conservation, display or disposal of non-fixed artworks and numismatics in its ownership.	Consistent Specialist conservators have been commissioned for this role on an ongoing basis.
Policy 59 The surviving furniture and associated articles of the original fit-out form an integral part of the place and assist in the interpretation of the original design intent. *These items should be retained and conserved pending the preparation of a curatorial policy for the building's contents.*	Consistent An audit of the original Fred Ward furniture, and other significant pieces, has been maintained and regularly updated by the Bank as part of their custodianship of the building. This information will inform the return of items to their correct or appropriate locations within the building following the works.

Policy:	Response:
Policy 60 Where appropriate original furniture associated with specific areas of the building should be retained in those areas. Removed items preferably should be stored or displayed elsewhere within the building.	Noted
PROTECTION OF COMMONWEALTH HERITAGE VALUES	
Policy 61 In the event the Head Office building of the Reserve Bank of Australia is transferred from Commonwealth agency ownership, the building should be nominated for inclusion on the NSW Heritage Register to ensure ongoing statutory protection of its demonstrated heritage values.	Noted The Head Office building is intended to remain in Commonwealth agency ownership.
Policy 62 Subsequent listing on any heritage inventory should reflect the information contained in this assessment and any other information confirmed from existing archival collections.	Noted
Policy 63 Integrated artworks and significant heritage fabric of the Head office are to be retained in situ in the existing building regardless of who owns the building situated at 65 Martin Place Sydney.	Noted
Policy 64 The Reserve Bank of Australia should follow the process set out in their Heritage Strategy 2019-2021 should it divest the Head Office building from its ownership. *The process shall ensure the ongoing protection of the statutory Commonwealth Heritage values identified for the Head Office building, and the fabric that demonstrates these values.*	Noted
Policy 65 The design of modifications and additions to the exterior of the Reserve Bank of Australia Head Office building must take into consideration likely impacts on Commonwealth Heritage values and National Heritage values demonstrated by the Bank building and other places located nearby.	Consistent

Policy:	Response:
REVIEW OF HERITAGE MANAGEMENT PLAN	
Policy 66 This Heritage Management Plan must be reviewed at least once in every five-year period in a manner consistent with that set out in Section 341X of the EPBC Act, but no later than September 2024.	Consistent Mitigation Measure 5 sets out details of the particular manner in which conditions 66 and 67 are satisfied. The overarching goal of the HMP is to protect the Commonwealth heritage values of 65 Martin Place. These values are based on physical and documentary research carried out for the preparation of the HMP, with the analysis establishing that the Place meets the threshold for seven of the eight heritage values. Criterion A: Processes Criterion B: Rarity Criterion D: Characteristic values Criterion E: Aesthetic characteristics Criterion F: Technical achievement Criterion G: Social value Criterion H: Significant people Due to the status of the current approved works being on hold in light of the unforeseen extent of asbestos contamination that is required to be remediated, and the building therefore remaining unoccupied. It is a recommendation of this report that the HMP is updated once the scope of the proposed action is approved. This would allow the document to be relevant to the care and management of the building for the five years following the completion of the works. Until that time the current HMP will continue to guide actions around all significant fabric and spaces that are not affected by hazardous contamination. Decisions regarding fabric that is affected are still guided by the overarching intent of the current HMP, the principles of the Burra Charter and good heritage practice. Further, the recommendation includes that the updated report will be finalised to accompany the Final Heritage Report, required by Mitigation Measure 7.
Policy 67 Any review of, or amendments to, this Heritage Management Plan must be undertaken by the person occupying the position Manager, Facilities (Workplace Department) in association with a suitably experienced heritage consultant. The Heritage Review Panel is responsible to ensure these revisions occur and the required consultation is programmed and implemented. *Any amendments to this Heritage Management Plan should address the issues set out in the regulations of the EPBC Act, including:* *a) Identification of those undertaking the review and the procedures used;* *b) An assessment of whether the plan addresses the matters prescribed in the regulations including the Commonwealth Heritage management principles;* *c) An assessment of the effectiveness of the plan in protecting and conserving Commonwealth Heritage values;* *d) Recommendations for the improved protection of values where necessary;* *e) Outline how new and changed information that may have come through monitoring, community input and further research will be incorporated into the revised management plan; and* *f) Details of any significant damage or threat to the heritage values.*	
Policy 68 This Reserve Bank of Australia may, in writing, amend this plan or revoke and replace this plan provided they follow the procedures contained in section 341S of the EPBC Act.	

Policy:	Response:
INTERPRETATION AND PROMOTION OF COMMONWEALTH HERITAGE VALUES	
Policy 69 The Reserve Bank of Australia will maintain a public museum and interpretative exhibition including the history of the Reserve Bank at their Head Office, Martin Place Sydney, and ensure it is accessible to the general public during business hours.	Noted
Policy 70 The Reserve Bank of Australia will continue to include a heritage section on its existing website to promote the Head Office building and provide information sufficient to allow the public to understand the significance of the place and describe statutory Commonwealth Heritage values demonstrated by the place.	
ACCESS AND SECURITY ARRANGEMENTS	
Policy 71 The Reserve Bank of Australia may adapt the ground floor entrance and banking chamber to meet security requirements following an assessment of likely impacts, provided the changes do not visually detract from the architectural character of the original space or adversely affect the Commonwealth Heritage value of the place.	Noted
Policy 72 The vehicular entrance to the loading bay and basement areas of the Reserve Bank of Australia Head Office can be adapted to meet security requirements subject to an assessment of likely heritage impacts on the Commonwealth Heritage values demonstrated by the place.	Noted
PROTOCOLS FOR THE MANAGEMENT OF SENSITIVE INFORMATION	
Policy 73 Where an action to either the secure executive area or strongroom area is required to be referred to the Minister for consideration under the EPBC Act, the Reserve Bank of Australia should request plans of the affected area are not disclosed to the general public.	Noted

Policy:	Response:
COMMUNITY CONSULTATION	
Policy 74 The Reserve Bank will identify and liaise with stakeholders where proposed changes to the Head Office building will have a visual impact on views within Martin Place.	Consistent Please refer to section 5.7 *Design Consultation* of this report for a list of stakeholders who have been consulted to inform the project.
Policy 75 The Reserve Bank will, in keeping with best-practice Commonwealth Heritage values, and where appropriate liaise with stakeholders on issues relating to the identification, management and use of places or associated items consistent with the community consultation process contained in the Reserve Bank of Australia Heritage Strategy 2019-2022 or the current version.	
RECORDS OF INTERVENTION AND MAINTENANCE	
Policy 76 The Head of the Workplace Department will ensure existing maintenance files for the Head Office building are upgraded to include the following information: *a) Identification of the location of the repair works.* *b) Signature of person authorising works, and statement verifying the works would not adversely impact on the identified Commonwealth Heritage values or the fabric or a Statement of Heritage Impact where appropriate.* *c) Description of the works including photographs where necessary.* *d) Name of the contractor or person undertaking the works.* *e) Start and completion dates of the repair works.*	Consistent Records are maintained as part of the regular building maintenance program.

6.9 WHOLE-OF-ENVIRONMENT ASSESSMENT

The following assessments are based on the information provided in Matters of National Environmental Significance: Significant impact guidelines 1.2 (Commonwealth of Australia, 2013).

The Whole of Environment Assessment (WoEA) identifies and assesses the potential impacts of the proposed action on Commonwealth Heritage values. It ensures these values are preserved and protected, with a focus on managing toxic substances, promoting the wellbeing of people and communities, and preserving heritage values.

6.9.1 ASSESSING POTENTIAL IMPACTS

To assess the severity of potential impacts, it is necessary to consider the likely scale, intensity, duration and frequency of the key components of the development's impacts collectively. The following Significant Impact Guidelines 1.2 categories are used to draw a conceptual distinction between different levels of severity of potential impacts on key components of the proposed actions:

- Severe: Severe impacts generally have two or more of the following characteristics: permanent/irreversible; medium-large scale; moderate-high intensity.
- Moderate: Moderate impacts generally have two or more of the following characteristics: medium-long term; small-medium scale; moderate intensity.
- Minor: Minor impacts generally have two or more of the following characteristics: short term/reversible; small-scale/localised; low intensity.

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
Remediation of hazardous materials	Heritage impacts	Moderate	The remediation of hazardous materials will directly impact the structure and parts of the original fabric, as these elements contain contaminated materials. This includes the concrete encasement around the structural steel, which was previously hidden beneath visible materials. Existing overclad to the exterior of the building is not original and covers the original stone and aluminium façade that contains embedded contaminated materials. Sections 5.6.2 and 5.6.3 outlines an identification and protection methodology and approach for stonework condition assessment.
	Environmental pollution and human health impacts caused by the hazardous materials	Severe	Qualified and registered contractors must remove and properly dispose of hazardous materials in accordance with relevant building codes and Workcover NSW safety practices. Identify and assess asbestos, control exposure, ensure safe remediation, maintain staff awareness and monitoring to safeguard health. Throughout 2023, a series of consultations with employees were conducted. Separate information sessions and follow-up meetings were held in 2024 to inform the impacts of asbestos exposure.

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
	Changes to visual appearance of the building impacting social and cultural heritage	Moderate	Implementing a building scaffolding wrap enhancing worker safety, control dust and debris and maintains aesthetics, minimising the impact on the surround communities.
	Noise impact on surrounding land and public domain areas	Minor	The reconstruction activities will be temporary, with protection strategies prepared by the Managing Contractor in accordance with the City of Sydney's Code of Practice for construction hours and noise within the CBD criteria. Consultation with surrounding neighbours will be conducted to minimise disruption.
	Road and footpath impact of vehicles moving into and out of the site impacting circulation for public domain	Minor	Traffic management will be developed by the Managing Contractor to identify and address traffic impacts based on planned activities to minimise congestion and reduce accidents. Effective communication of traffic changes with local authorities, surrounding land and neighbours will with consultation from surrounding neighbours minimise disruption.
	Air quality impacts result from dust or odours	Minor	The material removal activities will be temporary, and monitoring will be conducted in accordance with relevant building codes and Workcover NSW safety practices.
New structural concrete works	Heritage impacts	Moderate	The work involves re-encasing the existing steel structure with new concrete to replace the contaminated concrete. This new concrete will directly interface with the original materials and structural elements. Key items of conserved internal original fabric such as marble and granite wall cladding, artwork, ceiling, furniture will be repaired as required and reinstated where feasible.
	Noise impact on surrounding land and public domain areas	Minor	The reconstruction activities will be temporary, with protection strategies prepared by the Managing Contractor in accordance with the City of Sydney's Code of Practice for construction hours and noise within the CBD criteria. Consultation with surrounding neighbours will be conducted to minimise disruption.

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
	Road and footpath impact of vehicles moving into and out of the site impacting circulation for public domain	Minor	Traffic management will be developed to identify and address traffic impacts based on planned activities to minimise congestion and reduce accidents. Effective communication of traffic changes with local authorities, surrounding land and neighbours will with consultation from surrounding neighbours to minimise disruption.
	Air quality impacts result from dust or odours	Minor	The reconstruction activities with non-hazardous materials will be temporary. If required, monitoring will be conducted in accordance with relevant building codes and Workcover NSW safety practices.
	Use of resources	Minor	The use of the materials will be long term as part of the building structure and not have a short life cycle that would otherwise generate waste or represent inefficient use of resources.
New hybrid core	Heritage impacts	Moderate	Works to the RBA Head Office would be wholly contained within the legal boundary of the site and would not materially impact adjoining or nearby heritage places.
	Overshadowing	Minor	The proposed changes to the south service spine are consistent with recommendations contained in the Sydney DCP 2012 for solar access to the Hyde Park Barracks buffer zone. Given seasonal changes determine the length of shadows, with the lower sun in winter resulting in longer shadows, the construction of the lift overrun will result in a minor increase of overshadowing of the western forecourt of Hyde Park Barracks between 1:30pm and 2:15pm on 22 June each year. The minor impact would not alter or permanently damage the World Heritage values of Hyde Park Barracks.
	Changes to visual appearance of the building impacting social and cultural heritage	Minor	The new appearance is sufficient setback from building edge and subtly located at the rear of the building, making it only partially visible.

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
	Reflectivity	Minor	Reflectivity studies will be undertaken to assess any impacts. The core is setback and surrounded taller overhead buildings, with minimal sun exposure, rendering the new appearance only partially visible to the public.
	Wind effects	Minor	Modelling will be prepared to show potential effects and inform design response. The building's design will remain safe and stable to prevent significant changes.
	Noise impact on surrounding land and public domain areas	Minor	The reconstruction activities will be temporary, with protection strategies prepared by the Managing Contractor in accordance with the City of Sydney's Code of Practice for construction hours and noise within the CBD criteria. Consultation with surrounding neighbours will be conducted to minimise disruption.
	Road and footpath impact of vehicles moving into and out of the site impacting circulation for public domain	Minor	Traffic management will be developed by the Managing Contractor to identify and address traffic impacts based on planned activities to minimise congestion and reduce accidents. Effective communication of traffic changes with local authorities, surrounding land and neighbours will with consultation from surrounding neighbours to minimise disruption.
	Air quality impacts result from dust or odours	Minor	The reconstruction activities with non-hazardous materials will be temporary. If required, monitoring will be conducted in accordance with relevant building codes and Workcover NSW safety practices.
	Use of resources	Minor	Materials will be sourced responsibly, prioritising recycled, low embodied carbon, sustainable and reused options where possible. This approach aligns with the Commonwealth Procurement Rule for sustainable procurement and supports the Australian Public Service's goal of implementing sustainability initiatives in construction to achieve carbon neutrality by 2030.

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
			The use of the materials will be long term as part of the building structure and not have a short life cycle that would otherwise generate waste or represent inefficient use of resources.
Façade Reconstruction	Heritage impact	Moderate	The decision to reconstruct the façade is backed by research on how similar early 1960s heritage buildings have tackled weathering, sustainability, and material failure. The proposal aligns with conservation practices of other significant Modernist buildings, as shown in Appendix B. This research indicates that using contemporary construction technologies can preserve historical value while meeting modern performance standards. The proposal to install a new façade, designed to interpret the aesthetic of the original International Modernist 'tartan' pattern, also recaptures lost detailing from the original design. The overall form of the building, including the distinctive double height ground floor lobby visible to the public, the podium and tower elements, will be retained. The building will maintain its existing form, scale and presentation.
	Changes to visual appearance of the building impacting social and cultural heritage	Minor	The Bank has consulted various stakeholders with the proposal. The proposed façade treatment has also undergone a detailed design study process by an award-winning architectural firm to inform the proposed tartan pattern which interprets the original design and retains the distinctive aesthetic charcater of the building. Mitigation Measure No. 4 includes the creation of measured drawings of the façade system, detailing the 1990s overcladding and its interaction with the underlying, failed 1964 cladding. These drawings would be archived alongside the original façade design documents held by the Bank. Lost façade elements will be recaptured through restoration or reconstruction including the Gordon Andrews design RBA building logo, podium sun blades and screens, reintroduction of Australian stone

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
			to the façade and reconstruction of the sunshade hoods to the western elevation. Together with NBRS as the Heritage Architect, the Bank's Design Manager will retain a leadership role over the design decision throughout the design process.
	Reflectivity	Minor	Reflectivity studies will be conducted to assess impacts and guide the design response. Reduction will be achieved by reinstating podium sun blades, sunshade hoods, and deep recessed windows, as included in the original and existing façade treatments.
	Wind effects	Minor	Modelling will be prepared to show potential effects and inform the design response, ensuring that the building will not differ significantly from the existing design, thus preventing changes in wind effects from current conditions.
	Noise impact on surrounding land and public domain areas	Minor	The reconstruction activities will be temporary, with protection strategies prepared by the Managing Contractor in accordance with the City of Sydney's Code of Practice for construction hours and noise within the CBD criteria. Consultation with surrounding neighbours will be conducted to minimise disruption.
	Road and footpath impact of vehicles moving into and out of the site impacting circulation for public domain	Minor	Traffic management will be developed by the Managing Contractor, to identify and address traffic impacts based on planned activities to minimise congestion and reduce accidents. Effective communication of traffic changes with local authorities, surrounding land and neighbours will with consultation from surrounding neighbours to minimise disruption.
	Use of resources	Minor	The use of the materials will be long term as part of the building structure and not have a short life cycle that would otherwise generate waste or represent inefficient use of resources.

Key components of the action	Predicted adverse impacts associated with the proposed action	Severity of the impact (assuming no avoidance or mitigation)	Response
Protection and conservation of heritage elements	Heritage Impact	Moderate	Section 5.6 outlines methodologies for reconstructing several key spaces due to their significance, either for the historic and future activities conducted within them, such as the Board Room, or for their capacity to illustrate aspects of the original layout, such as the Governor's Office. A detailed survey has been undertaken identifying all the heritage fabric and each heritage component, along with its location and significance, has been identified and evaluated against a vulnerability-to-damage rating to establish an appropriate protection methodology.
	Changes to visual appearance of the building impacting social and cultural heritage	Minor	The proposed façade treatment has undergone a detailed study to inform the proposed tartan pattern which interprets the original design and retains the distinctive character of the building. Lost façade elements will be recaptured through restoration or reconstruction including the Gordon Andrews design RBA building logo, podium sun blades and screens, reintroduction of Australian stone to the façade and reconstruction of the sunshade hoods to the western elevation.
	Use of resources	Minor	Removed heritage components and materials will be repaired as needed and reinstated in their identified locations, as outlined in Appendix C. The existing materials will be integrated into the building structure for long-term use minimising waste and promotes efficient resource utilisation.

To effectively manage the potential environmental impacts of the key components of the actions, this report recommends the following mitigation measures and a self-assessment process to ensure compliance with relevant obligations:

- Engage suitably experienced and qualified remediation consultants to undertake the hazardous material removal work.
- Prepare Construction Management Plans covering heritage inductions, dust and hazardous materials suppression methodologies, traffic management, environmental management, work health and safety, noise and vibration management, and site management for materials storage and handling.

- Develop a detailed waste management plan for the demolition, construction, and operational phases, including specific processes for asbestos and other contaminated materials disposal in accordance with relevant requirements.

The project manager and the Bank's WHS manager will assist in self-assessing and the project private certifier will validate the plans to ensure management plans are effective, comprehensive, and appropriately managed. This process not only helps in preserving the heritage values of the site but also in meeting relevant regulatory obligations.

6.9.1 ASSESSING THE SIGNIFICANCE OF THE IMPACTS

To self-assess whether an action is likely to have a significant impact on the environment, it is necessary to consider the total adverse impact of the action within the context of the affected environment, as outlined in the Significant Impact Guidelines 1.2. This includes a particular focus on managing toxic substances, promoting the wellbeing of people and communities, and preserving sensitive or valuable heritage elements.

Category	Is there a real chance or possibility that the action will:	Are the impacts significant	Comment
Pollutants, chemical and toxic substances	Generate smoke, fumes, chemicals, nutrients, or other pollutants which will substantially reduce local air quality or water quality	No	The proposal involves disturbance of hazardous materials; however, well-established processes for removal and management of these materials are to be implemented by suitably qualified professionals to avoid a high likelihood that a significant impact would occur form these actions.
	Result in the release, leakage, spillage, or explosion of flammable, explosive, toxic, radioactive, carcinogenic, or mutagenic substances, through use, storage, transport, or disposal	No	
	Increase atmospheric concentrations of gases which will contribute to the greenhouse effect or ozone damage, or	No	The proposal will implement several sustainability initiatives that will be in place for energy use during operations and reduce the reliance on resources that release greenhouse gases.
	Substantially disturb contaminated or acid-sulphate soils?	No	The proposal involves the remediation and refurbishment of an existing building, where contaminated materials are integrated into the current structure.

Category	Is there a real chance or possibility that the action will:	Are the impacts significant	Comment
People and Communities	Substantially increase demand for, or reduce the availability of, community services or infrastructure which have direct or indirect impacts on the environment, including water supply, power supply, roads, waste disposal, and housing	No	The proposal relates to the remediation and refurbishment of an existing institutional building. The historic and ongoing existing uses will continue and will not place any significant increased demand on resources. Materials will be sourced responsibly, prioritising recycled, low embodied carbon, sustainable and reused options where possible. This approach aligns with the Commonwealth Procurement Rule for sustainable procurement and supports the Australian Public Service's goal of implementing sustainability initiatives in construction to achieve carbon neutrality by 2030.
	Affect the health, safety, welfare or quality of life of the members of a community, through factors such as noise, odours, fumes, smoke, or other pollutants	No	The proposal involves disturbance of hazardous materials; however, well-established processes for removal and management of these materials are to be implemented by suitably qualified professionals to avoid a high likelihood that a significant impact would occur form these actions. No ongoing risk will occur during the normal operations of the Site following remediation works.
	Cause physical dislocation of individuals or communities, or	No	No communities will be displaced, fragmented or otherwise impacted as the works relate to the existing RBA Site.

Category	Is there a real chance or possibility that the action will:	Are the impacts significant	Comment
	substantially change or diminish cultural identity, social organisation or community resources?	No	While substantial remediation works will be undertaken, the recognised institutional use and building presentation as originally intended and designed will remain. The building will remain recognisable as the central bank of Australia.
Heritage	Permanently destroy, remove or substantially alter the fabric (physical material including structural elements and other components, fixtures, contents, and objects) of a heritage place	Yes	Changes to the exterior and structure of the building are required to undertake extensive hazardous remediation. These works will subsequently require reconstruction works, including the provision of a new façade and interior. The new works will not obscure the architectural character of the building's International Modern style or alter its presentation in significant views from Martin Place and Phillip and Macquarie Streets. The refinement of the building services spine - hybrid core -allows all services and vertical transport to be consolidated on the southern boundary of the building, as originally designed and intended. Moveable heritage items and associated art collections within the building will be identified, protected, temporarily relocated, stored offsite, and reinstated upon project completion, in accordance with the Archives Act and the EPBC Act requirements.

Category	Is there a real chance or possibility that the action will:	Are the impacts significant	Comment
			The protection of these items, along with the relevant mitigation measures outlined in Section 7.1, will be carried out in consultation with the Heritage Architect, in-house specialists and curators. Where appropriate, external specialists will also be engaged.
	Involve extension, renovation, or substantial alteration of a heritage place in a manner which is inconsistent with the heritage values of the place	No	The location, scale and form of the proposed hybrid core addition are consistent with the architectural intent evident in the building's original design. The original service spine encapsulated in the 1970s building extension will be enraptured in the current proposal, reflecting the original intent of the building layout. By incorporating the passenger lifts into the hybrid core, single lift access between Basement Leve 3 and Level 20 can be achieved to meet current day safety and building code compliance.
	Involve the erection of buildings or other structures adjacent to, or within important sight lines of, a heritage place which are inconsistent with the heritage values of the place	No	The addition to the RBA Head Office building is limited to the south elevation and would not alter the presentation of the building within Martin Place and Macquarie and Phillip Streets. The proposed addition is consistent with the configuration of the building and the services strategy demonstrated by the building at its opening in 1965.

Category	Is there a real chance or possibility that the action will:	Are the impacts significant	Comment
	Substantially diminish the heritage value of a heritage place for a community or group for which it is significant	No	The exterior form and character of the building, artworks, moveable heritage and significant spaces identified in the HMP will be retained and conserved and continue to be prompted to the community through the RBA website and open days. Alterations to the RBA Head office building will retain the existing architectural character of the building and maintain its appearance in key views within Martin Place, and Macquarie and Phillip Streets.
	Substantially alter the setting of a heritage place in a manner which is inconsistent with the heritage values of the place, or	No	There are no changes proposed to the setting of the RBA Head office building. The existing relationship between surrounding streets would be retained, and the main entrance facing Martin Place would be retained and conserved. The two-storey ground floor entrance vestibule, including the wall enrichment by Bim Hilder and the podium sculpture by Margel Hinder will be retained and conserved, as significant elements viewed from pedestrian level at Martin Place. The Malcolm Munro Garden will be refurbished and rejuvenated, restoring it to reflect the original design intent. Thoughtful adjustments will be made to discourage destructive and damaging behaviour.

Category	Is there a real chance or possibility that the action will:	Are the impacts significant	Comment
	Substantially restrict or inhibit the existing use of a heritage place as a cultural or ceremonial site?	No	The proposed works will address remediation and reconstruction and will assist the continued occupation of the Place by the Reserve Bank of Australia.

The primary environmental concern is the heritage significance of the existing building, for which detailed mitigation measures have been developed. Other potential impacts, such as health risks and pollution from handling contaminated materials, are minimal due to strict adherence to established procedures by qualified contractors. Temporary disruptions to the building's appearance and access will occur, but the final development will align with the original design intentions for the RBA building, including its façade, garden, and intended use.

6.10 OVERVIEW OF LIKELY IMPACTS

Based on the above assessment we conclude that

- the scale of the proposed remediation and reconstruction works will have a significant physical impact on the RBA Building
- the strategies identified in Section 7.1 will adequately mitigate potential adverse impacts on significant building fabric and components
- the proposal is consistent with overarching intent of the endorsed *Heritage Management Plan: Reserve Bank of Australia*, prepared by NBRSARCHITECTURE, April 2020, and heritage best practice principles
- the proposed action will not substantially diminish the identified Commonwealth heritage values of the RBA Building
- the proposed action will not permanently damage, degrade or alter the National Heritage values of the NHL places in the close vicinity of the site. These being Sydney Customs House (former), First Government House Site, Sydney Opera House and the Governors' Domain and Civic precinct.
- the proposed action will not have a significant impact on the National or World heritage values of Hyde Park Barracks.
- A Referral should be made to the Department of Climate Change, Energy, the Environment and Water requesting confirmation the proposal is 'Not a controlled action – particular manner' (NCA-PM) under the *EPBC Act 1999*.

– That the recommendations identified in section 7.1 be adopted as the actions describing the 'particular manner' in which the works will be undertaken.

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

The following recommendations have been identified by NBRS to mitigate potential adverse impacts on significant building fabric and components of the Reserve Bank of Australia Head office building, and the Commonwealth Heritage values identified for the place. The following heritage commitments are built into the planning and reporting for the project and should be adopted as the 'particular manner' in which the works will be undertaken.

Mitigation Measure No. 1 – Engage Heritage Consultant

Engage suitably experienced heritage consultants to brief the Principal Contractor on the Commonwealth heritage values associated with the Reserve Bank and to monitor identified Commonwealth heritage values throughout the project to ensure continued excellence in design.

Variations to the approved works may arise during construction works. An example may be the poor condition of fabric and requirement to repair or replace more than was stated in the approved works. Such a variation will be discussed with the heritage architect, site supervisor and the RBA to understand if this requires a statutory variation to the works, notification to consent authorities, and/or further heritage advice.

Mitigation Measure No. 2 – Protect Built Heritage Fabric

Protect built heritage fabric throughout the remediation and construction phase including monitoring of movement to minimise potential adverse structural impacts.

The proposed remediation works and construction of the new structure and facade to the building are to maintain the structural integrity of the RBA building. Structural changes to the Reserve Bank of Australia Head Office building are to be designed to facilitate the retention of the existing steel structure of the tower and podium.

Mitigation Measure No. 3 – Engage Specialist Materials Conservator

Retain and engage suitably experienced specialist conservators where necessary to undertake recording, protection, monitoring and conservation of integrated artworks throughout the construction works.

Identification of heritage elements to be protected during the demolition and reconstruction works, including an identification, salvage and safe storage methodology for elements to be reinstated as part of the works. The specialist conservation report is to form the basis of the identification of the elements to be retained and protected.

Photographic recording of the building's architectural heritage elements has been commissioned. The recording will be undertaken in accordance with the NSW Heritage Office publication *Heritage Information series – Photographic Recording of heritage Items using film or digital capture* specifications and National Archives of Australia Preservation and Digitisation Standard, Recording work will be conducted in stages, with submissions reviewed by the Heritage Architect and provided to the Bank's Archives before and during demolition, as well as after work completion. A copy will be retained with the Bank archives, alongside all other archival documentation of the building.

Mitigation Measure No. 4 – Record Façade System

Prepare detailed measured drawings of the façade system, comprising the 1990's overcladding and its relationship to the failed 1964 cladding below. These would be kept together with a copy of the original façade design documentation held by the Bank.

As an example of early 1960's Modernist design, the recording of the façade detailing provides insight into the thinking around new materials and façade technology at that time. Since it was constructed, the façade detailing and aspects of the materiality have failed. While it is not considered good heritage practice to reconstruct details that have subsequently failed, it is good heritage practice to understand the historical context and previous methodologies.

These detailed drawings will form a study of the existing façade construction, identify where it failed and detail the later overclad which was considered an acceptable solution at that time. This record will be stored with the updated Heritage Management Plan and Photographic Archival recording and be held by the Bank Archives along with the existing original documentation.

Mitigation Measure No. 5 – Update Heritage Management Plan

Update Heritage Management Plan.

Updating of the HMP was scheduled for 2025; however, this work is on hold due to the decision to remediate the building of all hazardous contamination prior to undertaking the approved works under (2020/8870). An updated HMP will be prepared following the approval of the proposed action, either as 'Not a controlled manner – particular manner' or as a 'Controlled action'.

Until that time the current HMP will continue to guide actions around all significant fabric and spaces that are not affected by hazardous contamination. Decisions regarding fabric that is affected are still guided by the overarching intent of the current HMP, the principles of the Burra Charter and good heritage practice.

The updated HMP completion will be finalized to accompany the Final Heritage Report (required by Mitigation Measure 7).

Mitigation Measure No.6 – Heritage Interpretation System

Prepare a Heritage Interpretation Strategy that identifies opportunities to communicate the history of the site, the vision of Dr Coombs for both the Banking function as well as the history of the building.

An interpretation strategy will identify existing interpretation on the site and ensure that the communication of the history of the Reserve Bank of Australia, this head office building and its place in Australian cultural history, is protected, updated and enhanced where possible.

Mitigation Measure No.7 – Final Report - Heritage

Undertake the preparation of a Site Diary based on regular inspections by the Heritage Advisor, which would form the basis of a Final Report which would be issued to the Department of Climate Change, Energy, the Environment, and Water.

A report would be prepared identifying the progress of the project and describing any decisions affecting heritage elements that are made during the detailed design development and construction phases. The report would be progressively issued to DCCEEW at key stages and would include a schedule of site visits agreed with DCCEEW at the start of the project.

Mitigation Measure No.8 – Moveable Heritage Furniture Management Plan

Undertake the preparation of a project moveable heritage furniture management plan along for review by the Heritage Advisor, which would be included in the Final Report which would be issued to the Department of Climate Change, Energy, the Environment, and Water.

A furniture management plan would be prepared for the refurbishment strategy along with a self-assessment process to ensure that Fred Ward Furniture are conserved and appropriately refurbished and repurposed in the refurbished building. A conservation furniture schedule will also be developed describing any decisions affecting heritage elements that are made. The report and updated schedule would be progressively issued to DCCEEW at key stages for information.

Mitigation Measure No.9 – Stone Conservation Report

Undertake the preparation of a stone conservation report for review by the Heritage Advisor, which would form the basis of a Final Report which would be issued to the Department of Climate Change, Energy, the Environment, and Water.

A detailed stonework conservation report would be prepared to detail the dismantling process, including labelling, transporting, and storing methods to prevent damage during offsite storage. It will also catalogue salvaged pieces for future use in new projects. Detailed records and inspection reports will document the outcomes of the demolition and salvage efforts, ensuring valuable materials are preserved and reused effectively. The report and updated schedule would be progressively issued to DCCEEW at key stages for information.

Mitigation Measure No. 10 – Existing Services Record

Prepare drawings and or photography records of the remaining elements of existing building service for review by the heritage advisor. These would be kept together with a copy of the original architectural and building services documentation held by the Bank.

The remaining original building services have typically been interwoven with the structure and have been affected by hazardous materials, which will need to be removed as part of the asbestos remediation works. This documentation will form a study of the existing building services elements. The record will be stored with the updated Heritage Management Plan and Photographic Archival recording and will be held by the Bank Archives along with the existing original documentation.

Mitigation Measure No. 11 – Heritage Induction Guidelines

A detailed Demolition and Construction Management Plan for the site will be prepared which includes written heritage induction information to be communicated to all those working and visiting the site. This information will include the heritage values of the place, identification of heritage fabric, its protection and monitoring methods and details of the process should any unexpected situation arise.

The induction process provides the opportunity to communicate the heritage of the place, identify the original elements that are to be protected and their manner of protection where appropriate. This information is relevant to both workers and visitors to the site. The Construction Management Plan (CMP) will provide detailed instructions regarding the protection works, operations and workflows around the site which further protect original elements and spaces. Information in the induction pack also includes the process to be followed should there be an unexpected find and contact details of the contractors relevant nominated representative.

Mitigation Measure No. 12 - Qualified Remediation Advisor and Contractor

Engage a suitably experience and qualified remediation advisor and contractor to undertake the remediation management and hazardous material removal work. This ensures that identification, management, handling and removal of asbestos from the site is appropriately managed.

A hazardous materials survey report will be prepared by a certified occupational hygienist and submitted to the satisfaction of the private certifier. The report must identify and record the type, location and extent of any hazardous materials on the site and make recommendation as to their safe management and or removal to ensure is made safe for demolition.

All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal Licence, which ever applies. A copy of the licence will be made available for validation by the private certifier.

Mitigation Measure No. 13 – Construction Management Plan

Preparation of construction management plans including dust and hazardous materials suppression, traffic management, environmental, work health and safety, construction noise and vibration management plan and site management practices.

Detailed plans outlining measures to protect the environment and human health during demolition and construction works will be prepared in accordance with relevant local authorities. These plans will be assessed by the project manager, with assistance from the Bank's WHS manager in self-assessing and validated by the project private certifier to ensure they are effective, comprehensive, and appropriately managed.

Mitigation Measure No. 14 – Waste Management Plan

Prepare a waste management plan to ensure that waste, asbestos materials disposal, and recycling is appropriately manage throughout all phases of the development.

Compliance with the City of Sydney Guidelines for waste management guidelines which promotes the safe and efficient storage, separation, collection and handling of waste to maximise resource recovery. Asbestos materials disposal must be caried out in accordance with the Work Health and Safety Regulations 2017 and the NSW Government SafeWork NSW documented and the City of Sydney managing asbestos policy and associated guidelines. The plan will be assessed by the project manager, with assistance from the Bank's WHS manager in self-assessing and validated by the project private certifier to ensure that the handling and removal of asbestos from the site is appropriately managed.

7.2 CONCLUSION

The proposed works include remediation, and reconstruction works to the structure, including replacement of the façade, upgrading of services including relocation of the lifts and addition of an electrical substation. These works are consistent with the scale, bulk, materiality and original design intent of the 1964 RBA Head Office and will maintain the presentation of the building as a significant streetscape component of Martin Place and Macquarie Street. The main entrance will be retained from Martin Place, and the sequence of spaces from the entrance, through the two-storey lobby area will be maintained and conserved as part of the proposed works. Most importantly, the Reserve Bank of Australia Head Office will be able to continue its essential function from the place for the foreseeable future

The decision to replace the façade is consistent with the broadening heritage knowledge that Modern technologies and materials do not have the same design life expectancies as traditional building technologies, nor do they support contemporary levels of building sustainability. Examples identified in this report demonstrate that, whilst a significant intervention, growing heritage best practice does support complete façade replacement. Further, the specific asbestos and structural issues identified within the building cannot remain. These issues present significant health and safety concerns for occupants and prevents use of the building for its historic and ongoing function.

The EPBC Act is drafted in such a way so as to provide an avenue for adverse impacts to occur on heritage values where there is no other reasonable alternative, and to keep such impacts to a minimum. Section 341ZC states:

> *Minimising adverse impact on heritage values*
> *A Commonwealth agency must not take an action that has, will have or is likely to have an adverse impact on the National Heritage values of a National Heritage place or the Commonwealth Heritage values of a Commonwealth Heritage place, unless:*
> *(a) there is no feasible and prudent alternative to taking the action; and*
> *(b) all measures that can reasonably be taken to mitigate the impact of the action on those values are taken.*

It is noted in Section 8.1 of the HMP:

> *Wherever the issue of removing or altering building fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the Commonwealth Heritage values of the RBA Head Office must be undertaken. Such an assessment will review the attributes of the building fabric or component to be removed or altered, the impact that the action will have on the place/component itself and the resulting impact on the place as a whole.*

Section 341Z permits adverse impacts where there is no feasible and prudent alternative to taking the action and all measures that can reasonably be taken to mitigate the impact of the action on those values are taken. There is no assumption under the HMP that there would be *no impact* on heritage fabric. Instead, any such impact must be considered on a holistic basis. In this regard, the work proposed to be undertaken is considered to be an essential approach to ongoing management, maintenance, and use of the building as a commonwealth heritage place. There is no doubt that significant impact will occur; however, these impacts ensure longevity of the building, its use and role within the Australian social context.

Close involvement of appropriately qualified specialists has informed decisions affecting the heritage values of the site. We confirm that NBRS Heritage are the appointed heritage advisors and that they have provided heritage review and advice at all stages of the project. Specialist materials conservators are commissioned to supervise the conservation and protection of specific elements and materials, including the preparation of the materials vulnerability and protection schedule.

NBRS are commissioned for the current and foreseeable phases of the project, which would include overseeing the partial demolition and reconstruction works and the protection works to significant elements of the site. A Final Report documenting the progress of the works would be undertaken as set out in the Mitigation 7 commitment.

A Photographic Archival Recording is being undertaken to document the current condition of the building. Any unexpected discoveries will also be photographically recorded. Following the completion of the project a set of images will be taken; at which time the photographic record will be combined and will be lodged with the Bank Archives and would be included with the Final report.

The proposed action will not diminish the identified Commonwealth heritage values of the RBA Building or the Sydney General Post Office at 1 Martin Place nor will it significantly impact on the National or World Heritage values of Hyde Park Barracks, nor the National heritage values of the Governors' Domain and Civic Precinct.

The remediation, reconstruction and services upgrading of the Head Office building would assist the RBA to continue to carry out its role as defined under the *Reserve Bank Act 1959* in this location, and it is consistent with *Burra Charter* Article 1.9 which states *'Adaptation means changing a place to suit the existing use or a proposed use'*. The scope of proposed works has been developed to address unexpected and unprecedented levels of hazardous materials.

The detailed assessment and analysis contained in the HMP underpins the commonwealth heritage values identified on this site and establishes that that the occupation by the Reserve Bank and its function in this place has immense heritage value in and of itself, notwithstanding the building and its fabric.

> *The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation.*
>
> *Attributes*
> *Continued use of the building by the Reserve Bank for the above purpose.*

It is acknowledged that the extent of work required to original fabric now resulting from identification of contaminated and structurally unsound materials was not fully appreciated at the time of preparation of the HMP, it is our opinion that there remains enough flexibility in the HMP for the Department of Climate Change, Environment, Energy and Water (DCCEEW) to make a referral decision under the *Environmental Protection and Biodiversity Conservation Act* (Cth) (EPBC Act). The EPBC Act was drafted in contemplation that there needs to *minimisation of adverse impacts on heritage values*; however, this does not mean *no adverse impact*.

The primary whole-of-environmental concern is the heritage significance of the existing building, for which appropriate mitigation measures have been developed. Other potential impacts, such as risks to human health and pollution from handling contaminated materials, are considered minimal due to adherence to established procedures by qualified contractors. Temporary impacts on social aspects like building appearance and access will occur, but the final development will align with the original design intentions for the RBA building, including its façade, garden, and use.

In our opinion the proposed works have balanced statutory legislation, the Owners and heritage considerations, in developing the proposed scheme. The series of Mitigation Measures set out in section 7.1 above would ensure that appropriate oversight and management of the heritage values embodied in the RBA building are conserved and protected and should be adopted as the 'particular manner' in which the works are carried out to conserve the commonwealth heritage values of the site.

Given the scope of the proposed remediation and reconstruction works to the Reserve Bank of Australia Building at 65 Martin Place, Sydney, we recommend a Referral is made to the Department of Climate Change, Energy, the Environment and Water to ensure legislative compliance under the *EPBC Act*. We further request consideration that the proposal is deemed 'Not a controlled action – particular manner'.' under the *EPBC Act,*



Samantha Polkinghorne
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9.0 APPENDIX A: COMMONWEALTH HERITAGE LIST CITATION: *THE RESERVE BANK, 65 MARTIN PLACE SYDNEY*

Place Details

Send Feedback

Reserve Bank, 65 Martin Pl, Sydney, NSW, Australia

Photographs



List	Commonwealth Heritage List
Class	Historic
Legal Status	Listed place (22/06/2004)
Place ID	105456
Place File No	1/12/036/0432

Summary Statement of Significance

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting (Criteria A.4, D.2 & F.1).

The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964.
The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style (Criterion A.4).

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street (Criterion E.1).

The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves (Criteria A.4, F. 1 & H.1).

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right (Criterion F.1).

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere (Criteria A.4, B.2 & F.1).

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M.Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C.McGrowther; Profesor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer) (Criterion H.1).

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation (Criterion G.1).

(Australian Historic Themes: 3.14.2 Using Australian materials in construction; 3.18 Financing Australia; 7 Governing; 8.10.2 Creating visual arts; 8.10.4 Designing and building fine buildings)

Official Values

Criterion A Processes

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style.

The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.

Attributes

Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.

Criterion B Rarity

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001).

Attributes

Remnant evidence of original services, and remnant evidence of the former residential flats.

Criterion D Characteristic values

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting

Attributes
The architectural attributes that demonstrate the International Style.

Criterion E Aesthetic characteristics

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street.

Attributes
The multi-storey form and the quality of external finishes to the building.

Criterion F Technical achievement

The Reserve Bank building is highly significant in the development of post World War II multi storey office buildings in Australia for its use of high quality Australian materials; steel and concrete construction; and interior design details and artworks.

The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere

Attributes
Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.

Criterion G Social value

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation.

Attributes
Continued use of the building by the Reserve Bank for the above purpose.

Criterion H Significant people

The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M.Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C.McGrowther; Profesor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer).

Attributes
The artworks of Bim and Marget Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.

Description

HISTORY OF THE SITE

Martin Place was originally a small lane called Moore Street which ran between George Street and Pitt Street and was widened into a substantial thoroughfare as part of the setting for the General Post Office in 1891. In 1921, Moore Street was renamed Martin Place. In 1926, the Municipal Council of Sydney purchased a number of properties in Macquarie and Phillip Streets in anticipation of the extension of Martin Place to Macquarie Street, including those properties which would later be demolished for the Reserve Bank head office building. After Martin Place was formed the residential land on either side of the street was auctioned in 1936 however, the properties between Phillip and Macquarie Streets were passed in and did not sell until after WWII. The closure of Martin Place to traffic occurred between 1968 and 1978 and it became a pedestrianised civic plaza.

HISTORY OF THE RESERVE BANK

The Commonwealth Bank of Australia was established by legislation in 1911. The main functions of the bank were to undertake general banking and savings bank activities. In 1945 the bank's powers were formally widened to include exchange control and the administration of monetary and banking policy with the Commonwealth Bank Act and the Banking Act. The Reserve Bank Act 1959 preserved the original corporate body under the name of the Reserve Bank of Australia to carry on the central banking functions of the Commonwealth Bank, but separated commercial banking and savings banking activities into the Commonwealth Bank of Australia. The Reserve Bank has since then been Australia's central bank with its own Board, Governor and Staff.

The Reserve Bank has two broad responsibilities - monetary policy and the maintenance of financial stability, including the stability of the payments system. The Bank's powers are vested in the Reserve Bank Board and the Payments System Board. In carrying out its responsibilities, the Bank is an active participant in financial markets and the payments system. It is also responsible for the printing and issuing of Australian currency notes. As well as being a policy-making body, the Reserve Bank is a large financial institution which provides selected banking and registry services to Federal and State Government customers and some overseas official institutions. Its assets include Australia's holdings of gold and foreign exchange. The Bank is wholly owned by the Australian Commonwealth Government.

A requirement of the Reserve Bank Act 1959 was that the head office of the bank must not be in the same building as the head office of the Commonwealth Bank of Australia (CBA) or any other bank. In line with this requirement, separate buildings were constructed for the state capitals Darwin and Canberra. The Bank is currently comprised of a Head Office, located in Sydney, branches in Adelaide and Canberra, regional offices in Melbourne, Brisbane and Perth and representative offices in London and New York.

RESERVE BANK SITE

The land on which the Reserve Bank is built, was in the 19th century occupied on by the first Wesleyan Chapel built in 1821 and subsequently used as a Unitarian Chapel in 1850, a Wesleyan School House also built in 1821 and purchased in 1843 by the Roman Catholic Church to be used as a school (demolished c1876). There was also a free standing Georgian house occupied by a solicitor and a Georgian cottage.

By the mid 1870s following the demolition of the church and school a row of three, 3 storey Italianate terrace houses known as "Lucretia Terrace" was erected (c1876). The Georgian house was demolished and two, four storey late Victorian terrace houses were erected (1891). In c1875 the Georgian cottage was demolished and the cottage next door and two, three storey terraces were built, one of these was demolished in 1921 and a three storey brick building known as "Whitehall" was erected on the site.

In 1957, the Director-General of Works (Dr Lodge) suggested to the Governor of the Commonwealth Bank that the site at the top of Martin Place, owned by the City Council would be suitable for the construction of the head office of the Reserve Bank, and it was subsequently purchased for this purpose. The Bank's administrators called for a design for the building which was contemporary and international, to exemplify a post war cultural shift away from an architectural emphasis on strength and stability towards a design that would signify the bank's ability to adapt its policies and techniques to the changing needs of its clientele. Before plans were drawn up representatives of the Reserve Bank and the Commonwealth Department of Works made detailed studies overseas into Reserve Bank planning and organisation.

The Sydney Reserve Bank building was designed by the Commonwealth Department of Works, Bank and Special Project Division (Sydney) in 1959 under the direction of a Design Committee consisting of: C. Mc Growther, Superintendent of Reserve Bank Premises; H.I. Ashworth, Consulting Architect (Sydney University); C.D. Osborne, Director of Architecture Department of Works; R.M. Ure, Chief of Preliminary Planning, Department of Works; F.C.

Crocker Architect in charge, Bank Section, Dept. of Works; and G.A. Rowe, Supervising Architect, Bank Section, Dept. of Works. The consulting engineer was D. Rudd and Partners and the builder was E.A. Watts Pty Limited. The site was cleared in 1961 and the building was completed by 1964 ready for occupation in January 1965. It was built to accommodated more than 1850 people at a cost of ten million dollars.

In a press release on the completion of the Reserve Bank headquarters building in Sydney, the then governor, Dr H.C. Coombs highlighted the contemporary design of the building: "The massive walls and pillars used in the past to emphasise the strength and permanence in bank buildings are not seen in the new head office... Here, contemporary design and conceptions express our conviction that a central bank should develop with growing knowledge and a changing institutional structure and adapt its policies and techniques to the changing community within which it works".

The Reserve Bank design is characteristic of buildings of this era on less constrained sites, where the architect utilised the opportunity to define the base from the shaft using a podium. The building was constructed using a steel frame supporting reinforced concrete floor slabs (using lightweight concrete). This was a solution to the need to produce an economical structural system using a combination of steel and concrete.

The materials used in construction of the Reserve Bank were to be of Australian origin and manufacture. Externally, maintenance and durability determined the choice of marble, granite, aluminium and glass. The facade of the tower had the structural and functional columns expressed as vertical Imperial black granite shafts with Wombeyan marble spandrel panels. The white marble faced pre-cast concrete spandrel panels alternated with recessed windows between the granite columns. The 1st, 2nd and 3rd floor perimeter beams were faced with Wombeyan marble with a recessed glazed screen wall to the office areas behind a balcony.

Internally decorative ceilings which emphasised the structural bays appeared in buildings of the 1960s and were used in the Reserve Bank. Impressive aluminium decorative ceiling panels emphasised the structural bays of the ground floor public space and lift lobby. The entry and forecourt were paved in Narranderra Grey marble, marble being the most popular stone throughout this period. The ground floor lift lobby walls and internal walls facing the forecourt were clad in Wombeyan marble. The east and west walls of the entry vestibule were clad in Imperial black granite.

Prestige areas for the conduct of important company business in buildings of this period generally had ceilings treated in the same manner as general office ceilings, the exception being the board rooms and executive areas, as is the case in the Reserve Bank where shallow curved plaster vaults enriched the space. The floor of the board room was paved in Wombeyan white marble. Specially woven heavy duty wool carpet manufactured in Australia was used in the general office and executive areas.

Walls of the period were often timber panelled, in the Reserve Bank special areas had demountable timber panelling in Queensland black bean and Tasmanian blackwood.

The ground floor, and sometimes mezzanine or first floor levels, of many buildings of this period accommodated service based commerce. Often this activity represented a public interface for the owner/occupants of the building. The Reserve Bank was constructed with a four storey podium divided into two upper floors with projecting horizontal fins and two floors of full height recessed glazing to the mezzanine below. This contained the two storey public area and the banking chamber in the mezzanine over. Also included in public areas of a number of office buildings of this period was an auditorium or theatrette, and one was included in the Sydney Reserve Bank.

Also included were two residential flats to accommodate senior executives travelling from interstate, a relatively uncommon feature for office buildings of this period.

The building was the central distribution point for notes and coin for NSW and Papua New Guinea and the basement included the vaults or strongrooms. They were innovative in their use of concrete and metal sheet to create an impenetrable surround for the strong rooms. Also of interest are the metal strong room doors significant for their size and sophistication.

The Reserve Bank was a prestigious and desirable place to work. There was a strong staff hierarchy and senior positions had considerable community status. This status is demonstrated in physical terms by the design of executive and staff areas in the building. In the 1960s the building was known to provide more extensive staff facilities compared with other contemporary buildings. In this building they consisted of the cafeteria, executive and Board dining rooms, the staff lounge, the staff library, a medical suite, squash courts and associated amenities, an auditorium and an observation deck on the 20th level for the use of staff and ex staff. A Firing Range was provided for the training of security guards. The provision of the Squash Courts and the Medical Centre would appear to be uncommon facilities provided in multi storey building of this period.

Care was often taken in selecting finishes to areas of staff relaxation, special ceiling finishes were occasionally applied, such as in the case of the Reserve Bank third floor cafeteria where the ceiling was plaster domes in a square grid. Occasionally stone veneers were applied to the walls of these areas, such as in the staff lounge of the Reserve Bank, where slate was used as the wall finish.

The service areas were designed for ease of cleaning and minimal maintenance with vinyl and ceramic tile finishes popular for both floors and walls. The Reserve Bank used ceramic tiles and vinyl to line the walls of service areas and vaults. The floors of the computer and service areas were of vinyl. The Reserve Bank used Terrazzo as a floor finish in the toilets. Terrazzo was often used in this way in more prestigious 1960s developments.

The Reserve Bank is also notable for the incorporation of a fire sprinkler system, smoke detectors and fire alarms throughout. All working areas of the building were airconditioned, and notably, the ceiling in the cafeteria was perforated to form a ventilated ceiling which acts as a low velocity supply air plenum.

The lighting of the Reserve Bank was also notable. Wall washers were used in the Reserve Bank, where a perimeter strip of recessed flourescents served to visually detach the ceiling from the wall in the passages and reception area. The opposite effect, that gained by concealing strip fluorescents where they would throw light upwards onto the ceiling, was more uncommon, but was used in the office of the Governor of the Reserve Bank. Recessed down lights, both fluorescent and incandescent, were a popular means of lighting areas such as lift lobbies, passages and other public spaces where a softer light than that provided in the general office areas was appropriate, as was the case in the Reserve Bank. Of note was the use of recessed downlights in the cafeteria, set into the interstices of the square grid formed by the shallow cast paster domes. The lighting of a decorative ceiling was a further area of exploration by architects and lighting engineers of the period. Usually in the major public area of an office building, elaborate decorative ceilings could be either integrated into the lighting design or the subject of it. The latter was used in the Reserve Bank banking chamber public areas where the lighting is the focus of the decorative ceiling bays. The exterior Reserve Bank emblem was lit by shaped cold cathode tubes which follow the outline of the emblem.

The detailed aesthetic design input into the building extended beyond the building structure and facade treatments and interior design and included ancillary fixtures, fittings and objects for use specifically within the building. These included art works specially commissioned for the public spaces, furniture, china, flat wear, silverware, napery and accessories specifically selected or designed for use within the building. The interior decor and furniture were designed by the Department of Works R. M. Ure and I. Managan, with Frederick Ward, Industrial designer.

Interior furnishings including tables, chairs, couches, credenzas and desks were designed by Fred Ward. Fred Ward (1900-1990) was one of the leaders in modern Australian industrial design of the 1940s, 1950s and 1960s. During the 1950s Ward was head of the Australian National University's design department. Around 1961 he resigned from ANU to set up private practice, after being invited by the Reserve Bank Governor Dr H.C. Coombs to undertake the furnishings of several Reserve Bank buildings including Sydney, Canberra, Adelaide and Port Morseby. His furnishings are of a simple and functional design which are now considered to be pieces of art in themselves. Ward also designed the furniture for numerous other important buildings including University House, Canberra, the Academy of Science Building, Canberra and the National Library, Canberra (with Arthur Robinson).

To further enhance the prestige of the building works of art by Australian artists and sculptors were used. Following an Australia wide competition the first prize winners were commissioned to execute their works for the Reserve Bank. The lift foyer features a wall relief by Bim Hilder and the free standing podium sculpture in Martin Place is by Margel Hinder. Both sculptors were actively engaged in the post war period designing works for multi-storied office buildings and there was a high degree of co-operation between the artists and architects at this period. Prestige buildings of this period generally commissioned public art highlighting the high profile of the buildings in company marketing strategies and also possibly arising from benevolent policies of these companies.

Bim (Vernon Arthur) Hilder (1909-1990) trained at the East Sydney Technical college and first exhibited his sculptures in 1945. Hilder had worked as a carpenter for Walter Burley Griffin. His murals were styled "wall enrichments in metal". Aside from the Reserve Bank mural (1962-1964) he also designed the large mural on the facade of the Wagga Wagga Civic Theatre (1963) and a memorial fountain to Walter Burley Griffin in Willoughby City area (1965). His work is represented in the Art Gallery of NSW and the University of New England.

Margel Hinder (1906-1995) was American born moving later to NSW. Along with her husband Frank, they contributed to the development of Modernist Australian art focusing on abstraction. They were contemporaries of the Lewers, Ralph Balson, Yvonne Audette, Carl Plate, and Tony Tuckson. Margel Hinder's work is represented in every major Australian Gallery. Her major commissions include the James Cook Memorial Fountain, Newcastle (1966), Northpoint Tower (1970) (now at Macquarie University, Sydney); Woden City Plaza, Canberra; the Western Assurance Co.

Building, Sydney (1960); and the State Office Block, Sydney (demolished). Hinder received an Order of Australia in 1979.

Clay from the excavations for the Bank from its initial construction and c1974 extension was set aside for the production of a series of commemorative hand crafted pots. These were commissioned from Henry A. Le Grand of Canberra, some were purchased by officers of the Bank and the others were used as decorative elements in the executive suites and remain in the building.

A specially woven tapestry, 10ft by 5ft for the Board Room was designed by Margo Lewers and woven in France at the Aubusson workshop in 1968. Entitled "Wide Penetration" the abstract design in blue and yellow was woven in a limited edition of three copies. The tapestry is no longer hung in the Board Room but remains in the Bank's extensive art collection.

A second specially commissioned tapestry was made in 1988 by Sue Batten for display in the Board Room. The tapestry was woven at the Victorian tapestry workshop and the design was inspired by the Bank's Charter and includes elements from the paper 5 dollar note. The tapestry is now hung in the currency display area on the ground floor.

A series of paintings by Australian artists were purchased by the Bank over a period of time and found their permanent home in the executive offices, foyers and hallways of the bank.

On Macquarie Street was a setback created to enable the establishment of a formal Australian Native garden which was designed as the result of a public competition won by Melbourne architect, Malcolm Munro. The garden was flanked on either side by shallow pools and had ornamental gravel surrounds. It was planted with Australian shrubs. This garden feature has now been replaced with landscaping including formal box hedges and flowering shrubs.

ALTERATIONS TO THE BUILDING

Between 1974 and 1980 the Reserve Bank was extended to the south, this extension to the original building involved substantial additions on each floor to incorporate the adjacent site to the south. The site consisted of two properties Washington House and Federation House, both properties were demolished for the extension.

In November 1993 the original facades were overclad. The original Wombeyan marble cladding was deteriorating due to a combination of weathering and pollution. The new facade was a combination of Australian and Italian stone, with the original Imperial Black granite from South Australia being used for the Columns and Italian Bianco Sardo grey granite for the spandrels. The work was designed by Arup Facade Engineering and was designed to have a minimum visual impact on the building. At the same time the eastern end of the ground floor was modified from a banking chamber to form the public exhibition area.

COMPARISON

In addition to the Head Office, branch offices were constructed in the central business districts of each of the state capital cities, as well as in Canberra and Darwin during the 1960s and 1970s. A number of purpose designed office buildings were erected to designs by the Commonwealth Department of Works Banks and Special Projects Branch as part of the initial establishment of the Reserve Bank of Australia.
The buildings in Darwin and Brisbane have been previously sold. The Reserve Bank still owns the buildings in Perth and Hobart (to be sold 2001), Adelaide, Canberra, and Melbourne. The buildings constructed throughout Australia by the Bank during the 1960s reflected a confidence in things Australian and in the future.

The Canberra Branch building of the Reserve Bank (RNE 19704) was the result of an architectural competition, managed by the NCDC. Howlett and Bailey from Perth won the competition from 131 submissions. It was constructed by Civic and Civic and completed in 1965. Also of a contemporary design, the Canberra building is in the Stripped classical style. The architectural qualities of the Canberra Reserve Bank building rely on the lightness of the structure, the regular structural pattern, the contrast between the marble faced columns and beams and the receding pattern of the glazing. The vertical effect imparted by the columns extending over two levels gives the low rise building a sense of height and is most effective. The columns are cruciform in plan and support a beam carefully separated from the column. The glazed curtain wall is supported on the beam and uses aluminium mullions. The very strong, blank wall of the secure ground floor cash handling area on the external south eastern side of the building is another powerful reminder of its modernist qualities where the internal function gains external expression. Internally the most important space is the banking chamber. It is a symmetrical design with a central entrance under a canopy with black slate entrance floor, converting into carpet once inside the room.

The Reserve Bank, Adelaide, (RNE 101627) was built in 1963-65 to a design by the Commonwealth Department of

Works architects C. D. Osborne, R. M. Ure, G. A. Row and F. J Crocker. It is constructed from largely Australian building materials of high quality including Wombeyan marble, South Australian black granite and Victorian Harcourt grey granite. Of particular interest is the building's inward curving wall to both the east and west elevations.

DESCRIPTION

The Reserve Bank, Sydney is located in a prominent corner position fronting Martin Place between Macquarie Street and Phillip Street.

The Reserve Bank 1964, is a refined example of the Post War International style. The building is a 22 storey high rise tower with three level basement. It is constructed of a steel frame concrete encased with reinforced concrete slabs. The building contains some unusually long cantilever beams on the 1st to 3rd floors. The Reserve Bank provides a notable example of a characteristic of buildings of this era on less constrained sites, where the architect utilised the opportunity to define the base from the shaft using a podium. The Reserve Bank has a four storey podium divided into two upper floors with projecting horizontal fins and two floors of full height recessed glazing to the mezzanine below. The building is entered via a bronzed railed grey and black granite terrace with steps to accommodate the site slope and adjacent footpath.

The tower section above the second floor is set back from the site boundaries on the three street frontages. The rectangular building floor plate surrounds a central bank of lifts. The tower is capped with recessed balconies to level 20. Above this is a roof terrace with full height glazing and extensive cantilever roof.

The facade treatment of the building is distinctive and derives from both the modular design created to allow office subdivision which is expressed in the window mullions and the use of materials including the extensive use of natural stone. The vertical columns faced in black granite and aluminium define the eight bays of the tower and extend up to form the supports for the balconies. The use of black polished granite cladding was a popular choice of the time, the Reserve Bank used Imperial Black granite for the columns. The subdivision of the facade into smaller vertical bays was characteristic of buildings where sun control was a central concern. Between the columns spandrel panels in grey granite alternated with recessed glazing. The glazing panels stop short of the corner.

The basements contain vehicular access areas, the main switchboard as well as the three main strongrooms and a series of voucher stores and cash handling areas. Originally they also contained extensive plant areas. The Strong Rooms are located in the basement originally used for the storage of bullion and cash. They have a degree of technical significance for their innovative use of concrete and metal sheet to create an impenetrable surround for the strong rooms. The metal strong room doors are significant for their size and sophistication.

The ground floor is symmetrical around the central main vestibule which is a two storey volume with a general banking chamber on the western side and a public display area on the eastern side. The display area replaces the former Bonds and Stock Banking Chamber of the original design. The ground level entrance foyer/vestibule remains substantially intact including internal finishes of Wombeyan marble to the south wall, granite floor, east and west Imperial granite walls including high level glazing, anodised aluminium ceiling and the south wall relief by Bim Hilder. Alterations include the introduction of a security desk, new entrance doors, and reconfigured glazing.

The mezzanine is set back from Martin Place frontage creating an atrium over the ground floor. With the first and second floors it forms a podium from which the office tower springs. The third floor housed the staff amenities area with a staff cafeteria and kitchen, an auditorium and staff library and a staff lounge outside the lift foyer. These areas were originally designed with distinctive character which has now been altered by later refurbishments. The eleventh floor contains the Board Room (featuring a marble floor), Board Dining Room, Board Members Common Room and Reception and meeting areas. The twelfth floor contains the Governor's Suite, reception areas and executive suites.

The sixteenth floor housed two residential flats, the flats have been removed in recent works. The floor also included the medical centre. The seventeenth to nineteenth floors held two squash courts and an observation gallery was located along the northern facade. These were all removed in recent works. The twentieth floor houses staff amenities. Most lift foyers are marble lined, Level 3 is timber.

Some of the original furniture designed for the building including tables, chairs, couches, credenzas and desks remain within the public spaces, offices and special areas of the building.

Public Art: The main entrance foyer features an expansive wall relief by Bim Hilder. It is made up of many separate small parts of beaten copper and bronze. One section of it incorporates a six inch piece of quartz crystal uncovered by geologist Ben Flounders in South Australia's Corunna Hills. Another displays semi precious stones. The Martin Place forecourt features a free standing podium sculpture by Margel Hinder. The Podium sculpture is a 26ft high free

standing sculpture. It is unnamed and has no banking reference, but was designed to complement the architecture of the building. It is welded sheet copper on a stainless steel structural frame with molten copper decoration. The original design Maquette is also located in the Bank. Other important elements include the brass lettering text of the Bank's 1959 charter set on a black granite wall in the main foyer; the opening commemorative plaque; the Bank emblem originally located on the western parapet wall of the building constructed in cast aluminium with green enamelled finish designed by Gordon Andrews (now removed); the portrait of Dr H. C Coombs, the first Governor by Louis Kahan purchased in 1964.

The Westpac (former Bank of NSW) building erected on the opposite corner to the Reserve Bank occupies a similar footprint and has a similar mass, providing a gateway effect at the top of Martin Place.

History Not Available

Condition and Integrity

In general the building retains its early appearance and character despite having undergone considerable alterations and modification. Internal finishes have been considerably altered in many locations, and have been replaced with new finishes. Internally the building has been remodelled at the upper office levels. The boardroom and the lift foyers have remained largely intact. The ground level double volume spaces are intact, however there has been substantial alteration to furniture and fittings. The original marble ceiling panel has been replaced in metal.

In 1980 a major extension to the south was undertaken, the addition replicated the original building in height, form, and finishes.

From 1991-1995 upgrading of offices and basement areas, removal of asbestos requiring the stripping of all internal finishes, upgrading of building services and fire protection facilities, new ceilings, lighting and carpets and the extensive restoration and recladding of the external facade of the building.

The Parliamentary Committee on Public Works has approved changes to the building (2000) included conversion of the staff cafeteria, auditorium and staff facilities (level 3) to office accommodation; demolition of the two residential flats and creation of new cafeteria space; removal of the two squash courts and plant equipment (level 17) and conversion to office use including lowering of the high level windowsills to the north elevation and enlarging of existing recessed marble panels to windows on the south facade; conversion of level 19 ancillary space to office use; and removal of the Firing Range.

The building is well maintained and is in excellent condition (2001)

Location

65 Martin Place, corners with Macquarie and Phillip Streets, Sydney.

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Reserve Bank of Australia Web site www.rba.gov.au

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10.0 APPENDIX B: REFURBISHMENT OF MODERN (1950S-60S) CURTAIN WALL OFFICE BUILDINGS[34]

10.1 EVOLUTION OF MODERN CURTAIN WALL OFFICE BUILDINGS

Curtain wall buildings are ubiquitous within our urban landscape, as they have become a standard office building type since their emergence in the United States in the late 1940s, when earlier aesthetic ideals about fully glazed facades were applied to ever taller urban buildings, merging with the concept of the glass-walled skyscraper. The development was based on the aesthetics and ideals of the Modern movement. It coincided with the post-World War II requirement for more economical and efficient construction methods, which involved mass pre-fabrication and application of modular systems, and new technologies such as float glass and aluminium extrusions.[35]

Curtain walls are essentially defined as "a continuous, non-load-bearing skin on the face of a building", and they emerged as one of the leitmotifs of Modernism, also known as the Modern movement, after World War II.[36] Modernism resulted in a new architectural style that "favoured abstraction, the removal of any historic or conventional stylistic detail, in favour of plain, unadorned surfaces and a celebration, where possible, of new materials such as concrete, steel and glass. The open plan, transparency, the privileging of free movement above formality and symmetry, the embrace of the health-giving qualities of sunlight and open air, and an idealisation of the machines of the early 20th century – the car, the ocean liner and the aeroplane – were all part of modernism's concerns."[37]

Modernism has been described as "the most defining architectural expression of the 20th century", which "transformed the built environment across the globe unlike any other previous period in civilization."[38] Designs that included lightweight construction techniques, modular elements and new building materials became known as the 'International Style' during the 1930s. The style was refined and radicalised in America, including by German emigrants such as Walter Gropius, Ludwig Mies van der Rohe and Marcel Breuer, who had developed their design ideas in the Bauhaus school before it was closed by the Nazi regime. The ideas and rhetoric of the Swiss-French architect Le Corbusier also had a significant influence on the designs of tall buildings throughout the world.[39]

The idea of a building with a transparent skin primarily made out of glass went back as far as 1851 when the Crystal Palace was built as part of London's great exhibition. Already then, the building was designed in pre-fabricated sections of glass and cast-iron frame units, and it had many successors, none of which were meant to last. With the industrialisation of glass, larger panes could be fabricated, and these were included in high-rise office buildings constructed in the 1880s, giving rise to the masonry curtain wall, notably developed in Chicago. Later, glass was combined with metal, and it was in the

[34] *Refurbishment of Modern (1950s-60s) Curtain Wall Office Buildings,* September 2023, was prepared by Dr Martina Muller, Historian MPHA, on behalf of NBRS.
[35] Joann Gonchar, 'Revival of an Icon', *Architectural Record* 200, no. 9 (September 2012): 107; Miles Lewis, 'Curtain Wall', in *The Encyclopedia of Australian Architecture, Edited by Philip Goad and Julie Willis* (Melbourne, Victoria: Cambridge University Press, 2012), 185; Angel Ayón, Uta Pottgiesser, and Nathaniel Richards, *Reglazing Modernism. Intervention Strategies for 20th-Century Icons* (Basel: Birkhäuser, 2019), 14.
[36] Lewis, 'Curtain Wall', 185.
[37] Philip Goad, 'Modernism', in *The Encyclopedia of Australian Architecture, Edited by Philip Goad and Julie Willis* (Melbourne, Victoria: Cambridge University Press, 2012), 464.
[38] Ayón, Pottgiesser, and Richards, *Reglazing Modernism*, 6.
[39] HeriCon Consulting in association with Colleen Morris and Peter Spearritt, 'The Modern Movement in New South Wales. A Thematic Study and Survey of Places', August 2013, 5; Jennifer Taylor, ed., *Tall Buildings: Australian Business Going up (1945-1970)* (St Leonards, Sydney NSW: Fine Art Publishing, 2001), 21.

German Bauhaus school where Mies van der Rohe prepared a series of unrealised projects known as the 'glass skyscraper'.[40]

But it was only when new technologies and materials emerged after World War II that the metal and glass curtain wall came into its own. The appearance of aluminium, which could be prefabricated and standardised, and innovations in glazing, sealants, insulation and fireproofing made it possible to create a lightweight building envelope that decreased construction costs while increasing usable floor space. This enabled developers to go higher while allowing for skinnier buildings.[41] Improvements to the relatively recent air-conditioning, fluorescent lighting, vertical transportation and suspended ceiling systems were also among the technologies that accelerated the development of tall curtain wall buildings.[42]

Pietro Belluschi's Equitable Building (later renamed Commonwealth Building) in Portland, Oregon, was one of the first high-rise buildings in the United States that were entirely glass and aluminium-clad (1948). It was immediately overshadowed by later, more prominent examples in Chicago and New York.[43] Mies van der Rohe realised his earlier ideas in 1949 in the high-rise apartment buildings at 860-880 Lake Shore Drive, Chicago, consisting of two steel-framed glass towers.[44] Completed in 1950 and designed by a team that included Le Corbusier, the United Nations Secretariat Building in New York rapidly became the prototype for curtain wall office buildings worldwide.[45] Lever House was completed shortly afterwards, in 1952, to the design by American firm Skidmore, Owings & Merrill (SOM).



[40] Stephen J. Kelley, 'An Image of Modernity. An American History of the Curtain Wall', in *Curtain Wall Refurbishment: A Challenge to Manage*, ed. W. De Jonge and A. Doolaar (International Docomomo Seminar, 25 January 1996, Eindhoven University of Technology, Eindhoven NL: Docomomo International, 1997), 16–18, https://research.tue.nl/en/publications/curtain-wall-refurbishment-a-challenge-to-manage; Taylor, *Tall Buildings*, 21.
[41] Kelley, 'Curtain Wall Refurbishment', 18; TKD Architects, 'Modern Movement Architecture in Central Sydney. Heritage Study Review Prepared for City of Sydney', March 2019, 28–29.
[42] TKD Architects, 'Modern Movement Architecture in Central Sydney. Heritage Study Review Prepared for City of Sydney', 28.
[43] Gonchar, 'Revival of an Icon', 107; Leland M. Roth, 'Equitable Building, Portland, Oregon (1944-1948), Pietro Belluschi', *Society of Architectural Historians - ARCHIPEDIA*, 17 July 2018, https://sah-archipedia.org/buildings/OR-01-051-0012.
[44] Elizabeth Milnarik, '860-880 Lake Shore Drive, Chicago, Illinois (1949), Ludwig Mies van Der Rohe', *Society of Architectural Historians - ARCHIPEDIA*, 16 July 2018, https://sah-archipedia.org/buildings/IL-01-031-0003.
[45] United Nations, *The United Nations at 70. Restoration and Renewal. With Foreword by Ban Ki-Moon* (New York: Rizzoli International Publications Inc., 2015), 66.

Figure 29: Crystal Palace, London, c1880 (Source: Library of South Australia, B 70085/47)

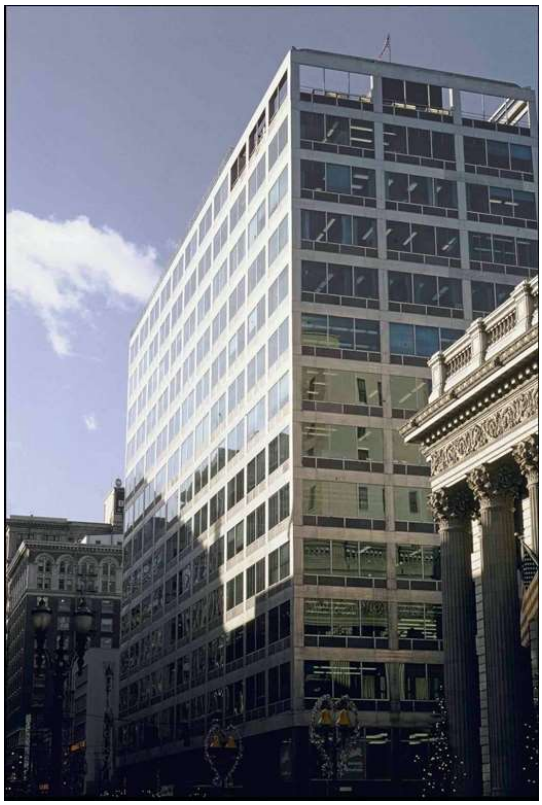


Figure 30: Pietro Belluschi's Equitable Building in Portland, Oregon, US, 1948 (Source: Building Oregon, University of Oregon. "Equitable Building (Portland, Oregon)" Oregon Digital. Accessed 20 September 2023, https://oregondigital.org/concern/images/df67m614k)

Curtain walls were often used in office buildings that were national or international administrative headquarters of post-World War II industries, primarily located in prominent city centres as a modern expression of a company's global reach.[46] In Australia, the first city office building with a curtain wall of 10 storeys was the State Savings Bank of South Australia in Adelaide by Ashton, Fisher, Woodhead & Beaumont-Smith, even though the glass facade was not completed until 1959. The Red Cross Blood Bank Centre in Perth (1953) by Hawkins & Sands and various buildings designed for the MLC Assurance Company, including the MLC Building at North Sydney (1955-57), were among Australia's earliest tall city buildings with curtain walls. The MLC Buildings were designed by Bates Smart & McCutcheon, who were also responsible for the first Australian building with curtain walls on all four sides (Hume House, 1955-57) and "the first complete crystal skyscraper in Melbourne," ICI House (1955-58) which was the first to exceed the city's height limit.[47]

During the 1960s, advances in technology, including the development of precast concrete, led to new expressions of the office building façade, and architects experimented with different cladding materials, including precast concrete, reconstituted stone and aggregate finishes, often balancing the horizontality of curtain walling by adding vertical façade elements such as strips and fins. These often expressed the internal structural system externally and included more dominant podiums. They no longer adopted the true curtain wall construction but incorporated the aesthetic of solid external cladding and

[46] Uta Pottgiesser and Angel Ayón, 'Modern Heritage and Facade Improvements', in *Face Time 2020: Better Buildings through Better Skins*, ed. Douglas Noble, Karen Kensek, and Katie Gould, vol. 1 (Facade Tectonic 2020 World Congress, Los Angeles: Tectonic Press, 2020), 274, https://www.facadetectonics.org/publications/collection/publications.

[47] Lewis, 'Curtain Wall', 186.

panelling.[48] Brutalism was widely adopted in Australia during the 1960s, particularly for large-scale commercial, educational and civic buildings.[49] While American architects "pushed steel technology to greater heights and new forms," their Australian counterparts "focused instead on sunshading and texture, therefore turning to concrete."[50] The curtain wall, however, was here to stay and has remained a popular façade for high-rise commercial buildings all over the world until today.[51]



Figure 31: Hume House, 185 William Street, Melbourne, 22 September 1963. Photograph by John T. Collins (Source: J .T. Collins Collection, La Trobe Picture Collection, State Library of Victoria, H98.252/1116, FL18400219)

10.2 PROBLEMS WITH MODERN CURTAIN WALL OFFICE BUILDINGS

Although fully glazed facades have remained a popular feature in office architecture, the Modern office building stock rapidly fell out of favour from the 1970s. By the late 1980s, Modern office buildings were being demolished at great speed, leading to the establishment of DOCOMOMO International, a not-for-profit organisation dedicated to documenting and conserving buildings, sites and neighbourhoods of the Modern movement.[52] While the organisation grew rapidly, the trend for demolition continued. A DOCOMOMO conference held in 1996 was exclusively concerned with the conservation of Modern curtain wall buildings. At that time, it was noted that curtain wall office buildings were primarily demolished or extensively refurbished due to changes in their functional requirements rather than the failure of materials or structures.[53]

[48] National Trust of Australia (Victoria), 'Melbourne's Marvellous Modernism. A Comparative Analysis of Post-War Modern Architecture in Melbourne's CBD 1955-1975', September 2014, 22. 38-39, https://www.nationaltrust.org.au/wp-content/uploads/2018/05/MMM-Final-2014.pdf.
[49] TKD Architects, 'Modern Movement Architecture in Central Sydney. Heritage Study Review Prepared for City of Sydney', 9.
[50] Taylor, *Tall Buildings*, 29.
[51] Lewis, 'Curtain Wall', 187.
[52] 'Organization – Docomomo International', accessed 22 August 2023, https://docomomo.com/organization/.
[53] Hubert-Jan Henket, 'Opening', in *Curtain Wall Refurbishment: A Challenge to Manage*, ed. W. De Jonge and A. Doolaar (International Docomomo Seminar, 25 January 1996, Eindhoven University of Technology, Eindhoven NL: Docomomo International, 1997), 14, https://research.tue.nl/en/publications/curtain-wall-refurbishment-a-challenge-to-manage.

This has only been exacerbated over time, as these buildings have become older and even more outdated in terms of their functionality, and materials and services have also approached their end of life. Modern office buildings today often do not meet their requirements as business facilities that need to be economically viable and do not meet the expectations of owners and users in a market that competes with new buildings.[54]

In general, issues with Modern curtain wall office buildings can be summarised as follows:

- Functional non-suitability for the use for which they were designed
- Inability to be altered to suit a new function
- Non-compliance with contemporary building code requirements
- Failing of materials (glazing, cladding, sealants)
- Environmental safety concerns (asbestos and other toxic materials)
- Environmental efficiency (high energy consumption)
- Outdated services and vertical transportation systems
- Uncomfortable working environment

The poor energy-conservation performance of curtain wall buildings has become an increasing issue in recent years as environmental conditions have worsened due to climate change. Extreme weather events such as prolonged heatwaves and intense rain have become increasingly common, and buildings must reduce their carbon footprint.[55] With their large expanses of glass exposed to the weather and involving ageing materials prone to draughts and water ingress,[56] offering poor insulation and ventilation, curtain wall buildings often do not provide a comfortable office environment, and huge costs are associated with heating or cooling these structures. While improvements to glazing, including double glazing or tinted glass, have solved some of the issues, these solutions are only sometimes applicable.[57]

In addition to high energy consumption and low comfort performance, the presence of asbestos and potentially other toxic materials, the inefficiency and additional energy costs of vertical transportation systems, and the non-compliance with contemporary building code requirements,[58] including an inherent fire risk caused by unsafe materials, often necessitate the refurbishment of these buildings to bring them into line with current expectations and needs.[59]

It should also be acknowledged that Modern curtain wall buildings have a challenging aesthetic to which contemporary tastes often respond negatively.[60] While architectural professionals may deeply appreciate the significance of the Modern movement and its architecture, the wider public is often much less enthusiastic. As recently as in late 2020, a very public figure in New South Wales provided a list of "Buildings Whose Reduction to Rubble Would Make Sydney a More Beautiful City", which included several 1950s to

[54] Dario Trabucco and Paolo Fava, 'Confronting the Question of Demolition or Renovation', *CTBUH Journal*, no. IV (2013): 38, https://global.ctbuh.org/resources/papers/download/245-confronting-the-question-of-demolition-or-renovation.pdf.
[55] Pottgiesser and Ayón, 'Modern Heritage and Facade Improvements', 264.
[56] Cf. Jacques Mertens, 'Curtain Walls as a System of Building Physics. A Perspective for Refurbishment', in *Curtain Wall Refurbishment: A Challenge to Manage*, ed. W. De Jonge and A. Doolaar (International Docomomo Seminar, 25 January 1996, Eindhoven University of Technology, Eindhoven NL: Docomomo International, 1997), 38, https://research.tue.nl/en/publications/curtain-wall-refurbishment-a-challenge-to-manage.
[57] Alessandro Cirillo and Amedeo Scofone, 'The Retrofit of '70s Office Buildings Curtain Walls in London', *Journal of Physics*, CISBAT 2021, 2042 (2021): 2, https://iopscience.iop.org/article/10.1088/1742-6596/2042/1/012154/pdf.
[58] 'Australia ICOMOS » Managing 20thC Obsolescence', accessed 22 August 2023, https://www.aicomos.com/2009-conference/papers/managing-20thc-obsolescence/index.html.
[59] Trabucco and Fava, 'Confronting the Question of Demolition or Renovation', 40.
[60] 'Australia ICOMOS » Managing 20thC Obsolescence'.

1970s buildings that were variously described as "a depressing blight", "a hate crime against beauty," and a "horrifying stack of giant pigeon-holes", among others.[61] In addition, heritage protection is often only assigned to buildings that pre-date the 1950s, and the assessment and listing of Modern buildings on the relevant heritage registers has only recently started to gain momentum.

10.3 APPROACHES TO REMEDIATION

10.3.1 HERITAGE GUIDELINES

Within DOCOMOMO and the wider professional field, there have been ongoing discussions on how best to upgrade these 'Modern steel frame assemblies' while conserving their significance, resulting in various international conferences on the topic over the years. Architects, historians, engineers and professionals in conservation technology have been very active in promoting discussions about the conservation of Modern buildings, particularly in the United States, where there is a large building stock.[62]

Apart from conference proceedings, notable publications have included Issue No. 20 of the *DOCOMOMO Journal* entitled 'Windows to the Future' (1999),[63] Theo Prudon's *Preservation of Modern Architecture* (2008),[64] the *APT Bulletin's* 'Special Issue on Modern Heritage' (2011),[65] the Getty Conservation Institute's bibliographic compendium *Conserving Twentieth-Century Built Heritage* (2013),[66] and Ayon *et al.*'s *Reglazing Modernism. Intervention Strategies for 20th-Century Icons* (2019), which provides further information about these and other publications.[67]

In recent years, there have also been efforts to standardise the approaches to the conservation of Modern buildings and provide guidelines for heritage practitioners. In 2017, the International Scientific Committee on 20th Century Heritage, a sub-committee of the International Council of Museums and Sites (ICOMOS), published the international standard *Approaches to the Conservation of Twentieth Century Architectural Heritage*, also known as 'Madrid-New Delhi Document' (2017).[68] Out of a symposium organised by the APT Twentieth Century-Modern Heritage Committee in 2015 came a further draft 'Principles for Practice on Renewing Modernism' (2017).[69] Guidelines such as these are an important tool to guide any interventions to Modern buildings, not only those that are heritage listed.

The 2017 *Madrid-Delhi Document*, which sets the standard for Australian heritage practice, emphasises the following principles, among others:

[61] Dominic Perrottet, 'Ten Iconic Buildings I'd Bulldoze, by Treasurer Dominic Perrottet', The Sydney Morning Herald, 24 November 2020, https://www.smh.com.au/politics/nsw/ten-iconic-buildings-i-d-bulldoze-by-treasurer-dominic-perrottet-20201124-p56hc5.html.
[62] Ayón, Pottgiesser, and Richards, *Reglazing Modernism*, 22–23.
[63] 'Windows to the Future', *Docomomo Journal* 20 (January 1999), https://docomomojournal.com/index.php/journal/issue/view/37.
[64] Theodore H. M. Prudon, *Preservation of Modern Architecture* (Hoboken N. J.: John Wiley and Sons, 2008).
[65] 'Special Issue on Modern Heritage', *APT Bulletin: The Journal of Preservation Technology* 42, no. 2/3 (2011).
[66] 'Conserving Modern Architecture Initiative', The Getty Conservation Institute, January 2019, https://www.getty.edu/conservation/our_projects/field_projects/cmai/cmai_related_mats.html.
[67] Ayón, Pottgiesser, and Richards, *Reglazing Modernism*, 22–25.
[68] ICOMOS International Scientific Committee on Twentieth-–Century Heritage (ISC20C), 'Madrid – New Delhi Document – ICOMOS ISC on 20th Century', ISC20C Approaches to the Conservation of Twentieth-Century Cultural Heritage, 2017, https://isc20c.icomos.org/policy_items/madrid-new-dehli-doc/.
[69] The Association for Preservation Technology International (APTI), 'Toward APT Consensus. Principles for Practice on Renewing Modernism' (APT International, 2017), https://www.apti.org/assets/Committees/technicalcommittees/modernheritage/2017%20APT%20Principles%20for%20Practice%20on%20Renewing%20Modernism.pdf.

- Developing knowledge and understanding about the cultural significance of such buildings before any intervention takes place, based on thorough research, analysis and documentation. This also includes the specific technologies and materials that were used originally to develop repair and maintenance methods that are appropriate.

- Managing change with the aim of retaining cultural significance by doing as much as is necessary but as little as possible, and by minimising negative impacts caused by any required code upgrades.

- Aiming to achieve 'an appropriate balance between environmental sustainability and the introduction of energy efficiency measures with the conservation of cultural significance', which includes a site's function and use.

- As a first step in planning for an energy retrofit, gaining an understanding of a building's energy performance, basing any work on careful analysis of original and new technical methods, systems and materials to identify the appropriate retrofit solutions, including replacement with more energy efficient alternatives.

- Promoting and celebrating twentieth-century cultural heritage with the broader community by presenting and interpreting the significance of places and sites to raise awareness and appreciation for Modern heritage.

10.3.2 THE GROWING CASE FOR RETENTION

In the past, demolition and complete rebuilding have often been considered the only viable options to provide better and more energy-efficient office spaces, particularly for buildings that are not heritage-protected. But due to the increasing pressures of climate change and the need to dramatically reduce carbon emissions, efforts to retain as much of the building fabric as possible to use embedded energy and remediate a building for (adaptive) re-use have gained momentum and appear to have been accepted as a solution that is not only better for the environment but also cost-effective.[70]

Trabucco and Fava, for instance, noted in 2013 that "depending on the extent, the renovation of a tall building can cost 50-90% less than the demolition of the present building and the erection of a brand new tower of a similar size."[71] Cost models prepared in 2007 showed that in a typical renovation, interventions in the frame and upper floors generally incur the most significant cost (20.6%), followed by design and on-site expenses (19.9%), external walls (18.4%), windows and doors (16.5%) and mechanical, electrical and plumbing (16.5%). Other elements, such as lifts and stairs, the substructure, internal walls, partitions and floors, have been shown to be a fraction of the cost of these.[72]

Michael Adlerstein, the UN Assistant Secretary-General who was responsible for the $2.2 billion refurbishment of the United Nations Headquarters in New York between 2008 and 2014, noted that "United Nations Member States delegates have at times raised the question whether it would have been less expensive to completely demolish and rebuild the United Nations Headquarters. This is a reasonable question, and the answer is no. Even aside from the obvious loss of the historic and iconic cultural value of the buildings,

[70] Cf. Common Capital, 'Financial Incentives for Energy Efficiency Upgrades to Existing Commercial Buildings. Opportunities for Australian Policy. Final Report', 28 October 2020, 15, https://www.energy.gov.au/government-priorities/buildings/commercial-buildings.
[71] Trabucco and Fava, 'Confronting the Question of Demolition or Renovation', 39.
[72] Trabucco and Fava, 39.

it would not have been less expensive. And from an overall energy and environmental standpoint, it would have been a major waste of carbon."[73]

Many countries have developed major initiatives to reduce energy consumption and carbon emissions in the built environment. Buildings and the construction industry are responsible for 38% of total global greenhouse gas emissions. Because existing buildings were usually constructed to lower building standards, they tend to have poorer energy performance. Their upgrade, including "deep energy renovations of existing building envelopes", is considered a major step towards achieving "near-zero".[74] In the United States, the *2030 Challenge for Embodied Carbon* aims for new buildings and developments as well as major renovations to be carbon-neutral by 2040,[75] while in Europe, the updated *European Building Directive on Building Performance (EPBD)* contains measures to improve the energy performance of existing buildings, with progress tracked by the EU Building Stock Observatory.[76]

In Australia, where commercial buildings account for 25% of overall electricity use and 10% of total carbon emissions, the *Trajectory for Low Energy Buildings* (the *Trajectory*) has been developed by COAG Energy Council as a national plan towards achieving zero energy and carbon-ready commercial and residential buildings.[77] The plan was agreed to by all Commonwealth, state and territory energy ministers in 2018, and governments have since developed and implemented several strategies to support energy efficiency upgrades to existing commercial buildings.[78]

However, a report prepared by Common Capital in 2020 as part of the *Trajectory* noted that although Australia has made progress through building codes and the (voluntary) NABERS and Commercial Buildings Disclosure (CBD) programs, its energy efficiency policy performance still ranked 18th out of 25 nations in 2018, behind Europe and the United States and even some developing countries.[79] New provisions are currently being developed by the Australian Building Codes Board for 2025, which will include provisions to increase commercial building energy efficiency and move towards zero energy and carbon-ready buildings.[80]

The 2020 report by Common Capital identified three key opportunities for upgrades to office buildings in Australia, including improving the efficiency and management of energy-using equipment (particularly mid-tier), façade upgrades, and adopting a lifecycle perspective on upgrades that considers embodied emissions.[81]

[73] Michael Adlerstein, 'United Nations Secretariat: Renovation of a Modernist Icon', in *Global Interchanges: Resurgence of the Skyscraper City* (CTBUH 2015, New York City, 2015), 374, https://global.ctbuh.org/resources/papers/download/2483-united-nations-secretariat-renovation-of-a-modernist-icon.pdf.
[74] Adam Hinge and Fiona Brocklehurst, 'Building Energy Codes and Other Mandatory Policies Applied To Existing Buildings' (International Energy Agency (IEA), June 2021), 7.
[75] '2030 Challenge for Embodied Carbon – Architecture 2030', accessed 11 September 2023, https://architecture2030.org/2030_challenges/embodied/.
[76] Ayón, Pottgiesser, and Richards, *Reglazing Modernism*, 17.
[77] Department of Climate Change, Energy, the Environment and Water, 'Commercial Buildings', energy.gov.au, accessed 11 September 2023, https://www.energy.gov.au/government-priorities/buildings/commercial-buildings; Department of Climate Change, Energy, the Environment and Water, 'Commercial Buildings Energy Consumption Baseline Study 2022', energy.gov.au, 22 December 2022, https://www.energy.gov.au/publications/commercial-buildings-energy-consumption-baseline-study-2022.
[78] Common Capital, 'Financial Incentives for Energy Efficiency Upgrades to Existing Commercial Buildings. Opportunities for Australian Policy. Final Report', 8.
[79] Common Capital, 16.
[80] Department of Climate Change, Energy, the Environment and Water, 'Commercial Buildings'.
[81] Common Capital, 'Financial Incentives for Energy Efficiency Upgrades to Existing Commercial Buildings. Opportunities for Australian Policy. Final Report', 21–22.

10.3.3 REPLACEMENT OF CURTAIN WALL FACADES

The replacement of curtain wall facades, which typically need to be renovated every 50 years, is often the first strategy to improve energy efficiency.[82] According to Dario Trabucco and Paolo Fava, around 40% of renovations of tall buildings in the US, Canada and Europe just prior to 2013 involved the substitution of the curtain wall façade with similar or different elements, followed by alterations to the building mass or internal spaces (21%) improvement of the HVAC system (15%), removal of asbestos (11%), substitution of the lift system (7%) and reinforcement or substitution of structural elements due to structural issues.[83]

In 2021, facades reportedly accounted for more than 50% of the energy consumption of 1970s curtain wall buildings in the UK, where 20% of the total CO_2 emissions come from commercial buildings.[84] It is therefore not surprising that façade refurbishment remains one of the main interventions for curtain wall office buildings, generally involving either one of these three options:

- Complete or partial replacement of the façade with new materials that retain the original appearance
- The addition of a second 'skin' to the building, altering the exterior appearance
- Replacement of the façade with new elements, altering the exterior appearance, usually to increase performance.[85]

The last-mentioned option appears to provide the most benefits regarding energy performance and climate responsiveness, as demonstrated in a 2021 study published in the *Journal of Physics Conference Series*. Based on the thermal and energy analysis of the Euston Tower in London, the study by Alessandro Cirillo and Amedeo Scofone concluded that the retrofit of office building curtain walls for optimised climate responsiveness best "consider facades that are non-uniform, with different window to wall ratios according to floor heights, shading devices and G-value calculated according to orientations."[86] The authors also suggested that ventilation can half cooling loads, and all these measures increase the energy efficiency of buildings and the comfort and productivity of occupants.

Cirillo and Scofone noted that an aluminium-timber frame system has proven to result in up to 71% carbon footprint reduction compared to a typical anodised aluminium frame. A combination of passive design strategies, such as shading devices and fresh-air ventilation, has been shown to reduce the cooling demand by up to 91%, while overheating hours are reduced to 0% from base case to best case.[87]

That these beneficial design strategies do not necessarily correspond with the design of 1950s or 1960s curtain wall facades is problematic, particularly when it comes to heritage-listed buildings. Modern facades were designed based on a uniform system with modular elements forming a repetitive pattern. Replacing such a façade with a non-uniform design would considerably alter the original appearance of a building and would, therefore, negatively impact its significance. However, the increasing awareness of our responsibility in relation to climate change may well see a shift in the approach to such interventions in the future.

[82] Cirillo and Scofone, 'Retrofit of '70s Office Buildings in London', 1.
[83] Trabucco and Fava, 'Confronting the Question of Demolition or Renovation', 40.
[84] Cirillo and Scofone, 'Retrofit of '70s Office Buildings in London', 1.
[85] Trabucco and Fava, 'Confronting the Question of Demolition or Renovation', 42.
[86] Cirillo and Scofone, 'Retrofit of '70s Office Buildings in London', 6.
[87] Cirillo and Scofone, 1; Özlem Duran, 'Evaluation of Retrofitting Strategies for Post-War Office Buildings' (Doctoral Thesis, School of Architecture, Building and Civil Engineering, Loughborough University, 2018), 131ff. Cf.

Uta Pottgiesser, the current Chair of DOCOMOMO International, for instance, noted in 2020 that "when referring to energy performance, many of [the] current designs and projects are still following the ideas and principles of the International Style that for decades prioritised appearance and function over energy conservation. This approach ignores relevant discussions about the value of adapting to local climate and using regional materials, including life cycle assessments (LCA) that take into account embedded energies and balance scarce natural resources and circularity."[88] In her view, an assessment of essential sustainability aspects should be made before any intervention is carried out, be it restoration, rehabilitation or replacement, including the following:

- *Inclusion of on-site energy production*
- *Impact on urban comfort (reduction of noise- and air-pollution, heat island effect)*
- *Inclusion of Life Cycle Assessment (LCA)*
- *Criteria that allow a better distinction between listed heritage and ordinary (non-listed) modern heritage*[89]

The last point is an important but difficult one, as there is a danger that significant buildings are not appropriately recognised or that significance is outright downplayed to allow for redevelopment. The difference in the approach to retrofitting heritage-listed and non-heritage-listed buildings can be seen in the recent refurbishment of the heritage-listed AMP Building and adjacent non-listed AMP Tower in Sydney's Circular Quay (see Section 10.4.2.1). In this specific case, however, even the façade of the heritage-listed building was not replicated identically but altered to provide better views and increased internal comfort.

However, the brief overview of some recent refurbishment projects of heritage-listed Modern curtain wall office buildings in Section 10.4 demonstrates that the approach to the AMP Building in Sydney is rather an exception. The general approach is largely still committed to replicating the original design intent of such structures, even though some of the projects have involved complete replacement of facades and stripping back of buildings to the core and like-for-like replacement of facades or façade elements with systems and materials that provide better performance but are in keeping with the original appearance.

10.4 RECENT REFURBISHMENT AND REMEDIATION PROJECTS

The following provides a selection of more or less recent refurbishment projects of 1950s and 1960s buildings internationally and in Australia. These have been chosen mainly for their prominence and the accessibility of sources. However, it is a very small sample and of course, there have been myriad other refurbishment projects of prominent buildings, including Lever House in New York, restored in 2001 and 2023 by the original architects, Skidmore Owings & Merrill (SOM),[90] the Pirelli Tower in Milan, restored after a plane crashed into the façade in 2002,[91] or the restored Mies van der Rohe designed buildings

[88] Pottgiesser and Ayón, 'Modern Heritage and Facade Improvements', 267.
[89] Pottgiesser and Ayón, 272.
[90] Ayón, Pottgiesser, and Richards, *Reglazing Modernism*, 142–49; AASA, 'Lever House Renovation and Restoration by SOM – Aasarchitecture', 1 March 2022, https://aasarchitecture.com/2022/03/lever-house-renovation-and-restoration-by-som/; 'Lever House', SOM, accessed 14 September 2023, https://www.som.com/projects/lever-house/.
[91] Alessandro Pergoli Campanelli, 'Restoration of the Façade of the Pirelli Skyscraper in Milan and the Repair of Damage to Reinforced Concrete Structures Caused by a Plane Crash: An Example of Critic Conservation', *Frontiers of Architectural Research* 3, no. 2 (1 June 2014): 213–23, https://doi.org/10.1016/j.foar.2014.03.005.

such as the Lakeshore Drive apartments in Chicago (2010)[92] or the Dominion Towers in Toronto (2018),[93] to name but a few.[94]

The following examples all concern the refurbishment and remediation of Modern office buildings that are heritage-listed or have otherwise been assigned significance. Works carried out range from restoration and remediation of the curtain wall façade to the complete removal and replacement of the building skin. In all instances, the core of the building has largely been retained, although services have been upgraded and internal alterations have been carried out in various places, and the replacement of the original fabric has generally included more energy-efficient materials while trying to replicate the original design intent.

10.4.1 INTERNATIONAL PROJECTS

10.4.1.1 UNITED NATIONS – SECRETARIAT BUILDING, NEW YORK (2010-2012)

Built between 1949 and 1950, the Secretariat Building of the United Nations Headquarters in New York was the first application of a curtain wall on a massive scale, and it rapidly became the prototype for curtain wall office buildings around the world. The design of the 39-storey tower was heavily influenced by Le Corbusier, who was one of the leading architects of the design group responsible for the UN Headquarters.[95] The complex of buildings was one of the most innovative facilities at the time, where the best of the new technologies were applied.

After 70 years of nonstop use for the same purpose, the buildings required an upgrade, and a Capital Master Plan was adopted, which had several goals, including: "to renovate the compound by upgrading and modernizing its infrastructure; to restore the character-defining historic spaces; to respect and apply the New York City budling, safety and fire codes; and to make the Headquarters more secure, energy efficient and sustainable."[96] Another major aspect was to improve the functionality of the building to serve the much larger membership of the United Nations than that originally planned for "while preserving the iconic 1950s feel of the original premises."[97] The project was completed on time in September 2014 at a cost of $2.2 billion, only 11 per cent over the initially approved budget.[98] New York-based curtain wall and building envelope specialists Heintges & Associates were the design architects and specialist consultants for the facades. Although the UN Headquarters Campus is on sovereign territory that cannot be protected by landmark status, the United Nations decided to renovate its building stock rather than demolish it.[99]

As part of the project, which halved the overall energy consumption of the UN Headquarters, the Secretariat Building was refurbished in stages between 2010 and 2012. All staff, including the Secretary-General and his staff on the 38th floor, moved to temporary rented office space in 2010 to allow for the first phase to be carried out – the removal of all asbestos materials in the building. The next phase was the demolition of all building

[92] Rose Etherington, '860-880 Lake Shore Drive Refurbishment by Krueck & Sexton', Dezeen, 2 March 2010, https://www.dezeen.com/2010/03/02/860-880-lake-shore-drive-refurbishment-by-krueck-sexton/.
[93] Muriel Draaisma, '"It Is All about the Details": TD Centre in Toronto Undergoes $250M Facelift', CBC News, 12 July 2017, https://www.cbc.ca/news/canada/toronto/td-centre-revitalization-project-1.4200276.
[94] For further examples see, for instance, Trabucco and Fava, 'Confronting the Question of Demolition or Renovation', 40.
[95] United Nations, *The United Nations at 70*, 66.
[96] Adlerstein, 'United Nations Secretariat: Renovation of a Modernist Icon', 372.
[97] Adlerstein, 372.
[98] Adlerstein, 374.
[99] 'United Nations Headquarters Campus Renovation of Facades', Docomomo US, 27 April 2017, http://docomomo-us.org/news/united-nations-headquarters-campus-renovation-of-facades.

elements down to the bare concrete slabs to allow for the extensive rebuilding of the base building core with new elevator systems, mechanical infrastructure and code upgrades, including fire protection systems.[100] Still, 95% of the existing exterior walls, floors and roofs, and at least 50% of the interior elements were preserved, while renewable products, including carpeting and ceiling tiles, and responsibly sourced timber were used extensively.[101]

The single-glazed curtain wall had become leaky and structurally unstable and had lost its original transparency and hue after almost 60 years of repeat upgrades.[102] It contained layers of remedial caulking and highly reflective solar control film, with patches of poorly matched glass and visible repairs of aluminium mullions that had started corroding.[103] It had also been "compromised by the application of insulation and blast-protection coatings,"[104] and testing further revealed that a large percentage of curtain wall anchors had corroded to the point they no longer provided code-compliant support against wind loads. The stonework of the monolithic Vermont marble-clad south and north walls partly suffered from moderate damage caused by pollution, a mildly acidic environment and seasonal changes. In addition, the curtain wall did not provide the security required for a UN Headquarters in the 21st century, and its energy efficiency was nowhere near that required to meet contemporary standards.[105]

The entire system was replaced with a new double-glazed curtain wall, pursuing "a faithful reconstruction that is compatible with the aesthetic ideals and original intent of its designers, while modifying the design to meet modern standards."[106] The project restored the original greyish-blue hue and transparency of the glazing and brought back the appearance of the building as it would have been in 1951.[107] This required extensive testing of the new high-performance, Low-E coated insulating glass and comparing various combinations of lamination, coatings and glazings in different light conditions. A full-size mock-up was erected in front of the building on which the final selection was based.[108]

Testing and sampling were also undertaken to emulate the original anodised aluminium extrusions, which had been finished to resemble brushed stainless steel. While the original curtain wall had been attached to the concrete floor slabs, the new thermally broken extruded aluminium framing with dual seal was connected to the newly reinforced building frame with outrigger plates. The north and south walls were cleaned, repointed, reset and repaired while new anchors and flashing were installed.[109]

Internally, a more efficient air-conditioning system, automated temperature control systems and window blinds, a daylight harvesting system and new, faster lifts were installed.[110] Floor-to-ceiling partitions were removed to provide more natural light, and a new layout was created that allowed for more collaborative and open workspaces and informal meeting rooms.[111] Ninety per cent of occupied spaces had daylighting and views

[100] Adlerstein, 'United Nations Secretariat: Renovation of a Modernist Icon', 372.
[101] Adlerstein, 375.
[102] Adlerstein, 373.
[103] 'UN Headquarters Campus Renovation of Facades'.
[104] United Nations, *The United Nations at 70*, 66.
[105] 'UN Headquarters Campus Renovation of Facades'.
[106] 'UN Headquarters Campus Renovation of Facades'.
[107] United Nations, *The United Nations at 70*, 66.
[108] 'UN Headquarters Campus Renovation of Facades'.
[109] 'UN Headquarters Campus Renovation of Facades'.
[110] United Nations, *The United Nations at 70*, 66. 96.
[111] Adlerstein, 'United Nations Secretariat: Renovation of a Modernist Icon', 373.

after the refurbishment.[112] Much of the existing movable furniture remained in use.[113] Overall, the building was upgraded to meet current New York City building and life safety codes.[114]

During the refurbishment, 95 per cent of all construction waste was recycled.[115] The roof served as a staging area, with derricks raising and lowering the work platforms along the façade, and a construction hoist was used to transport the materials.[116] The new curtain wall was installed from the top down. The renewal of the building envelope resulted in a lowering of energy consumption for heating and cooling by 65 per cent and a decrease in greenhouse gas emissions by 45 per cent.[117] The Secretariat Building reached the standard for LEED (Leadership in Energy and Environmental Design) Platinum and was a finalist in the 2014 CTBUH (Council on Tall Buildings and Urban Habitat) Best Tall Building Award.[118]



Figure 32: UN Secretariat Building, New York. The west elevation before (left) and after (right) renovation. The original transparency and hue were restored (Source: DOCOMOMO US and Heintges & Associates, United Nations Headquarters Campus Renovation of Facades, 17 April 2017, https://docomomo-us.org/news/united-nations-headquarters-campus-renovation-of-facades)

[112] Adlerstein, 375.
[113] United Nations, *The United Nations at 70*.
[114] United Nations, 84.
[115] United Nations, 74.
[116] United Nations, 83.
[117] United Nations, 74.
[118] Adlerstein, 'United Nations Secretariat: Renovation of a Modernist Icon', 375.



Figure 33: Curtain wall replacement at the UN Secretariat Building in New York (Source: United Nations, The United Nations at 70*, 73)*



Figure 34: Demolition at the UN Secretariat Building in New York is underway (Source: United Nations, The United Nations at 70*, 84)*



Figure 35: New internal meeting rooms, UN Secretariat Building in New York (Source: United Nations, The United Nations at 70*, 90-91)*

10.4.1.2 NESTLÉ HEADQUARTERS, VEVEY, SWITZERLAND (1996 AND 2020)

Since 1995, the Nestlé Headquarters at Vevey, Switzerland, have been the subject of extensive renovations. The headquarters complex of the world's largest publicly held food company on the shores of Lake Geneva consists of two main buildings: Building A was completed to the design by Swiss architect Jean Tschumi in 1960 and is listed on the Swiss heritage register as a building of national significance. Building B was an extension constructed in 1977, designed by Burckhardt & Partner. This is not heritage-listed but does respond aesthetically to Tschumi's building.

Jean Tschumi's 1960 building is "one of the most remarkable examples of postwar modernist architecture in Switzerland"[119], and it received the International Reynolds Price for the use of aluminium in architecture.[120] The 1970s building was added at the southern end of Building A as a slightly irregular addition, and the complex underwent various subsequent minor alterations. With the curtain wall aging and the functional demands changing, the decision was made to renovate the building and upgrade the obsolete original mechanical systems at the same time. The project was undertaken by Swiss architect Jacques Richter of Richter & Dahl Rocha in 1996.

The building was stripped down to its structural elements and upgraded by "reinventing the curtain wall system in light of the most recent technological developments while guaranteeing a nearly identical appearance and effect."[121] The reconstructed curtain wall used custom-made gris-natural aluminium.[122]

Significant internal elements were restored, including the double-spiral staircase linking all floor levels and the entrance canopies. As part of the refurbishment, a large percentage of the original building fabric was demolished, but this was compensated by reinstating the original (transparent) design of the area between the *pilotis* on the ground floor level as well as other originally planned but not executed elements such as a round skylight above the spiral staircase.[123] New furniture was made based on Tschumi's original drawings (again not executed) – not as direct copies but as modern pieces emulating the style and period of the building. Circulation between Tschumi's structure and the 1970s addition was improved by adding a new Liaison Space, a light-filled six-storey atrium containing another stair and long ramps.[124]

As part of Nestlé's 150th anniversary in 2016, the company renovated and redeveloped its 1866 factory and other historical buildings between 2013 and 2016. Located in another, industrial part of Vevey, this upgraded Nestlé campus contained new meeting rooms, a café, a museum and archives.[125] These buildings were redeveloped again between 2019 and 2021 to accommodate Nespresso's global headquarters, which relocated from Lausanne.[126] At the same time, in 2020, Building B on the lake site, completed in 1977 adjacent to the Tschumi-designed headquarters, underwent a significant refurbishment. The building "no longer met the latest energy standards, was consuming a huge amount of energy and had become technically obsolete: outdoor solar protection was almost non-existent."[127]

Known as the 'Bergère 2020 project', the aim was to reduce the carbon emissions of the Nestlé headquarters by 2,000 tons a year and make the building a model example of energy efficiency. This was mainly achieved by replacing the façade with a new façade

[119] Jorge Francisco Liernur, 'Nestlé Headquarters. Renovation & Transformation. Vevey, Switzerland, 1996-2000', in *The Architecture of Richter & Dahl Rocha* (Basel / Boston: Birkhäuser, 2007), 62.
[120] Jacques Gubler, 'Bio / Bibliographie', Jean Tschumi, architecte 1904-1962, accessed 19 September 2023, https://jeantschumi.info/bio-bibliographie.html.
[121] Liernur, 'Nestlé Headquarters. Renovation & Transformation. Vevey, Switzerland, 1996-2000', 62.
[122] Christoph Schläppi, 'Sanierung von Bauten aus den 1960er und 1970er Jahren', in *Chefbeamtentagung 2010 des BSA, BSA Jahrbuch* (Biel-Magglingen, Switzerland: Bund Schweizer Architekten, 2010), 54, https://www.christophschlaeppi.ch/downloads/bsa_jahrbuch_2010_sanierung_von_bauten.pdf.
[123] Schläppi, 73–74.
[124] Liernur, 'Nestlé Headquarters. Renovation & Transformation. Vevey, Switzerland, 1996-2000', 62.
[125] '150th Anniversary in 2016 – Nestlé to Create Visitors Centre in Henri Nestlé's Historic Buildings in Vevey', Nestlé Global, 12 February 2013, https://www.nestle.com/media/pressreleases/allpressreleases/nestle-create-visitors-centre-vevey.
[126] 'Nestlé Strengthens Its Presence in Vevey with the Arrival of Nespresso', Nestlé Global, 16 November 2018, https://www.nestle.com/media/pressreleases/allpressreleases/nestle-strengthens-presence-in-vevey-with-nespresso.
[127] 'Nestlé Headquarters | Case Studies | SageGlass', accessed 4 September 2023, https://www.sageglass.com/en-gb/case-studies/nestle-headquarters.

that involved smart glazing while remaining true to the original appearance that was in keeping with the heritage-listed Building A by Tschumi. While a double-skin façade with built-in blinds was considered, this did not prove feasible as the blinds would have blocked the views of the lake for part of the day, the maintenance of the blinds would have required work from the interior and the double-skin façade would have needed to be compact to respect the building's original external dimensions.[128]

New electrochromic (smart) glazing was added instead. This glazing is transparent to offer views of the outdoors, while its tint changes throughout the day depending on the external climatic conditions. Automatically controlled by sensors that are linked to the building's control system, this type of glazing avoids passive solar gain and provides comfortable working spaces and plenty of natural light. The glazing was coated with a special coating to maintain the reflective character of the original glass.[129]



Figure 36: Nestlé Headquarters, Vevey, Switzerland. The heritage-listed Block A in front (1960) and the 1977 extension in the back (Source: Liernur 2007, 63)

[128] 'Nestlé Headquarters | Case Studies | SageGlass'.
[129] 'Nestlé Headquarters | Case Studies | SageGlass'.



Figure 37: Nestlé Headquarters, Vevey, Switzerland. The ground floor before (left) and after (right) the refurbishment (Source: Schläppi 2010, 53)[130]

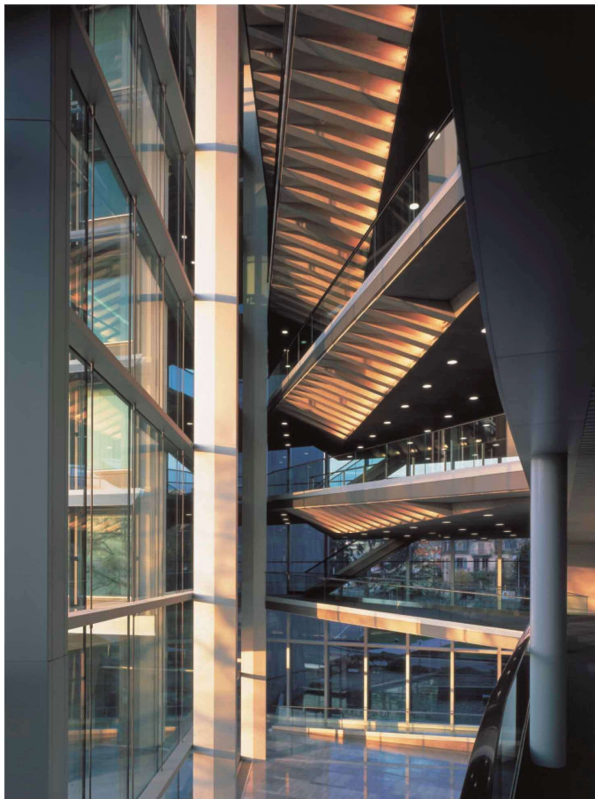


Figure 38: Nestlé Headquarters, Vevey, Switzerland. New liaison space with ramp (Source: Liernur 2007, 64)

[130] Schläppi, 'Sanierung von Bauten aus den 1960er und 1970er Jahren'.



Figure 39: Nestlé Headquarters, Vevey, Switzerland. Exterior of Building B after renovation (Source: Andreas Müller, 'Renovierung bei Nestlé: Was die neue Verglasung leistet', Bauen Aktuell, 6 August 2021)[131]



Figure 40: Nestlé Headquarters, Vevey, Switzerland. Part of the interior of Building B after renovation (Source: Andreas Müller, 'Renovierung bei Nestlé: Was die neue Verglasung leistet', Bauen Aktuell, 6 August 2021)[132]

10.4.1.3 MACDONALD BLOCK, TORONTO, CANADA (SINCE 2017)

The 'Macdonald Block' reconstruction project began in 2017 and is still ongoing, with construction expected to be substantially completed in spring 2024. It involves the refurbishment of five late 1960s buildings occupied by government departments, all of which had to move out to make way for the multi-year development.

Located on the corner of Wellesley and Bay streets, the Macdonald Block complex was constructed by Ontario's Department of Public Works from 1965 to 1971, and the buildings were each named after a former premier of the province. The design architects, a consortium of established local architects, used high-quality materials such as local Queenston limestone for its well-detailed external cladding, pinkish Marmora marble for its floors, and Bancroft granite for its walls. Its wide corridors and double-storey lobbies contain artworks from selected Canadian artists. While the buildings appear unadorned and severe, they are finely detailed, and the site is considered a significant example of the Modern style of architecture.[133] It is listed as a Provincial Heritage Property of Provincial Significance, having value for its history, urban design, architecture, landscape, and public art.[134]

[131] Andreas Müller, 'Renovierung bei Nestlé: Was die neue intelligente Verglasung leistet', *Bauen Aktuell* (blog), 6 August 2021, https://www.bauen-aktuell.eu/renovierung-bei-nestle-was-die-neue-intelligente-verglasung-leistet/.
[132] Müller.
[133] 'Art at Queen's Park: The Macdonald Block', Archives of Ontario, accessed 13 September 2023, https://www.archives.gov.on.ca/en/explore/online/art_qp/index.aspx; Alex Bozikovic, 'Let's Face It: Modernist Architecture Is History', *The Globe and Mail*, 8 December 2018, https://www.theglobeandmail.com/arts/art-and-architecture/article-lets-face-it-modernist-architecture-is-history/.
[134] 'Macdonald Block Reconstruction Project', Infrastructure Ontario, accessed 4 September 2023, https://www.infrastructureontario.ca/en/what-we-do/projectssearch/macdonald-block-reconstruction-project/.

Prior to the extensive refurbishment, the complex was home to 12 cabinet ministers, 15 Ontario government ministries and 3,600 Public Service employees, and it included a significant outdoor courtyard designed by Boston firm Sasaki and local landscape architects Strong and Associates in the 1960s.[135] The complex is named after the two-storey podium that connects the Hearst, Hepburn, Mowat and Ferguson Towers. The development also involves the refurbishment of one of Ontario's oldest government buildings, known as the Whitney Block (1926), and is part of the broader Queen's Park Reconstruction Project.

The total gross building area is around 1.7 million square feet, and the four towers range in height from 10 to 24 storeys, with an additional two floors of underground parking. The complex had never been the subject of a major renovation. The main issues with the buildings were that the interiors were hot during summer and cold during winter, resulting in high energy consumption. At the same time, internal services, such as wiring and wastewater infrastructure, were no longer fit for purpose. The stone-clad facades, not true curtain walls but with a Modern aesthetic, were also in need of restoration.[136]

An independent third-party expert panel advised that reconstruction of the building would achieve serious long-term cost savings while retaining the significant elements of the site, and the entire complex was vacated in 2016 for the single-phase refurbishment.[137] This also involved demolishing a superfluous adjacent 7-storey building from the 1940s. 95% of the building materials from this site (880 Bay Street, Toronto) were reportedly diverted from landfill.[138]

Infrastructure Ontario's website describes the Macdonald Block Reconstruction project, which is ongoing, as follows: "Each building in the complex [is] taken back to its original building core, remediated and rebuilt using modern technologies, systems and materials while preserving the integrity of its many heritage features. The newly reconstructed complex will meet current building, health, safety, and accessibility standards and will accommodate significantly more employees through more efficient use of this government-owned office space."[139]

The reconstruction is anticipated to meet LEED Silver standard and "lower operating costs in the complex, allow for significantly more workers to be accommodated, improve accessibility, and reduce the need for approximately 586,000 square feet of expensive third-party leased space" to accommodate government office workers elsewhere.[140]

The government publicly committed to preserving the building's many heritage elements throughout the reconstruction process.[141] Art and heritage preservation plans were prepared, and a landscape plan guided the restoration of the heritage landscape, which was to be "compatible visually and physically with the original design intent and

[135] Ian Harvey, 'Macdonald Block to Undergo $1.5 Billion Reconstruction', Construct Connect - Daily Commercial News, 27 April 2020, https://canada.constructconnect.com/dcn/news/projects/2020/04/macdonald-block-to-undergo-1-5-billion-reconstruction.
[136] Harvey, 'Macdonald Block to Undergo $1.5 Billion Reconstruction'.
[137] Infrastructure Ontario, 'Community Update: Queen's Park Reconstruction Project', December 2016, https://www.infrastructureontario.ca/497187/contentassets/d1d47fd4268e4d339b0e1035bbebf0d4/qprp-community-update---dec-2016.pdf.
[138] Matthew Derohanessian, 'Video Chronicles "Recycling" of Office Complex at 880 Bay Street | UrbanToronto', Urban Toronto, 12 June 2017, https://urbantoronto.ca/news/2017/06/video-chronicles-recycling-office-complex-880-bay-street.27308.
[139] 'Macdonald Block Reconstruction Project'.
[140] 'Macdonald Block Reconstruction Project'.
[141] 'Macdonald Block Reconstruction Project'.

appearance" while more trees were also to be added.[142] To protect all artworks and building fabric, the building was continuously monitored to ensure temperatures did not drop below 5 degrees in winter,

Selective exterior stone removal began in 2017 and continued into 2018 when the design, construction, finance and maintenance teams were selected.[143] The design was awarded to WZMH Architects. By December 2019, scaffolding was being installed to allow for exterior heritage restoration works.[144] Internal demolition began with the Ferguson and Mowat Block towers, working from the top down, with the buildings fully scaffolded and tarped.[145] The sprayed fireproofing of the buildings contained chrysotile and amosite asbestos, which was removed as part of the project.[146]

Work on the stone-clad external facades has primarily consisted of repair and restoration while upgrading all windows to more energy-efficient standards.[147] This has included masonry repair of the limestone cladding and black granite façades, removal of lead in mortar joints, replacement of deteriorated stone panels, and recaulking and cleaning of the façade.[148] The project has involved upgrading all core building systems, including electrical, mechanical, water, cooling and heating, and updating office accommodation to meet modern accessibility standards.[149]

The government is expected to cut operating costs for the Macdonald Block by more than $20 million a year over the next 50 years, from $141 million to $121 million annually.[150] The rebuilt towers are expected to be more densely used by around 5,000 office workers who are anticipated to occupy the buildings in stages after the completion of the project in spring 2024.[151]

[142] Infrastructure Ontario, 'Community Update: Macdonald Block Reconstruction Project', September 2019, https://www.infrastructureontario.ca/497177/contentassets/ce2fe1ce143b4786b63ddc8d1f07ee09/macblock-reconstruction-community-update-sept-2019.pdf.
[143] Infrastructure Ontario, 'Community Update: Queen's Park Reconstruction Project', March 2017, https://www.infrastructureontario.ca/497177/contentassets/ce2fe1ce143b4786b63ddc8d1f07ee09/1.pdf.
[144] Infrastructure Ontario, 'Community Update: Macdonald Block Reconstruction Project', December 2019, https://www.infrastructureontario.ca/497177/contentassets/ce2fe1ce143b4786b63ddc8d1f07ee09/mbr_community_update_dec-2019.pdf.
[145] Infrastructure Ontario, 'Community Update: Macdonald Block Reconstruction Project', February 2020, https://www.infrastructureontario.ca/497177/contentassets/ce2fe1ce143b4786b63ddc8d1f07ee09/macblock-reconstruction-community-update---feb-2020.pdf.
[146] 'MacDonald Block Redevelopment', Safetech Environmental Limited, accessed 15 September 2023, https://www.safetechenv.com/oecm.
[147] Harvey, 'Macdonald Block to Undergo $1.5 Billion Reconstruction'.
[148] 'Ferguson & Macdonald Blocks', Colonial Building Restoration, accessed 4 September 2023, http://www.colonial.on.ca/project/ferguson-macdonald-blocks/.
[149] Infrastructure Ontario, 'Community Update: Queen's Park Reconstruction Project', March 2017.
[150] Harvey, 'Macdonald Block to Undergo $1.5 Billion Reconstruction'.
[151] Bozikovic, 'Let's Face It'.



Figure 41: The Mowat (left) and Hearst (right) Blocks, Toronto, Canada (Source: Wikimedia, 'Ontario Government Buildings', 28 July 2009, by Simon P)[152]

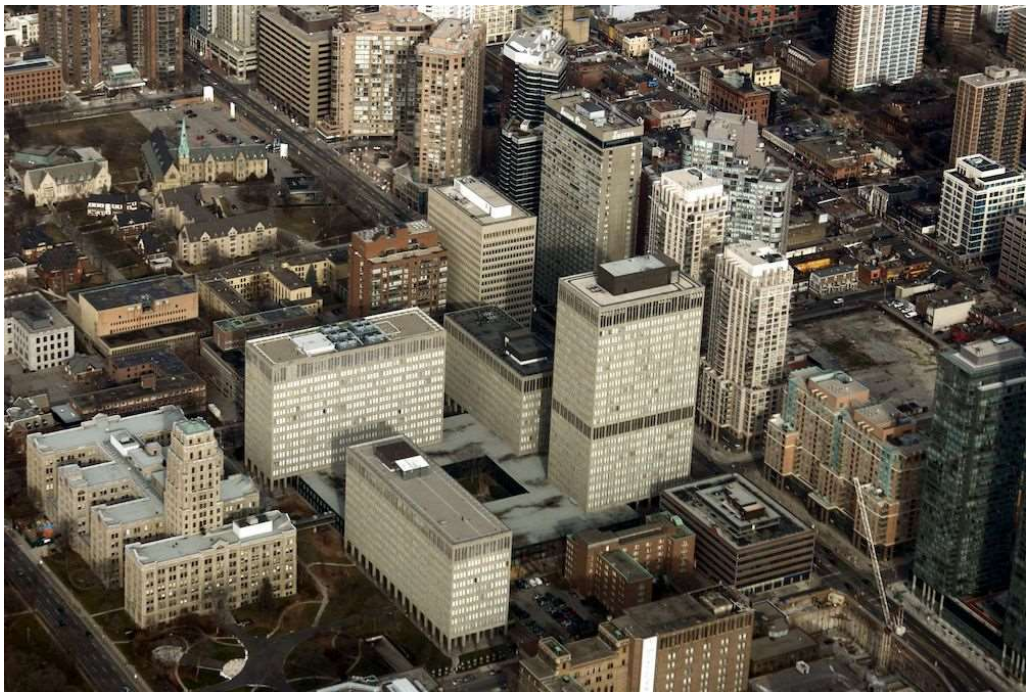


Figure 42: The Whitney Block (left) and the (clockwise from top left) Ferguson, Hearst, Mowat, and Hepburn Blocks, with the two-storey Macdonald Block connecting the four, Toronto, Canada (Source: Wikimedia, 'Ontario Government Buildings Aerial', 18 December 2009, by Kevo)[153]

[152] https://en.wikipedia.org/wiki/Macdonald_Block_Complex#/media/File:Ontario_Government_Buildings.JPG (accessed 4 September 2023)
[153] https://en.wikipedia.org/wiki/Macdonald_Block_Complex#/media/File:Ontario_Government_Buildings-Aerial.jpg (accessed 4 September 2023)

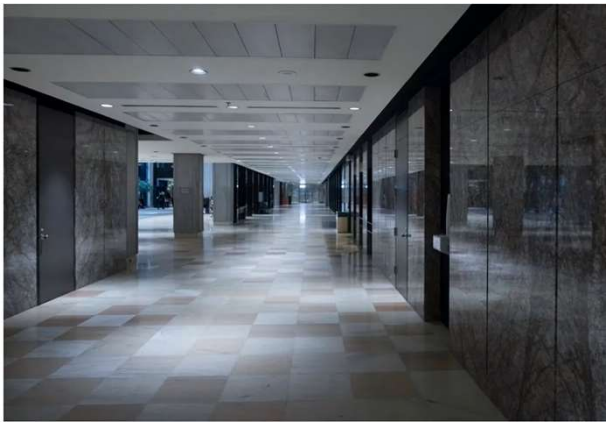


Figure 43: Grey Bancroft granite and Marmora marble tiles in the Macdonald Block, Toronto, Canada, 28 November 2018 (Source: The Globe and Mail, 8 December 2018. Photo by Fred Lum)[154]



Figure 44: Aerial render showing the Macdonald Block, Toronto, Canada, after redevelopment (Source: Infrastructure Ontario, 'Community Update', December 2022)[155]

[154] Bozikovic, 'Let's Face It'.
[155] Infrastructure Ontario, 'Community Update: Macdonald Block Reconstruction Project', December 2022, https://www.infrastructureontario.ca/497177/contentassets/ce2fe1ce143b4786b63ddc8d1f07ee09/202022.pdf.

10.4.2 AUSTRALIAN PROJECTS

10.4.2.1 QUAY QUARTER SYDNEY (2022-2023)

One of the most recent refurbishment schemes involving curtain wall buildings in Australia has been the redevelopment of Quay Quarter Sydney for AMP Capital. Initiated in 2011, it involved the adaptive retrofit of the AMP Centre (1976) and the major refurbishment of the heritage-listed AMP Building (1962), together with the redevelopment of buildings on another block on the opposite side of Young Street.

AMP Centre, 50 Bridge Street, Sydney (completed 1976; retrofit 2022)

After approval of the Stage 1 development application by the Central Sydney Planning Committee in June 2014, Danish architects 3XN won an international competition for the (re)design of the AMP Centre tower.[156] The development was carried out in partnership with local architects, BVN, from 2015, when the development application for Stage 2 was approved.[157]

Originally designed by Peddle Thorp and Walker, the AMP Tower had been the tallest building in Australia upon completion in 1976. Since it was not heritage-listed, demolition of the building and rebuilding from scratch would have been a feasible option, but an entirely different approach was taken instead. The project was committed to adapting and reusing the existing building instead of repeating the carbon-intensive 'building – demolition – rebuilding' cycle.

The design for the new tower essentially reused the core of the existing building, and only the northernmost third of the old tower was removed and replaced with a more significant addition that extended the typical floor plate from 1,500 to about 2,300 square metres, adding a twisting shape to the building.[158] Apart from the demolished façade, podium, services, plant, and lifts, about 98% of the original core and walls were retained, reportedly saving approximately 12,000 tonnes of embodied carbon.[159]



[156] Urbis, 'Heritage Impact Statement. The AMP Building, 33 Alfred Street, Circular Quay, Prepared for AMP Capital' (Sydney, 21 April 2017), 2.
[157] Urbis, 'Quay Quarter Sydney. Quay Quarter Tower, Stage 2 Development Application, Statement of Environmental Effects' (Sydney, July 2015), 3.
[158] Philip Oldfield, 'Upcycling the Highrise: Quay Quarter Tower', ArchitectureAU, 18 October 2022, https://architectureau.com/articles/quay-quarter-tower/.
[159] 'Projects - Quay Quarter Tower', Arup, accessed 25 August 2023, https://www.arup.com/en/projects/quay-quarter-tower; Urbis, 'Urbis SEE 2015', ii.

Figure 45: Diagram showing the proposal for Quay Quarter Tower by 3XN and BVN. (Source: Philip Oldfield, 'Upcycling the Highrise: Quay Quarter Tower', ArchitectureAU, 18 October 2022, https://architectureau.com/articles/quay-quarter-tower)

The design involved the 'world's first example of double-deck lifts retrofitted into a premium-grade commercial tower'.[160] The Arup-designed lift system is based on two lifts locked together so passengers on two consecutive floors can use it simultaneously. This saved nine lift shafts and provided further floor space compared to the traditional system. The new façade includes high-performance glazing and sunshades to reduce heat and glare. Based on radiation and thermal modelling, the sunshades were designed in specified angles and shapes, allowing them to fold and taper in response to the sun's movement.

With the addition of a new skin and cleverly designed internal alterations, the old building was completely transformed into something new. The new structure has been hailed as "arguably one of the most important tall buildings of the twenty-first century", demonstrating that "with planning foresight, architectural ingenuity and engineering rigour, even the most complex of existing buildings can be transformed to extend its life, avoiding the cycle of raze and rebuild that undermines our low carbon aspirations."[161]

Completed in April 2022, Quay Quarter Tower (QQT) won the International High-Rise Award (IHA) in Frankfurt (Germany) in November 2022 in a competitive field of 34 projects from around the world.[162] Shortly later, it was named the World Building of the Year at the annual World Architecture Festival (WAF) held in Lisbon (Portugal) from 30 November to 2 December 2022.[163] The Green Building Council of Australia awarded the building the 6 Star Green Star as Built rating in 2023, in the presence of Her Royal Highness Crown Princess Mary and the Danish Minister for Development Cooperation and Climate Policy, Dan Jorgensen.[164] The building has 5.5 Star NABERS energy ratings and is WELL Gold certified.[165]

AMP Building (completed 1962; refurbished 2023)

Refurbishment of the heritage-listed 'AMP Building' north of Quay Quarter Tower was still underway at the time of writing in September 2023. From the beginning, refurbishing this building was part of the QQT Project. On 19 February 2019, final development consent was granted by the City of Sydney Council for the internal and external refurbishment of the heritage-listed building at 33 Alfred Street, Sydney, two years after the development application had been lodged.[166]

The project has involved the complete renewal of the original curtain wall façade, which had originally been an early application of an aluminium curtain wall with double-glazed units and gold spandrel glass that had been custom-made by the Pittsburgh Plate Glass Company. Like the later AMP Centre, the original building had been designed by Peddle

[160] 'Quay Quarter Tower', Arup, accessed 25 August 2023, https://www.arup.com/en/projects/quay-quarter-tower.
[161] Oldfield, 'Upcycling the Highrise'.
[162] 'Quay Quarter Tower Wins International Design Award', *Build Australia* (blog), 9 November 2022, https://www.buildaustralia.com.au/projects/quay-quarter-tower-wins-international-design-award/.
[163] 'Australian Project Named World Building of the Year at WAF', ArchitectureAU, 5 December 2022, https://architectureau.com/articles/australian-projects-win-waf-2022-awards/.
[164] 'Quay Quarter Tower Receives Royal Recognition for Its 6 Star Rating', Dexus, accessed 25 August 2023, https://www.dexus.com/investor-centre/results-and-reporting/media-releases/2023/may/quay-quarter-tower-receives-royal-recognition-for-its-6-star-rating.
[165] 'Decision - Quay Quarter Lanes Precinct', City of Sydney Council, 20 February 2023, https://meetings.cityofsydney.nsw.gov.au/ieDecisionDetails.aspx?AIId=14708.
[166] City of Sydney online development application tracker, search for '33 Alfred Street, Sydney', D/2017/500, https://online2.cityofsydney.nsw.gov.au/DA/, accessed 25 August 2023.

Thorp and Walker, architects, and had been the tallest office building in Sydney at the time of construction.[167]

The refurbishment of the building, designed by Johnson Pilton Walker (JPW) architects, has involved replacing the existing curtain wall façade with a new façade. A review of the building fabric by an independent façade consultant concluded that the curved façade had areas that did not meet "today's minimum requirements including hazardous materials and health and safety, public safety (including from spontaneous glass failures) and BCA compliance including strength in wind loads and deflection and thermal performance."[168]

The new façade was designed to incorporate "systems and materials that are consistent with the original visual character while addressing non-compliances."[169] The façade's 'tartan pattern' of stainless steel clad columns, mullion fins and alternating horizontal bands of grey and gold glass between fine secondary lines of aluminium framing was to be reinstated. But while consistency with the original building was sought, it was not entirely achieved.

Design changes were made to improve views, daylight, occupant health, and comfort. Most dramatically, the original dimensions of the glazed units were enlarged and the gold glass panels and spandrels were moved to a lower position, which resulted in quite some dramatic changes to the original design and appearance of the façade, including a marked reduction in the golden hue of the facade that was originally one of the main the external characteristics of the building.

As the proprietary gold glass spandrels are no longer produced, a similar contemporary product was to be used for their replacement, while the new vision glass was to be a high-performance glass with a low Solar Heat Gain Coefficient.[170] The provision of external louvres on the facade for ventilation of premium grade services has resulted in further differences from the original façade design.[171]

In addition, the pre-cast cladding of the east and west-facing walls, which was a 1970s replacement of the original glass mosaic tiling (which had failed), has been removed and replaced with custom glazed engineered ceramic tiles, while remnant original mosaic tiling and marble finishes below the cladding were originally to be retained and conserved. Again, the new ceramic tiles were larger than the original mosaic tiles but were custom-glazed to achieve a similar opalescent effect as the original tiling.[172]

A modification to the approved development was sought in December 2021 and approved in March 2022, involving the demolition of the east and west perimeter masonry walls after further investigations into the building condition and its structural performance had been carried out. This has resulted in the demolition of all existing mosaic finishes that were extant under the later cladding, retaining only sections on the lower level for interpretation.

Internally, the project has also involved a general refurbishment, replacing lifts, providing a new shuttle lift from the basement to Level 1, and installing new escalators between the ground floor and Level 1.[173] The approved 2021 modification sought to increase the

[167] Urbis, 'Urbis HIS 2017', 6. 26.
[168] Urbis, 48.
[169] Urbis, 6.
[170] Urbis, 6.
[171] Urbis, 80–81.
[172] Urbis, 48–49.
[173] Urbis, 10.

demolition of masonry walls in the core amenity areas and replacement with a lightweight wall system.[174]

Approval of the proposal was granted subject to the condition that changes were made to the vision glass to increase the use of gold spandrels and that one whole structural bay of the curtain wall system was retained for interpretation, among others.[175] The full extent of the differences between the old and new facades will only become apparent once the scaffolding has been removed. The alterations to the façade are a significant deviation from the generally adopted heritage approach of replicating the original design when replacing Modern curtain walls of heritage listed buildings. Although there are currently discussions on how to balance environmental efficiency and sustainability with heritage conservation (see Section 10.3.3), it appears that the enlarged windows are purely for improvement of internal amenity, such as light and views, and not to increase the building's environmental efficiency.



Figure 46: Render showing the façade of the AMP Building as existing and after the proposed replacement (Source: Urbis HIS 2017, 82, original prepared by JPW)

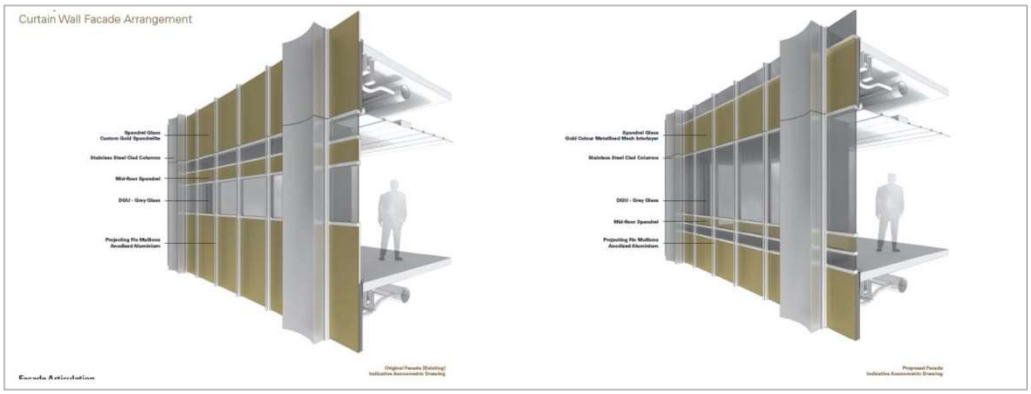


Figure 47: Details of the existing (left) and proposed (right) curtain wall façade (Source: Urbis HIS 2017, 6)

10.4.2.2 FORMER QANTAS HOUSE, 1 CHIFLEY SQUARE, SYDNEY (2017-2020)

Completed in 1957 to the design of Felix Taverner of Rudder, Littlemore & Rudder, architects, the State heritage-listed former Qantas House at 1 Chifley Square, Sydney, underwent extensive façade refurbishment from 2017 to 2020, including asbestos removal. As one of the "most important historic post war curtain wall buildings in central

[174] This was approved as part of D/2017/500/F; cf. Urbis, 'Section 4.55 (1A) Modification - Heritage Impact Statement. 33 Alfred Street, Sydney' (Sydney, 22 December 2021), 4.

[175] City of Sydney, 'Notice of Determination - Approval. Application No: D/2017/500', 30 November 2017, 4.

Sydney",[176] its double-curved façade, which broke with the more standard flat facades of the 1950s, had remained largely intact, but its interior had undergone various alterations and the building had lost its dramatic cantilevered entry awning.[177] The façades consisted of aluminium framed curtain walls to office floors, while the shopfronts were sandstone and granite-clad with bronze framed windows, and the interior lightwell was rendered with glass block windows.[178]

The Conservation Management Plan for the building prepared by Godden Mackay Logan (2002) and updated by Graham Brooks and Associates (GBA) in 2008, graded the façade as being of exceptional significance. However, the ageing façade had started to deteriorate, causing a long history of water ingress. In 2003, internal 'gutters' were installed by Arup, collecting water from the spandrel areas and discharging it at the bottom of the curtain wall, and all internal areas were sealed.[179]

Due to ongoing issues, Arup carried out investigative works from 2011 to 2014 which involved trials with replacement spandrel panels. Prensa undertook further testing, revealing that the glazing mastic and putty were contaminated with asbestos. A comprehensive façade conservation and refurbishment proposal was subsequently developed by Arup, with input from GBA, which involved the replacement of heavily deteriorated and/or contaminated glass units and steel spandrel panels with new units matching the existing exactly in appearance, material and substrate thickness.[180]

The new glazed porcelain enamel spandrel panels, sourced from HH Robertson, were a visually close match to the original panels, as verified in trials.[181] Cracked vision glass units were replaced with new float glass. New penetrations into the aerofoil mullions and side frames were required to install new breather pipes for pressure equalisation and mitigation of water ingress. Spandrel panels were resealed, and aluminium cover strips were removed, altered and reinstated. All asbestos was removed, and all finishes of the façade were cleaned and repaired, where required.[182] The works were largely confined to bays 37 to 48 on the south elevation facing Hunter Street.

The development application (D/2015/1848) by Jones Lang La Salle (NSW) Pty Ltd was approved in May 2016, with the project estimated to cost $1,511,698.10. The preparation of a photographic archival recording and storing samples of original building fabric, glazed and spandrel panels were among the conditions of consent.

Two years later, the Stage 2 works were initiated and carried out by Apex. These now focused on the main eastern façade fronting Chifley Square, using the same methodology as for Stage 1. As with the Stage 1 works, asbestos decontamination was carried out by RM Watson, who undertook the façade remediation and restoration. The building was fully occupied and operational during the day, and asbestos and spandrel panels were removed at night, under strict internal and external air monitoring. A clearance certificate was issued every day at 6 a.m. to allow tenants access to their workspaces, and new spandrel panels were installed during the day to avoid any water ingress through the exposed

[176] Graham Brooks and Associates, 'Proposed Façade Conservation and Refurbishment. No. 1 Chifley Square, Sydney. Heritage Impact Statement', 9 December 2015, 1.
[177] Graham Brooks and Associates, 3–4.
[178] Arup, '1 Chifley Square: Facade Maintenance Works. Specification for Repair of Facade Defects (for Tender)', 10 December 2015, 4.
[179] GBA Heritage, 'Statement of Heritage Impact. Stage 2 Facade Conservation Works. 1 Chifley Square, Sydney', 19 December 2018, 4.
[180] Graham Brooks and Associates, '1 Chifley Square HIS', 7.
[181] Graham Brooks and Associates, 7; GBA Heritage, '1 Chifley Square HIS 2018', 4.
[182] Arup, '1 Chifley Square Specification', 4.

façade elements. As it was impossible to install a fixed scaffold without having to remove asbestos at the same time, a methodology was developed using encapsulated swing stages. The overall value of the work, which was completed in 2020, was noted as $3,850,000.[183]

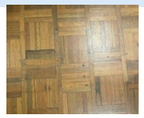
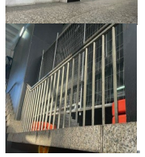


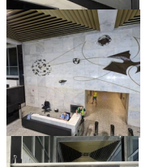
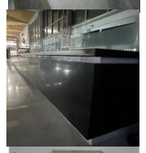
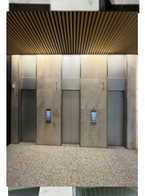
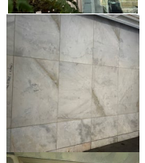
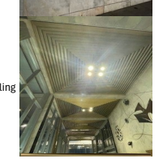
Figure 48: The exterior of the former Qantas House at 1 Chifley Square, Sydney, in 2015, prior to restoration (Source: GBA, 1 Chifley Square HIS, 2015, fig. 2)

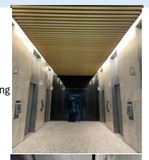
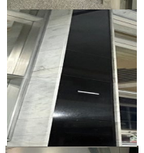
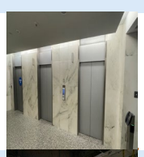
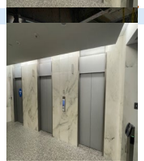
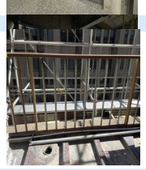
[183] 'One Chifley Square, Sydney. Heritage Restoration', RM Watson, accessed 15 September 2023, https://rmwatson.com.au/projects/one-chifley-square.

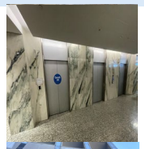
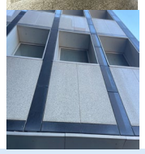
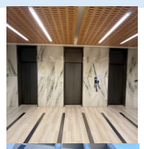
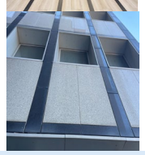
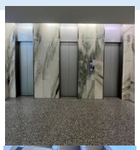
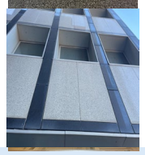
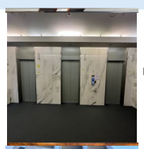
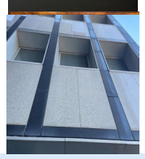
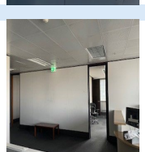
APPENDIX C: *RBA – HERITAGE BUILDING ELEMENTS – SCHEDULE OF PROTECTIVE WORKS*

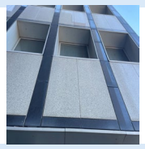
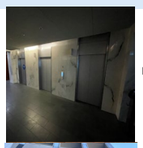
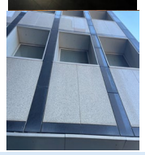
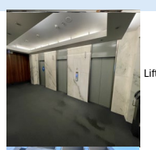
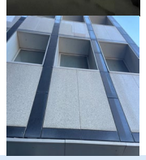
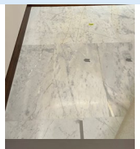
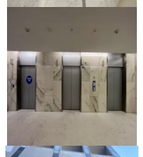
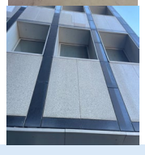
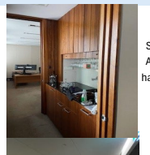
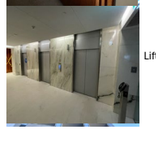
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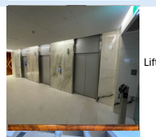
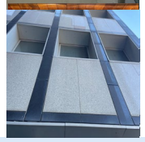
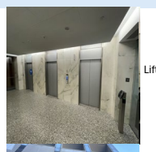
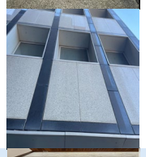
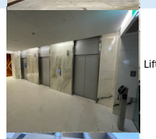
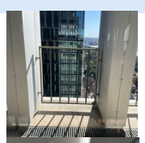
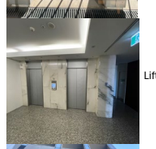
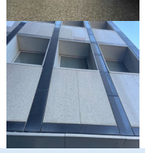
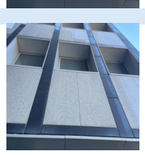
No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
1	Basement	B3		Parquetry Flooring	Jackson River block parquetry	1964, original (incomplete)	Moderate	Low	Scratches, losses to original material during removal, damage during transport and storage - main risk is damage and loss during removal and transport	Remove and Store, reinstate where feasible	Document and condition report, identify original from non-original elements as required (overlay style condition report); assess method of floor fixings to determine methodology for removal; remove in areas/sections according to design or originality to be determined - pack flat pack, protective membrane such Tyvek, flat packed in heavy duty card. Benchmark 90% salvage rate.	check annually for safe, secure and dry storage
2	Basement	B3	NA	Strongroom Doors & Wall Construction	Concrete and metal sheet. Two main strongroom entrances have imperial black granite lining, painted over	1964, original	High	Low	Impact damage from works, water damage, stains, loads, hot works	Retain and Protect in Place	Protect prior to removal of adjacent floors. Pack out with protective material and hoard using freestanding fixing methods ensuring that positioning of load bearing and bracing members are considered.	Ensure monitoring system in place to notify if any risk of water ingress. Check annually
3	Basement	B3		Parquetry Flooring	Jackson River block parquetry	1964, original (incomplete)	Moderate	Low	Scratches, losses to original material during removal, damage during transport and storage - main risk is damage and loss during removal and transport	Remove and Store, reinstate where feasible	Document and condition report, identify original from non-original elements as required (overlay style condition report); assess method of floor fixings to determine methodology for removal; remove in areas/sections according to design or originality to be determined - pack flat pack, protective membrane such as Tyvek, flat packed in heavy duty card. Benchmark 90% salvage rate.	check annually for safe, secure and dry storage
1	Basement	B2	NA	Strongroom Doors & Wall Construction	Concrete and metal sheet	1964, original	High	Low	Impact damage from works, water damage, stains, loads, hot works	Retain and Protect in Place	Protect prior to removal of adjacent floors. Pack out with protective material and hoard using freestanding fixing methods ensuring that load bearings and bracings are considered.	Ensure monitoring system in place to notify if any risk of water ingress. Check annually
2	Basement	B2		Parquetry Flooring	Jackson River block parquetry	1964, original (incomplete)	Moderate	Low	Scratches, losses to original material during removal, damage during transport and storage - main risk is damage and loss during removal and transport	Remove and Store, reinstate where feasible	Document and condition report, identify original from non-original elements as required (overlay style condition report); assess method of floor fixings to determine methodology for removal; remove in areas/sections according to design or originality to be determined - pack flat pack, protective membrane such Tyvek, flat packed in heavy duty card. Benchmark 90% salvage rate.	check annually for safe, secure and dry storage
1	Basement	B1		Parquetry Flooring	Jackson River block parquetry	1964, original (incomplete)	Moderate	Low	Scratches, losses to original material during removal, damage during transport and storage - main risk is damage and loss during removal and transport	Remove and Store, reinstate where feasible	Document and condition report, identify original from non-original elements as required (overlay style condition report); assess method of floor fixings to determine methodology for removal; remove in areas/sections according to design or originality to be determined - pack flat pack, protective membrane such Tyvek, flat packed in heavy duty card. Benchmark 90% salvage rate.	check annually for safe, secure and dry storage
2	Basement	B1	NA	Strongroom Doors & Wall Construction	Concrete and metal sheet	1964, original	High	Low	Impact damage from works, water damage, stains, loads, hot works	Retain and Protect in Place	Protect prior to removal of adjacent floors. Pack out with protective material and hoard using freestanding fixing methods ensuring that load bearings and bracings are considered.	Ensure monitoring system in place to notify if any risk of water ingress. Check annually
3	Basement	B1		External Wall Stone Cladding	Imperial black granite	1964, original	High	Low	Impact, scratches, water ingress	Retain and Protect in Place	Condition check; document; install facing, water resistent membrane and freestanding hoarding.	Ensure monitoring system in place to notify if any risk of water ingress. Check annually
1	Ground	GRD Floors		Stone Floor Paving	Riverina Grey granite	1964, original (incomplete), sections of Martin Place Concourse and foyer removed and replaced and Macquarie Street and pavement modified for bike parking	Exceptional	Medium	High use area over several years during building works. Also ongoing public access during this time. Potential impact from plant machinery and public access	Retain and protect in place for Concourse and foyer. Remove and store for Gnd lift lobby, reinstate where feasible	Identify original elements from later modifications and additions; condition check; document; install facing; water resistent membrane and freestanding hoarding, ensuring design includes access and visibility for inspections. NEEDS METHOD FOR REMOVAL	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
2	Ground	GRD Floors		Marble Floor Paving	Wombeyan Grey marble	1964, original (incomplete), sections of floor removed and replaced with new marble flooring	Exceptional	Medium	High use area over several years during building works. Also ongoing public access during this time. Potential impact from plant machinery and public access	Retain and Protect in Place	Identify original elements from later modifications and additions; condition check; document; install facing; water resistent membrane and freestanding hoarding, ensuring design includes access and visibility for inspections.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
3	Ground	GRD Floors		Stone Paving and Portion of Landscaped Garden	Blue stone, Riverina Grey granite	1964, original (incomplete), but elements of garden removed in 1970s and modified over the years	Exceptional	Medium	High use area over several years during building works. Also ongoing public access during this time. Potential impact from plant machinery and public access	Retain and Protect in Place	Identify original elements from later modifications and additions; condition check; document; install facing; water resistent membrane and freestanding hoarding, ensuring design includes access and visibility for inspections.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
3	Ground	GRD Walls		Foyer Shopfront and Flooring	Narrandera Grey granite	1964, original (incomplete - shopfront framing only), sections of foyer flooring replaced as part of the 2014 concierge desk and races project and glazing to existing shopfront was replaced in 2016	Exceptional	Medium	High use area over several years during building works. Also ongoing public access during this time. Potential impact from plant machinery and public access	Retain in Place (Flooring and upstand wall) and protect in place. Remove and Store shopfrom alumium frames, reinstate where feasible	Condition check; document; protect and seal with water resistant membrane and padding; layered approach to resist impact, such as ramboard, contruct engineered floor; consider load bearing requirements of plant and capital works and related protections.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
4	Ground	GRD Walls		Bronze Balustrade	Bronze	1964, original	Exceptional	Medium	High use area over several years during building works. Also ongoing public access during this time. Potential impact from plant machinery and public access	Retain and Protect in Place	Condition check; document; treat as required; pack out with conservation grade materials; construct sealed box with in-ground fixings, with waterproof membrane roof, designed to ensure access for insepections.	NA - will be treated prior and protected for entire work program - viewing hatch and access points if necessary

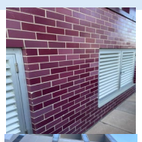
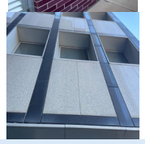
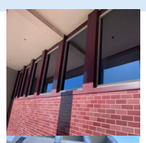
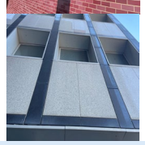
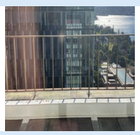
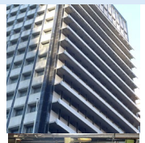
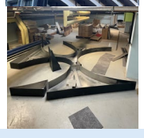
No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
5	Ground	GRD Walls		Margel Hinder Sculpture	Welded sheet copper, stainless steel frame, molten copper decoration	1964, original	Exceptional	High	Damage during capital works, vibrations, water ingress and associated corrosion	Retain and Protect in Place	Condition Check; Document; clean; treat any corrosion; rewax; pack out with conservation grade materials, ensuring breathability of membrane; install external sealed box, allow for a hatch to access to inspect, line lid with a waterproof membrane, roof to extend beyond the body of the box to allow for water run off; install spill barrier bund to prevent ground level water ingress; consider visibility; external solar lighting and fixing methods so that the hoarding is flush with the pavement. Include internal RH monitor to allow monitoring of internal environment. If water does enter the protective casing it may lead to mould gowth which could stain the bronze.	Viewing and access hatch, remote monitoring (RH changes, to identify water ingress), management of water ingress and ability to check and rectify, treated prior to protections
6	Ground	GRD Walls		Internal Wall Foyer and Column Stone Cladding	Imperial Black granite, Wombeyan Grey marble	1964, original	Exceptional	Medium	Damage during capital works, vibrations	Retain and Protect in Place	Condition check, document, install facing, water resistent membrane and freestanding hoarding, ensuring design includes access and visibility for inspections.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
7	Ground	GRD Walls		Bim Hilder Wall Enrichment	Hammered copper, cast bronze, quartz, Wombyeen Grey marble, gold paint	1964, original	Exceptional	High	Damage during capital works, vibrations, variability of security of rods, evidence of minor corrosion, fragility of materials varies, high use area, high risk location within building fabric	Retain and Protect in Place	Condition Check; Document; Clean; treat any corrosion; test stability of pins, repin or secure as required; remove larger elements and quartz; preserve and stabilise gold paint as required; rewax elements as required; pack out with conservation grade materials, ensuring breathability of membrane; install external sealed box; use on ground fixing methods, fixed to engineered floor, allows for removal of aluminium soffits, allow for access / removability to inspect such as viewing windows. Consider the method to attach the hoarding from the ceiling to the floor. Include internal RH monitor to allow monitoring of internal environment. If water does enter the protective casing it may lead to mould gowth which could stain the bronze. Also allow for vibration monitoring as extensive vibration could lead to the fixings of the individual	Viewing and access hatch, remote monitoring (RH changes, to identify water ingress), management of water ingress and ability to check and rectify, treated prior to protections
8	Ground	GRD Walls		RBA Charter Lettering	Brass lettering on Imperial Black granite	1964, original	Exceptional	High	Impact from building works, scratches to surface	Retain and Protect in Place	Document, preserve and protect brass lettering; pack out with conservation grade materials, padding, water resistant layer; install hoarding using on ground fixing methods, allow for visibility window or access.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
9	Ground	GRD Walls		Cheque Writing Desks	Wombeyan Grey marble with Jarrah benchtop with leather infill writing pad. Black glass cheque divider with calendar inserts	1964, original	Exceptional	High	Impact, scratches, water ingress	Retain and Protect in Place	Condition check; treat if required; remove any material elements that can be safely removed without damage or compromise; pack out with conservation grade materials; construct sealed box, in ground fixings, with waterproof membrane roof, design to ensure access for insepections and viewing windows for risk minimisation while capital works program undertaken.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
10	Ground	GRD Walls		Bank Teller Desk	Basalt granite and Wombeyan Grey marble with laminated Jarrah benchtop	1964, original, but desk length reduced in 1990 and modified in 2008	Exceptional	High	Impact, scratches, water ingress	Retain and Protect in Place	Condition check; treat if required; remove any material elements that can be safely removed without damage or compromise; pack out with conservation grade materials; construct sealed box, in ground fixings, with waterproof membrane roof, design to ensure access for insepections and viewing windows for risk minimisation while capital works program undertaken.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
11	Ground	GRD Walls		Internal Fitout Wall and Column Stone Cladding	Wombeyan Grey marble to walls and Wombeyan Grey and Imperial Grey granite internal columns	1964, original	Exceptional	Medium	Impact, scratches, water ingress	Remove and Store, reinstate where feasible	Condition check; itemise and document existing fixing and provide a removal methodology for approval. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
12	Ground	GRD Walls		Lift Lobby Wall Stone Cladding and Stainless Steel Lift Jambs	Wombeyan Grey marble and staineless steel lift jambs	1964, original, but new cupboard created adjacent to Fire stair 1	Exceptional	Medium	Impact, scratches, water ingress	Remove and Store, reinstate where feasible	Condition check; itemise and document existing fixing and provide a removal methodology for approval. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
13	Ground	GRD Walls		External Wall Stone Cladding	Wombeyan Grey marble (along Grid 2) and Wombeyan Grey marble and Imperial Black granite (along Grid C)	1964, original	Exceptional	Medium	Impact, scratches, water ingress	Retain and Protect in Place	Condition check; document; install facing, water resistent membrane and freestanding hoarding.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
14	Ground	GRD Walls		External Wall Stone Cladding	Wombeyan Grey marble	1964, original	Exceptional	Medium	Impact, scratches, water ingress	Retain and Protect in Place	Condition check; document; install facing, water resistent membrane and freestanding hoarding.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
15	Ground	GRD Ceiling		Feature Ceiling Aluminium Soffits & Stone Clad Beams	Anodised gold aluminium slats feature ceiling with Wombeyan Grey stone cladding to beams	1964, original	Exceptional	High	Damage during removal, transport and storage	Remove and Store, reinstate where feasible	Gain access to assess and document; resolve the fixing method for the disassembly; determine the elements to be removed; and develop packing system for the removable elements; prepare offsite the packing crates; prepare program for disassembly and wrapping and packing; and then undertake progressive disassembly, documenting the condition of each soffit including the unfixing, lowering, packing process. Each soffit will be individually labelled in preparation for storage. The soffits will be removed after the floor is protected and the soffits will be packed on-site and removed offsite. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage

No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
16	Ground	GRD Lift Lobby Ceiling		Feature Ceiling Aluminium Soffits	Anodised gold aluminium slats	1964, original	Exceptional	High	Damage during removal, transport and storage	Remove and Store, reinstate where feasible	Gain access to assess and document; resolve the fixing method for the disassembly; determine the elements to be removed; and develop packing system for the removable elements; prepare offsite the packing crates; prepare program for disassembly and wrapping and packing; and then undertake progressive disassembly, documenting the condition of each soffit including the unfixing, lowering, packing process. Each soffit will be individually labelled in preparation for storage. The soffits will be removed after the floor is protected and the soffits will be packed on-site and removed offsite. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
17	Ground	Concourse Ceiling		Feature Ceiling Aluminium Soffits & Stone Clad Beams	Anodised aluminium panel (this is a later addition in 1990s - original ceiling panel was Wombeyan stone) with Wombeyan Grey marble to beams	1964, original but with modifications in 1990s	Exceptional	High	Damage during removal, transport and storage	Remove and Store, reinstate where feasible	Gain access to assess and document; resolve the fixing method for the disassembly; determine the elements to be removed; and develop packing system for the removable elements; prepare offsite the packing crates; prepare program for disassembly and wrapping and packing; and then undertake progressive disassembly, documenting the condition of each soffit including the unfixing, lowering, packing process. Each soffit will be individually labelled in preparation for storage. The soffits will be removed after the floor is protected and the soffits will be packed on-site and removed offsite. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
1	Mezzanine	MEZZ		Foyer Shopfront	Aluminium framing	1964, original	Exceptional	Medium	Abrasion, impact, scratches, water ingress and associated staining	Remove and Store aluminium shopfront only, reinstate where feasible	Condition check; document; install facing, water resistent membrane and freestanding hoarding.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
2	Mezzanine	MEZZ		Foyer Glazing and Shopfront (north elevation)	Hand rolled glass and aluminium window framing	1964, original	Exceptional	Medium	Abrasion, impact, scratches, water ingress and associated staining, denting of aluminium framing - vibrations from L1 capital works, concrete remediation	Remove and Store, reinstate where feasible	Condition check; document; install facing, water resistent membrane and freestanding hoarding.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
3	Mezzanine	MEZZ		Lift Lobby Foyer Wall, Floor Identification Lettering and Stone Cladding	Ulam Marble (Rockhampton) and stainless steel lift jambs	1964, original	Moderate	Low	Damage during removal, loss of material	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
4	Mezzanine	MEZZ		Internal Column Cladding	Wombeyan Grey marble and Imperial Black granite	1964, original and 1970s building extension	Moderate	Low	Damage during removal, loss of material	Remove and Store, reinstate where feasible	Removal methodology to be developed. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
6	Mezzanine	MEZZ		External Wall Stone Cladding	Narrandera Grey granite feature wall, Imperial Black granite facade with highlight of Wombeyan Grey granite marble to columns	1964, original 1970s building extension	High	Low	Abrasion, impact, scratches, water ingress and associated staining	Retain and Protect in Place	Condition check; document; install facing, water resistent membrane and freestanding hoarding.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
1	Level 1	L01		Lift lobby wall Stone Cladding, floor identification number and Lift Jambs	Ulam marble (Rockhampton)	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number. Remove lift jamb and not reinstated	Removal methodology to be developed. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
1	Level 2	L02		Lift Lobby Wall Stone, Floor Identification Number, Cladding and Lift Jambs	Ulam marble (Rockhampton)	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
1	Level 3	L03		Bronze Balustrade	Bronze	1964, original and modified with 1970 building extension	Moderate	Low	scratching of surface and abrasion/denting from impact	Remove and Store, reinstate where feasible	wrap in cellair and tape cellair to itself not to bronze	check annually for safe, secure and dry storage

No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
1	Level 4	L04		Lift Lobby Stone and Jambs	Ulam marble (Rockhampton) and stainless steel	Refurbished, 1990s onwards	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
2	Level 4	L04		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
1	Level 5	L05		Lift Lobby Wall Stone Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
3	Level 5	L05		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
1	Level 6	L06		Lift Lobby Wall Stone Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated.	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
3	Level 6	L06		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated.	n/a	n/a
2	Level 7	L07		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not refinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
4	Level 7	L07		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
1	Level 8	L08		Assistant Governor's's Suite	Panelised vinyl wall lining, Blackwood door jamb, leather door. Hardware modified in 2009 modified in 2009 for compliance	Refurbished, 1990s onwards	Moderate	Low	Denting and scratching of surface	Remove and Store for leather door, hardware and blackwood jambs as a full door set, resinstate where feasible	Remove stainless steel hardware, wrap each element in tyvek and then in BC card (fluted card), taping card to card. Label clearly . Place in purpose made stillages for transport. Store in dry secure area.	check annually for safe, secure and dry storage
2	Level 8	L08		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage

No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
4	Level 8	L08		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reisntated	n/a	n/a
1	Level 9	L09		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
3	Level 9	L09		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
2	Level 10	L10		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	1964, original	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinstate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
4	Level 10	L10		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
1	Level 11	L11		Marble Floor, Marble Feature Columns	Wombeyan Grey marble	Original, 1964 for floor, marble columns are new in 2010	Exceptional	Medium	Removal of floor marble will likely incur some damage and loss to original material	Remove and Store, reinstated where feasible	Removal methodology to be developed. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
2	Level 11	L11		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	Original, 1964, has been repurposed	Moderate	Medium	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinsate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts. Benchmark 80% salvage rate.	check annually for safe, secure and dry storage
4	Level 11	L11		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Medium	Being bent, damaged or scratched during removal	Remove and not reinstated	not to be replaced	n/a
1	Level 12	L12		Secretary Office (12.13) Tea Point and Amenties (coat cupboard doorset and hardware, doorsets, vanity mirror, basin and vanity bench).	Blackwood timber finish generally. Refurbished in 2016, including new sink, plumbing and fridge. Amentities area included wall to ceiling offwhite/blue moasic tiles, painted timber doors)	Teapoint refurbished, 1990s onwards. Largely amentities area	Moderate	Medium	Scratching and denting of timber surfaces	Remove and Store tea point, amentities doors, vanity bench, basin and mirror, reinstate where feasible	wrap each element in tyvek and then in BC card (fluted card), taping card to card. Label clearly . Place in purpose made stillages for transport. Store in dry secure area.	check annually for safe, secure and dry storage
2	Level 12	L12		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	Original, 1964, has been repurposed	Moderate	Medium	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinsate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually

No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
4	Level 12	L12		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Medium	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
2	Level 13	L13		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	Refurbished, 1990s onwards	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinsate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
4	Level 13	L13		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
2	Level 14	L14		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	Original, 1964	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinsate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
4	Level 14	L14		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
1	Level 15	L15		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	Original, 1964	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinsate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
3	Level 15	L15		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	n/a	n/a
2	Level 16	L16		Bronze Balustrade	Bronze	1964, original	Moderate	Low	Being bent, damaged or scratched during removal	Remove and Store, reinstate where feasible	wrap in cellair and tape cellair to itself not to bronze	check annually for safe, secure and dry storage
3	Level 16	L16		Lift Lobby Stone Wall Cladding and Lift Jambs	Ulam marble (Rockhampton) and stainless steel	Refurbished, 1990s onwards	Moderate	Low	Damage during capital works, vibrations	Remove and Store stone and floor identification number, reinsate where feasible. Remove lift jamb and not reinstated	Removal methodology to be developed by others. Protection methodology to include preparation of wooden stillages with dividers between panels for sections of marble as they are removed. Ensure each section of marble is buffered from direct contact with wooden stillage with BC card or equivalent. Either install wheels on each stillage or use dollies to move. Ensure all movement minimises vibration and sharp jolts.	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
4	Level 16	L16		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	not to be replaced	n/a
1	Level 17	L17		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	not to be replaced	n/a

No:	Floor	Drawing No (Floor Plans)	Reference Image	Description	Materials	Originality	HMP Significance Rating	Vulnerability to Damage Rating	Specific Vulnerabilities	Recommended Scope for Protection in place, Removal and not reinstated or Removal & Store for future reinstatement	Indicative Conservation Methodology	Monitoring Program
1	Level 18	L18		Glazed Wall Tiles to Balcony	Glazed red bricks, aluminium windows	1964, original and new windows created in 2000	Moderate	Low	Damange and shattering of glazed tiles	Remove and Store, reinstate where feasible	wrap sections of glazed brick in Tyvek and place in wooden crate for storage	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
2	Level 18	L18		Overclad stone facade	Aluminium framing and facade overclad in 2000	Refurbished, 1990s onwards	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	not to be replaced	n/a
1	Level 19	L19		Glazed Wall Tiles to Balcony	Glazed red bricks, aluminium windows	1964, original and new windows created in 2000	Moderate	Low	Damage and shattering of glazed tiles	Remove and Store, reinstate where feasible	wrap sections of glazed brick in Tyvek and place in wooden crate for storage	Ensure monitoring system in place to notify if any risk of water ingress occurs. Check annually
2	Level 19	L19		Overclad stone facade	Aluminium framing and facade overclad in 2000	Laminated glass and frame installed in 2000	High	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	not to be replaced	n/a
1	Level 20	L20		Bronze Balustrade (except Original Spine)	Bronze	OG Bronze, modified in 1970s	Moderate	Low	Being bent or scratched through impact during in situ protection or removal	Remove and Store, reinstate where feasible	wrap in cellair and tape cellair to itself not to bronze	check annually for safe, secure and dry storage
1	Western elevation	L4-15		Sunshades	Aluminium	Modified in 1970s and 2000	Moderate	Low	Being bent, damaged or scratched during removal	Remove and not reinstated	not to be replaced	n/a
2	Western elevation			RBA Logo	Spray painted aluminium	OG removed in 1990s	Moderate	Low	Being scratched or dented during removal or transport	Already removed for offsite storage, reinstate wher feasible	ensure sufficient labour to carry safely, and pack in truck in blankets to limit scratching	check annually for safe, secure and dry storage

6.0 APPENDIX B – STONE REFERENCE REPORTS

Stone Specification Report (15 May 2025)
Stone Conservation Report (30 May 2025)

Stoneplus NSW Pty Ltd

Reserve Bank of Australia 65MP Project – Australian Stone options for external cladding replacement

ARUP
Issue 2 | 11 June 2025

Stoneplus NSW Pty Ltd
Contractor Lic: 310129C
ABN: 23 138 219 020

18 Powells Road
Brookvale NSW 2100
AUSTRALIA

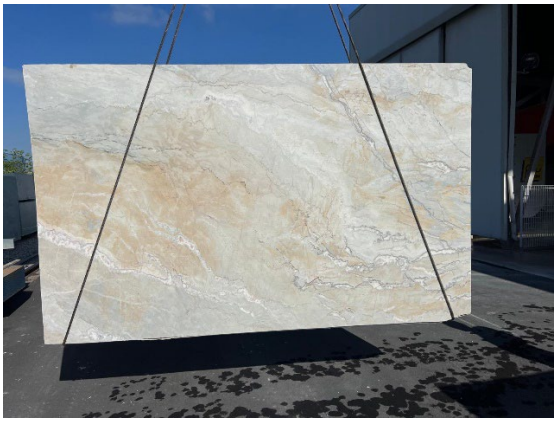
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Website: www.stoneplus.com.au

STONE SPECIFICATION REPORT

DATE: 15.05.2025
PROJECT: Reserve Bank of Australia
AREA: External Facade Cladding. Existing Façade - Wombeyan Blue/Grey Marble
OBJECTIVE: Specify suitable Australian Marble substitutions for RBA façade

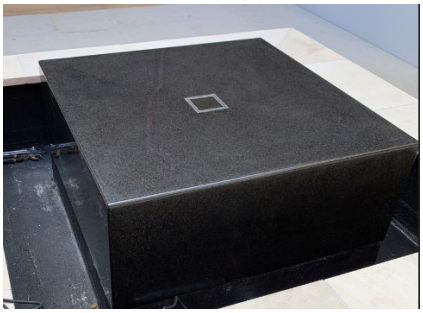


STONE TYPE	STONE DETAILS	NOTES
Austal Dream Marble Also known as. -Pilbara Cream -Pilbara Dreamtime -Dolce Vita  	**Location:** Pilbara, WA **Material:** Dolomitic Marble **Colour:** Austral Dream is a Creamy White marble that can have warm hues flowing throughout the material and has blue and grey undertones. **Movement:** Austral Cream does not have a specific vein direction but has more of a rugged coastal landscape appearance. **Strength:** As a Dolomitic Marble this stone is denser and less porous than most marbles and therefore is more resistant to external elements and scratch/acid resistant. **Resource availability:** Current stock on ground - 141 blocks Quarry still operating with access to more material in ground.  	Austral Dream is currently an in-demand product due to is dolomitic marble properties that are superior in strength to most marbles and yet still provide the aesthetics of a marble. Stock on the quarry floor is expansive and therefore suitable for a project of this size. Large quantities allow for colour selection amongst blocks to best suit the project. Due to the material's natural properties, it lends itself to a longer lasting option that can weather the external environment for this project. Test results from 2012 indicate compressive strength is twice the strength of Carrara. It is expected that any new deposit test would be more favourable the further into the deposit. Negligible silica is present throughout Pilbara marble deposits Tests results provided as of 2012. Recommend full set of testing based on current deposit.  

STONE TYPE	STONE DETAILS	NOTES
Austral Pearl White Also known as. -Bianca Dolce Vita  Variant: **Austral Pearl Grey** 	**Location:** Pilbara, WA **Material type:** Dolomitic Marble **Colour:** Austral Pearl is a Bright White to Cream marble. ***Variant option – Austral Pearl Grey –** Light blue/grey to white. **Movement:** It has a wavy linear movement across the material. **Strength:** As a Dolomitic Marble this stone is denser and less porous than most marbles and therefore is more resistant to external elements and scratch/acid resistant. **Resource availability:** Austral Pearl White- current 50 blocks out of the ground and further resource in ground with Quarry still in operation. *Austral Pearl Grey – current blocks on quarry floor more than 15 block however the Quarry is in operation and expansive resource available in ground.  	Austral Pearl is currently an in-demand product due to is dolomitic marble properties that are superior in strength and yet still provide the aesthetics of a marble. Stock on the quarry floor is expansive for both colour variants however further resource is currently being quarried out on demand. Large quantities allow for colour selection amongst blocks to best suit the project. Due to the uniform movement across the material and neutral palette, it lends itself to use across a large project. Negligible silica present throughout Pilbara marble deposits Austral Pearl Grey – appears to be tonally close in nature to the Wombeyan Blue Marble currently in-situ. Recommend new testing data be obtained 

STONE TYPE	STONE DETAILS	NOTES
Bianca Mist Marble  	**Location:** Chillagoe, QLD **Material type:** Crystalline Marble **Colour:** Pristine White with subtle Grey cloud like Intrusions - fine grain marble. Blush tones can be present from time to time **Movement:** predominantly white with grey intrusions washed across the slab **Strength:** The material is quite hard for a crystalline marble. **Resource availability:** Current stock on ground – around 50 blocks are available on the quarry floor. Inspection would be required to check the tonality of the blocks and structure as the blocks were quarried out some years ago. Quarry is owned by Cairns Marble however quarry is not currently in operation. 	Most similar in design to the Wombeyan Marble currently on the façade at the RBA. Slightly whiter. Due to the pristine white crystal it does have an opaque nature and therefore would require backing to avoid any rear structure showing through. The small crystal structure can chip easily along edges. The current block availability is varied in colour. With some pink undertones more prominent in some blocks. Careful selection of material will be required. Blocks have been exposed to the elements for some time. Testing and inspection required.  

STONE TYPE	STONE DETAILS	NOTES
Wombeyan Marble Blue/Grey  	**Location:** Wombeyan, NSW **Material type:** Crystaline Marble **Colour:** Ranges from White to blue/grey with blue veining. Blush tones can be present amongst blocks with the Wombeyan blue/Grey found in and amongst the Wombeyan Cream. **Movement:** Blue Grey veining throughout the material. Pink veining can be found where the Wombeyan Grey combines with Wombeyan cream **Strength:** Material is softer than others recommended in this report and is known to be brittle when under stress. It is susceptible to fractures along veins if the material is exposed to the weather for some time. **Resource availability:** Previously Quarried Blocks on the Quarry floor are now within National Park are not accessible.  	Due to the Quarry being closed and within a national park, access to sufficient material in uniform colour range will require a make safe of the quarry and inspection of current blocks for useability. To date this has not been granted. Material on Ground could be compromised due to being exposed to the elements for some time and therefore an inspection and testing would need to be done. The deposit varies between mostly white background to a blue/grey background. Favourable blocks previously were the whiter blocks and therefore it's unclear how much of the blocks remaining within the national park would be of the lighter colour variation within the deposit. Failure of the previous façade is speculated to have originated from the contributing issues below: -The previous test results for Wombeyan marble were considered standard for a marble, however it is known to weaken around the veins (mud veins) with exposure to weather. The material is also considered to be brittle under stress. -Inconsistency between the microscopic structure of the marble crystals allowed moisture and possible organic matter into the marble, leaving the marble vulnerable to expansion, softening and failure. -Due to concrete cancer in the building, spalled concrete chips where dislodged and gathered into the rear cavity of façade fixing brackets, eventually forcing pressure on external cladding in the pin locations. -Pin installation further weakened the material allowing to open and crack and allow debris into crevices. -Original elastomeric jointing material failed by hardening, allowing ingress of water to track behind the stone worsening the above issues.

STONE TYPE	STONE DETAILS	NOTES
Adelaide Black – Imperial Also known as Imperial Black, Imperial Select Black, Adelaide Black Select 	**Location: Black Hill**, NSW **Material type:** Granite **Colour:** Dark Black with highlight grains **Movement:** Occasional flare, but can be selected out. Fine grain **Strength:** High Strength Granite **Resource availability:** Large resource with abundant quarried blocks available and further resource in ground **TYPICAL PHYSICAL PROPERTIES** This specification is intended as a guide only. The properties of the granite specified must be assessed from the selected batch for the project as there will be variation in properties from seam to seam. Bulk Density: 2.94 – 2.97 t/m³ Compressive Strength (dry/wet): 189 - 217 MPa/146 - 193 MPa Flexural Strength (dry/wet): 15.5 - 16.9 MPa/16.6 - 17.7 MPa Water Absorption by weight: 0.03 – 0.06% Abrasion Resistance: 132.3 (Mean Abrasion Index) Slip Resistance: (Exfoliated/Flamed) AS/NZS 4586: Appx A. V – Very Low Risk of slipping when wet. BPN (Wet) 61 (Honed – 220 Grit Finish) AS/NZS 4586: Appx A. X – Moderate Risk of slipping when wet. BPN (Wet) 43 	Adelaide Black Imerial Granite has been used in the original façade at the RBA and the current RBA reception desk. This material is often used for memorial work, and high-grade commercial work due to its fine grain, consistency and darker shade. Material is abundant on ground and in the quarry. Adelaide Black Austral is a variant of this material. Often lighter flecks flares throughout the stone and a fine-medium grain. This variant is used throughout Sydney City for paving. 

TEST DATA – PILBARA MARBLE AND CAIRNS MARBLE OPTIONS

Technical data - Austral Dream and Austral Pearl		**Austral Pearl**	**Austral Dream**
Density		2880 Kg/m3	2878 Kg/m3
Absorption		0.06%	0.06%
Compressive Strength Dry		33049 psi	33049 psi
Compressive Strength Wet		32200 psi	32068 psi
Modules of Rupture Dry		2700 psi	2698 psi
Modules of Rupture Wet		2540 psi	2539 psi
Abrasion Resistance		36	36

Technical Data – Bianca Mist

Range	From	To	Avg	ASTM
Abrasion Resistance-Kessler Index	N/A	N/A	N/A	10
Absorbtion by Weight	0.6	0.08	0.07	0.15
Bulk Density (Kg/m^3)	2710	2721	2714	2595
Compressive Strength (MPA)	46.1	65.3	55.7	52
Flexural Strength	N/A	N/A	N/A	N/A

Kind regards,

Pieter Boer Snr

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STONE CONSERVATION REPORT

DATE: 30.05.2025
PROJECT: Reserve Bank of Australia (RBA) building
AREA: Internal Marble
OBJECTIVE: Demonstrate understanding of principles and procedures for the conservation, removal, storage, and reinstatement of heritage marble.



Understanding of Conservation Approach

This report demonstrates a comprehensive understanding of the responsibilities, methodologies, and conservation principles involved in the treatment of heritage stonework at the Reserve Bank of Australia (RBA) head office building. Recognised for its cultural and architectural significance, the stonework will be treated with care throughout all stages of removal, handling, restoration, and re-use.

All work will be carried out in accordance with established heritage guidelines. These include principles such as minimum intervention, reversibility of treatment where feasible, material compatibility, full documentation and traceability, and respectful re-use. The approach is grounded in the understanding that preserving original fabric and maintaining historical integrity are vital to sustaining the building's long-term heritage value.

Conservation Principles and Methodology

The conservation of the RBA building's stonework will follow a minimum intervention approach. Only actions deemed essential for the safe removal, protection, and long-term preservation will be undertaken. No unnecessary repair, cleaning, or alteration will occur unless approved by the project heritage architect.

All materials and methods employed in the conservation works will be carefully considered to respect the heritage significance and material characteristics of the original stoneworks. Any new fixings, mortars, adhesives, or consolidants will be chosen for their compatibility with stonework and their proven long-term stability, ensuring they do not cause physical or chemical degradation over time. The approach prioritises the stonework's long-term preservation, with introduced materials being sympathetic to its condition, compositionally compatible, and approved by the project heritage architect.

Comprehensive traceability and documentation will be maintained throughout all phases of the project. Each stonework element will be recorded and tracked from its original in-situ location through removal, packing, storage, rejuvenation, and reinstatement. This ensures a clear chain of custody and enables accurate reinstallation in the correct orientation and position. Documentation will include photographic records, condition logs, crate and pallet identifiers, and mapped storage locations.

The importance of preserving the visual and material heritage of the stonework is recognised. Original finishes, tooling marks, joint widths, and stone alignments will be retained wherever possible. The appearance and craftsmanship of the original installation will be carefully respected and preserved throughout all phases of conservation and reinstallation.

Condition Assessment and Material Viability

A preliminary condition assessment of the stonework has been completed indicating that a significant portion of the stonework is in fair to sound condition and suitable for salvage. However, some stonework exhibit surface wear, minor cracks, or deterioration at joints and edges and will require targeted conservation treatment. The removal of these stones must be conducted with precision to avoid further damage to already vulnerable areas.

A follow up condition report will be undertaken to verify existing conditions and serve as a reference during the removal phase, guiding decisions to which stoneworks should be removed intact and which require careful dismantling and repair. Any discrepancies or unforeseen conditions observed on-site will be documented and reported for review by the project heritage architect.

Identification and Traceability System

Prior to removal, a comprehensive stonework identification and documentation system will be implemented. Each material will be assigned a unique Stone ID that reflects its original location, including floor level, elevation, course, and sequence. This will be applied using non-invasive, removable marking methods and will also be recorded on packing materials, storage crates or pallets, and in a digital inventory.

An initial identification report will catalogue all stones in-situ, detailing their material type, dimensions, condition, and original position. This report will form as the foundation for all ongoing tracking. The inventory will be continuously updated throughout removal, storage, and reinstatement to ensure full traceability and a complete record of each materials treatment history.

Removal and Handling Methodology

The removal process will be undertaken with conservation-focused techniques that prioritise the safety and integrity of the stonework. Each material will be clearly labelled prior to any lifting or dismantling begins. Only manual or low-vibration tools will be used, with mechanical methods avoided to minimise the risk of fractures or edge damage.

All debris and residual fixings will be carefully removed using soft, non-abrasive tools, to ensure that faces and edges remain undisturbed and preserved in their current condition. Materials will be lifted and handled using secure methods that support their weight and avoid placing stress on vulnerable points or edges.

The objective is to ensure that, unless otherwise documented, materials are removed intact and retain their original characteristics.

Heritage Stonework Damage Response

In the event of unintended damage to the heritage stonework, the following workflow outlines the step-by-step process. It aims to ensure a prompt and coordinated response that prioritises the protection, documentation, and conservation of original materials to prevent recurrence through continuous learning and improvement.

Step 1: Stop Work Immediately

- If any unintentional damage occurs to original stonework, halt all work in the affected area.

Step 2: Notify Incident

- Immediately inform the head contractor of the incident.

Step 3: Assess the Damage
The specialist stonemason will:

- Make the area safe
- Check for risk of further damage
- If needed, propose actions to:
    - Record and salvage remaining stone
    - Secure existing stone
    - Add protective measures
- Document the incident in the heritage site diary.

Step 4: Prevent Recurrence

- Assess if similar damage could happen elsewhere.
- If a pattern is found, develop a strategy to prevent future incidents.

Step 5: Inform Key Stakeholders

- Inform the project heritage architect and Contract Administrator of the incident and initial findings.

Step 6: Prepare Incident Report
Include:

- Photos of the damage
- Written account of how it happened or was discovered
- Statements from involved personnel
- Immediate actions taken
- Updates to the heritage diary and stonework register

Step 7: Develop Remedial Plan

- The stonemason and heritage architect propose a repair strategy
- The Contract Administrator must review and approve it

Step 8: Update Procedures

- Review and revise demolition/protection methods
- Update risk assessments and work methods based on lessons learned

Step 9: Team Briefing

- Hold a site meeting to explain:
    - What happened
    - Why it happened
    - How to avoid it in the future
    - Reinforce the importance of careful work around heritage elements

Step 10: Execute Repairs

- Carry out the approved remedial works
- Document and photograph all work for the project record

Packing, Transport, and Storage

After removal, materials will be individually wrapped using inert, protective materials and packed in foam-lined crates or cushioned pallets to prevent movement and eliminate contact between surfaces. Materials will not be stacked or allowed to touch one another during transport or storage.

All crates will be clearly labelled with the corresponding Stone IDs, crate number, and designated storage locations. Transport will be conducted using lifting equipment, specifically suited to the weight and fragility of heritage stonework, with precautions taken to avoid direct contact between metal lifting gear and the material surfaces.

Storage facilities will be secure, dry, and climate stable. Pallets will be elevated off the ground and shielded from the weather. The storage environment will be monitored with inspection reports generated to confirm that no deterioration is occurring during the storage phase.

Rejuvenation and Treatment

Only stonework identified in the condition report or confirmed by the project heritage architect as suitable for repair will undergo conservation. All interventions will follow recognised conservation standards and be pre-approved. Cleaning will be performed with non-invasive methods, such as low-pressure steam, pH-neutral cleaning agents, or poultice applications as appropriate.

Minor edge or face damage will be repaired using approved techniques that ensure colour- and texture-matching to the original stonework. Structural cracks may be repaired in consultation with the project heritage architect ensuring long-term stability.

Where authorised in the heritage treatment plan, minor polishing, chemical cleaning, or resurfacing may also be undertaken.

Reinstatement of Stonework

Reinstatement will be carried out in accordance with architectural specifications, using the Stone ID system to ensure careful reuse of stonework and preservation of its cultural value whereever possible. Installation will follow conservation best practices complimented by modern compatible fixing methods to support long-term durability and integrity of the stone.

Joint widths, alignment, and surface finishes will be sensitively managed to respect the heritage character while aligning with the architectural layout. Any final cleaning after installation will be gentle, non-abrasive, and subject to approval by the project heritage architect.

An updated stone register will document all reinstated pieces, including details of conservation treatments completed prior to installation.

Oversight, Quality Assurance, and Heritage Compliance

The project heritage architect will oversee all conservation work, including the review, approval, and inspection of each stage of the process.

The specialist stonemason carrying out the conservation work will maintain detailed daily records of work performed, including photographic documentation, treatment reports and inventory updates.

The project workflow will incorporate pre-removal inspections, mid-phase reviews, and final post-installation sign-off. All documentation will be made readily available to the project heritage architect throughout the project to ensure compliance and will be formally submitted to both the project architect and RBA for heritage record-keeping and verification against heritage standards for the project heritage diary.

Submission and Approvals

As part of the managing contractors' construction heritage management plan, and prior to the commencement of on-site works, the following documents shall be submitted for approval by the project heritage architect:

- Provide an outline of the proposed daily records diary, detailing how daily work activities, procedures, photographs, incidents will be documented.
- Conduct a stonework condition assessment to verify the current on-site state against the initial condition report.
- Update heritage damage stonework response process workflow to reflect on-site findings from the stonework condition assessment report.
- Submit a comprehensive work method statement detailing removal, transport, packing, and reinstatement procedures of stonework.
- Provide a detailed identification and labelling protocol for all heritage stonework elements.
- Propose a treatment schedule outlining conservation and repair actions.
- Identify and specify proposed storage location, environmental conditions, and layout for all stored stonework
- Develop a reinstatement strategy that aligns both architectural and heritage requirements.

Conclusion

This report outlines the approach and appropriate treatment for the heritage stonework of the RBA head office building. The proposed processes are designed to protect the original materials, ensuring they are respected, and documented at every stage of its conservation process.

ARUP

Reserve Bank of Australia

65MP Project

Australian stone options for external cladding replacement

Issue 2

11 June 2025

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Document verification

Revision	Date	Prepared by	Checked by	Approved by
Issue 1	30 May 2025	Lucy Caine Agnes Daraz	Paola Blasi Peter Romeos	Janine Pickering
Issue 2	11 June 2025	Lucy Caine	Peter Romeos	Janine Pickering

Executive summary

Arup has been engaged to provide façade advice at the concept design stage of the refurbishment of 65 Martin Place, Sydney, currently serving as the headquarters of Reserve Bank Australia.

This report outlines key design requirements for alternative white marbles and black granites, and presents options for use in the external spandrel cladding of the building envelope for further investigation by the project team. It incorporates the findings of StonePlus' report 'Stone Specification Report' (15 May 2025).

Key findings are summarised on the right.

Availability of alternatives to Wombeyan Marble Blue/Grey

The quarry at Wombeyan which produced the light/white marble from the original project has been incorporated into Blue Mountains National Park. This stone is no longer available.

Light natural stone, similar in appearance to Wombeyan Marble, is challenging to source within Australia. Two stone options from Australian quarries, with sufficient product quantities include:

- Austral Dream and listed variants thereof
- Austral Pearl White / Grey

A key requirement of the refurbishment project is that all façade stonework should preferably be sourced from within Australia. However, few local stones match Wombeyan Marble aesthetics. If the options listed above are found unsuitable, in the detailed design phase, comparable international alternatives may need to be considered.

Availability of black granite material

The original black granite, Adelaide Black – Imperial, is readily available from a quarry in Australia. This stone is quarried in South Australia.

Next steps

For the detailed design phase, it is recommended that the following be obtained for these stones to support informed decision making:

- Recent testing results demonstrating key properties
- Built examples in external environments similar to Sydney
- A minimum of 4 visual samples, each a minimum of 300 x 300mm, for the project team's reference and review.

1
Introduction

Arup has been engaged to provide façade advice for the refurbishment of 65 Martin Place, Sydney, which currently serves as the headquarters of Reserve Bank Australia.

Originally completed in 1964 (Figure 1), the building is distinguished by its unique façade design, featuring natural stone spandrel panels arranged in a black and white tartan pattern. This distinctive aesthetic was achieved through the use of Wombeyan Marble Blue/Grey – a light stone sourced from Wombeyan, NSW – paired with a black/dark granite, Adelaide Black Imperial.

In the early 1990s, the original stone façade was overclad with granite panels after the existing marble began to delaminate from the substructure.

Today, the Wombeyan quarry is no longer operational and has been incorporated into Blue Mountains National Park, rendering the original material unavailable. In contrast, Adelaide Black Imperial remains available and it can be considered for use in the project.

A key requirement of the refurbishment project is that all façade stonework should preferably be sourced from within Australia. This report outlines the primary design considerations for Australian-sourced white marbles and black granites, and presents a range of potential options for use in the external cladding of the building envelope. These options are for further review and evaluation by the project team during the detailed design phase.

This report been produced alongside StonePlus's assessment of alternative stones and incorporates the findings of the report 'Stone Specification Report' (dated 15/05/2025).

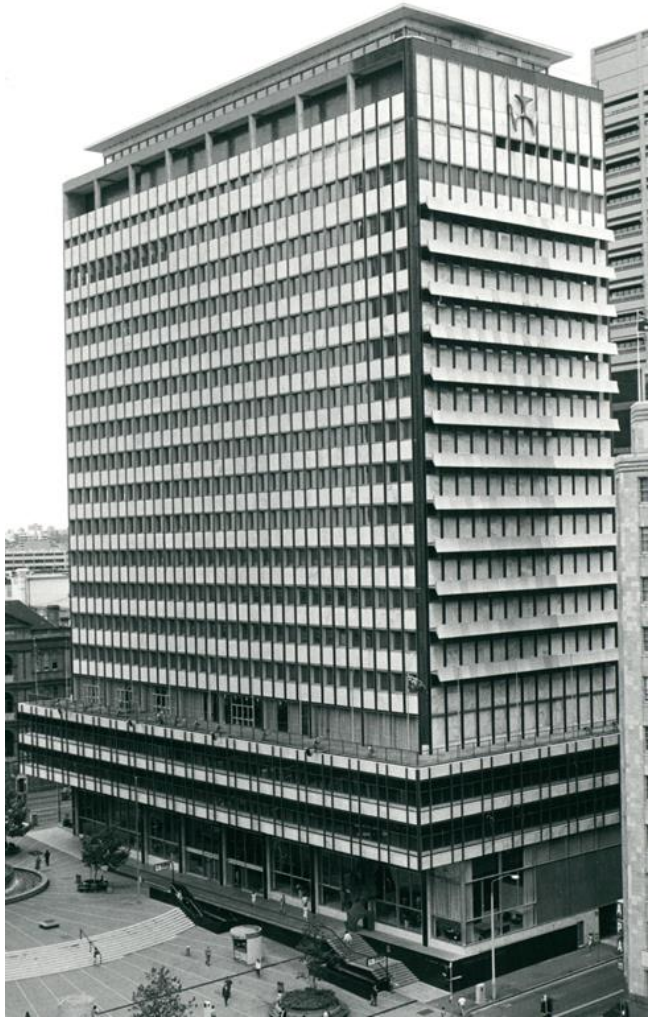


Figure 1: 65 Martin Place in the 1960s.
© Reserve Bank of Australia Archives PN-014290

2
Key stone design requirements

Figure 2 shows samples of the stones currently installed on the building:

- Top: Wombeyan Marble Blue/Grey, honed finish
- Bottom: Black granite, honed finish.

Any alternative stones must meet the following criteria to be considered:

- **Source:** Australia.
- **Visual appearance:** Similar to the existing stones.
- **Availability:** Available from a quarry currently in operation.
- **Quantity:** Sufficient quantity available within the desired visual range to meet the needs of the project. Final quantities will be determined based on the completed design at a later stage of the project. It is expected that quarries will meet the anticipated demand through the extraction of appropriate material to support the project once final quantities are established. The use of new stone is preferred rather than existing stock due to the potential for the technical properties of the material to have been affected by weathering.
- **Dimension:** Blocks available with dimensions such that the panel dimensions required for the project can be achieved.
- **Durability:** Suitable for long-term use in an external environment in Sydney, Australia.
- **Performance:** Mechanical and other technical properties suitable to meet the project requirements, in particular but not limited to sufficient flexural strength to span the dimensions required.
- **Safety:** Not containing substances that may cause harm to those processing the stone.

The following sources of information have been used as inputs into this report:

- StonePlus, 15/05/2025, ‘Stone Specification Report’ and appendices.
- Information from past Arup conversations with quarries.
- ASAA Natural Stone Design Manual, 2011

Note on stone identification: Natural stones are commonly identified by either their petrographic name (based on their geological characteristics), or by their commercial name (which can differ between suppliers for what is technically the same stone. Care must be taken to understand which name is being used for any particular stone.



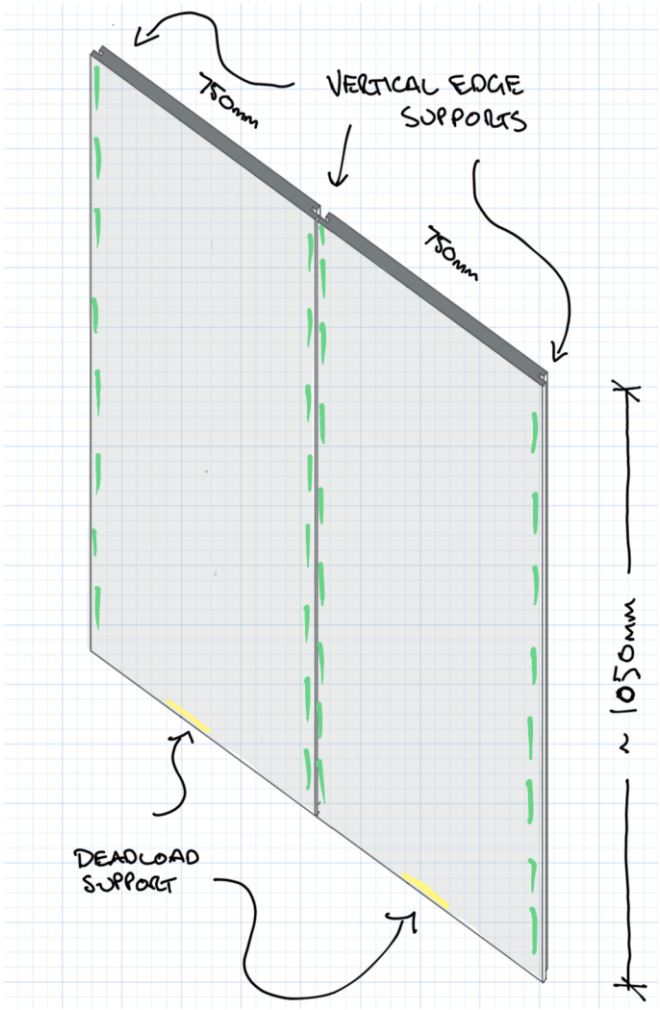
Figure 2: Samples of stone currently used in the façade of 65 Martin Place. Top: Wombeyan Marble Blue/Grey. Bottom: Black granite, unidentified.

Required dimensions for indicative design

An indication of the size of panel required for the white marble stone is provided in the sketch on this page.

The proposed new panels are approximately 1050 x 750 mm (H x W).

Due to the size of the existing marble stone the current units have been installed in two equal halves with a vertically centred joint. With a reduced stone height of 1050 module height, there may be potential opportunities to use a single stone panel (without a vertical Joint). The feasibility of this opportunity will be required to be ascertained by the Design and Construct (D+C) contractors/subcontractors.



Required flexural strength for indicative design

Arup have undertaken a preliminary rough estimate of the flexural strength required for the indicative design of the new façade system.

For a 35mm thick stone panel, we anticipate that a minimum flexural strength of at least 7.5MPa will be required for the light marble. This assumes that the new testing will confirm a standard deviation of test results <20%.

3
Stone testing requirements

Stone is a natural and naturally variable material. Its durability and strength will vary, even within the same quarry. Weathering of stone can also occur when it is stored for long periods in an exposed environment, such as after extraction at the quarry. As such Arup highlights the need for the following:

- **Up-to-date testing:** Current physical and mechanical testing must be considered for to determine the material's suitability for the project. Ideally, testing will have been undertaken in the past 18 months. A non-exhaustive list of typical approval tests is provided in Table 1. Performance requirements and testing should be specific to the particular project for which the stone is planned to be used.
- **Operational Quarry Requirements:** Stone should be sourced from operational quarries to ensure material traceability and minimize the risk associated with long- term exposure to weathering.

Parameter	Test / Standard
Density	BS EN 1936
Flexural strength (wet and dry), in the orientation to be used for the project	BS EN 12372 or BS EN 13161
Water absorption	BS EN 13755
Petrographic description	BS EN 12407
Resistance to thermal and moisture cycles (marbles only, to evaluate risk of hysteresis)	BS EN 16306
Note: Australian Standards have not been developed for the testing of natural stone. While British/European standards are listed above, equivalent ASTM standards exist for some of these tests and could be used.	

Table 2: Typical approval tests for natural stone cladding.

4
Stone samples and visual range definition

In addition to stone's natural variability in physical and mechanical properties, stone will also have natural variation in colouration, patterning, and other features.

Samples for initial stone selection

To gain a more comprehensive understanding of the stone's natural characteristics - such as color variation, veining, and texture. Arup recommends requesting larger samples, ideally 300 x 300 mm. These larger samples offer a clearer and more representative view of the material, helping to ensure alignment with the project's design intent and aesthetic goals.

Please refer to the Arup reflectivity report for the reflectance requirements of the project. These will in part determine the finishes to be applied. It has been assumed in this report (based on available samples of the original stone) that the finish will be honed.

Importance of relevant built examples

Built examples using the stones under consideration in a similar configuration and exterior environment are an important input to the stone selection process. Such examples can help to understand how the stone will weather and change in use.

This report includes several built references from interior environments, which offer a helpful indication of the stone's visual qualities in use. To complement these, it is recommended that additional exterior examples be sourced from suppliers to better assess the stone's long-term suitability for external applications.

Defining visual range for the project

To ensure alignment on the desired aesthetic quality, the visual characteristics of the stone to be supplied should be clearly defined and agreed upon by the project team, including the client, design consultants, façade engineer, and stone supplier. These characteristics should be documented in a report (the 'visual range report') which includes representative photos and descriptions of both acceptable and non-preferred features.

Visual range definition should be conducted at the quarry, where a broad range of stones containing the possible features of that stone, is reviewed with all parties in attendance. This allows all parties to observe the natural variation and agree on the range of features that best reflect the project's design intent.

Certain stone features (e.g., open cracks) may have adverse implications for stone properties. These should be identified and excluded from the visual range to ensure both aesthetic consistency and material integrity.

5
Candidate Stone Options for Wombeyan Marble Blue/Grey

Austral Dream

Austral Dream is also known commercially as Pilbara Cream, Pilbara Dreamtime and Dolce Vita. It is a dolomitic marble.

This stone closely resembles the visual appearance of Wombeyan Marble Blue/Grey, though it can exhibit warmer hues as shown in the images provided.

The quarry is currently operational and producing large quantities of blocks, ensuring strong availability of this stone for the project. A broad selection of material is likely to be available, supporting the definition of an accepted visual range.

Dolomitic marbles are anticipated to offer the durability and strength to meet the project's performance needs. Recent testing should be provided to reliable demonstrate the stone's suitability for the project.

It is recommended that a full suite of testing be undertaken for this stone during the design phase to ensure its suitability for the project. In addition, the following measures are advised:

- Obtaining 300 x 300mm samples of this stone to gain a clearer understanding of its visual characteristics and natural variations.
- That built examples using this stone in an external environment similar to Sydney be sought and reviewed.

Parameter	Comment
Source	Pilbara, Western Australia
Visual appearance	Creamy white marble with warm hues and blue/grey undertones.
Availability	Quarry currently operating and removing material from the ground.
Quantity	141 blocks currently in stock.
Dimension	*Unknown at time of writing.*
Durability	Dolomitic marbles are denser and less porous compared to many other marbles. They are typically resistant to weathering and abrasion.
Performance	*New testing required to demonstrate suitability.*
Safety	The presence of silica or other potentially harmful substances should be confirmed through petrographic examination.
Built examples	*External façade built examples to be confirmed.*



Figure 3: Austral Dream / Dolce Vita. Source: StonePlus.

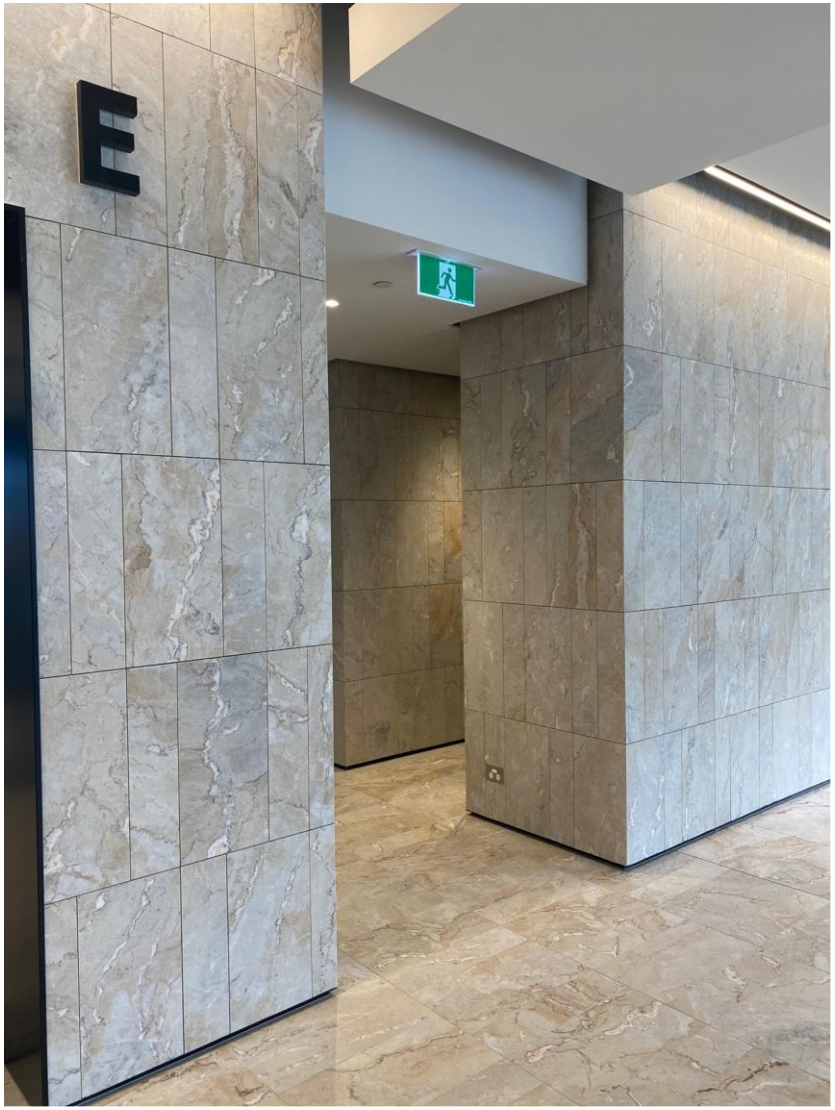


Figure 4: Jubilee Centre Brisbane – Pilbara Dreamtime. Source: Stone Dimensions Australia



Figure 5: Jubilee Centre Brisbane – Pilbara Dreamtime. Source: Stone Dimensions Australia

TYPICAL PHYSICAL PROPERTIES	
Bulk Density:	2.85 tonnes/m³
Compressive Strength (dry/wet):	210/225 MPa
Flexural Strength (dry/wet):	8.4/9.4 MPa
Water Absorption by weight:	0.07%
Abrasion Resistance:	100 (86-116)
Slip Resistance:	
Modulus of Rupture	dry 13.3 / wet 13.5 MPa

Figure 6: Typical physical properties – Pilbara Dreamtime. Source: ASAA Natural Stone Design Manual, 2011

Austral Pearl White

Austral Pearl White is also known commercially as Bianca Dolce Vita and Crystal Pearl. Variants include Austral Pearl Grey. It is a dolomitic marble.

Austral Pearl Grey appears to be the more tonally similar match to Wombeyan Marble Blue/Grey. However, due to the grey linear movement, it may present a more distinct visual character compared to Austral Dream, which could be closer in overall appearance.

The quarry is currently operational and producing large quantities of blocks, ensuring strong availability of this stone for the project. A broad selection of material is likely to be available, supporting the definition of an accepted visual range.

Dolomitic marbles are anticipated to offer the durability and strength to meet the project's performance needs. Recent testing should be provided to reliably demonstrate the stone's suitability for the project.

It is recommended that a full suite of testing be undertaken for this stone during the design phase to ensure its suitability for the project. In addition, the following measures are advised:

- obtaining 300 x 300mm samples of this stone to gain a clearer understand of its visual characteristics and natural variations.
- that built examples using this stone in an external environment similar to Sydney be sought and reviewed.

Parameter	Comment
Source	Pilbara, Western Australia
Visual appearance	Creamy white or grey tones, with thin, defined grey linear movement throughout.
Availability	Quarry currently operating and removing material from the ground.
Quantity	StonePlus identified 50 blocks currently in stock (Austral Pearl White). Only 15 blocks available of Austral Pearl Grey. More of both in ground.
Dimension	*Unknown at time of writing.*
Durability	Dolomitic marbles are denser and less porous compared to many other marbles. They are typically resistant to weathering and abrasion.
Performance	*New testing required to demonstrate suitability.*
Safety	The presence of silica or other potentially harmful substances should be confirmed through petrographic examination.
Built examples	*External facade built examples to be confirmed.*



Figure 7: Austral Pearl White (top) and Grey (bottom). Source: courtesy of supplier.

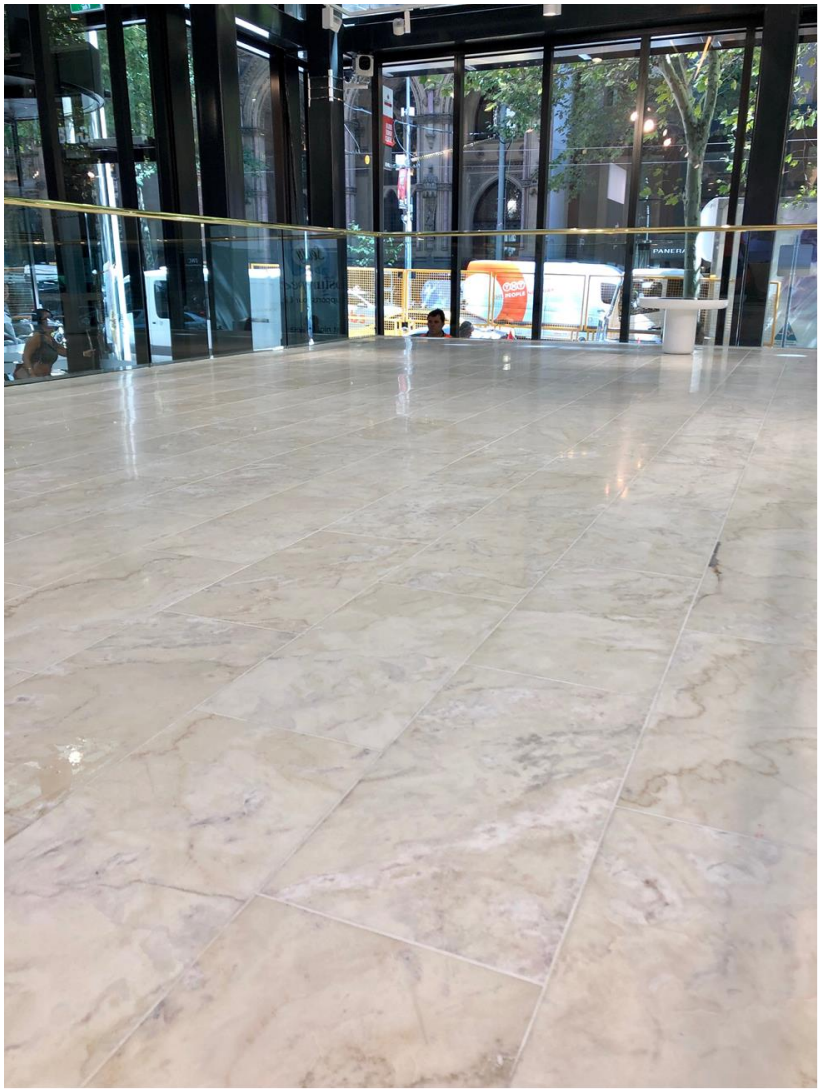


Figure 8: Brickworks Melbourne Design Studio – Crystal Pearl. Source: Stone Dimensions Australia



Figure 9: Brickworks Brisbane Design Studio – Crystal Pearl. Source: Stone Dimensions Australia

Property		Mean Value	Notes
Water Absorption – wt.%		0.03	
Bulk Specific Gravity – kg.m^{-3}		2850	
Flexural Strength – MPa	Dry Wet	- -	
Modulus of Rupture[1] – MPa	Dry Wet	- 7.8	V
Compressive Strength – MPa	Dry Wet	188 190	
Resistance to Salt Attack – wt%		0.1	
Dimensional Stability – %		-	
Thermal Expansion – mm/mm°Cx10^{-6}		-	
Abrasion Resistance – Ha		40	
Stain Resistance Rating		-	

Figure 10: Typical physical properties – Crystal Pearl. Source: Stone Initiatives flyer 2019, courtesy of supplier

Bianca Mist Marble

Bianca Mist Marble is a calcitic marble. Bianca Mist Marble is most similar in appearance to Wombeyan Marble Blue/Grey. While its appearance is comparable, this stone is not considered suitable for use due to the following reasons:

- The stone is susceptible to sugaring and bowing, both of which make the stone inappropriate for use in an external environment.
- Due to its relatively low strength, the stone is unlikely to meet the structural requirements for the façade design.
- The quarry is not currently operational, and the available blocks have been exposed to the elements for an extended period. As a result, weathering may have already compromised the stone properties.
- A backing is likely needed to achieve opacity; however, its use is not permitted due to concerns over reliance on adhesives and fire safety risks.

Parameter	Comment
Source	Chillagoe, Queensland
Visual appearance	A ‘pristine’ white marble with grey cloud-like intrusions. Fine grain. Some blush tones.
Availability	Quarry is no longer in operation.
Quantity	StonePlus identified 50 blocks currently in stock, however no new material will be available. Tonality of stock unknown.
Dimension	*Unknown at time of writing.*
Durability	Not adequate for the project.
Performance	*New testing would be required to demonstrate suitability.* Susceptible to sugaring and bowing. Not appropriate for use in external environments.
Safety	ASAA Manual indicates typically 0.14% silica. The presence of silica or other potentially harmful substances should be confirmed through petrographic examination.
Built examples	*External facade built examples to be confirmed.*



Figure 11: Bianca Mist Marble. Source: courtesy of supplier.



Figure 12: Unidentified project – Bianca Mist. Source: Cairns Marble Australia

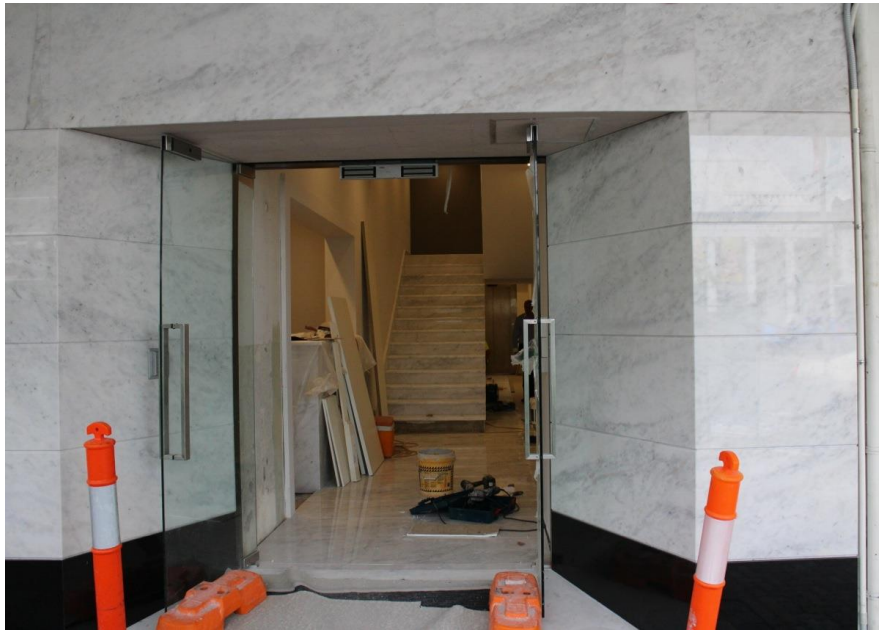


Figure 13: Unidentified project – Bianca Mist. Source: Cairns Marble Australia

TYPICAL PHYSICAL PROPERTIES

Bulk Density:	2.71 tonnes/m³
Compressive Strength (dry/wet):	62.1/60.8 MPa
Flexural Strength (dry/wet):	7.6/8.4 MPa
Water Absorption by weight:	0.08%

Figure 14: Typical physical properties – Bianca Mist. Source: ASAA Natural Stone Design Manual, 2011

Wombeyan Marble Blue/Grey

Wombeyan Marble is a calcitic marble. The former Wombeyan quarry is now located in Blue Mountains National Park. Previously quarried blocks within the park are not accessible.

Due to both the inaccessibility of the stone and the complications arising from the existing cladding - specifically the need for overcladding caused by stone delamination - Arup has concluded that the original Wombeyan Marble Blue/Grey is not a viable option and does not meet the technical requirements of the project.

Parameter	Comment
Source	Wombeyan, New South Wales
Visual appearance	This is the existing stone. StonePlus note that appearance of blocks quarried yet unused would need to be checked.
Availability	Quarry is no longer in operation and is located within Blue Mountains National Park.
Quantity	Quarried blocks cannot be accessed for use.
Dimension	
Durability	In service, Wombeyan marble deteriorated and was overclad in the 1990s to improve the appearance of 65 Martin Place.
Performance	It is noted that material is susceptible to fractures along veins especially when weathered.
Safety	No information on silica content available. The presence of silica or other potentially harmful substances should be confirmed through petrographic examination.
Built examples	Reserve Bank of Australia



Figure 15: Wombeyan Marble Blue/Grey. Source: StonePlus.

Comparative assessment of candidate stone options to Wombeyan Marble Blue/Grey

Table 2 summarises Arup's evaluation of the stones considered in this report as potential candidate stones for Wombeyan Marble Blue/Grey. Based on this assessment, the following stones are recommended for further investigation during detailed design phase, given their suitability for the project:

- Austral Dream and variants
- Austral Pearl White / Grey

Arup do not recommend the use of Bianca Mist Marble and Wombeyan Marble due to technical and availability constraints.

For the detailed design phase, it is recommended that the following be obtained for these stones to support informed decision-making:

- Recent testing results demonstrating key properties.
- Built examples in external environments similar to Sydney.
- Confirmation that the available block sizes enable the panel dimensions required for the project to be achieved.
- A minimum four visual samples (300 x 300 mm each) for the project team's review and reference.

A primary objective of the refurbishment is to prioritise sourcing of all façade stone from within Australia. However, there are limited local stone options that closely replicate the appearance and characteristics of Wombeyan marble. Should further technical evaluation determine these domestic alternatives to be unsuitable, it may be necessary to consider internationally sourced white marbles with comparable qualities.

	Wombeyan Blue/Grey	Austral Dream	Austral Pearl White	Bianca Mist Marble
Source within Australia				
Visual appearance				
Availability				
Quantity				
Durability				
Performance				
Safety				

Table 2: Summary of Arup's evaluation of the stones considered as Wombeyan Marble Blue/Grey alternatives. Red = poor rating, Amber = average rating, Green = good rating.

6
Candidate Stone Options for the Black Granite

Adelaide Black - Imperial

Adelaide Black – Imperial is a granite also known commercially as Imperial Black, Imperial Select Black, and Adelaide Black Select.

A review of historical specifications and drawings suggests that this stone is the black granite used in the original construction.

With the quarry currently operational and producing large quantities of blocks, the availability of this stone for the project is reliable.

Arup supports its selection as a suitable option, pending recent testing to confirm its technical properties. At present, we are not aware of any other black granites actively quarried in Australia.

It is recommended that StonePlus might be able to provide further insight during the detailed design phase into potential sources of black or very dark granites within Australia.

Parameter	Comment
Source	Black Hill, South Australia
Visual appearance	Fine-grained, dark black with light highlight grains
Availability	Good. Quarry is in operation.
Quantity	Resource is available as blocks and in the ground.
Dimension	*Unknown at time of writing.*
Durability	This stone is used as external paving across the City of Sydney and is in wide use as a part of memorials and landmarks in Australia. Likely to be suitable.
Performance	*Likely to be suitable for project requirements. New testing required to demonstrate suitability.*
Safety	No information on silica content available. Petrographic examination will be required, as for all stones.
Built examples	*External facade built examples to be confirmed.*



Figure 16: Adelaide Black, honed. Source: courtesy of supplier.



Figure 17: Adelaide Black – Imperial pavers, 275 Kent St, Sydney. Source: courtesy of supplier



Figure 19: Adelaide Black – Imperial pavers, Blight St, Sydney. Source: courtesy of supplier



Figure 18: Adelaide Black – Imperial pavers, Bligh St, Sydney. Source: courtesy of supplier

TYPICAL PHYSICAL PROPERTIES This specification is intended as a guide only. The properties of the granite specified must be assessed from the selected batch for the project as there will be variation in properties from seam to seam.

Bulk Density:	2.94 – 2.97 t/m^3
Compressive Strength (dry/wet):	189 - 217 MPa/146 - 193 MPa
Flexural Strength (dry/wet):	15.5 - 16.9 MPa/16.6 - 17.7 MPa
Water Absorption by weight:	0.03 – 0.06%
Abrasion Resistance:	132.3 (Mean Abrasion Index)
Slip Resistance: (Exfoliated/Flamed)	AS/NZS 4586: Appx A. V – Very Low Risk of slipping when wet. BPN (Wet) 61
(Honed – 220 Grit Finish)	AS/NZS 4586: Appx A. X – Moderate Risk of slipping when wet. BPN (Wet) 43

Figure 20: Typical physical properties – Adelaide Black - Imperial. Source: ASAA Natural Stone Design Manual, 2011

Appendix A

StonePlus Report, 15/05/2025, ‘Stone Specification Report’

Stoneplus NSW Pty Ltd
Contractor Lic: 310129C
ABN: 23 138 219 020

18 Powells Road
Brookvale NSW 2100
AUSTRALIA

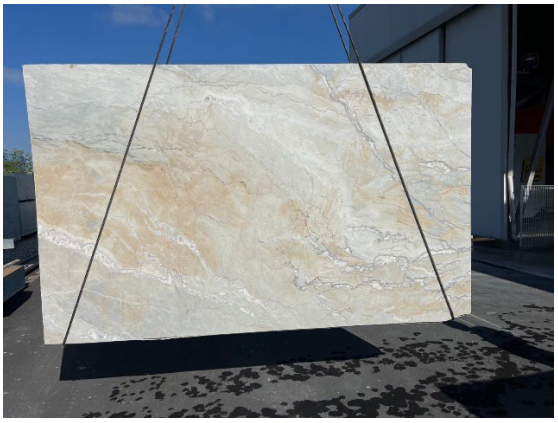
Tel: +61 2 8021 9640
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Email: info@stoneplus.com.au
Website: www.stoneplus.com.au

STONE SPECIFICATION REPORT

DATE: 15.05.2025
PROJECT: Reserve Bank of Australia
AREA: External Facade Cladding. Existing Façade - Wombeyan Blue/Grey Marble
OBJECTIVE: Specify suitable Australian Marble substitutions for RBA façade

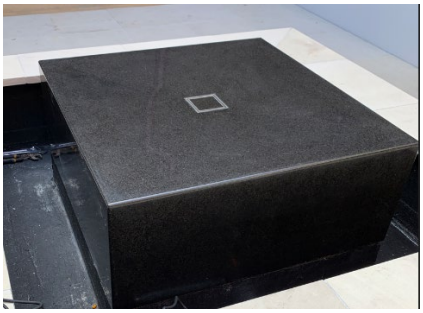


STONE TYPE	STONE DETAILS	NOTES
Austal Dream Marble Also known as. -Pilbara Cream -Pilbara Dreamtime -Dolce Vita  	**Location:** Pilbara, WA **Material:** Dolomitic Marble **Colour:** Austral Dream is a Creamy White marble that can have warm hues flowing throughout the material and has blue and grey undertones. **Movement:** Austral Cream does not have a specific vein direction but has more of a rugged coastal landscape appearance. **Strength:** As a Dolomitic Marble this stone is denser and less porous than most marbles and therefore is more resistant to external elements and scratch/acid resistant. **Resource availability:** Current stock on ground - 141 blocks Quarry still operating with access to more material in ground.  	Austral Dream is currently an in-demand product due to is dolomitic marble properties that are superior in strength to most marbles and yet still provide the aesthetics of a marble. Stock on the quarry floor is expansive and therefore suitable for a project of this size. Large quantities allow for colour selection amongst blocks to best suit the project. Due to the material's natural properties, it lends itself to a longer lasting option that can weather the external environment for this project. Test results from 2012 indicate compressive strength is twice the strength of Carrara. It is expected that any new deposit test would be more favourable the further into the deposit. Negligible silica is present throughout Pilbara marble deposits Tests results provided as of 2012. Recommend full set of testing based on current deposit.  

STONE TYPE	STONE DETAILS	NOTES
Austral Pearl White Also known as. -Bianca Dolce Vita  Variant: **Austral Pearl Grey** 	**Location:** Pilbara, WA **Material type:** Dolomitic Marble **Colour:** Austral Pearl is a Bright White to Cream marble. ***Variant option – Austral Pearl Grey –** Light blue/grey to white. **Movement:** It has a wavy linear movement across the material. **Strength:** As a Dolomitic Marble this stone is denser and less porous than most marbles and therefore is more resistant to external elements and scratch/acid resistant. **Resource availability:** Austral Pearl White- current 50 blocks out of the ground and further resource in ground with Quarry still in operation. *Austral Pearl Grey – current blocks on quarry floor more than 15 block however the Quarry is in operation and expansive resource available in ground.  	Austral Pearl is currently an in-demand product due to is dolomitic marble properties that are superior in strength and yet still provide the aesthetics of a marble. Stock on the quarry floor is expansive for both colour variants however further resource is currently being quarried out on demand. Large quantities allow for colour selection amongst blocks to best suit the project. Due to the uniform movement across the material and neutral palette, it lends itself to use across a large project. Negligible silica present throughout Pilbara marble deposits Austral Pearl Grey – appears to be tonally close in nature to the Wombeyan Blue Marble currently in-situ. Recommend new testing data be obtained 

STONE TYPE	STONE DETAILS	NOTES
Bianca Mist Marble  	**Location:** Chillagoe, QLD **Material type:** Crystalline Marble **Colour:** Pristine White with subtle Grey cloud like Intrusions - fine grain marble. Blush tones can be present from time to time **Movement:** predominantly white with grey intrusions washed across the slab **Strength:** The material is quite hard for a crystalline marble. **Resource availability:** Current stock on ground – around 50 blocks are available on the quarry floor. Inspection would be required to check the tonality of the blocks and structure as the blocks were quarried out some years ago. Quarry is owned by Cairns Marble however quarry is not currently in operation. 	Most similar in design to the Wombeyan Marble currently on the façade at the RBA. Slightly whiter. Due to the pristine white crystal it does have an opaque nature and therefore would require backing to avoid any rear structure showing through. The small crystal structure can chip easily along edges. The current block availability is varied in colour. With some pink undertones more prominent in some blocks. Careful selection of material will be required. Blocks have been exposed to the elements for some time. Testing and inspection required.  

STONE TYPE	STONE DETAILS	NOTES
Wombeyan Marble Blue/Grey  	**Location:** Wombeyan, NSW **Material type:** Crystaline Marble **Colour:** Ranges from White to blue/grey with blue veining. Blush tones can be present amongst blocks with the Wombeyan blue/Grey found in and amongst the Wombeyan Cream. **Movement:** Blue Grey veining throughout the material. Pink veining can be found where the Wombeyan Grey combines with Wombeyan cream **Strength:** Material is softer than others recommended in this report and is known to be brittle when under stress. It is susceptible to fractures along veins if the material is exposed to the weather for some time. **Resource availability:** Previously Quarried Blocks on the Quarry floor are now within National Park are not accessible.  	Due to the Quarry being closed and within a national park, access to sufficient material in uniform colour range will require a make safe of the quarry and inspection of current blocks for useability. To date this has not been granted. Material on Ground could be compromised due to being exposed to the elements for some time and therefore an inspection and testing would need to be done. The deposit varies between mostly white background to a blue/grey background. Favourable blocks previously were the whiter blocks and therefore it's unclear how much of the blocks remaining within the national park would be of the lighter colour variation within the deposit. Failure of the previous façade is speculated to have originated from the contributing issues below: -The previous test results for Wombeyan marble were considered standard for a marble, however it is known to weaken around the veins (mud veins) with exposure to weather. The material is also considered to be brittle under stress. -Inconsistency between the microscopic structure of the marble crystals allowed moisture and possible organic matter into the marble, leaving the marble vulnerable to expansion, softening and failure. -Due to concrete cancer in the building, spalled concrete chips where dislodged and gathered into the rear cavity of façade fixing brackets, eventually forcing pressure on external cladding in the pin locations. -Pin installation further weakened the material allowing to open and crack and allow debris into crevices. -Original elastomeric jointing material failed by hardening, allowing ingress of water to track behind the stone worsening the above issues.

STONE TYPE	STONE DETAILS	NOTES
Adelaide Black – Imperial Also known as Imperial Black, Imperial Select Black, Adelaide Black Select 	**Location: Black Hill**, NSW **Material type:** Granite **Colour:** Dark Black with highlight grains **Movement:** Occasional flare, but can be selected out. Fine grain **Strength:** High Strength Granite **Resource availability:** Large resource with abundant quarried blocks available and further resource in ground **TYPICAL PHYSICAL PROPERTIES** This specification is intended as a guide only. The properties of the granite specified must be assessed from the selected batch for the project as there will be variation in properties from seam to seam. Bulk Density: 2.94 – 2.97 t/m³ Compressive Strength (dry/wet): 189 - 217 MPa/146 - 193 MPa Flexural Strength (dry/wet): 15.5 - 16.9 MPa/16.6 - 17.7 MPa Water Absorption by weight: 0.03 – 0.06% Abrasion Resistance: 132.3 (Mean Abrasion Index) Slip Resistance: (Exfoliated/Flamed) AS/NZS 4586: Appx A. V – Very Low Risk of slipping when wet. BPN (Wet) 61 (Honed – 220 Grit Finish) AS/NZS 4586: Appx A. X – Moderate Risk of slipping when wet. BPN (Wet) 43 	Adelaide Black Imerial Granite has been used in the original façade at the RBA and the current RBA reception desk. This material is often used for memorial work, and high-grade commercial work due to its fine grain, consistency and darker shade. Material is abundant on ground and in the quarry. Adelaide Black Austral is a variant of this material. Often lighter flecks flares throughout the stone and a fine-medium grain. This variant is used throughout Sydney City for paving. 

TEST DATA – PILBARA MARBLE AND CAIRNS MARBLE OPTIONS

Technical data - Austral Dream and Austral Pearl		**Austral Pearl**	**Austral Dream**
Density		2880 Kg/m3	2878 Kg/m3
Absorption		0.06%	0.06%
Compressive Strength Dry		33049 psi	33049 psi
Compressive Strength Wet		32200 psi	32068 psi
Modules of Rupture Dry		2700 psi	2698 psi
Modules of Rupture Wet		2540 psi	2539 psi
Abrasion Resistance		36	36

Technical Data – Bianca Mist

Range	From	To	Avg	ASTM
Abrasion Resistance-Kessler Index	N/A	N/A	N/A	10
Absorbtion by Weight	0.6	0.08	0.07	0.15
Bulk Density (Kg/m^3)	2710	2721	2714	2595
Compressive Strength (MPA)	46.1	65.3	55.7	52
Flexural Strength	N/A	N/A	N/A	N/A

Kind regards,

Pieter Boer Snr

7.0 APPENDIX C – VISUALISATIONS

Visualisations

Architectus
June 2025



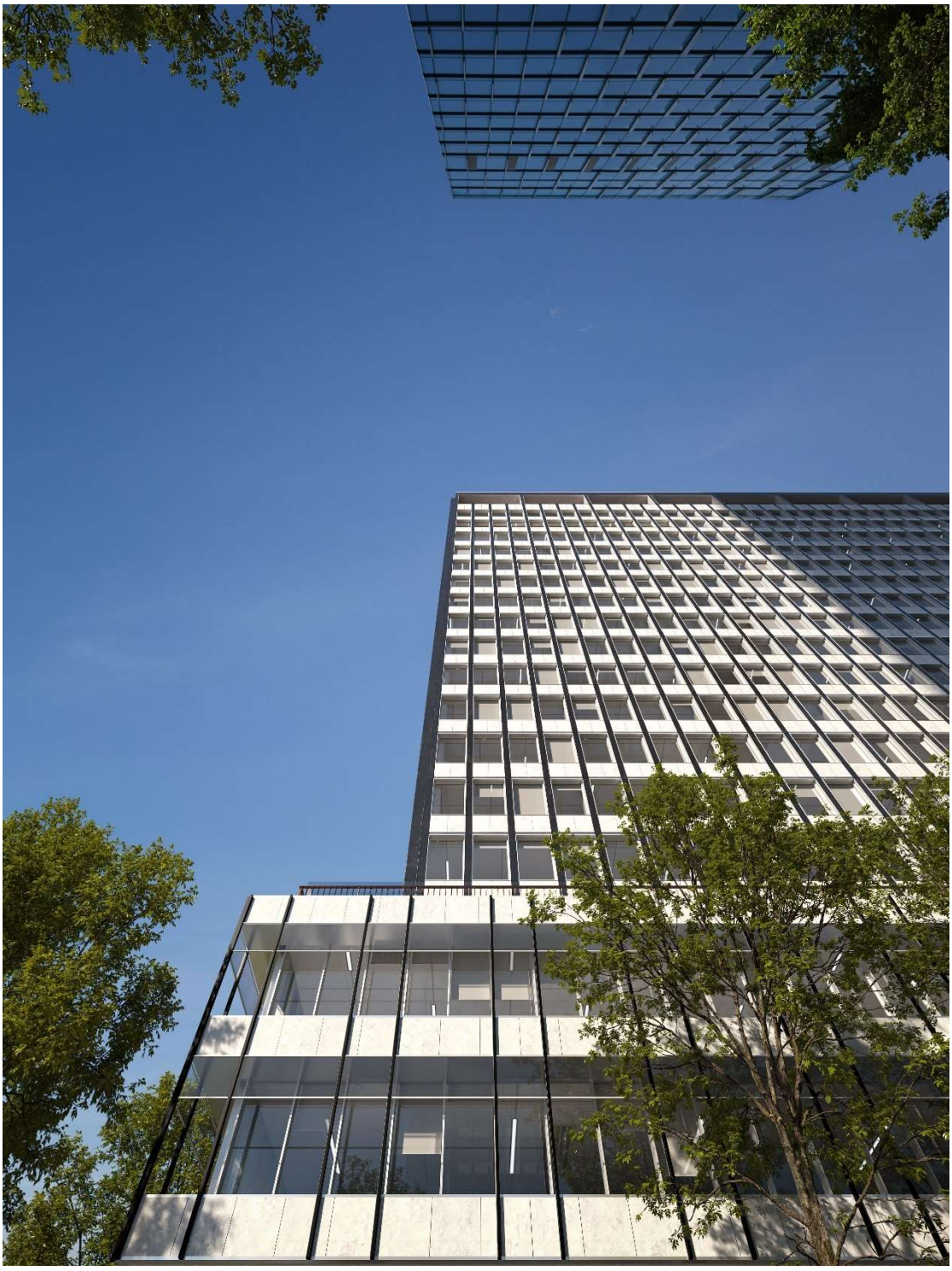
View 1 - North east view



View 2 - North west view



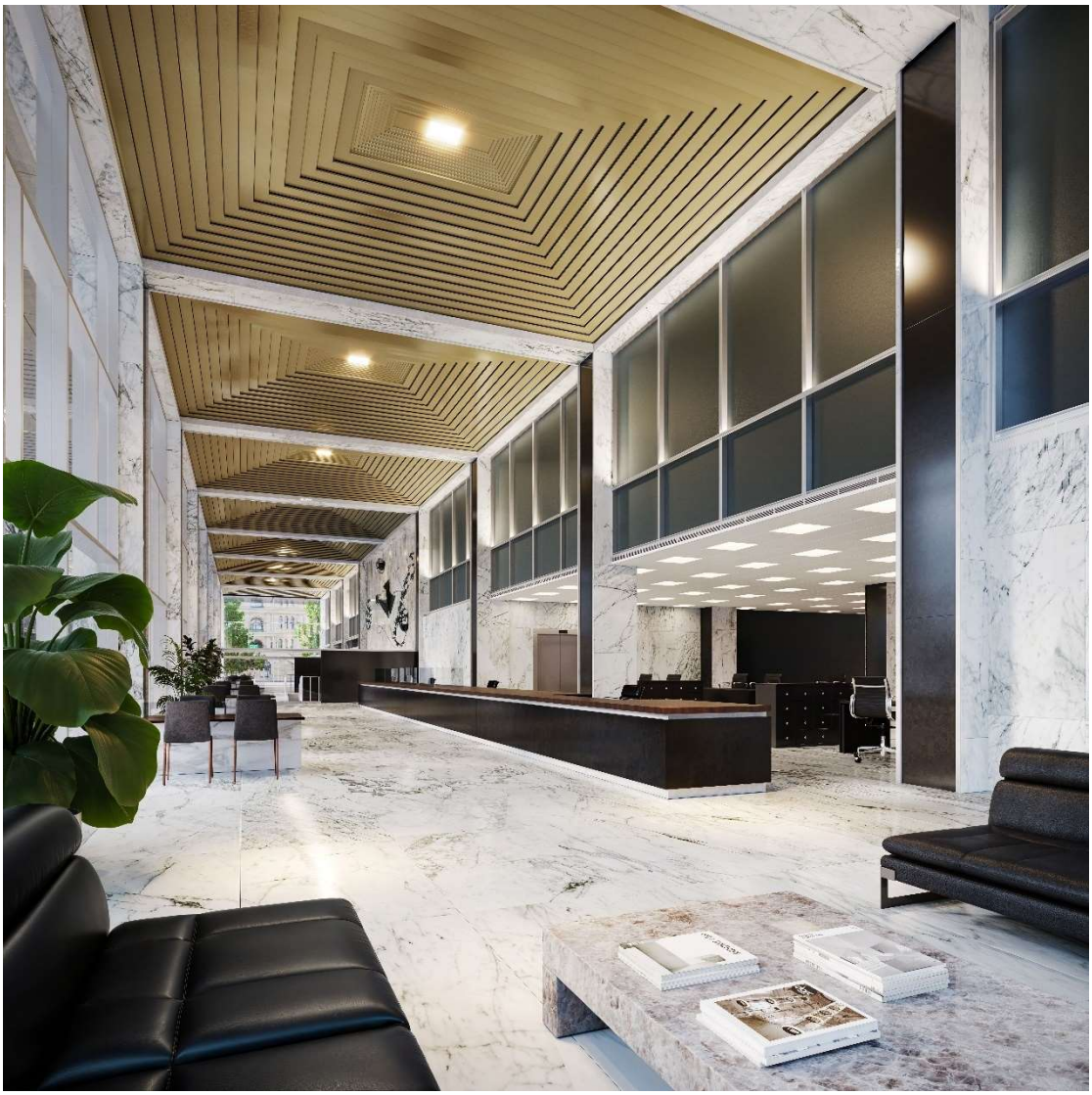
View 3 - South east view



View 4 – Close up view



View 4 – View from The Domain



View 6 - Lobby view

8.0 APPENDIX D – REFLECTIVITY STATEMENT

Reserve Bank of Australia 65MP Project Reflectivity Report

REP308637/REF001
01 | 30 May 2025
Arup

Reserve Bank of Australia

65 MP Project

Reflectivity Report

REP308637/REF001

01 | 30 May 2025

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 308637-00

Arup Pty Ltd ABN 18 000 966 165

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ARUP

Document verification

ARUP

Job title		65 MP Project			**Job number** 308637-00
Document title		Reflectivity Report			**File reference**
Document ref		REP308637/REF001			
Revision	**Date**	Filename	20250530 RBA Reflectivity Report_01		
01	30 May 2025	Description	For DCCEEW submission		
			Prepared by	Checked by	Approved by
		Name	Mitch Colak	Jorg Kramer	Liz Carolan
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
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1 Introduction **2**

2 Site and building description **3**

3 Methodology **5**

4 Observations **7**

4.1 Impact on traffic 7
4.2 Impact on Pedestrians 10
4.3 Impact on other buildings 13

5 Conclusion **14**

Executive summary

Arup have been engaged by the Reserve Bank of Australia (RBA) to provide a reflectivity statement for the proposed refurbishment, 65 MP Project (65MP) at 65 Martin Place. This report assesses the façade performance in terms of reflectivity against the objectives of the City of Sydney DCP Section 3.2.7.

This desktop study is supported by calculations of maximum equivalent veiling luminance for the principal building elevation orientations, considering the travel directions of main nearby roads. Calculations have been carried out to the methodology in in Hassall D. N. H. (1991): Reflectivity. Dealing with Rogue Solar Reflections, Faculty of Architecture, University of New South Wales.

Arup have based the analysis on the updated architectural sketches by Architectus, dated 19 May 2025.

The reflectivity assessment indicates that the proposed development is unlikely to result in unacceptable glare under the Hassall methodology on the main traffic routes around the building, pedestrian walkways or surrounding buildings, provided the normal specular reflectivity of façade materials is within:

- 10% for black polished granite proposed for vertical elements of window reveals; and
- 20% for all other façade in accordance with the City of Sydney DCP.

1 Introduction

Arup have been engaged by the Reserve Bank of Australia (RBA) to provide a reflectivity statement for the proposed refurbishment, 65 MP Project (65MP) at 65 Martin Place. This report assesses the façade performance in terms of reflectivity against the objectives of the City of Sydney DCP Section 3.2.7.

This section of the DCP requires that buildings are designed with the following objectives:

a) *Minimise the reflection of sunlight from buildings to surrounding areas and buildings.*

b) *Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.*

To adhere to the above objectives, building materials must not exceed 20% in reflectivity and a reflectivity report may be needed to address the potential solar glare from the proposed building for tall buildings.

This report addresses the latter requirement and confirms reflectivity limits for glazing and cladding.

2 Site and building description

The RBA is an existing building located in the north east of the Sydney CBD in Martin Place. To the east of the building is Macquarie Street and to the west is Phillip Street. Directly adjacent to the south façade of the building are high rise buildings, and to the north is Martin Place, a main pedestrian avenue in the CBD. Beyond the roads and pedestrian walkways mentioned are numerous mid- and high-rise buildings, typical of an urban environment. This site is shown in Figure 1 and a ground floor plan of the building is shown in Figure 2.

The building is a 20-storey office building with a new external core to the south. The glazing on level 3 to level 20 consists of punched windows with deep reveals. The lower levels include larger format glazing, shaded by horizontal projections. While the extent of glazing will remain largely consistent with the existing case, all windows and cladding systems will be replaced and incorporate new glass and stone cladding. The new core will be predominantly clad in metal panels, which are intended to be textured to limit specular reflectivity to below 20%.

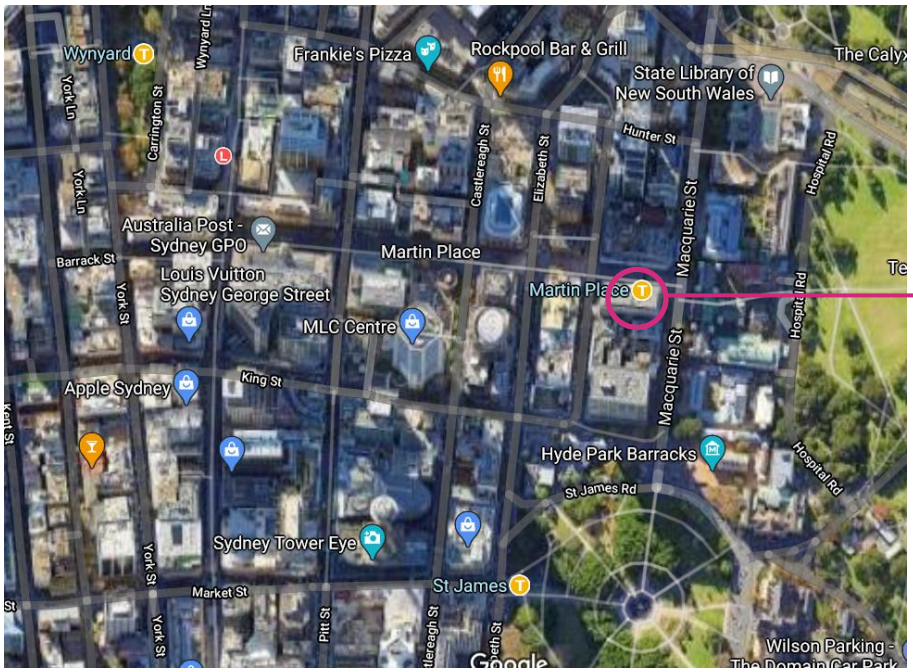


Figure 1: Site location

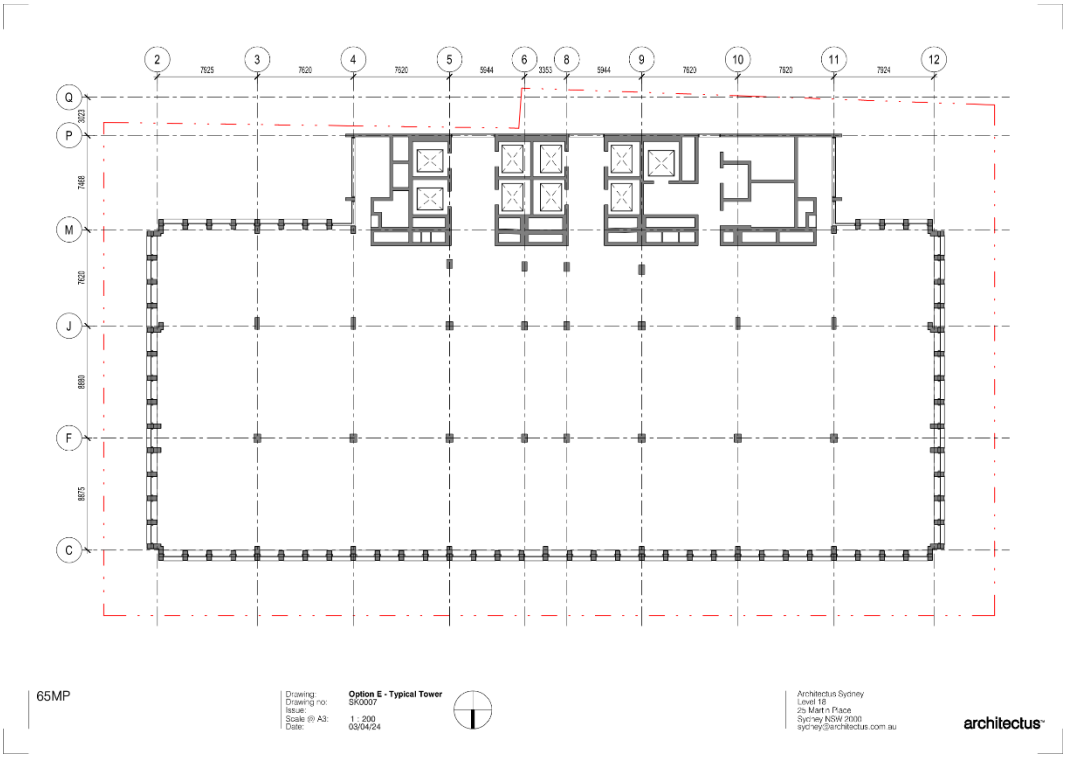


Figure 2: Typical tower level floor plan shown. North towards bottom

3 Methodology

This study uses high level calculations from software that analyses the reflections from simplified 3D models, as well as experience with detailed reflectivity assessments in the Sydney CBD, to reach the judgements presented about reflectivity in this report.

The preliminary assessment assumes all façade glazed elements have a normal specular reflectivity of 20%, in line with allowable limits set by the City of Sydney DCP.

Areas of interest were established based on experience on previous reflectivity studies, as well as considering the visibility of the sun in the reflected sky portion, angle of incidence of reflection, surface reflectivity, and angle of reflection direction to view direction. Spot check calculations were carried out at these locations to calculate equivalent veiling luminance as a measure of reflected glare potential, following the methodology established by D.N.H. Hassall of the University of New South Wales. This method is widely used in reflectivity assessments in Sydney (Hassall, 1991).

Hassall defines a metric for glare potential, the *equivalent veiling luminance* of reflections, and nominates a limit of acceptability of reflections of 500Cd/m². His methodology also establishes observational parameters relevant to the visual needs of drivers and pedestrians, such as nominating a 20° upward visual cut off angle for most vehicles, as the angle beyond which the incident light is not visible due to being obstructed by the car roof.

Figure 3 shows the legend that is used throughout the images in this report:

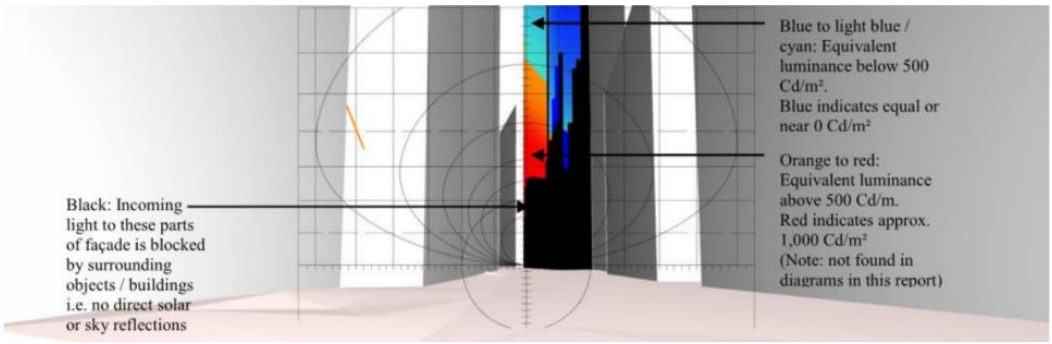


Figure 3: Key to peak reflection diagrams

Figure 4 highlights the observer paths that were assessed as part of this study, where Martin Place is a pedestrian only zone.

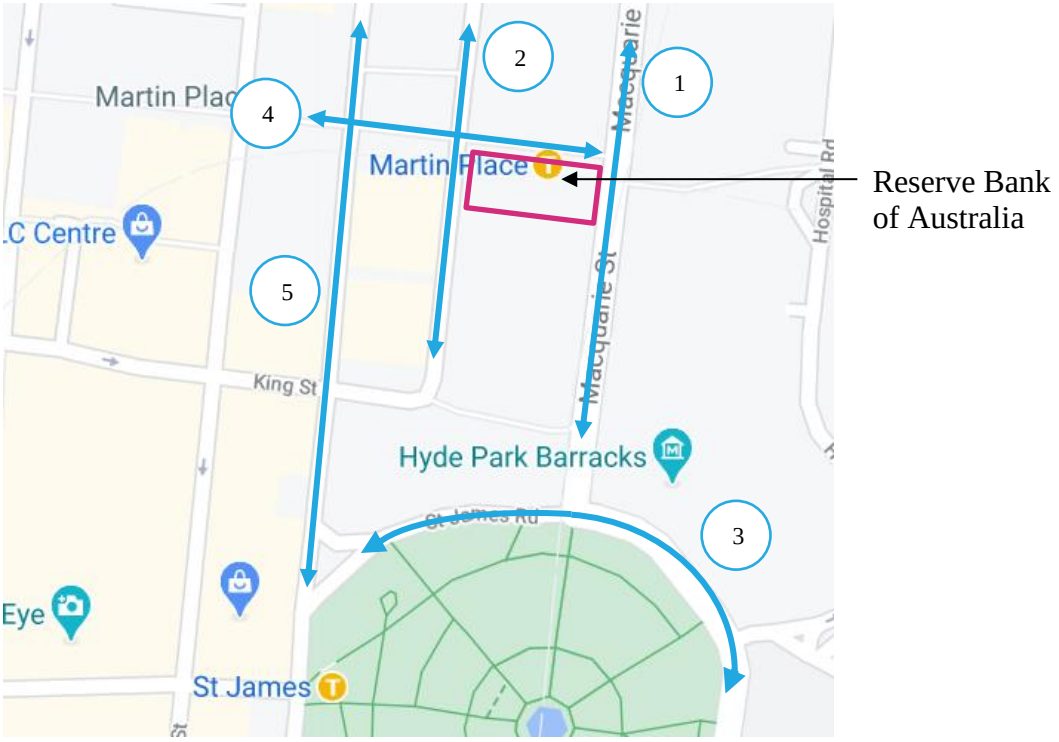


Figure 4: Assessed observer paths (1. Macquarie St, 2. Phillip St, 3. St James Road, 4. Martin Place, 5. Elizabeth St).

4 Observations

Based on the method in Section 3 and the observation paths in Figure 4, Arup have made observations and judgements about the predicted locations of glare potential around the site. Where the maximum luminance value is greater than 500Cd/m2, the 20˚ windscreen vision cut off angle and 5˚ visor angle have been marked on the reflectance maps.

4.1 Impact on traffic

The project is partially obscured by other buildings when viewed from the surrounding roads. Where the building is visible to drivers, due to the alignment of the building's facades and view from either northern or southern directions, reflections are largely either of regions of the sky which the sun does not traverse, or of the sun at angles sufficiently far away from the general viewing directions of drivers, and are found to be within the range deemed acceptable by the Hassall methodology.

This is shown in Figure 5, through Figure 9, where the reflectivity is expected to be within the acceptable limits set by Hassall.

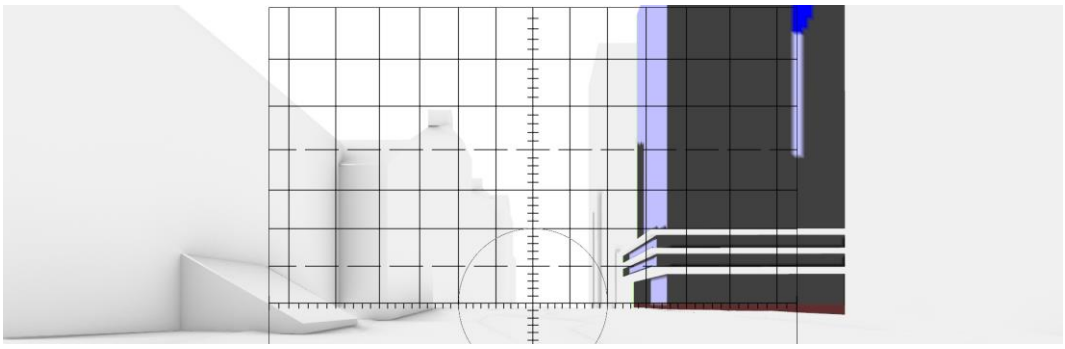


Figure 5: Macquarie Street, heading south. Maximum intensity of reflection 120 Cd/m²

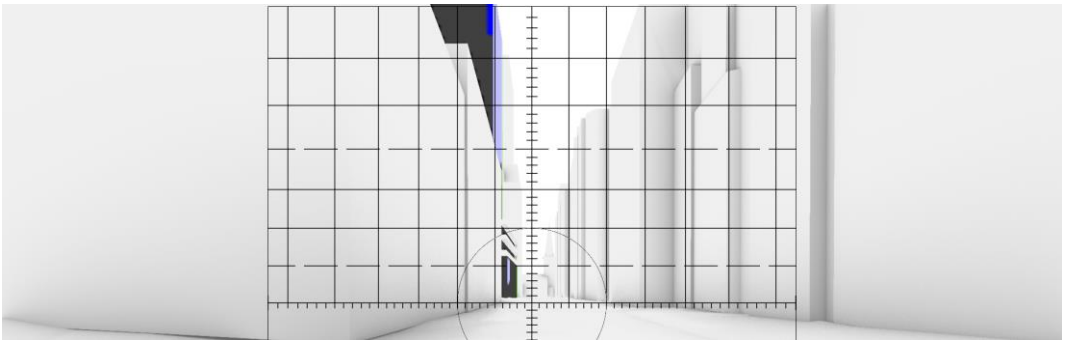


Figure 6: Phillip St, heading south. Maximum intensity of reflections 160 Cd/m²

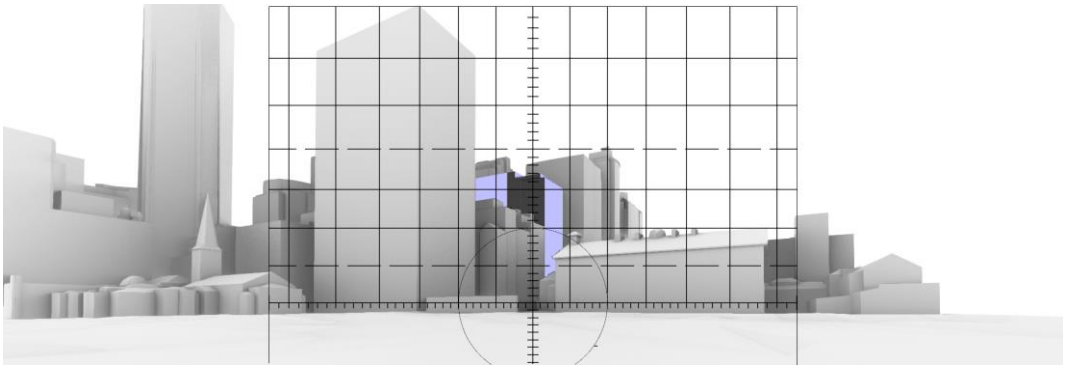


Figure 7: St James Road, heading west. Sun reflections are not visible

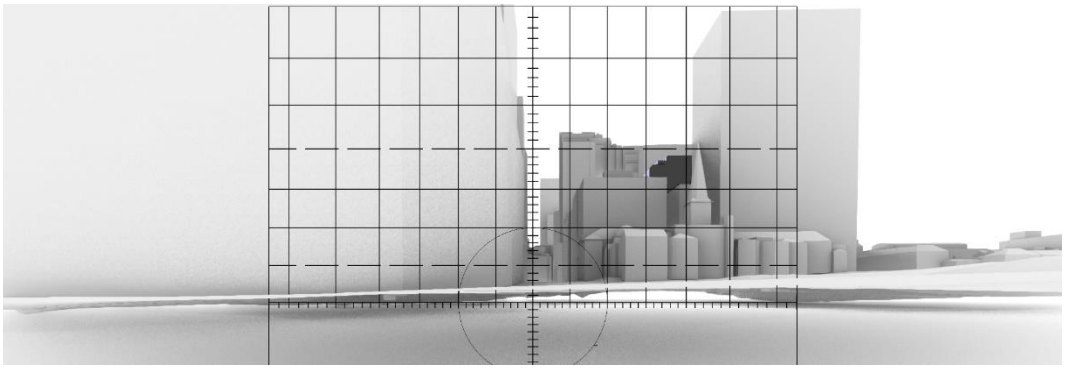


Figure 8: Elizabeth Street, heading north. Sun reflections are not visible.

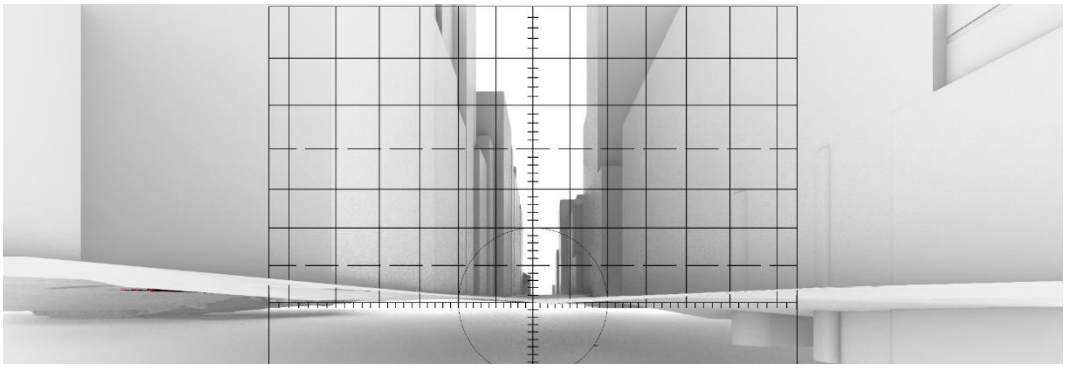


Figure 9: Elizabeth Street, heading south. Building not visible.

Assessment of the north-facing observer paths on Macquarie Street and Phillip Street (Figure 10 and Figure 11) highlights there is potential for facade reflections to have an equivalent veiling luminance greater than 500Cd/m². These would occur at glancing angles only and be blocked by the deep stone window reveals. The bottom image of these figures includes the window reveal geometry to highlight how they obstruct reflections when the façade is viewed at these glancing angles.

In addition, these small areas of high luminance are located above the 20° windscreen cut off angle, which is typically shielded by a car roof according to Hassall. Hence, these instances of equivalent veiling luminance greater than 500Cd/m² are not expected to negatively impact driver safety.

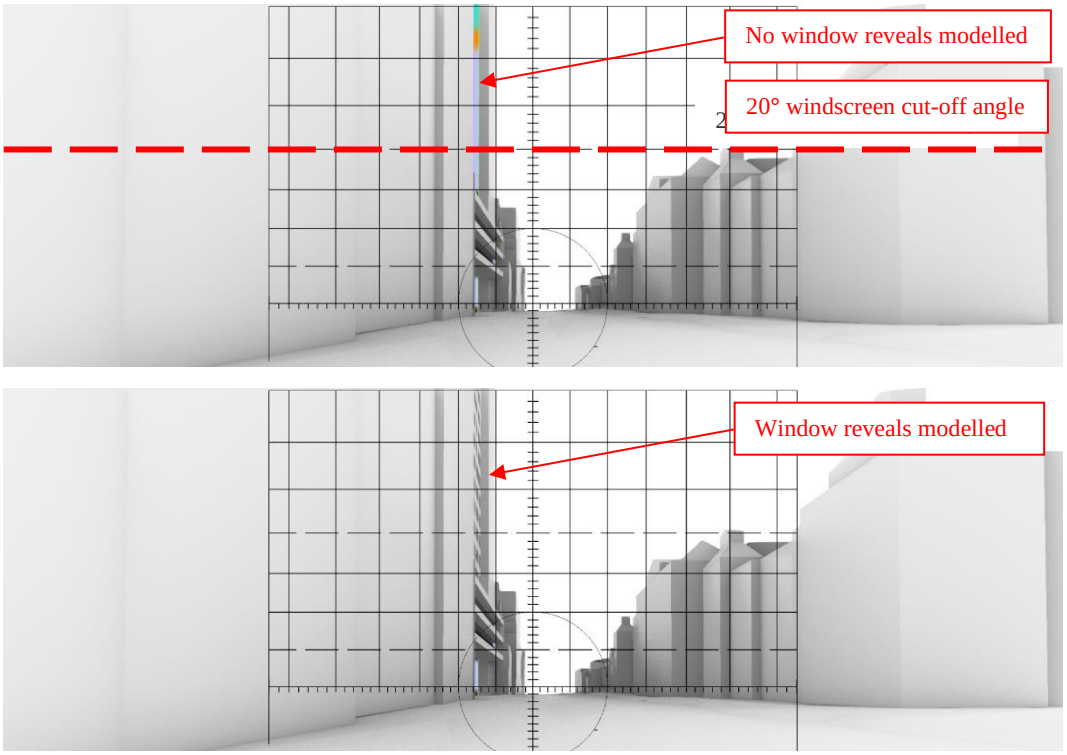


Figure 10: Macquarie St, heading north. Maximum intensity 560 Cd/m² (top image), though reflections are obstructed by stone window reveals (bottom image).

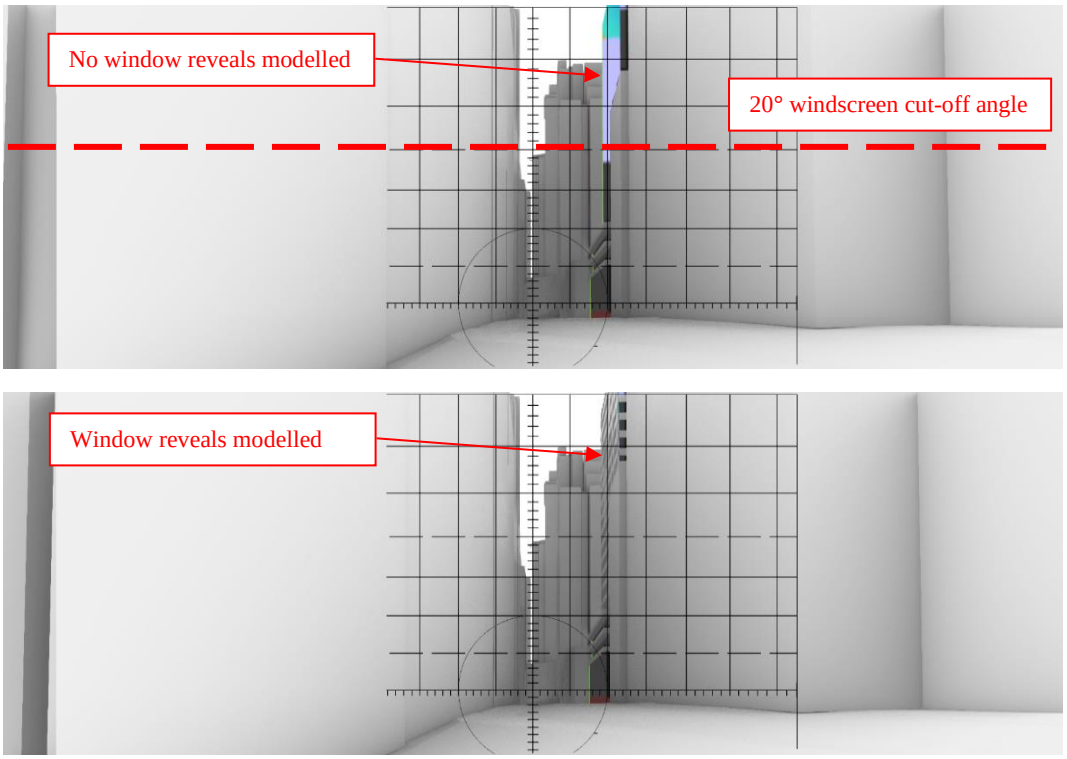


Figure 11: Phillip St, heading north. Maximum intensity of reflections 510 Cd/m² (top image) though reflections are obstructed by stone window reveals (bottom image).

4.2 Impact on Pedestrians

From the perspective of pedestrians moving along roadways, the incidence of reflections from the building is generally similar to the examined road traffic locations. Glare from reflections is therefore expected in similar locations.

Furthermore, pedestrian observers are easily able to adjust their view and thus reduce the glare impact of reflections. They move at a rate significantly slower than that of a vehicle. For this reason, it can be assumed that it will be safe for pedestrians to divert their vision in order to avoid glare.

In addition to the roads discussed above, reflections visible to pedestrians were assessed in Martin Place. While the high-level geometry model indicates that reflections from the tower plane of glazing could in theory reach above 500 Cd/m² for observers passing parallel to the façade, this would only occur at angles of incidence of approx. 20° or less against the plane of glazing, (refer Figure 12). Again, when the deep window reveal geometry is overlaid onto these images (see bottom image of Figure 12, Figure 13 and Figure 14), critical reflections from the tower are screened from pedestrians. Reflections from lower level glazing are significantly blocked by overhangs. Arup note that glimpses of reflections at lower levels may occur similar to the in-situ glazing condition, but are not considered critical due to limited angular width indicating brief occurrence and reduced intensity.

Reflections from the window reveals themselves are similarly unlikely to be problematic due to their materiality and spacing.

- Horizontal reveal banding is proposed to be honed white stone which does not have any material specular reflection component.
- Vertical reveal elements are proposed to be polished black stone ~380mm width spaced at ~1905mm centres (refer Figure 13 and Figure 14). This permits the maximum veiling luminance intensity to be pro-rated to approximately 20% of its maximum value. The veiling luminance remains under the 500 Cd/m² threshold provided the polished stone has normal specular reflectance of less than 10%.

For the reasons above, the proposed development is not expected to cause unacceptable glare to pedestrians. Arup note that application of the 500 Cd/m² disability glare threshold is likely conservative for pedestrians, who unlike motorists can typically avert their gaze to reduce glare without considerable risk to their safety.

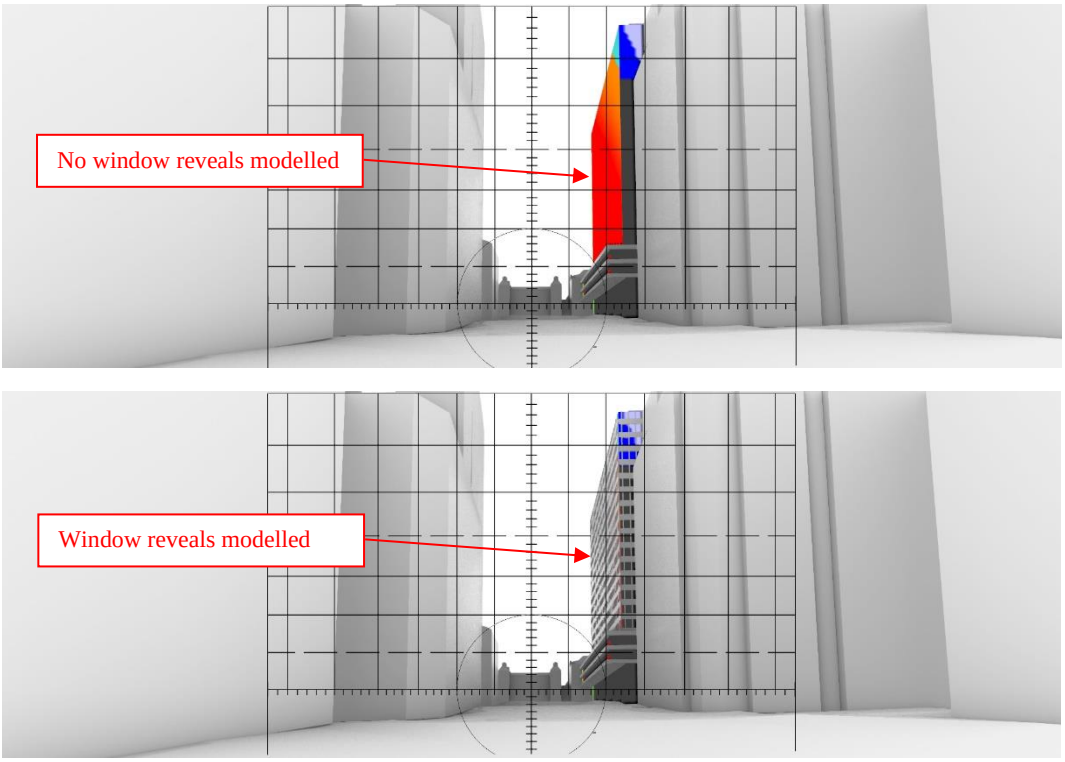


Figure 12: Martin Place, reflections from north facade glazing plane if not considering shading / obscuring facade detail (top image), though reflections are obstructed by stone window reveals (bottom image).

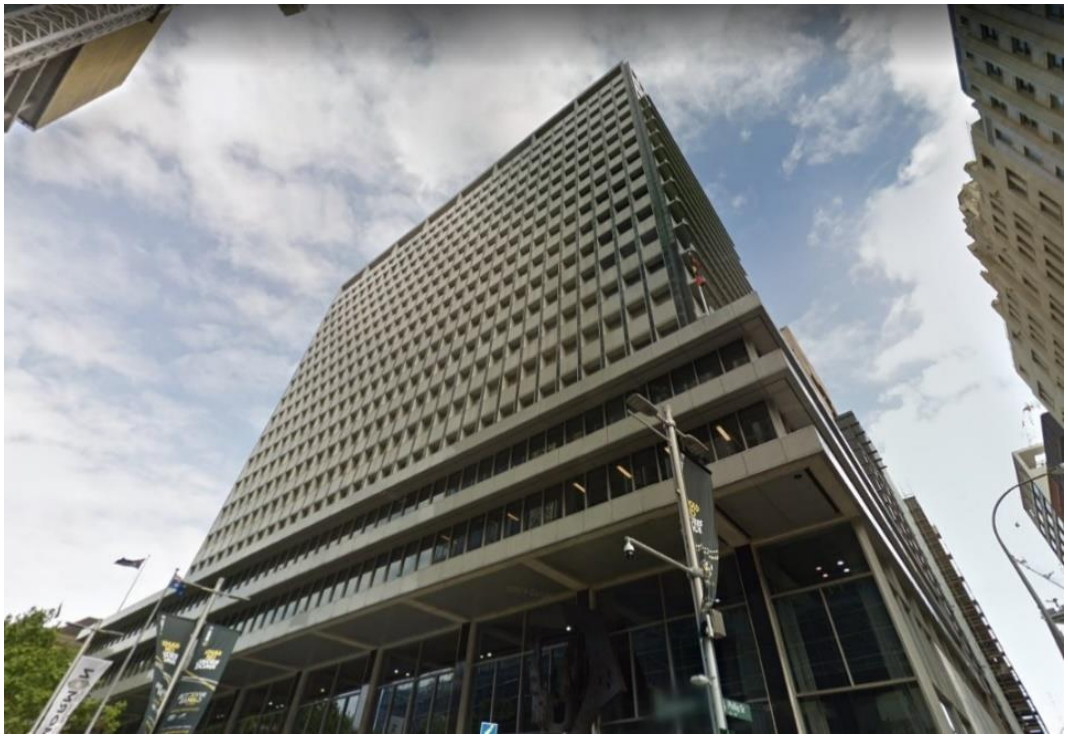


Figure 13: View of the existing building, illustrating the obscuring effect of the glazing set-back behind intermediate columns

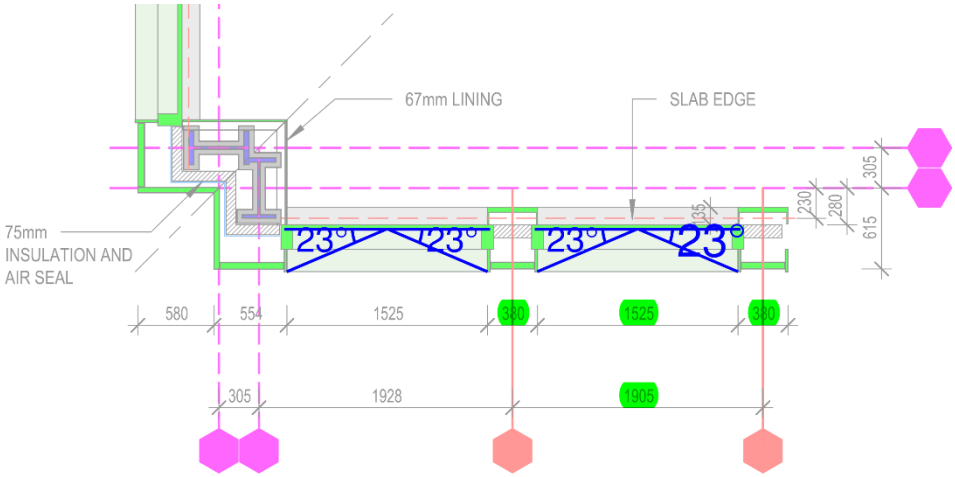


Figure 14: Architectural tower plan excerpt highlighting depth and spacing of window reveals compared with glazing line. Solar rays striking façade at greater than 23° to plane of glass will be obstructed by reveals.

4.3 Impact on other buildings

Solar reflections off the facade may reach surrounding buildings in the area. This may occur for limited time periods throughout the day, i.e. during the morning sun may be reflected off the east facades towards buildings further to the east, and afternoon sun may be reflected towards buildings further west.

In general, reflections from facades with external reflectance below 20% are much less likely to cause discomfort to occupants of surrounding buildings than facades with strongly reflective glazing. The proposed development will be targeting:

- 10% specular reflectance limit for black polished granite proposed for vertical elements of window reveals; and
- 20% specular reflectance limit for all other façade elements a façade finish specular reflectance below 20% in accordance with the City of Sydney DCP.

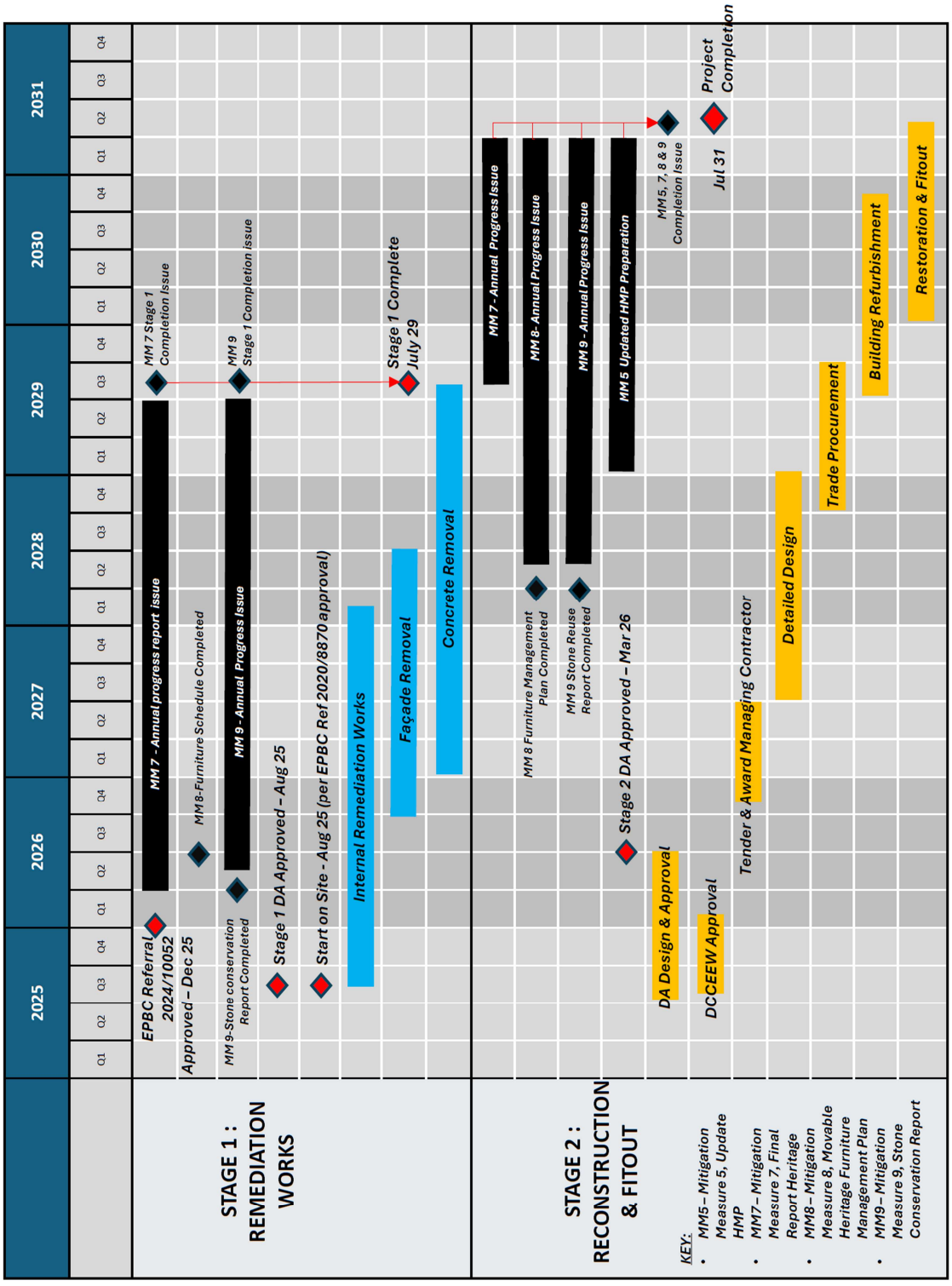
This will serve to reduce potential glare reflections that may occasionally be produced towards other buildings. In addition, the existing façade configuration reduces reflections significantly due to the obscuring effect of columns in front of the glazing

5 Conclusion

The reflectivity assessment concludes that the proposed development is unlikely to result in unacceptable glare under the Hassall methodology on the main traffic routes around the building, pedestrian walkways or surrounding buildings, provided the normal specular reflectivity of façade materials is within:

- 10% for black polished granite proposed for vertical elements of window reveals; and
- 20% for all other façade in accordance with the City of Sydney DCP.

9.0 APPENDIX E – PROGRAM



10.0 APPENDIX F – STONE AUDIT

RBA Marble Heritage Condition Report

Stoneplus N SW Pty Ltd
6 October 2023

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RBA Marble Heritage Condition Report - 18.09.2023 – 06.10.23



Conducted By:

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Area: GF Column F3 East 31
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Area: GF Column F3 North 32
Area: GF Column F3 South 32

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Area: GF Column J3 West 33
Area: GF Column J3 North 34
Area: GF Column J3 South 34
Area: GF Column C4 East 34
Area: GF Column C4 West 35
Area: GF Column C4 North 35
Area: GF Column C4 South 36
Area: GF Column F4 East 36
Area: GF Column F4 West 37
Area: GF Column F4 North 37
Area: GF Column F4 South 37
Area: GF Column J4 East 38
Area: GF Column J4 West 38
Area: GF Column J4 North 39
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Area: GF Column C5 East 39
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Area: GF Column C9 East 44
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Area: GF Column C11 West 51
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Area: GF Column F11 West 53
Area: GF Column F11 North 53
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Area: Top 1 Fire stair North 74
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Area: GF Fire stair West 75
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Area: GF Fire stair East 76

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Area: B1 Fire stair South 76
Phillip Street Frontage 77
Area: GF Martin place return 77
Area: GF Phillip St North 77
Area: GF Phillip St South 77
Area: C2 – C12 Martin Place Dado 78
Area: E0 – E9 Martin Place External Paving 78

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Purpose of Report

The Bank has commenced the construction phase of a project to renovate their Head Office located at 65 Martin Place, Sydney. The project aims to identify and meet the Bank's long-term requirements by addressing building compliance, safety, and operational deficiencies while respecting its history and heritage.

Following the discovery of latent conditions in the building, the Bank is now considering different options with varying levels of intervention to address significant amounts of asbestos within the building fabric and other structural compliance issues.

To assist with determining the scope and potential future design, this report aims to document the existing heritage stone and fixed artwork. It provides information on the stone type, location, quantity, condition, and fixing method. Based on the conditions observed onsite, potential salvage rates are also given. For the fixed artwork on Ground Floor the suggested method of removal and re-installation is also provided.

Methodology

Attend site to obtain images and site-specific details of all accessible areas to determine the structural and aesthetic condition of heritage stone within 65 Martin Place. Consolidate information to provide an in-depth stone report for RBA.

Outcome

Overall stone condition to vary between Fair to Poor, with significant aesthetic and structural damage requiring extensive repair/replacements and low salvageable rates.

Limitations of Report

Stoneplus NSW Pty Ltd has completed an overall visual inspection and reported based on their industry knowledge and what was visible upon inspection. No intrusive inspections were completed for the purpose of this report. Some areas were inaccessible due to construction site access restrictions.

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Condition Grade Rating Scale

Element	1. GOOD	2. FAIR	3. AVERAGE	4. POOR	5. BAD
Structure	Sound Structure	Fit for purpose	Adequate structure some signs of movement	Structure functioning but with problems or significant cracking	Concern for structure due to movement or fixings
Aesthetics	Aesthetically in good Condition for its age	Showing minor wear and tear or deterioration of surfaces	Wear and tear or deterioration of some surfaces	Majority of stone has some damage and surface deterioration	Very poor condition with majority of stone extensively damaged
Percentage of damage	0-20%	20-40%	40-60%	60-80%	80-100%

Brief Area Descriptions

Lift Lobby Walls

Material: Ulum Marble

Lift Lobby walls vary between Poor and Average condition, with aesthetic and structural issues including chips, scratches, cracks, and fissures. Wall panels vary between 20mm +/- 2 mm and are traditionally fixed with Copper and Cement plaster. The lower course is back filled.

Ground Floor Lift Lobby Walls

Material: Wombeyan (Grey) Marble

Ground Floor walls are in Fair condition with minor chips and scratches and minor Structural damage including cracks. Wall panels vary between 30mm +/- 2 mm and are fixed with pin and glue system. Each course is back filled on the joint.

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Ground Floor Columns

Material: Wombeyan (Grey) Marble/ Imperial Black Granite

Ground Wall Columns are in Fair/Good condition. Granite is mostly in good condition. The Wombeyan Marble has minor aesthetic chips and scratches and minor Structural damage including cracks or fissures. Wall panels vary in thickness between 20mm +/- 2 mm and Granite 30mm +/- for Wombeyan and are fixed with pin and glue system. Each course is back filled on the joint.

Ground Floor Internal and External Soffit

Material: Wombeyan (Grey) Marble

Ground Floor soffit is in Fair/Good Condition with stone varying between 30-50mm thick. Aesthetically there is damage to external soffit from the elements including pitting and heavy pollution staining. Some soffit panels are drummy, and we suspect are fixed to concrete beams with mechanical bracket fixings.

Level 11 & 12 Columns

Material: Wombeyan (Grey) Marble

Columns are in Fair/Good condition with minor chips and scratches and small fissures or cracks. Stone is 30mm +/- and are fixed with pin and glue system. Each course is back filled on the joint.

Level 11 Boardroom Floor

Material: Wombeyan (Grey) Marble

Marble floor is in good condition with minor scratches aesthetically but structurally has fissures without. Tiles are 30mm +/- and is bedded on traditional sand and cement bed and therefore minimal salvage rate.

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Summary of Estimated Salvage Rates

AREA		SALVAGE RATE
Lift Lobbies	Area: Lift Lobby Cladding Level 16	40%
	Area: Lift Lobby Cladding Level 15	50%
	Area: Lift Lobby Cladding Level 14	60%
	Area: Lift Lobby Cladding Level 13	50%
	Area: Lift Lobby Cladding Level 12	60%
	Area: Lift Lobby Cladding Level 11	50%
	Area: Lift Lobby Cladding Level 10	50%
	Area: Lift Lobby Cladding Level 9	60%
	Area: Lift Lobby Cladding Level 8	40-50%
	Area: Lift Lobby Cladding Level 7	60%
	Area: Lift Lobby Cladding Level 6	60%
	Area: Lift Lobby Cladding Level 5	60%
	Area: Lift Lobby Cladding Ground Floor	60%
Level 12	Area: Level 12 Governors Bathroom	Vanity ONLY
	Area: Level 12 Deputy Governors Bathroom	Vanity ONLY
	Area: Level 12 Male & Female	Vanity ONLY
Level 11	Area: Level 11 Waiting Area	50%
	Area: Level 11 Boardroom Floor	30%
Columns	Area: GF Columns	70%
Macquarie St	Area: Ground Level Garden Bed	95%
Feature Walls	Area: GF F2 – J2 Feature Wall	30%
	Area: J2 – M2A Feature Wall	30%
	Area: GF M2A – M2B Feature	30%
	Area: GF M2B – P2 Feature Wall	30%
	Area: GF F9 – F10 Feature Wall	30%
	Area: GF F9 lift 9 Feature Wall	90%
	Area: GF F12 Feature Wall	30%
	Area: GF J5 Lift 8 LHS Feature Wall	70%
Martin Place	Area: External Stone Soffits E0-E07	70%
	Area: Internal Soffits (Louvers) J1-I9	100%
	Area: Internal Soffits (Stone) -I91	70%
	Area: Entry Foyer ArtWork (Bronze)	100%
	Area: Entry Foyer ArtWork (Stone)	60-70%
	Area: Entry Lobby Paving	30%
	Area: Entry Lobby Stairs	85%
	Area: Museum Paving	30%
	Area: Banking Chamber Paving	30%
	Area: Fire stairs L1-B1	20-30%
	Area: Dado C2-C12	60%
	Area: External Paving E0-E9	50-60%
Phillip Steet	Area: Martin Place Return Black granite	90%
	Area: Phillip Street North Black Granite	90%
	Area: Phillip Street South Wombeyan Marble	60-70%

Key
< 49%
50-69%
>70%

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Area: Lift Lobby Cladding Level 16

Material: Ulum Marble **QTY: 60 panels - 30 on East Elevation and 30 on West Elevation**

Possible salvage rate 40%

Condition Details

- General Appearance – **POOR**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Riverina Marble Floor Honed (excluded from report)
- Lifts C & D not viewed due to Built protection in place.
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Grout is cracked in most places.
- Scratches and cracks across a high number of panels (1/3 at least)

Area: Lift Lobby Cladding Level 15

Material: Ulum Marble **QTY: 60 panels - 30 on East elevation and 30 on West Elevation**

Possible salvage rate 50%

Condition Details

- General Appearance – **AVERAGE**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Riverina Marble Floor Honed (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Grout is cracked in most places.
- Some panels have been machined in-situ creating uneven lustre across panels.
- Scratches across panels and smudged grout or silicon marks

Area: Lift Lobby Cladding Level 14

Material: Ulum Marble **QTY: 60 panels - 30 on East elevation and 30 on West Elevation**

Possible salvage rate 60%

Condition Details

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- General Appearance – **FAIR**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Carpet Floor (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Grout is cracked in most panels.

Area: Lift Lobby Cladding Level 13

Material: Ulum Marble QTY: 60 panels - 30 on East elevation and 30 on West Elevation

Possible salvage rate 50%

Condition Details

- General Appearance – **FAIR**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Riverina Marble Floor Honed (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Grout is cracked in most places.
- Scratches at joints

Area: Lift Lobby Cladding Level 12

Material: Ulum Marble QTY: 60 panels - 30 on East elevation and 30 on West Elevation

Possible salvage rate 60%

Condition Details

- General Appearance – **FAIR**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Eifel Marble Floor Honed (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Some panels have chipped edges (especially exposed edges) and poor patches.
- Some scratches across panels

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Area: Level 12 Governors Bathroom

Material: Wombeyan Blue Marble **Item: Shower Partition –2400mm H x910mm W x100mmD**
Solid Vanity Top –1755mm H x550mm W x75mmD

Possible salvage items: Vanity ONLY

Condition Details

- General Appearance – **GOOD**
- Minor rejuvenation required.

Area: Level 12 Deputy Governors Bathroom

Material: Wombeyan Blue Marble **Item: Solid Vanity Top – 1160mm H x 550mm W x 75mm D**

Possible salvage items: Vanity ONLY

Condition Details

- General Appearance – **GOOD**
- Minor rejuvenation required.

Material: Wombeyan Cream Marble **Item: Floor – Mosaic**

Possible salvage items: NONE

Condition Details

- General Appearance – **FAIR**

Area: Level 12 Male & Female

Material: Wombeyan Blue **Marble Item: Male Toilet – Vanity 550mm W x 75mm D**

Female Toilet – Vanity 550mm W x 75mm D

Possible salvage items: Vanity ONLY

Condition Details

- General Appearance – FAIR
- Minor rejuvenation required.

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Area: Level 12 Columns

Material: Wombeyan Blue (Grey) QTY – 12 pieces per column (4 columns)

Possible salvage rate 40%

Condition Details

- General Appearance – **GOOD**
- Material – Wombeyan Blue (grey)Marble polished.
- No signs of wear and tear

Area: Lift Lobby Cladding Level 11

Material: Ulum Marble QTY: 60 panels - 30 on East elevation and 30 on West Elevation

Possible salvage rate 50%

Condition Details

- General Appearance – **FAIR**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Eifel Marble Floor Honed (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Patches across many panels including holes in the face that have been patched.
- Scratches across panels and smudged grout or silicon marks

Area: Level 11 Waiting Area & Dinning area Columns

Material: Wombeyan Blue (Grey) QTY – 42 Cladding pieces (4 columns)

QTY – 9 pieces per column (2 columns)

Possible salvage rate 50%

Condition Details

- General Appearance – **FAIR**
- Material – Wombeyan Blue Marble polished.
- Chips, scratches, and smudges across panels

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Area: Level 11 Boardroom Floor

Material: Wombeyan Blue (Grey) QTY – 105 pieces - Average floor tile – 985mm x950mm

Possible salvage rate 30% (bedded on traditional sand and cement bed)

Condition Details

- General Appearance – **FAIR**
- Material – Wombeyan Blue Marble Honed
- Some Cracks and fissures within material
- Floor has been previously repaired and honed in-situ in 2013

Area: Level 11 Artwork plinth

Material: Wombeyan Blue (Grey)

Possible salvage rate 40%

Condition Details

- General Appearance – **GOOD**
- Material – Wombeyan Blue Marble polished.
- No signs of wear and tear

Area: Level 11 Feature Wall

Material: Wombeyan Blue (Grey) QTY – 58 Cladding Pieces

Possible salvage rate 40%

Condition Details

- General Appearance – **GOOD**
- Material – Wombeyan Blue Marble polished.
- No signs of wear and tear

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Area: Level 11 Waiting desk

Material: Wombeyan Blue (Grey) **QTY – 1 piece**

Possible salvage rate: NONE

Condition Details

- General Appearance – **GOOD**
- Material – Wombeyane Blue Marble polished.
- No signs of wear and tear

Area: Lift Lobby Cladding Level 10

Material: Ulum Marble **QTY: 60 panels - 30 on East elevation and 30 on West Elevation**

Possible salvage rate 50%

Condition Details

- General Appearance – **AVERAGE**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Carpet Floor (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Many drummy panels
- Grout is cracked in most places.
- Scratches across panels and smudged grout or silicon marks

Area: Lift Lobby Cladding Level 9

Material: Ulum Marble **QTY: 60 panels - 30 on East elevation and 30 on West Elevation**

Possible salvage rate 60%

Condition Details

- General Appearance – **FAIR**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Bedonia Floor Honed (excluded from report)

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- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Some panels very loose
- Scratches across panels and smudged grout or silicon marks

Area: Lift Lobby Cladding Level 8

Material: Ulum Marble QTY: 60 panels - 30 on East elevation and 30 on West Elevation

Possible salvage rate 40% - 50%

Condition Details

- General Appearance – **POOR - AVERAGE**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Carpet Floor (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Scratches across panels and smudged grout or silicon marks

Area: Lift Lobby Cladding Level 7

Material: Ulum Marble QTY: 60 panels - 30 on East elevation and 30 on West Elevation

Possible salvage rate 60%

Condition Details

- General Appearance – **POOR - AVERAGE**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Carpet Floor (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Scratches across panels and smudged grout or silicon marks

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Area: Lift Lobby Cladding Level 6

Material: Ulum Marble **QTY: 60 panels - 30 on East elevation and 30 on West Elevation**

Possible salvage rate 60%

Condition Details

- General Appearance – **FAIR**
- Material – Ulum Marble Cladding Polished Lustra
- Material – Riverina Marble Floor Honed (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- Most Panels are chipped (especially exposed edges) with very poor patches.
- Scratches across panels and smudged grout or silicon marks

Area: Lift Lobby Cladding Level 5

Material: Ulum Marble **QTY: 60 panels - 30 on East elevation and 30 on West Elevation**

Possible salvage rate 60%

Condition Details

- General Appearance – **FAIR -GOOD**
- Material – Ulum Marble Cladding Polished Lustre
- Material – Serpeggiante Marble & S/S Floor Honed (excluded from report)
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, cracks across panels, chipped joints, and missing or cracked grout.
- some Panels are chipped (especially exposed edges) with very poor patches.
- Scratches across panels and smudged grout or silicon marks
- Patches deteriorated/ poor.

Area: Lift Lobby Cladding Ground Floor

Material: Wombeyan (Grey) Marble **QTY: 61 Cladding panels 30 on East elevation and 30 on West Elevation 1 soffit**

Possible salvage rate 60%

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Condition Details

- General Appearance – **FAIR -GOOD**
- Material – Wombeyan Marble Cladding Polished Lustre
- Material – Riverina gang sawn Floor Honed (excluded from report)
- Misaligned panels, chipped joints, and missing or cracked grout.
- Pin/ hole damage.
- Not drummy

Macquarie Street Gardens

Area: Macquarie St Ground Level Garden Bed

Material: Riverina Granite **QTY: 34 Kerbing Stones- 365mm x 100mm thick.**

21,650mm with 2 returns 4,100mm back to the building

Possible salvage rate 95%

Condition Details

- General Appearance – **Fair**
- Material – Riverina Granite.
- Damage due to impacts on edges and joints, including dislodged kerb stone, and missing or cracked grout.
- Heavy staining from pollution and public.
- Vertical bluestone edging above in good condition, dislodged in places.
- Skateboard deterrents in places.

Material: Blue Stone

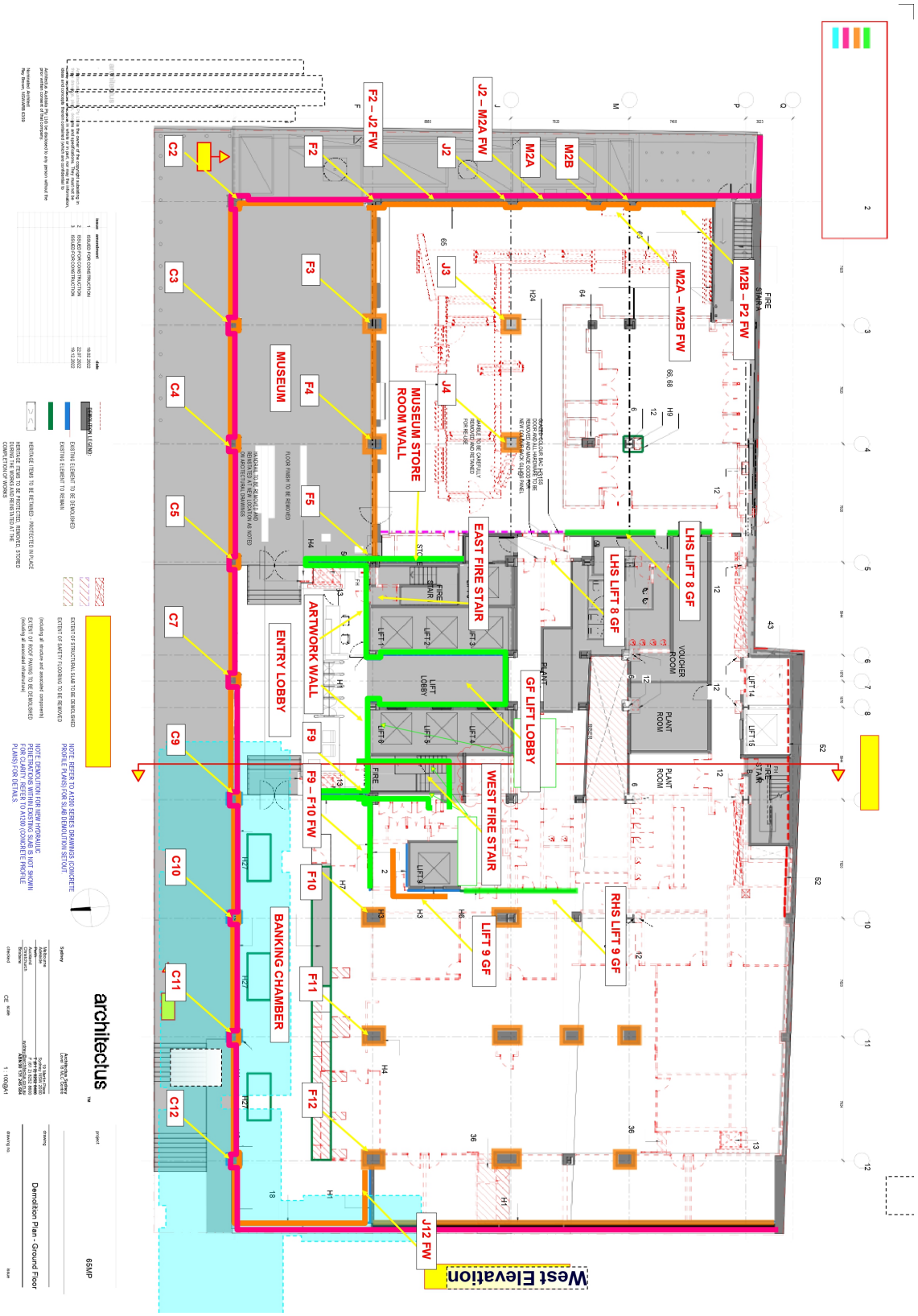
QTY: 2 x Raised Garden Beds 5,500mm x 3,000mm

Condition Details

- General Appearance – **FAIR**
- Material – Blue Stone

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ID Locations (Reference Map) Ground floor



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Ground Floor External Columns

Area: GF Column C2 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Large mud veins in panels will make them difficult to remove whole.
- Damage due to external elements, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C2 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column C2 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C2 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H (unsure of detail behind window frame)

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F2 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Large mud veins in panels will make them difficult to remove whole.
- Damage due to external elements, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Visibly cracked panels.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F2 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Good**
- Internal panels are polished, scratches and chips in corners at ground level.
- Patched old fixing holes in lower panels.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F2 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F2 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H (unsure of detail behind window frame)

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column J2 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Large mud veins in panels will make them difficult to remove whole.
- Damage due to external elements, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.

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- Visibly cracked panels.
- Open veins that have been previously patched.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column J2 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies 30mm.

Area: GF Column J2 North (external)

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 100mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

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Area: GF Column J2 South (external)

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 100mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column M2 East (double thickness column)

Material: Wombeyan Grey Marble **QTY: 12 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements, honed finish, Coners chipped and cracked, split and deteriorated elastomeric sealant
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels appear newer, sharper edges and less damaged than surrounding columns.

Area: GF Column M2A West (Museum)

Material: Wombeyan Grey Marble QTY:3 panels total- Average 30mm L 930mm W 1520mm H

Possible salvage rate 30%

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Condition Details

- General Appearance – **Good**
- Internal panels are polished, Minimal scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.

Area: GF F2 – J2 Feature Wall (Museum)

Material: Wombeyan Grey Marble **QTY: 36 panels total**

Average 30mm L 930mm W 1520mmH

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Panels are polished, Minimal scratches and chips in corners at ground level.
- Panels are well adhered and not drummy

Area: GF J2 – M2A Feature Wall (Museum)

Material: Wombeyan Grey Marble **QTY: 24 panels total**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Panels are polished, Minimal scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Wall blocked by Furniture (no images)

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Area: GF M2A – M2B Feature Wall (Museum)

Material: Wombeyan Grey Marble **QTY: (furniture blocking wall)**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Internal panels are polished, Minimal scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Wall blocked by Furniture (no images)

Area: GF M2B – P2 Feature Wall (Museum)

Material: Wombeyan Grey Marble **QTY: 27 panels total**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Panels are polished, Minimal scratches and chips in corners at ground level.
- Panels are well adhered and not drummy

Area: GF Column C3 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C3 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C3 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C3 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F3 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column F3 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F3 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F3 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column J3 East

Material: Wombeyan Grey Marble QTY: 3 panels total-Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Ground level panels have penetrations for power points.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column J3 West

Material: Wombeyan Grey Marble QTY: 3 panels total-Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column J3 North

Material: Imperial Black Granite **QTY: 3 panels total**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column J3 South

Material: Imperial Black Granite **QTY: 3 panels total**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C4 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C4 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C4 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C4 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F4 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column F4 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F4 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F4 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column J4 East

Material: Wombeyan Grey Marble **QTY: 3 panels total**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Ground level panels have penetrations for power points.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column J4 West

Material: Wombeyan Grey Marble **QTY: 3 panels total**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column J4 North

Material: Imperial Black Granite **QTY: 3 panels total**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column J4 South

Material: Imperial Black Granite **QTY: 3 panels total**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C5 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C5 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C5 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C5 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches and fixings for security doors.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F5 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column F5 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 120mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F5 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Fixings for security wall in lower panels.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F5 South (no access)

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Area: GF Column C7 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C7 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column C7 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C7 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C9 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C9 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C9 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C9 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F9 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 120mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

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Area: GF Column F9 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 120mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F9 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Possible salvage rate 70%

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Fixings for security wall in lower panels.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Area: GF Column F9 South (no access)

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Area: GF F9 – F10 Feature Wall (Banking Chamber)

Material: Wombeyan Grey Marble **QTY: 30 panels total**

Average 30mm L 930mm W 1520mm H

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Panels are polished, corners/ panels below 1.4m are very damaged and scratched on the surface.
- Panels are well adhered and not drummy

Area: GF Column C10 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C10 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C10 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C10 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

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Area: GF Column F10 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F10 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F10 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, very scratched at ground level.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F10 South (no access)

Area: GF Column C11 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C11 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C11 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C11 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

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Area: GF Column F11 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level, bottom panel very damaged.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F11 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F11 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, very scratched at ground level.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F11 South (no access)

Area: GF Column C12 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C12 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on external panels, honed finish is pitted, Coners chipped and cracked, loose and cracked grout.
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column C12 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column C12 South

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, ground floor panels have surface scratches.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

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Area: GF Column F12 East

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy.
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F12 West

Material: Wombeyan Grey Marble **QTY: 6 panels total 7,620mm H**

Average 30mm L 930mm W 1520mm H (unsure of detail behind window frame)

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Panels are well adhered and not drummy
- Edges are pencil round.
- Slab thickness varies +- 30mm.
- Panels have been blended by polisher on back edge to match.

Area: GF Column F12 North

Material: Imperial Black Granite **QTY: 6 panels total 7,620mm H**

Average 20mm L 680mm W 1520mm H

Panels will need to be carefully demolished to salvage Wombeyan grey marble surrounds.

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Condition Details

- General Appearance – **Good**
- Minimal chips as panels are well protected by surrounding marble, very scratched at ground level.
- Panels are well adhered and not drummy.
- Grout cracked and missing in places.
- Slab thickness 20 mm

Area: GF Column F12 South (no access)

Ground Floor Lift & Feature Wall

Area: GF F9 lift 9 Feature Wall

Material: Ulum Marble **QTY: 9 panels total**

Possible salvage rate 90%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Cracked and missing grout.
- Panels are very drummy.
- LHS returns into a private room, no access.

Area: GF F9 lift 9 RHS

Material: Ulum Marble **QTY: 28 panels total**

Possible salvage rate 90%
Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners at ground level.
- Cracked and missing grout.
- Panels are very drummy, can see they are fixed to brick/Hebel backing.

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Area: GF F12 Feature Wall (Banking Chamber)

Material: Wombeyan Grey Marble **QTY: 24 panels total**

Possible salvage rate 30%

Condition Details

- General Appearance – **Good**
- Panels are polished, corners/ panels below 1.4m are very damaged and scratched on the surface.
- Missing/ cracked grout, smeared with silicone on joints.
- Panels are well adhered and not drummy.
- Old fixing holes, broken corners at floor level.

Area: GF J5 Lift 8 LHS

Material: Ulum Marble **QTY: 72 panels total**

Possible salvage rate 70%

Condition Details

- General Appearance – **Fair**
- Panels are polished, scratches and chips in corners and at ground level, damage to bottom course.
- Cracked, missing grout.
- 21 panels in doorway entry are covered in a yellow adhesive that has stained the face of each stone.

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ID Locations (Reference Map) Ground Floor Soffit



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Martin Place External Stone Soffits

Area: E0

Material: Wombeyan Grey Marble

QTY: 16 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 16 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Upstand joints have been cut out on this bay.
- Caulking has been put over joints and not finished off/ visible gaps.

Area: E01

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.

Area: E02

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.
- Efflorescence to north.

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Area: E03

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.

Area: E04

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

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- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.
- Efflorescence to north.

Area: E05

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.

Area: E06

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

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Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.

Area: E07

Material: Wombeyan Grey Marble

QTY: 21 soffit panels

Average 30-50mm L 680mm W 1200mm H

QTY: 22 upstand panels

Average 30mm L 680mm W 230mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.
- Caulking has been put over joints and not finished off/ visible gaps.

Martin Place Internal Soffits

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Area: I1

Material: Aluminium Louvers

Possible salvage rate 100%

Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I2

Material: Aluminium Louvers

Possible salvage rate 100%

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Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I3

Material: Aluminium Louvers

Possible salvage rate 100%

Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

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Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I4

Material: Aluminium Louvers

Possible salvage rate 100%

Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

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Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I5

Material: Aluminium Louvers

Possible salvage rate 100%

Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

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Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I6

Material: Aluminium Louvers

Possible salvage rate 100%
Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

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Area: I7

Material: Aluminium Louvers

Possible salvage rate 100%

Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I8

Material: Aluminium Louvers

Possible salvage rate 100%

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Condition Details

- General Appearance – **Good**
- Louvers are made of rectangular hollow aluminium box sections, attached to steel brackets that are riveted to the louver. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.

Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 16 soffit panels North/ South

Average 30mm L 680mm W 1000mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Area: I9

Material: Aluminium Louvers

Possible salvage rate 100%
Condition Details

- General Appearance – **Good**
- Ceiling panels are made of aluminium plates and angles, attached to steel brackets that are screwed to steel brackets. The brackets are attached with threaded rod to a steel structure bolted to the concrete walls and ceiling.
- The fire sprinkler system is mounted through the aluminium panels.

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Material: Wombeyan Grey Marble

QTY: 8 soffit panels East

Average 30mm L 680mm W 1000mm H

QTY: 24 soffit panels North/ South/ West

Average 30mm L 1000mm W 310mm H

QTY: 32 upstand panels

Average 30mm L 1000mm W 380mm H

Possible salvage rate Soffits only 70%

Condition Details

- General Appearance – **Good**
- Polished face in good condition, Coners have minor chips and cracks.
- Grout in good condition.
- Soffit panels are drummy and we suspect are fixed to concrete beams with mechanical fixings.
- Upstand panels are not drummy and well grouted.

Martin Place

Area: GF Entry Martin Place Cladding & Wall Artwork

Material: Wombeyan Grey Marble

QTY: 96 panels total

Average 30mm L 870mm W 1525mm H

Possible salvage rate 100% Bronze artwork.
Possible salvage rate 60-70% Marble
Condition Details

- General Appearance – **Fair**
- Internal panels are polished, scratches and chips in corners at ground level.
- Panels vary between drummy spots and well adhered.
- 3 x “v” cut grooves painted gold make up connecting ribbon of artwork.
- Bronze protruding artworks are mounted individually through penetrations in the stone. Some rods are pushed into timber plugs, others appear to have an adhesive to secure to marble wall.
- All Bronze artworks slightly moved when touched.

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Area: GF Entry Stairs to Banking Chamber and Museum Floor

Material: Wombeyan Grey Marble **QTY: 24 panels total per staircase**

Average 80mm L 860mm W 395mm H

Possible salvage rate 85% treads only, risers will need to be carefully demolition to get access.

Condition Details

- General Appearance – **Fair**
- Stair treads are showing wear to front edge.
- Panels are well adhered.
- There are 2 x in-situ carborundum strips installed on each tread.
- Bronze/ Brass handrails on both sides of each staircase.

Area: GF Entry floor paving

Material: Riverina Gang Sawn **Average 40+-mm L 610-1210mm W 850mm H**

Possible salvage rate 30%

Condition Details

- General Appearance – **Fair**
- Paving is well adhered, evenly stained,

Area: GF Museum Paving

Material: Wombeyan Grey Marble **Average 30mm L 860mm W 860mm H**

Possible salvage rate 30%

Condition Details

- General Appearance – **Fair**
- Paving has been patched, ground and repaired numerous times over the years.
- Panels are well adhered and not drummy
- There are deep scratches and gouges in many areas.

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Area: GF Banking Chamber Paving

Material: Wombeyan Grey Marble **Average 30mm L 860mm W 860mm H**

Possible salvage rate 30%

Condition Details

- General Appearance – **Fair**
- Paving has been patched, ground and repaired numerous times over the years.
- There are deep scratches and gouges in many areas.
- Panels are well adhered and not drummy

Area: GF Fire stair East

Material: Wombeyan Grey Marble **QTY: 18 panels total**

Average 20mm L 560mm W 1260mm H

Possible salvage rate 20%

Condition Details

- General Appearance – **Average**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.

Area: Top 1 Fire stair North

Material: Wombeyan Grey Marble **QTY: 12 panels total**

Average 20mm L 590mm W 1160mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

Stoneplus NSW Pty Ltd
Contractor Lic: 310129c
ABN: 23 138 219 020
18 Powells Road Brookvale NSW 2100 AUSTRALIA
Tel: +61 2 8021 9640
Email: info@stoneplus.com.au
Website: www.stoneplus.com.au

Area: Top 1 Fire stair East

Material: Wombeyan Grey Marble **QTY: 35 panels total**

Average 20mm L 618mm W 1160mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

Area: Top 1 Fire stair South

Material: Wombeyan Grey Marble **QTY: 20 panels total**

Average 20mm L 590mm W 1160 - 1245mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

Area: GF Fire stair West

Material: Wombeyan Grey Marble **QTY: 31 panels total**

Average 20mm L 590mm W 1245mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

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Email: info@stoneplus.com.au
Website: www.stoneplus.com.au

Area: GF Fire stair North

Material: Wombeyan Grey Marble **QTY: 5 panels total**

Average 20mm L 647mm W 1375mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

Area: GF Fire stair East

Material: Wombeyan Grey Marble **QTY: 27 panels total**

Average 20mm L 600mm W 1325 - 1400mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

Area: B1 Fire stair South

Material: Wombeyan Grey Marble **QTY: 14 panels total**

Average 20mm L 605mm W 1125 -1585mm H

Possible salvage rate 20 – 30%

Condition Details

- General Appearance – **Fair**
- Damage due to movement of structure – including misaligned panels, loose or drummy panels, stress fracture/cracks across panels, chipped joints, and missing or cracked grout.
- Panels are not drummy and well grouted.

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Website: www.stoneplus.com.au

Phillip Street Frontage

Area: GF Martin place return

Material: Imperial Black Granite **Average 20mm L 608 - 620mm W 1320mm H**

Possible salvage rate 90%
Condition Details

- General Appearance – **Good**
- Panels are in good condition, minor scratches/ scuffs at ground level.
- Mastic joints in good condition.
- Panels are not grouted.

Area: GF Phillip St North

Material: Imperial Black Granite **Average 20mm L 608 - 620mm W 1320mm H**

Possible salvage rate 90%

Condition Details

- General Appearance – **Good**
- Panels are in good condition, minor scratches/ scuffs at ground level.
- Mastic joints in good condition.
- Panels are not grouted.

Area: GF Phillip St South

Material: Wombeyan Grey Marble **Average 30mm L 670 - 754mm W 1375 - 1390mm H**

Possible salvage rate 60 – 70%
Condition Details

- General Appearance – **Good**
- Panels are in good condition, minor scratches/ scuffs at ground level.
- Misaligned/ bowed panels, Mastic joints have deteriorated and cracked.
- Panels are not drummy and well grouted.
- Chipped edges.
- Panels vary in sizes, lots of penetrations in panels.

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Website: www.stoneplus.com.au

Area: C2 – C12 Martin Place Dado

Material: Wombeyan Grey Marble **QTY: 64 panels**

Average 30mm L 680mm W Various Hights

Possible salvage rate 60%

Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, honed finish is pitted, Coners have minor chips and cracks.
- Panels are not drummy and well grouted.
- Old patches are cracking and discolouring.
- Heavy pollution/ staining.

Area: E0 – E9 Martin Place External Paving

Material: Riverina Gang Sawn **Average 30-50mm L 710mm W 610 - 1210mm H**

Possible salvage rate 50-60%
Condition Details

- General Appearance – **Fair**
- Damage due to external elements on panels, flamed finish, Coners have minor chips and cracks.
- Panels are not drummy and well grouted.
- Heavy pollution/ staining.

This report is only a condition review. Advice should be sought from the heritage architect prior to any further investigations and physical removal works, in relation to requirements for detailed inventory of materials.

End of Report

11.0 APPENDIX G – HERITAGE MANAGEMENT PLAN

Heritage Management Plan, Reserve Bank of Australia Head Office, 65 Martin Place Sydney NSW 2000

N BRS
8 April 2020

NBRSARCHITECTURE.
HERITAGE

HERITAGE MANAGEMENT PLAN



Reserve Bank of Australia Head Office
65 Martin Place
SYDNEY NSW 2000

FIN AL 8 APRIL 2020

NBRS&PARTNERS PTY LTD

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

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ISSUED	REVIEW	ISSUED BY
5 June 2019	Draft	P Jeffery
19 July 2019	Revised draft	P Jeffery
8 N ovember 2019	Final amended draft	P Jeffery
12 December 2019	Response to DEE comments	P Jeffery
5 March 2020	Amended final report v.3	P. Jeffery
8 April 2020	APPROVED FIN AL (Aust. Heritage Council)	S. Polkinghorne

EXECUTIVE SUMMARY

This Heritage Management Plan has been prepared to assist the Reserve Bank of Australia (RBA) to continue to conserve and protect the identified Commonwealth Heritage values of its Head Office, 65 Martin Place Sydney N SW 2000. The Head Office building was included on the Commonwealth Heritage List in June 2004 for demonstrating the following official Commonwealth heritage values:

Criterion A: Processes
Criterion B: Rarity
Criterion D: Characteristic values
Criterion E: Aesthetic characteristics
Criterion F: Technical achievement
Criterion G: Social value
Criterion H: Significant people

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), as amended, the Reserve Bank of Australia is obliged to prepare a Heritage Management Plan for each of its properties that demonstrate Commonwealth Heritage value. This plan addresses the requirements of Schedule 7A (Regulation 10.03B) of the *EPBC Act* and be consistent with Commonwealth Heritage management principles.

The methodology adopted for use in this report generally follows best practice principles contained in:

- *The Conservation Plan* by Dr James Semple Kerr (7th Edition, 2013) published by the N ational Trust of Australia (N SW).
- *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 2013*.
- *Management Plans for Places on the Commonwealth Heritage List: a guide for agencies*. Australian Government Department of the Environment and Heritage, N ovember 2006.
- *Working Together Managing Commonwealth Heritage Places, A guide for Commonwealth Agencies*. Commonwealth of Australia 2019.

Major Recommendations

This Heritage Management Plan confirms the Head Office of the Reserve Bank of Australia demonstrates a range of Commonwealth Heritage values including historical, associative, aesthetic and social values.

The principal heritage significance of the Reserve Bank of Australia Head Office building is its association with the Reserve Bank of Australia, and as physical evidence of the creation of the Reserve Bank of Australia and its separation from the Commonwealth Bank of Australia, and for its association with successive Governors of the Reserve Bank since 1964. The Head Office has aesthetic significance as an example of Post-World War 2 office buildings in Australia and of the architectural work carried out by the Commonwealth Department of Works Banks and Special Projects Branch. The prominent location of the Reserve Bank of Australia Head Office building at the corner of Martin Place and Macquarie Street contributes to its landmark qualities in forming part of the eastern edge of the Sydney Central Business District.

Major recommendations of this report include:

- This Heritage Management Plan is accepted as the guiding document for future action to the Head Office of the Reserve Bank of Australia.
- The Reserve Bank of Australia is to register this Heritage Management Plan as a legislative instrument on the Federal Register of Legislation (Register) as soon as practicable (section 4 of the *Legislation Act 2003*) otherwise the agency may not be compliant under the *EPBC Act*.

- The Heritage Management Policies set out in this plan will be accepted and implemented.
- The Head Office of the Reserve Bank of Australia will be managed in accordance with Commonwealth Heritage management principles and best practice heritage principles.
- Changes to the place will be noted in records maintained by the Reserve Bank of Australia as required under the EPBC Act.
- The Reserve Bank of Australia will submit this Heritage Management Plan to the relevant Commonwealth Minister for consideration and approval.

This draft Heritage Management Plan was issued in March 2020 for review and comment by the Reserve Bank of Australia. Under Section 341X of the *EPBC Act* the Reserve Bank of Australia is obliged to review this Plan at least once in every five-year period. This plan should therefore be reviewed no later than March 2025 or earlier if circumstances relating to the site change.

NBRSARCHITECTURE



Pamela Jeffery
Senior Heritage Specialist/ Architect

HERITAGE MANAGEMENT PLAN

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1.0 SUMMARY DESCRIPTION

Name	Reserve Bank of Australia (Head Office)
Address	65 Martin Place, Sydney N SW 2000
Land Title	Lot 1 of DP 444499; Lot 1 of DP 32720; Lot 1 of DP 33919 (Parish of St James, County of Cumberland)
Original Owner	Commonwealth of Australia Reserve Bank of Australia
Present Owner	Reserve Bank of Australia
Local Government Area	City of Sydney
Construction Dates	1959-64, original building 1976-1980, south additions N o. 2 site 1991-1996, re-cladding and internal refurbishment
Architect	Commonwealth Department of Works Banks and Special Projects Branch
Builder	EA Watts Pty Limited: original construction and 1976-80 and 1991-96 construction phases.
Heritage Status	– Commonwealth Heritage List (Place ID N o. 105456) – *Sydney Local Environmental Plan 2012* (Schedule 5, Item N o. I1897) – N SW State Heritage Inventory Online Database (N o. 2423917) – Australian Institute of Architects (N SW Chapter) Register of Significant Architecture in N SW (Reg N o. 4702937)
Summary Description	The RBA Head Office building is a commercial office building of 25-storeys, including 3 basement levels, of Post War International Modernist Style with three prominent street frontages, utilising high quality external and internal materials. The tower structure has its primary frontage to Martin Place, and sits on a four-storey podium divided into two upper floors and two floors of full height recessed glazing below, enclosing a double volume entry foyer and adjoining public areas. The tower over is steel framed and clad with grey granite fixed over the original marble facings, with aluminium window sections and black granite column trims. Despite later enlargement of the tower to the south and considerable internal modification, the building retains its original architectural character. The ground floor entrance foyer retains examples of original fabric and finishes.
Summary Statement of Cultural Significance	The Reserve Bank Head Office, Martin Place Sydney is a significant example of the work of the Commonwealth Department of Works built in the early 1960s in an International Modernist style. It was built to house the specific functional requirements of the newly created Reserve Bank of Australia. It has strong historic associations with Dr HC Coombs and the early establishment of the Bank, as well as with the development of Australian

	economic policy and banking practice throughout the second half of the twentieth century and early twenty-first century. It has strong aesthetic values in its overall design and execution for the quality of its facades and public spaces, the use of high quality materials and in its contribution as a building element within the significant streetscapes of Macquarie Street and Martin Place.
Identified Commonwealth Heritage values	The Reserve Bank Head Office, Martin Place Sydney embodies the following historic heritage values: – Criterion A: Processes – Criterion B: Rarity – Criterion D: Characteristic values – Criterion E: Aesthetic characteristics – Criterion F: Technical achievement – Criterion G: Social value – Criterion H: Significant people

2.0 INTRODUCTION

2.1 BACKGROUND

The Reserve Bank of Australia Workplace Department commissioned the review and upgrading of its Heritage Management Plan for the Reserve Bank of Australia Head Office building in March 2019 in keeping with its requirements under Section 341X(2) of the *Environment Protection and Biodiversity Act 1999 (EPBC Act),* as amended. The table included in Section 11.1 of this Heritage Management Plan identifies where specific requirements of Schedule 7A (Regulation 10.03B) of the EPBC Act is addressed in this report.

The Reserve Bank of Australia (RBA) is obliged, as a Commonwealth agency, to protect Commonwealth Heritage values demonstrated by properties in its ownership. The Reserve Bank of Australia Head Office building at 65 Martin Place Sydney was included on the Commonwealth Heritage List in June 2004 as an 'Included Place' (Place ID: 105456) for demonstrating the following Commonwealth Heritage values:

- Criterion A (Processes);
- Criterion B (Rarity);
- Criterion D (Characteristic values);
- Criterion E (Aesthetic characteristics);
- Criterion F (Technical achievement);
- Criterion G (Social value); and
- Criterion H (Significant people).

This Heritage Management Plan has been adopted by the Reserve Bank of Australia to guide conservation and heritage management of its Head Office building located at 65 Martin Place Sydney. This Heritage Management Plan should be read in conjunction with the Heritage Strategy 2019-2021 prepared for the Reserve Bank of Australia which sets out the obligations of the Reserve Bank under the *Environmental Protection and Biodiversity Conservation Act 1999*.

2.2 THE SITE

The Reserve Bank of Australia Head Office, located at 65 Martin Place, comprises three parcels of land, shown in Figure 1 and Figure 2, and is described in documents held by the N SW Land Registry Services as:

- Lot 1 of Deposited Plan 444499 (Parish of St James, County of Cumberland);
- Lot 1 of Deposited Plan 32720 (Parish of St James, County of Cumberland); and
- Lot 1 of Deposited Plan 33919 (Parish of St James, County of Cumberland).

The building defines the south side of Martin Place between Phillip and Macquarie Streets, and is bounded by Macquarie Street to the east, Martin Place to the north and Phillip Street to the west. The building is a prominent element in all three streets. Its southern boundary adjoins the boundary of the Law Society of N SW building and Windeyer Chambers.

The building is located on the eastern edge of the Sydney Central Business District. The early twentieth buildings to the west of Macquarie Street are progressively being demolished and replaced with high rise commercial buildings.

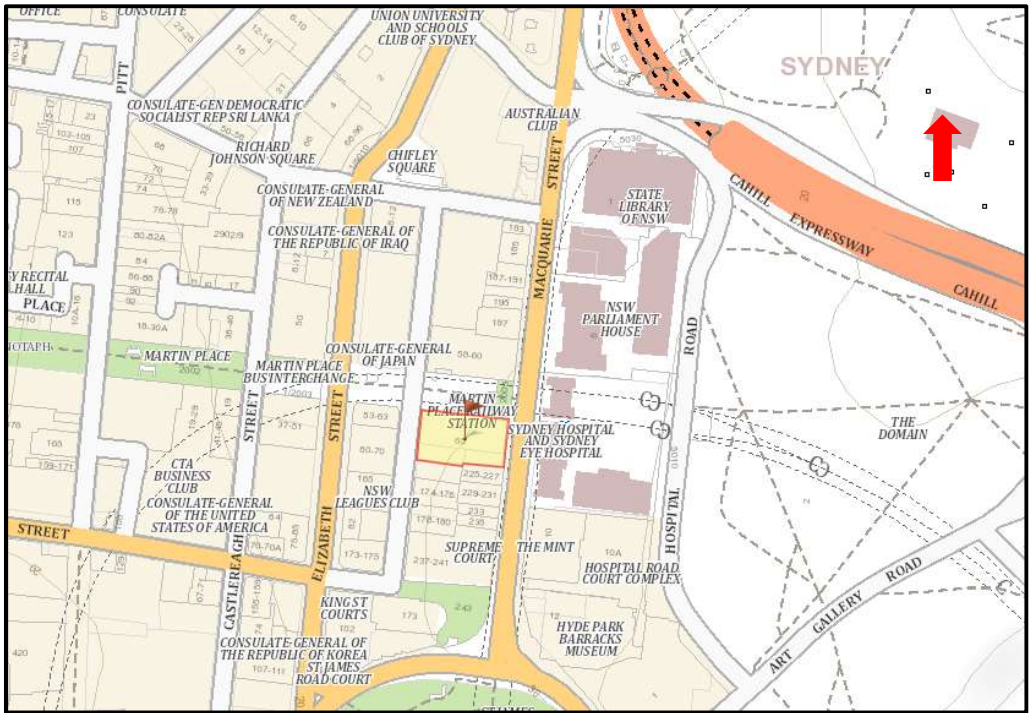


Figure 1 - Plan showing the location of the Reserve Bank of Australia Head Office building, located at 65 Martin Place Sydney.

Source: NSW Land Registry Services, SIX Maps, https://maps.six.nsw.gov.au/, accessed 2 September 2019.



Figure 2 - Aerial photograph showing the three parcels of land comprising the current site of the Reserve Bank of Australia Head office building.

Source: NSW Land Registry Services, SIX Maps, https://maps.six.nsw.gov.au/, accessed 2 September 2019.

2.3 STUDY OBJECTIVES

The main objective of this Heritage Management Plan is generally to provide a practical working document to guide future works or changes to the Reserve Bank of Australia Head Office building to ensure the building's identified Commonwealth Heritage values are adequately identified, protected and conserved. This heritage management plan aims to:

- Provide an understanding of the historic development of the place, and a description of the physical fabric and its condition.
- Identify the Commonwealth Heritage values of the place against the prescribed Commonwealth Heritage criteria.
- Set out policies to ensure the Reserve Bank of Australia Head Office is managed and interpreted in accordance with Commonwealth Heritage management principles defined by the *Environment Protection and Biodiversity Conservation Act 1999,* as amended.
- Address the Bank's obligations under Regulation 10.03b (Schedules 7A - Management Plans for Commonwealth Places and Schedule 7B – Commonwealth Heritage management principles) of the *EPBC Act 1999*, as amended.

2.4 METHODOLOGY

This report was prepared to, in part, satisfy the obligations of the Reserve Bank of Australia under Section 341S of the *EPBC Act 1999*, as amended. The methodology and format of this report are generally consistent with that set out in the following documents:

- *The Conservation Plan* by Dr James Semple Kerr (7th Edition, 2013) published by the National Trust of Australia (NSW).
- *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 2013*.
- *Management Plans for Places on the Commonwealth Heritage List: a guide for agencies.* Australian Government Department of the Environment and Heritage, November 2006.
- *Working Together: Managing Commonwealth Heritage Places*. Commonwealth of Australia 2019.

Sections of this report have been taken verbatim from the following report prepared for the Reserve Bank of Australia:

- NBRS+Partners. *Heritage Management Plan: The Reserve Bank of Australia 65 Martin Place Sydney NSW 2000*. 26 October 2012 Unpublished report prepared for the Reserve Bank of Australia.

2.5 TERMINOLOGY

The terms 'Reserve Bank of Australia Head Office building', 'Reserve Bank building', 'RBA building' and 'Head Office building', and the place, are used interchangeably throughout this report to describe the building located at 65 Martin Place, Sydney NSW 2000.

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given to them in *Australia ICOMOS Charter for Places of Cultural Significance* (Burra Charter) 2013. The methodology used in the preparation of this report generally follows that recommended as best-practice by Australia ICOMOS (see Figure 3).



Figure 3 - Diagram showing the sequence of steps in planning and managing a place of cultural significance, contained in The Burra Charter, and underpinning this Conservation Management Plan methodology.

Source: The Burra Charter, 2013, https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf

2.6 LIMITATIONS

The RBA Head Office building was inspected on various dates in 2018 and 2019 to confirm the location and condition of building fabric. Inspections were carried out while the building was occupied and operational. Inspections were limited to visual observations, carried out from ground level or internal floor level. Inspections were general in nature, having been carried out without physical intervention or removal of building fabric.

N o European or Aboriginal archaeological assessment was undertaken as part of this report. The site of the Head Office has been assessed as an 'Area of no archaeological potential' under the *Archaeological Zoning Plan for Central Sydney-1992*, prepared by Siobhan Lavelle and Dana Mider for the Sydney City Council.

Artworks, apart from fixed wall murals and sculptures, and numismatics collections are not addressed specifically in this Heritage Management Plan.

2.7 AUTHORSHIP

The following members of N BRSARCHITECTURE participated in the production of this report:

- Samantha Polkinghorne, Director -Heritage.
- Pamela Jeffery, Senior Heritage Consultant/Architect.
- Sophie Bock, Senior Heritage Consultant.

The history contained in this report was originally researched and written in 2001 by Ms Michelle Richmond, Historian formerly of N BRSARCHITECTURE, for an earlier version of this Heritage Management Plan. That history has been edited, and additional information inserted by Pamela Jeffery. Photographs and illustrations throughout this report were taken or prepared by N BRSARCHITECTURE unless otherwise noted.

2.8 SOURCES

The main documentary sources consulted in the research for this report are listed below. A complete Bibliography is contained in Section 10.0 of this report.

- Reserve Bank of Australia Archives.
- N ational Archives of Australia.
- State Archives.
- State Library of N ew South Wales.
- N SW Land Registry Services.
- Sydney Water Archives.
- Sydney City Archives.

2.9 ACKNOWLEDGMENTS

The Author gratefully acknowledges the assistance of the following people in the preparation of this report:

- Ms Rebecca Dowell, Workspace Lead, RBA Workspace Services, RBA Workplace Department (Sydney).
- Mr Bruce Harries, Department Head, RBA Workplace Department (Sydney).
- The Manager and Archives Staff; Regulatory, Framework and Heritage Section.
- The Bank's Curators, Public Access & Education Section, Information Department.

3.0 HISTORICAL CONTEXT

3.1 INTRODUCTION

The following section provides a historical context to examine the development of the site of the Reserve Bank of Australia, and determine the heritage significance of the place. Refer to Section 11.3.1 for an outline history of the development of the site prior to the construction of the Reserve Bank of Australia Head office building.

Text in both Section 3.0 and Section 11.3 was taken from an earlier Conservation Management Plan prepared by NBRSARCHITECTURE (2001). It was researched and written, including the transfer of all citations, by Ms Michelle Richmond, Historian, formerly of NBRSARCHITECTURE. Pam Jeffery of NBRSARCHITECTURE has reviewed and expanded that history to include changes to the site that have occurred since 2001.

3.2 A CENTRAL BANKING SYSTEM AND THE RESERVE BANK OF AUSTRALIA

An Australian central banking function was established in 1911 as one of the functions of the Commonwealth Bank of Australia.[1] By the 1950s the Federal Government had decided to remove the central banking section from the control of the Commonwealth Bank and to establish a separate agency similar to economic structures in other countries.

Initial briefing by the Commonwealth Bank of Australia of their intention to proceed with the design of a Reserve Bank building took place in Sydney on 16th September 1957. The site in Sydney was selected and negotiations for the purchase from the Sydney City Council were commenced.

The Reserve Bank of Australia was created by an Act of Parliament in 1959 with its broad purpose being to work for the economic prosperity and welfare of the people of Australia.[2] The new Bank was to be controlled by a Board, its members determined by the government of the day, but appointed by the Governor. At the time of the creation of the Bank, the board consisted of a Governor (who also acted as the chairman of the board), a Deputy Governor, the Secretary to the Commonwealth Treasury and seven other appointed members. Dr HC Coombs was appointed the first Governor of the newly created Reserve Bank of Australia. The Reserve Bank of Australia commenced operations on 14th January 1960.

Its stated objectives were to ensure that monetary banking policy was directed to the greatest advantage of the people of Australia, that the Australian currency was stable and that full employment was maintained.

Splitting the Commonwealth Bank and creating the Reserve Bank required a huge administrative re-organisation. The Reserve Bank Act 1959 reinforced the perception of a separate bank in the community's eyes by requiring the Bank to occupy its own premises. This condition only strictly applied to the head office (Sydney) and it was assumed that at other places the Bank would share premises with the Commonwealth Bank. However Dr Coombs decided that in order to maintain a prominent profile, separate buildings would be constructed in each of the state capitals and at Canberra. In addition, the Bank would have offices in Launceston, Port Moresby, N ew York and London.

[1] The Commonwealth Bank was established by The Commonwealth Bank Act 1911 with its head office located in Sydney. Based on the Conservation Plan for the Reserve Bank of Australia - Adelaide Branch by Weidenhofer Architects Dec 1999, p10.

[2] The *Reserve Bank Act 1959* separated the commercial activities of the Commonwealth Bank from its central banking functions. The Commonwealth Bank was to be renamed the Reserve Bank of Australia and would act as the nation's central bank. The newly created Commonwealth Banking Corporation would operate as a trading bank.

The Reserve Bank as a separate identity was born at a time when the economy was booming, trade flourishing and other conditions that resulted in prosperity. Australians had a positive view of the future of their country. For the newly created Bank, the decade of the 1960s was tremendously significant in creating an International image for the Australian economy. The buildings constructed throughout Australia by the Bank at that time, reflected a confidence in things Australian and in its future. The buildings were statements displaying the corporate pride of the Bank and the vital economic role it aspired to play in the N ation.

Sydney was the first project in this significant building program. A site for the new head office building was purchased from the Council of the City of Sydney in Martin Place in December 1958. Dr Coombs was determined that the head office would be an impressive structure, built to reflect the bank's prestige and leadership of the financial system. It was to be the flagship building, proudly built from largely Australian materials.

The Head Office building was completed in 1964 but did not open for business until the 14th January 1965. Built of polished marble and glass with granite paved public spaces[3], the building was dubbed the "Marble and Gold Palace". Public criticism of Commonwealth expenditure on Public Works was largely a result of a 'Credit Squeeze' that coincided with Dr Coombs' building programme.

Planning for the construction of the Bank's new buildings in the other capital cities also occurred during this time and the suite of buildings form a cohesive group of designs reflecting a common design philosophy. Also contemporary with the building and complimentary to the Bank's design aesthetic was the Commonwealth Centre at Chifley Square, now demolished.

The nature of the work of the Reserve Bank of Australia began to change significantly during the 1980s. The agents for change came from a number of different directions including the introduction of new technology, such as mechanisms for wrapping coins and counting notes. In 1983, deregulation of the Australian dollar eliminated the Bank's Exchange Control function. The findings of two government enquiries further changed the Bank's structure[4]. Many of the original functions of the Bank also altered significantly resulting in a reduction in staff numbers[5].

3.3 CONSTRUCTION OF THE HEAD OFFICE BUILDING

The Reserve Bank of Australia Head office building was designed and documented by the Special Projects Branch of the Commonwealth Department of Housing and Construction. The design team included CD Osborne, and RM Ure, GA Rowe and FJ Crocker from the Sydney Branch. The Department was authorised to engage private architects or consultants to provide specialist knowledge or expertise, and in this instance consulted Professor Harry Ingham Ashworth, Professor of Architecture at the University of Sydney for advice in relation to the Head office building.

The Head Office was located in Hawthorn (Vic), and included three divisions – Architectural, Engineering and Management Services, with branch offices in each capital city and several regional cities. CD Osbourne headed the Architectural Division in Melbourne however the Sydney Branch Director of Works was responsible for approving the design and documentation of the Reserve Bank of Australia Head Office building while Head Office architects advised on the its design as a major project. The new Reserve Bank head office building was designed by

[3] The building project also included specially commissioned modern sculptures were located on the terrace and in the entrance foyer and an 'Australian' native garden was established in Macquarie Street.
[4] The Campbell Committee, cited https://www.rba.gov.au/about-rba/history/
[5] Total staff numbers were reduced by about 40%.

the Commonwealth Department of Works, Bank and Special Projects Division (Sydney) in 1959[6] under the direction of a Design Committee which included the following members:

- C McGrowther, Superintendent of Reserve Bank Premises
- HI Ashworth, Consulting Architect (Sydney University)
- CD Osborne, Director of Architecture - Dept of Works
- RM Ure, Chief of Preliminary Planning - Dept of Works
- FC Crocker, Architect in Charge - Bank Section - Dept of Works
- GA Rowe, Supervising Architect - Bank Section - Dept of Works

The Sydney Branch was also responsible for the documentation of interior spaces and finishes in consultation with Frederick Ward, Industrial Designer who had previously advised on buildings at the Australian N ational University (Canberra).

Site covenants required the facades of the building to be of stone and other complimentary materials and the building to have a minimum height of 150 feet with a setback to Martin Place of 16 feet above a height of 60 feet from Macquarie Street. Three members of the Design Committee toured central banking facilities overseas to inform early design studies prepared in 1957. Detailed planning and documentation commenced in January 1959 with submissions to the Sydney Height of Buildings Advisory Panel in March and to the Governor and Board of the Commonwealth Bank in April[7]. EA. Watts Pty Ltd was awarded the tender to construct the Reserve Bank of Australia Head Office building in 1962. The building was completed in 1964 ready for occupation in January 1965.

[6] Reserve Bank archive, RBA:MD-011708 - MD-017708?31, Proposed Headquarters Sydney for the Reserve Bank of Australia

[7] Detailed information on the design as approved are contained in the document prepared by the Department of Works titled "Proposed Headquarters Sydney for The Reserve Bank of Australia" held in the Reserve Bank Archives.

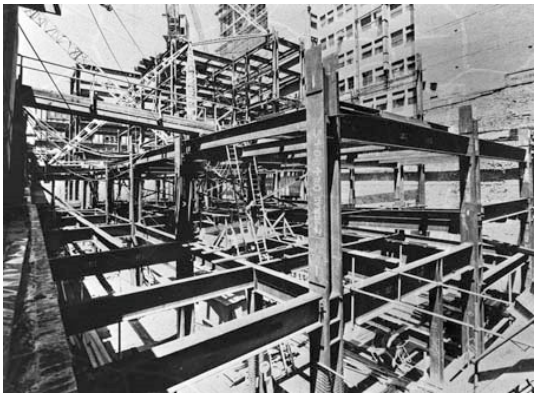


Figure 4 – View of the steel framed construction of the Reserve Bank of Australia Head office building, c1962. Source: National Archives of Australia.



Figure 5 - View of the south and west elevations during construction c1962. Source: National Archives of Australia



Figure 6 -View of the northwest corner of the RBA Head Office showing the original marble panels being installed to the north and west elevations, c1962. Source: National Archives of Australia.



Figure 7 – View of the Reserve Bank of Australia Head Office Sydney, looking south east from the Phillip Street corner, c1964.

Source: Australian Archive

3.4 ARCHITECTURAL DESIGN INTENT

The Reserve Bank Head Office was constructed in Sydney to provide appropriate accommodation for a number of departments of the Bank and to house its functions as the principal Central Banking agency. The first Governor of the Bank, Dr HC Coombs had specific ideas for both the operations of the new agency and its corporate image. These ideals were implemented in a series of buildings across the nation and reached their highest expression in the Sydney head office building.

> *A contemporary design was requested because it felt that a Central Bank should develop with growing knowledge and a changing institutional structure and adapt its policies and techniques to the changing needs of the community within which it works.*

The design of the building was influenced by the national and civic significance of the building as well as normal aesthetic considerations. In its construction, materials and equipment of Australian origin have been used wherever possible.[8]

The design report accompanying the early sketch designs set out the architectural design intention and general aesthetic considerations underpinning the design in the following terms:

From initial directions issued by the Commonwealth Bank, the intention was to produce a solution that was functionally acceptable and which included aspects of design that might enhance the civic dignity of Martin Place and the axial development of site areas to the east of Macquarie Street.

The form of the proposed building has been progressively determined by the detail area requirements at respective floor levels.

The surface texture of the tower mass is basically the expression of structure and functional mullions. Both structural columns and mullions are of similar proportions being 2 feet deep by 13 inches[9] *repeating all external facades as a uniform vertical motif. The spandrel areas between mullions and the heads and sills of windows are comparatively flush in surface with the facings on the columns, while deep set windows provide adequate solar protection and give emphasis to the voids. The resultant texture is static in form and emphasises neither horizontal nor vertical movement. Due to thermal problems and the need to provide closely sub-divided office areas on the western perimeter, windows of reduced area are proposed on this facade, protected by horizontal cantilevered sun hoods. The skyline has been designed as a regular termination of the tower block by accommodating miscellaneous tank rooms, cooling towers, etc. at broken levels within the facade envelope.*[10]

The construction method and external appearance of the RBA building was a departure from other bank buildings lining Martin Place. Those dating from before 1945 were traditionally load bearing masonry construction, implicitly expressing stability and solidity, whereas the Reserve Bank was designed in the International Modernism architectural style with an emphasis on openness and transparency. The expansive glass windows at ground floor level were selected to express transparency and openness and reflect the principles on which the Bank itself would operate.

For employees of the Bank, the organisation was a prestigious and desirable place to work. The Bank was a generous employer by the standards of the day. Staff had their own health fund, superannuation fund and their own workers union and credit union with the Commonwealth Bank. The Bank had a strong staff hierarchy and senior positions in the structure were important with considerable community status.

This status is demonstrated in physical terms by the design of executive and staff areas in the head office building in Sydney as it is in other branches of the Bank in other capital cities.

During the 1960s, the Bank buildings were known to provide more extensive staff facilities compared with other contemporary buildings. In Sydney these facilities consisted of the cafeteria, executive and Board dining rooms, the staff lounge, the staff library, a medical suite, squash courts and associated amenities, an auditorium and an observation deck on the 20th level for the use of staff and ex staff.

[8] Architecture in Australia September 1966, Reserve Bank of Australia
[9] Equivalent to 610mm by 330mm.
[10] RBA MD-011708 Proposed Headquarters Sydney for The Reserve Bank of Australia p4

Providing recreation and other facilities for the staff was considered important to support the corporate culture of the time. In the 1960s, most Bank staff joined the organisation as young people and the men would certainly have expected to remain with the Bank for the remainder of their working lives. Vacancies in senior management positions were generally filled from within the Bank structure. Strong social bonds were fostered in this environment and these were fostered by the Bank in the availability and use of facilities within the building. Although a number of city buildings constructed in the 1960s, such as QANTAS House, the Goodsell Building and the NSW State Office Block, contained a range of staff facilities including staff dining rooms and cafeterias[11], the Reserve Bank of Australia Head Office additionally included a Medical Centre, Squash Courts, and a Firing Range used for the training of security guards.

As times have changed the use and necessity for many of these facilities within a building with a reduced workforce has diminished and the functions and usage patterns of the special facilities has changed dramatically. This change in functional requirements has been reinforced by changes in corporate culture. Increasing flexibility within organizations, coupled with focus on competitive practice has altered the attitudes and structure of the workplace and its relationships.

Demand for these specialised facilities within the Bank has reduced to the point where their retention is no longer supported. These spaces are now identified as valuable for their potential to provide additional workplace accommodation and flexibility rather than as specialised areas of restricted contribution essential to the organisation's principal objectives.

3.5 CONSOLIDATION OF BANKING SERVICES AND ADDITIONS TO THE BUILDING

In early 1964 the Reserve Bank purchased "Washington House"[12], a three-storey commercial and residential building that adjoined the eastern section of its southern boundary for 160,000 pounds. Documents indicate the RBA intended demolish the building and construct an alternative access to the basement areas to improve cash delivery services within the original Head Office building, and preliminary plans for a new vehicular entrance from the Macquarie Street side were prepared.

Following the acquisition of a second building, "Federation House" in 1967, the Bank commissioned the Commonwealth Department of Works to document additions to the south side of the Head Office building [13]. The RBA Governor formally approved the south extension located on Number 2 Site on 18th March 1975. Demolition of both Washington House and Federation House was completed by 5th June 1975.

Works involved substantial additions on each floor to incorporate the adjacent site to the south. The effect of the changes was to increase the depth of the building by nearly one third increasing its presence on both Macquarie Street and Phillip Street (See Figure 8) and to provide additional service areas at basement and podium levels were also provided.

The works were designed to maintain the rhythm of the original window and stone façade on the east and west elevations, giving the Reserve Bank an increased presence in Macquarie Street and Phillip Street without increasing the height of the building.

[11] Russell Rodrigo, *'Banking on Modernism: Dr HC (Nugget Coombs and the Institutional Architecture of the Reserve Bank of Australia'*, Fabrications, JSAHANZ, page88.
[12] Washington House, formerly located at 221-223 Macquarie Street, comprised two shops at street level, with 17 offices and residential flats above.
[13] RBA: MD-011709 - MD-011709/29 Reserve Bank of Australia, Head Office Sydney -Number 2 Site

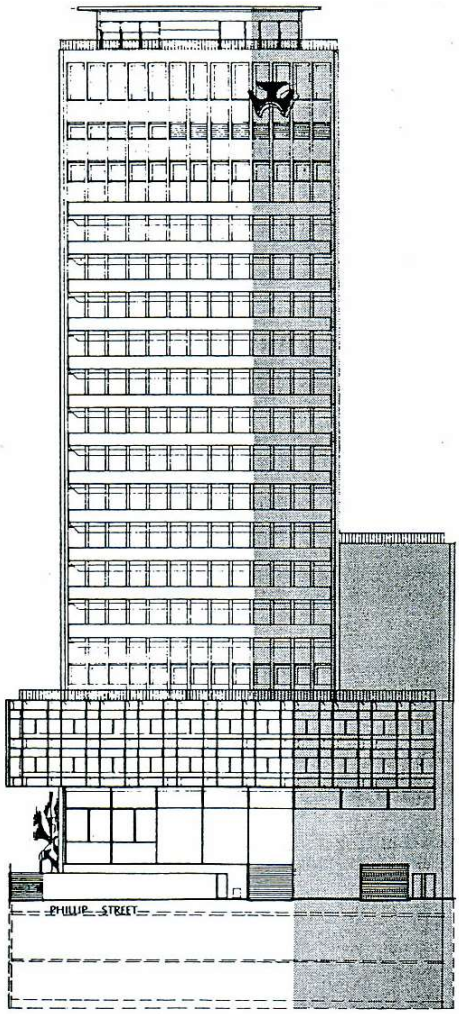


Figure 8 – Diagram showing the Phillip Street elevation. The shaded area indicates the location of the addition constructed in the late 1970s, and the dedicated services/plant spaces Note the addition accommodating the services finished at Level 7.

Source: Currency No. 5 Vol 17 May 1976 p12

3.6 BUILDING REFURBISHMENT

By the late 1980s it was apparent the original Wombeyan marble cladding of the external facades was deteriorating due to a combination of weathering and pollution, and asbestos was detected throughout the building. Works began on an extensive program to repair the façade and internal refurbishment works were to upgrade staff facilities to meet standard office requirements to allow the Bank to continue operating from the site.[14]

The repair process of over-cladding the exterior of the building commenced in November 1993 using both Australian and Italian stone. The system was designed to ensure the rhythm of the original fenestration was retained. New stone was attached to aluminium trusses bolted to the inner frame of the building with a gap to allow for water to drain between the two skins.

[14] The Parliament of the Commonwealth of Australia, Parliamentary Standing Committee on Public Works Report, *Refurbishment of Head Office, Reserve Bank of Australia Martin Place, Sydney, NSW,* (eighth report of 1990), (Eighth PWC Report of 1990), p1.

Several subsequent changes were made to the upper levels of the elevations of the Head Office after 2001 to reflect changes in internal function. These changes were again designed to have minimal impact on the presentation of the building to Martin Place and Macquarie Street.

Major internal changes carried out between 2001 and 2003 included the removal of two apartments, two squash courts, the relocation of risers and service areas, and the re-configuration of internal office areas generally. Several floors[15] were leased to separate organisations resulting in the refurbishment of office and service areas to suit their individual requirements.

Works carried out since 2005 have addressed statutory compliance issues, access to premises requirements, security requirements and replacement of equipment at the end of its operational life, for example, replacement of lift cars.

3.7 ASSOCIATED INDIVIDUALS

3.7.1 HERBERT COLE COOMBS (1906-1997)

HC Coombs was born in Kalamunda, WA, in 1906. He attended Perth Modern School working as a teacher and on the wharves to pay to attend university where graduated with first-class honours in economics, and winning the Hackett Studentship enabling him to study overseas. Following the completion of his MA, he proceeded to London School of Economics to undertake a thesis on central banking and was awarded a PhD in 1933, returning to his teaching career in Perth in 1934.

In 1935 Coombs moved to Sydney, initially working for the Commonwealth Bank and later transferring to the Commonwealth Treasury in 1939, appointed Director of Rationing in1942 and in 1943 was appointed Director-General of the Department of Post-War Reconstruction by Ben Chifley.

Coombs was appointed the Governor of the Commonwealth Bank of Australia on 1st January 1949. In 1959 the Australian Government passed the Reserve Bank of Australia Act separating central bank's operations from the trading and savings bank functions of the Commonwealth Bank. HC (N ugget) Coombs was appointed Governor of the Reserve Bank of Australia in 1959, retiring in 1968.

Following his retirement from the RBA, Dr Coombs served as the Chancellor of the Australian N ational University between 1968 and 1976, and was instrumental in establishing the Centre for Resources and Environmental Studies at the AN U in 1973.[16] He also served as Chairman of the Council for Aboriginal Affairs (1968-1976) and Chairman of the Council for the Arts (1968-1974). [17]

3.7.2 BIM HILDER

The expansive wall enrichment in the main entrance foyer was designed and installed by local artist Bim Hilder. It is made up of many separate small parts of beaten copper and bronze. It incorporates a 150mm piece of quartz crystal uncovered by geologist Ben Flounders in South Australia's Corunna Hills together with other semi-precious stones.

[15] Levels 3, 5, 6, 9, 18 and 19 were leased to separate tenants for various periods from c2002 to 2018.
[16] Obituaries Australia, http://oa.anu.edu.au/obituary/coombs-herbert-cole-nugget-246 and https://www.science.org.au/fellowship/fellows/biographical-memoirs/herbert-cole-coombs-1906-1997
[17] https://www.hccoombscentre.gov.au/about/

Vernon Arthur (Bim) Hilder (1909-1990) was born at Parramatta, N SW, the son of watercolourist JJ (Jesse) Hilder and Phyllis Hilder. In 1927 Hilder enrolled in evening art classes organised by the Royal Art Society of N SW, after starting and abandoning a commercial art course at East Sydney Technical College the previous year. During the 1920s he worked as a carpenter, including several years working on houses for Walter Burley Griffin at Castlecrag, a theatre designer, undertook shop window displays and designed and constructed film and puppet sets.

Hilder continued to exhibit watercolours and etchings and in 1962 began part-time teaching at East Sydney Technical College's art school. In 1962 he won a competition for the design of a 'wall enrichment' at the Reserve Bank of Australia Head office building.

He first exhibited his sculptures in 1945. His main works appear to be in the commercial display field and his works are represented in the N ational Gallery of N SW and the University of N ew England.[18] Hilder was a foundation member of the Society of Sculptors and in 1978 he was made a Member of the British Empire for services to art.

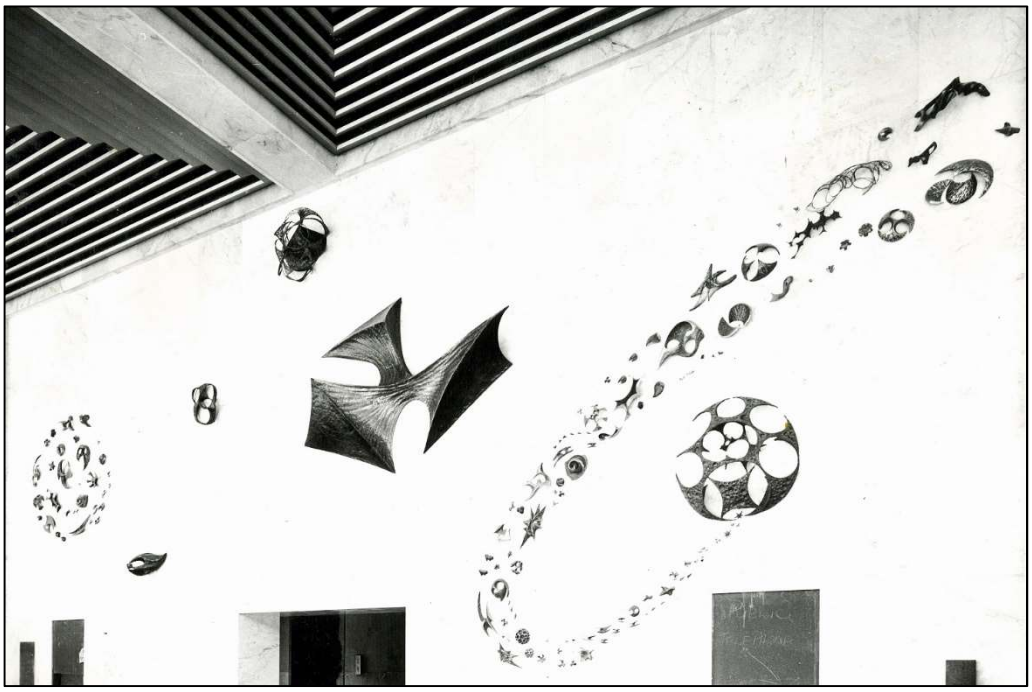


Figure 9 -View of the wall enrichment, designed by Bim Hilder, located in the ground floor foyer of the RBA building c1964.
Source: Reserve Bank of Australia Archives D10/86761

3.7.3 MARGEL HINDER

Margel Ina Hinder nee Harris(1906-1995)[19] won a national competition in 1962 for the design of the sculpture located at the Martin Place entrance to the Head office building. The 7.9m high free-standing sculpture in the Martin Place forecourt is welded sheet copper on a stainless steel structural frame with molten copper decoration. It is unnamed and has no 'banking' significance other than being a work of public art to compliment the architecture of the building. The sculpture The original design maquette is also located in the Bank.[20]

[18] Ref. RBA SRP -a -89 -Premises - Sydney project - Wall Enrichment.
[19] Australian Dictionary of Biography, http://adb.anu.edu.au/biography/hinder-margel-ina-18079
[20] Biographical notes on Margel Hinder - The Age, Saturday August 25th, 1962

Hinder was born in N ew York, but was educated in Buffalo following her parents relocation to that city in 1909. She commenced studies at the Buffalo Fine Arts Institute in 1925, moving to Boston in 1926to study sculpture and modelling at the School of the Museum of Foie Arts. In May 1930 she married Henry Francis (Frank) Hinder at Wellesley, Massachusetts, and in 1934 they moved to Sydney, where the couple became pioneer figures in modern art especially in the Inter War period.

Following World War II Hinder lectured at the Art Gallery of N ew South Wales (AGN SW) and at the N ational Art School, Sydney, and conducted sculpture courses at her home. In 1949 the AGN SW was the first public gallery to acquire one of her works, Garden Sculpture (1945).



Figure 10 - Podium Sculpture by Margel Hinder located in the Martin Place forecourt, NBRSARCHITECTURE, July 2019.

From the mid-1950s Hinder began working with metal, and an increasing preoccupation with movement and the need to move around a sculpture to engage with it and its form. She worked as a freelance sculptor from 1964 onwards and was one of the few women artists in Australia engaged to undertake large public commissions. Her work was included in the Second International Sculpture Exhibition (Paris, 1961) and the Captain James Cook Memorial Fountain located in the Civic Park, N ewcastle N SW (1966).

A number of Australia-wide competitions were held in the early 1960s to assist in the selection and commissioning of public art works for inclusion in the Head Office.

3.7.4 MARGO LEWERS

Hettie Margaret (Margo) Lewers, nee Plate (1908-1978)[21] was born at Mosman, Sydney, and undertook evening classes in Sydney under Antonio Dattilo-Rubbo and Desiderius Orban, where

[21] Australian Dictionary of Biography, http://adb.anu.edu.au/biography/lewers-hettie-margaret-margo-11402

she met Gerald Lewers. Following their marriage, they travelled to Europe in 1934 , enrolling at the Central School of Arts and Crafts, London, where Margo studied textile design, painting and drawing.

On returning to Sydney, she opened an shop in Rowe Street, and continued to design hand-printed fabrics. She undertook works in a range of mediums including painting, textiles, sculpture and mosaic, and was recognised as a leading component of abstract expressionism in post-war Australia. Margo was commissioned to design a mosaic wall for the former Canberra-Rex Hotel, Canberra (1967), the Aubusson tapestry (1968) for the boardroom of the RBA Head Office, and won over fourteen awards and prizes.

Her painting, *Unobserved*, was acquired by the Reserve Bank as part of its art collection in c1966. Such was her reputation as an artist that she was retained, following the death of Gerald in 1962, to complete his copper installation for the wall of the Reserve Bank, Canberra.

3.7.5 FREDERICK WARD[22]

Frederick Charles Ward (1899-1999) trained as an artist at the School of Art within the N ational Gallery of Victoria, later becoming a cartoonist and illustrator for several weekly magazines including The Bulletin. Ward was influenced by the emerging modernist movement, which he considered as the *'…province of the young and radical…and a threat to the established social order'*. He began manufacturing furniture in 1927, and in 1931 was invited to open a modern furniture department for Myer Emporium (Melbourne). His role with Myers continued to c1950, although it ceased temporarily during the World War 2 when Ward served with the Department of Aircraft Production, assisting in the manufacture of wood-framed Mosquito aircraft.

Ward established 'Patterncraft' in conjunction with Home Beautiful Magazine in 1947. The concept was designed to enable the home handyman to make furniture using basic hand tools. Instructions, including full-sized patterns and lists of materials and tools required, continued into the 1950s.

In1949 Ward was appointed as Design Consultant to the Australian N ational University, and later provided advice to other universities and government departments such as the N ational Capital Development Commission in Canberra. In the mid-1950s Ward publicly criticised the state of furniture design in Australia and advocated patronage by government departments to provide a stimulus for growth in the design industry. His comments were noted by Dr HC Coombs, and Ward was commissioned to design furniture for the Head Office building in 1961.

3.8 STYLISTIC CONTEXT

The Reserve Bank of Australia Head Office building, Sydney, was designed by the Commonwealth Department of Works in the Late Twentieth-Century International style, although the design of the podium draws on the characteristics of the Late Twentieth-Century Stripped Classical style.

The Late Twentieth-Century International style was a continuation of the post-war International style of the 1950s, a style that was widely published in architectural magazines of the time, and initially was influenced by Walter Gropius. By the 1960s the style had proliferated under practitioners such as IM Pei in the United States of America and a number of practitioners in Australia where the style was largely associated with commercial and institutional buildings.

[22] Australian Dictionary of Biography, http://adb.anu.edu.au/biography/ward-frederick-charles-fred-15863

The eight buildings designed for the Reserve Bank generally incorporated similar materials and architectural devices to provide a cohesive public image for the Bank however they were each designed to suit their individual sites and context. For example the Canberra and Darwin buildings were designed as low-scale buildings to suit their surrounding context, while the Head Office Martin Place was designed to suit an urban context in Central Sydney.

The Head Office is designed as a tower located over a podium, which is designed to relate to the scale of the streetscape and to pedestrian visitors generally. The elevations of the podium level of the Head Office are designed to relate to other buildings in the group, with the external arrangement of columns supporting a strong horizontal element and echoing classical peristyle architecture. In the case of Canberra and Darwin the columns appear to support the roof, while the column structure of the Martin Place building appears to carry the first and second floors.

The podium component of the Head Office was designed to relate to the streetscape and the pedestrian scale of visitors. The walls of the ground floor are generally glazed, and the artworks both within the entrance area and external were designed to enhance the immediate area and the visitor experience.

3.8.1 COMPARABLE RBA BUILDINGS

The Reserve Bank of Australia Head office is one of eight purpose-built office buildings constructed to house its operations in every state and territory capital throughout Australia following the creation of the Reserve Bank of Australia (RBA) as a separate entity.

- Head Office, 65 Martin Place, Sydney (1965).
- 182 Victoria Square, Adelaide (1963). N o longer owned by RBA.
- 102 Adelaide Street, Brisbane (1965). N o longer owned by RBA.
- 22 London Circuit, Canberra (1965).
- 60 Collins Street, Melbourne (1966). N o longer owned by the RBA
- Bennet Street & Smith Street, Darwin (1967). N o longer owned by RBA.
- 45 St George Terrace, Perth (1973). N o longer owned by RBA.
- 111 Macquarie Street, Hobart (1974). N o longer owned by RBA.

The buildings, with the exception of the Canberra Branch building[23], were designed by the Commonwealth Department of Works Banks and Special Projects Branch, utilising the Late Twentieth-Century International or Stripped Classical architectural style. The Head Office, Sydney is an example of the Late Twentieth-Century International style in Central Sydney.

The Reserve Bank buildings throughout Australia reflected a confidence in things Australian and in the future, when the Australian economy was booming. They were designed as statements of 'corporate pride' and the vital economic role the Reserve Bank aspired to play in the N ation. The buildings were significant in creating an International image for the Australian economy, and were in part due to the vision of Dr HC Coombs as the first Governor of the Reserve Bank of Australia.

Sydney was the first project in this significant building program following the purchase of the site in Martin Place from the Council of the City of Sydney in December 1958 Dr Coombs was determined that the Head Office would be an impressive structure, built to reflect the Bank's prestige and leadership of the financial system. As the flagship building, it was to be largely constructed from Australian materials.

[23] The London Circuit building was designed by the Perth -firm of

The Head Office opened in January 1965 and included a number of specially commissioned modern sculptures and an 'Australian' native garden in Macquarie Street. The building was well received in architectural circles, but drew some criticism from the general public, who dubbed building the "Marble and Gold Palace" for its perceived extravagance on Commonwealth expenditure on Public Works, which coincided with a 'credit squeeze' within the general Australian economy.

The design of the Head Office building reflected the architectural philosophies of the time, providing a tower located over a podium that related to the streetscape, and incorporating extensive staff facilities. Coombs issued a press release at the opening of the Head Office building "*…The massive walls and pillars used in the past to emphasize the strength and permanence in bank buildings are not seen in the new head office… Here, contemporary design and conceptions express our conviction that a central bank should develop with growing knowledge and a changing institutional structure and adapt its policies and techniques to the changing needs of the community within which it works.*"[24]

The Head Office accommodated both banking and administrative functions, and staff training and recreational facilities. The building originally contained a target practice facility to enable security staff to be trained in the use of pistols and small arms for security. These facilities were common in the major bank headquarters[25] throughout the city, but had generally been removed or adapted for other uses by the late 1990s as other security systems were developed.

The building also contained a Staff Cafeteria, a Medical Centre and Squash Courts. These types of facilities were often included in multi-storeyed government buildings constructed in Sydney in the 1960s, for example the QAN TAS House, the Goodsell Building (demolished) and the former State Office Block (demolished).

[24] Eric Martin and Associates, RBA (Canberra Branch) Heritage Management Plan, March 2012p.14 citing Schedvin, C B In Reserve – Central Banking in Australia – 1945-75, Allen & Unwin, St Leonards, 1992, p293.
[25] For example Westpac Building, George Street Sydney and the Commonwealth Bank, 68 Martin Place, Sydney.



Figure 11 - The Head Office of the RBA, located at 65 Martin Place, Sydney NSW. Source: RBA Archives



Figure 12 – RBA building Adelaide. Source: NAA



Figure 13 – RBA building, Brisbane. Source: NAA



Figure 14 — The Reserve Bank of Australia, Canberra, c1964. Source: State Library of Victoria, Image No. a21826



Figure 15 — The Reserve Bank of Australia, Melbourne, c1967. Source: State Library of Victoria.



Figure 16 - The Reserve Bank of Australia building, Darwin. Source: Northern Territory Library



Figure 17 - RBA building , Perth, formerly located at 45 St George's Terrace. Source: State Library of Western Australia http://www.slwa.wa.gov.au/images/pd224/224034PD.jpg, Fritz Kos



Figure 18 – RBA building Hobart. Source: Trove

4.0 PLACE DESCRIPTION

4.1 URBAN CONTEXT AND SETTING

The RBA Head Office building is prominently situated at the southwest corner of the intersection of the major banking and financial precinct of Martin Place with Macquarie Street, the premier civic and government of N ew South Wales. The building is aligned in an east-west direction with its main entrance addressing Martin Place and a vehicular entrance accessed from Phillip Street.

The area immediately to the north, south and west of the RBA building is characterised by medium- and high-rise commercial buildings, while the eastern side of Macquarie Street generally occupied by two and three storey public buildings dating from the nineteenth and early twentieth century. The building is a prominent element within the eastern section of Martin Place, and is visible in some medium- and long-distance views looking westwards from the Domain and Art Gallery.

Martin Place is recognised as a significant public space within the City of Sydney. In the 1970s the eastern section of Moore Street, between Elizabeth Street and Macquarie Street, was pedestrianised by the City of Sydney Council to complete Martin Place. Later changes included the construction of public stairs following the completion of Martin Place Railway Station[26] by the N SW State Government. Those works included minor changes to the paving levels to the north of the RBA Head Office building thereby providing direct level access to the building from Martin Place in addition to access directly from Macquarie Street. Other works to Martin Place, such as the removal or replacement of streetlights, trees, signage and street furniture, have altered the original setting of the RBA building and its relationship to pedestrian circulation in Martin Place.

The garden located between the east elevation and Macquarie Street was constructed as part of the 1962-64 stage of works. The formal Australian-themed garden was designed by Melbourne landscape architect, Malcolm Munro, following a public competition. The rockery and water feature were removed in the 1970s although the feature has been retained as a garden and re-planted in 2018 with drought-resistant species.



Figure 19 - View of the landscaped native garden in c1968.

Source: State Library of Victoria, http://www.slv.vic.gov.au/pictoria/gid/slv-pic-aab55666/1/a16464

[26] Martin Place Railway Station officially opened on 23 June 1979, The Canberra Times, 24 June 1979, page 4.

4.2 DESCRIPTION OF THE RESERVE BANK OF AUSTRALIA HEAD OFFICES

4.2.1 STRUCTURAL SYSTEM

The Reserve Bank of Australia Head Office building structure was constructed in two stages (Stage 1- 1962-63 and Stage 2 - 1972-76) using similar steel framed construction. Stage 1 works incorporate welded joints providing rigidity and resistance to wind loads, while the Stage 2 steel column/beam connections are generally pinned connections[27]. Steel beams are set out on a structural grid of 7.62m. Beams and columns are concrete encased with floors and basement walls of reinforced concrete, with additional reinforcement and security features incorporated into the walls of the basement strong rooms. Documentary evidence indicated columns are founded on concrete pad footings bearing onto sandstone bedrock.

The upper level floors (above ground floor) are constructed of lightweight concrete[28] to reduce weight in the structure, and includes a series of long cantilevered beams located at Levels 1, 2 and 3. The lift core, including passenger and goods lifts, fire stairs and lavatories are centrally located along the south wall, with floor space located to its east, north and west.

Stage 2 was constructed as an independent, self-supporting system, and does not rely on Stage 1 structure for vertical support, however the 1970s addition is reliant on the Stage 1 structure for the resistance of lateral loads. Columns at the interface between Stage 1 and Stage 2 construction are paired to facilitate the transfer of lateral loads. Further lateral rigidity is provided by the masonry shear walls of the stair wells and lift cores. These walls act as bracing walls between adjacent floors. The lift cores and stair wells are located centrally within the building providing a favourable centre of gravity and rigidity for lateral and dynamic loads. The lateral loads imposed at each level of the building are transferred into the shear walls and columns via the reinforced concrete floor slabs acting as a horizontal diaphragm.

4.2.2 EXTERIOR

The RBA building was constructed with its main entrance located on the north elevation (main façade), originally addressing a tree-line street, Moore Street. The Martin Place entrance has been retained as the principal pedestrian entrance.

The exterior of the building is read as four sections:

- The Ground floor which is set back from the boundary of the site, and three basement levels which are partially visible from Phillip Street,
- The first, second and third levels forming the podium, with horizontal slabs emphasized;
- The tower floors (Levels 4 to 19); and
- Level 20, which is setback from the façade of the tower levels.

The Head Office building is a twenty-two storey building including three levels of basements. The lower levels of the tower contain the public areas and a cantilevered podium, while the basement levels were designed to accommodate strong rooms, storage and secure loading and parking areas. The tower levels were generally taken up with office accommodation twentieth floor was designed during construction to provide a function space with extensive glazing to take advantage of panoramic views to the north and northeast.

[27] With the exception of the perimeter beams and columns, ACOR Consultants Pty Ltd, *Reserve Bank of Australia Structural Building Condition Report,* June 2017, p.7.
[28] The lightweight concrete included expanded shale aggregate. Reserve Bank of Australia, *Architecture in Australia*, September 1966, page 75.

The building rises to a height of 80.5m above Macquarie Street and Basement 3 is 12.5m below ground level. The office tower levels are set back approximately 4.87m from the podium and site boundaries on the north and east street frontages consistent with a building covenant on the site. The building floor plate surrounds a central bank of lifts with additional lifts serving the basements and Levels 16 to 20. All vehicle access to the building is from Phillip Street.

The façade of the RBA building includes marble, granite, aluminium and glass components. Structural columns are faced with black granite and expressed on the exterior of the building. Spandrel panels between columns are formed by concrete panels that were originally faced with white Wombeyan marble. The north and east ground floor walls are separated from internal spaces by glazed aluminium screen walls set back from the edge of the podium, creating a covered walkway over the forecourt/entrance area and the garden.

The facade treatment of the building is distinctive, reflecting both the modular office subdivision expressed in the window mullions and the extensive use of natural stone. Intermediate mullions contain service risers and are clad with stone. The spandrel areas between mullions and the heads and sills of windows, are comparatively flush in surface with the facings on the columns, while deep set windows provide adequate solar protection and give emphasis to the voids. The resultant texture is static in form and *'…emphasises neither horizontal nor vertical movement'*[29].

Windows located on the Phillip Street façade are designed with higher sills than those on other elevations, and are protected by horizontal cantilevered sun hoods to minimise the impact of sunlight caused by their western orientation.

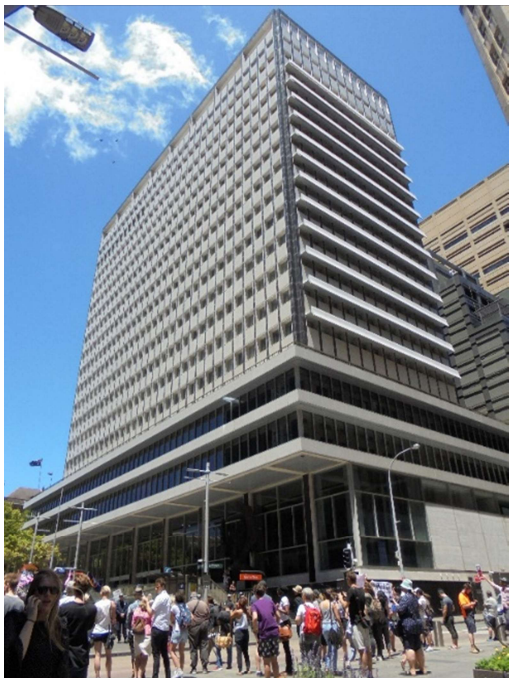


Figure 20 – General view of the northwest corner of the Head Office building.

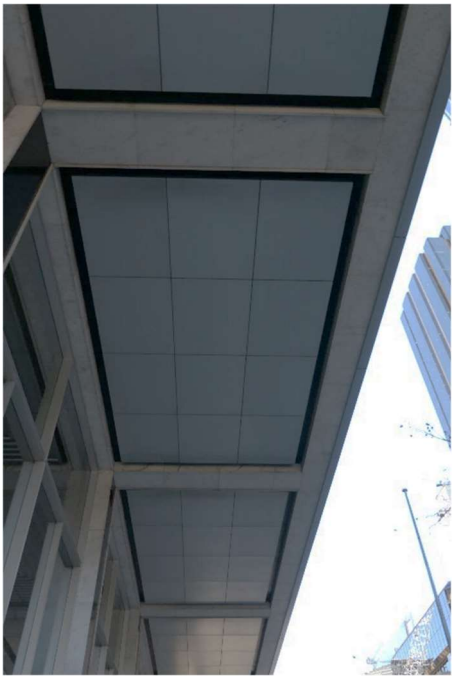


Figure 21 – General view of the podium soffit adjacent to the north side of the RBA Head Office entry. Note the original suspended marble soffit was replaced in c2001.

[29] Rodrigo, p.92, citing JM Garland, Proposed Headquarters Sydney for The reserve Bank of Australia, Record in the custody of the Reserve bank of Australia, E+RBA SRP-P-1, 2.

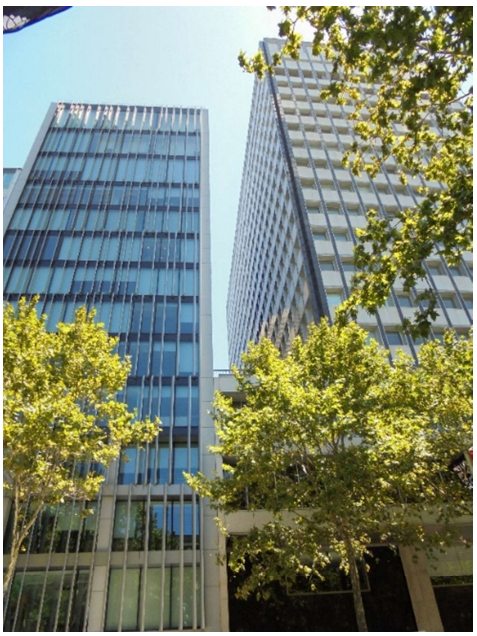


Figure 22 - Oblique view of the south elevation of the RBA Head office building.



Figure 23 – Oblique view looking northeast along Phillip Street. The RBA building is indicate by an arrow.

4.3 INTERIOR DESCRIPTION

4.3.1 GENERALLY

The interior of the Reserve Bank of Australia Head Office building has been adapted since its opening in 1964 for operational reasons, including some irreversible changes and loss of original fabric. The major extension (late 1970s) to the south of the original building resulted in changes to the internal layout of office areas and other spaces within the tower together with extensive replacement and/or adaptation of services at each level. Other modifications undertaken since 1964 generally relate to addressing non-compliance issues and operational requirements.

The RBA Head Office, as a government agency, adopted government policy to use Australian sourced and manufactured materials where possible. Architectural finishes and detailing within the Head Office drew on international influences, particularly contemporary Scandinavian design as seen in the use of timber finishes, linen panelling and natural colours.

Public spaces such as the ground floor reception and lift lobbies incorporated granite and marble finishes. Its anodised aluminium louvred ceiling was designed to reflect the structural bays, while the floor levels changed throughout the public spaces to delineate the entrance to the museum, reception area and banking chamber.

Recent refurbishments have drawn on the original palette of materials to maintain and enhance the 1964 architectural character of the main spaces.



Figure 24 – Example of fire stair finishes and painted steel balustrades within the RBA Head office building.



Figure 25 – Photograph of typical refurbished lavatory areas throughout the RBA building.

4.3.2 CEILINGS

Ceilings are generally suspended acoustic ceilings with fluorescent lights and air-conditioning grilles, although some ceilings, such as those in lift lobbies and the Board Room include set plaster ceilings with integrated downlight or suspended track lights. The original (1964) anodised aluminium louvred ceiling has been retained above the Ground floor entrance lobby, banking chamber and museum entrance.

There are no ceilings located in the basement loading and parking areas, some service and plant rooms spaces.

4.3.3 LIFTS AND VERTICAL CIRCULATION

The original service and lift core are retained throughout the building with two additional lifts installed in c2001 to service levels 16 to 20. The six original passenger lift cars were replaced in 2014. Display panels and call buttons were replaced at the same time as part of the security and access to premises requirements.

The building includes a separate good lift and lifts servicing basement areas. The building does not currently contain lifts that service every floor of the building.

4.3.4 SERVICES

Services within the RBA Head Office building have been substantially altered or replaced since 1964. Many services installed as part of the original construction phase were replaced at the end of their operation life. Services are fed through centrally located risers near the lift core or forming part of the south service addition, and distributed through ductwork in concealed in ceiling spaces above offices. Services in workshop, plant and loading areas are exposed and surface mounted.

Additions to the south side of the building, completed in the late 1970s facilitated the relocation of some plant areas and risers within the building from the external core. This resulted in the adaptation and partial replacement of air-conditioning, fire services and lighting services throughout the building. The fire stairs generally remain in their original location. The loading bay and secure parking arrangement were altered in the late 1970s, and further modified in c2005 to address security requirements.

4.3.5 BASEMENT LEVELS (BASEMENT 1, BASEMENT 2 AND BASEMENT 3)

There are three levels of basement below Macquarie Street level, which contain vehicular access areas, the main switchboard, strongrooms and cash handling areas. The original 1964 configuration of the basement included extensive areas dedicated to mechanical plant equipment that have been progressively relocated or replaced to suit changing servicing equipment requirements.



Figure 26 - Typical basement finishes.



Figure 27 – Typical painted rendered finishes at Basement Levels 1 and 2.

Basement areas were extended and modified as part of the 1970s construction phase. The original strongrooms have been retained, although underutilised storage, workshop and plan areas have been adapted as computer areas and staff facilities. The Records & Archives Repository is located in Basement 3.

Spaces throughout Basement Levels 1, 2 and 3 were formed by painted rendered walls subdivided with stud wall and office partitions. Sections of original timber parquet floor finishes have been retained and are, in part, concealed by an accessible computer floor. Vinyl floor tiles and ceramic floor tiles are evident in other areas. Utilitarian areas, such as the loading bay and parking areas are concrete. Ceilings, where installed, are generally formed by suspended acoustic panels with integral acrylic fluorescent light diffusers.

4.3.6 GROUND FLOOR LEVEL

The ground floor of the Head Office is directly accessible from Martin Place, and is symmetrical around the central main vestibule. The vestibule is a two-storey, with a general banking chamber on the western side and a public display area on the eastern side. The museum and interpretative display area are currently located in the area originally occupied by Bonds & Stock Banking Chamber.

The main vestibule area remains largely intact and contains most of its original fabric and finishes, including important artworks commissioned specifically for the building and integral with the building fabric. There have been some minor changes relating to the public reception area to control circulation and increase security. Other areas in the southern section of the ground floor, which are screened from public view, have been adapted and upgraded to meet the changing requirements of Bank staff. Two platform chair lifts were installed in c2000 to provide access to the museum and bank chamber spaces from the entrance foyer.



Figure 28 - View of the ground floor vestibule and museum entrance area c2002 showing the surviving original finishes and the wall mural by Mr Bim Hilder.

Source: Australian Heritage Photographic Library

Despite a number of previous modifications the architectural character of the ground floor area is still apparent on entering the building, including the gold anodised aluminium ceiling, the south wall and artwork, glazed mezzanine walls and stone floor. The roughcast grey 'Softlite'[30] glass has been retained as the wall of the mezzanine level. The reception desk has been relocated several times resulting in repairs to the Riverina Grey granite floor. The current configuration of the ground floor entrance foyer dates from 2015 when the reception desk was relocated and security gates were installed.

4.3.7 MEZZANINE LEVEL, LEVELS 1, 2 AND 3

The Mezzanine, First and Second floor levels form a podium under the main office tower of the Head Office. All three levels have been refurbished.

The Mezzanine floor is set back from the Martin Place frontage creating a two-storey volume over the ground floor entrance lobby. It was originally linked to the ground floor banking chamber by a dedicated stairwell, which was removed in c2000. The Mezzanine currently accommodates staff training facilities, open plan office spaces and amenities. Original 'Softlite' glass forming the north wall of the mezzanine has been retained in situ.

Levels 1 and 2 were reconfigured during the 1990s to accommodate a computer room. Accessible computer flooring was installed in some spaces, and internal partitions removed to create open plan office areas where possible. The computer roof was relocated to the basement in 2006.

[30] Softlite glass was made by Pilkingtons Pty Ltd and was first used in Australia as part of the RBA Head Office building. *Canberra Times,* 11 January 1965, p7.



Figure 29 – Typical finishes installed in 2014 in the corridor and reception area located at the Mezzanine Level.



Figure 30 - Typical Mezzanine office fit out. Note the full-height textured glass forming the north wall of the mezzanine level is visible from within the ground floor vestibule.

Level 3 was designed as a staff amenities area, with a staff cafeteria and kitchen on the eastern side, an auditorium and staff library on the western side and a staff lounge centrally outside the lift foyer. The original architectural character of these areas has been altered by later refurbishment which involved the removal of original and early fabric and details.

The original functions of the third floor have now been relocated and the area is now used as office accommodation, with spaces formed by timber and glass office partitions.

4.3.8 OFFICE SPACES (LEVELS 4, 5, 6, 7, 8, 9, 10, 13, 14 AND 15)

Each of these levels accommodates open plan office areas located around the north, east and west sides of the service core. Open plan areas accommodate administrative functions and are generally used as office accommodation, subdivided by new glass partitions.

Services and utilitarian spaces have been refurbished, and in some instances relocated within the original core. Ceilings and services have been replaced or adapted to suit the re-configured spaces. Furniture identified as having heritage significance, such as a writing desk and associated furniture used by the Governor of the Commonwealth Bank in 1916, has been relocated to the museum area at Ground Floor level as part of the interpretative display of the Reserve Bank.

Office suites located in the northeast section of the building have been removed due to asbestos, although those located at Levels 4, 8, 9, 10, 13 and 14 remain. *En-suite* lavatories do not meet current statutory access requirements and would require future adaptation for re-use.



Figure 31 – Example of ceiling, wall and floor finishes at Level 6 installed in 2016.

4.3.9 LEVELS 11 AND 12

Levels 11 and 12 contain two significant spaces, namely the Boardroom (Level 11) and the Governor's Suite (Level 12). Both levels have been extensively refurbished since the RBA Head Office was opened in 1964. Documentary evidence indicates the original ceilings and wall finishes were generally removed as part of the asbestos removal works carried out in the 1990s. Works carried out in 2014 included the reconstruction of linen wall panels in the Boardroom and the reuse of original timber panelling to recover the architectural character of significant spaces.

Level 11

This level contains the executive area, including the Board Room, Dining Room, Reception and service areas. The remainder (western section) of the floor contains meeting rooms, service areas and general office areas. There has been a degree of compromise of original details by later refurbishment carried out to remove asbestos and for new services.

The executive suite generally, including the Board Room, is ranked as having 'High' heritage significance in this report and contains a significant Boardroom table and associated furniture designed by Fred Ward [31].

Level 12

This level contains the Governor's suite, reception areas and executive suites. There has been a degree of compromise of original details by later refurbishment carried out to remove asbestos and for new services. Spaces within the executive level retain considerable significance and include original furniture and art works.

4.3.10 LEVEL 16

The current configuration of spaces and finishes located at Level 16 generally date from 2002 or later.

Level 16 was substantially adapted in 2002 when under-utilised spaces including two residential flats, service areas and a medical centre were removed. Internal walls and finishes

[31] Heritage furniture is identified in a separate report, *Heritage Furniture Audit*, N BRSARCHITECTURE, 2017. The Boardroom contains furniture (table, credenzas, occasional tables) designed by Fred Ward for the space; the northern Meeting Room currently contains a boardroom table and chairs originally made for the Governor of the Commonwealth Bank and transferred from 48 Martin Place to the RBA Head Office in 1964.

were removed although the Lift Lobby was generally retained in its original form. Two new lifts, servicing Levels 16 to 20, were installed to the north of the original lifts.

The eastern section of Level 16 was adapted as a new staff cafeteria with kitchen facilities.



Figure 32 - Level 16 lift lobby showing the original marble wall finishes.



Figure 33 - Level 16 service corridor, looking east to kitchen.



Figure 34 - Staff cafeteria fit out Level 16.



Figure 35 – Main east-west corridor located at Level 18 looking west.

4.3.11 LEVEL 17, 18 AND 19

These levels originally housed two squash courts and associated change rooms, together with extensive plant rooms. The squash courts (Level 17) were removed in 2001 and a new slab poured in the void above the squash courts at Level 18, other gymnasium facilities have been relocated, and the area refurbished as additional office areas and staff facilities. The plant room has been retained and occupies the whole of Level 18 (Figure 35).

An open observation gallery is located along the northern façade of Level 18.

4.3.12 LEVEL 20

This level was designed primarily as a staff amenities area, and was accessible from one lift commencing from Level 16. The floor is set back from the perimeter of the building under a cantilevered roof form. The mobile exterior maintenance cradle is located on this level.

The original configuration has been adapted and refurbished, and additional glazing installed in the perimeter of the building to increase natural light and take advantage of views to the north and east. Two new passenger lifts were added in c2001 with the construction of the lift shaft serving Levels 16 to 20.

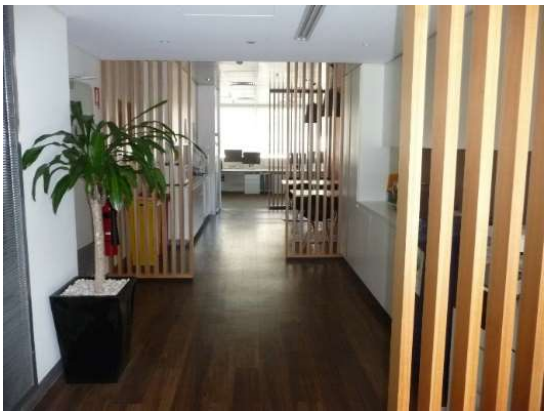


Figure 36 – Typical finishes to the office area located at the western section of Level 20.



Figure 37 - General view showing the concrete pavers and access equipment for servicing the exterior of the RBA building.

4.4 PREVIOUS MODIFICATIONS

The existing building fabric of the RBA Head Office building is in good condition, having been subject to an ongoing cyclical maintenance program since it was completed in 1964. The Head Office building continues to generally demonstrate its identified Commonwealth Heritage values (CHL Place ID 105456) despite changes to its physical fabric[32].

The Reserve Bank Head Office building has undergone considerable change and modification to its original internal configuration and detail since 1975. Despite the degree of change the building retains historic and associative heritage significance, and maintains its essential architectural character, especially in relation to its external appearance and contribution to the surrounding urban built environment. The original architectural character is evident in public spaces and some spaces located at Levels 11 and 12. These areas generally coincide with those areas that have greatest significance in terms of historic associations.

Office configurations were altered as part of the 1970s addition and 1990s adaptation of the building to reflect operational changes within the bank and to provide open-plan offices and Commonwealth government office accommodation standards. Modifications have not substantially affected the historic or associative significance of the Head Office.

Substantial changes to the building were carried out following approvals granted in 1990 including the upgrading of offices and basement areas, removal of asbestos requiring the stripping of all internal finishes, upgrading of building services and fire protection facilities, new ceilings, lighting and carpets and the extensive restoration and re-cladding of the external facade of the building.[33]

Detailed records of all changes to the place are kept in the Bank's archive together with extensive photographic records of each stage of the building's development.

Modifications to original building fabric and the internal planning of spaces since 2002 have been generally associated with changes to functional and operational requirements of the Reserve Bank of Australia, including:

[32] The building no longer demonstrates the attributes identified for Criterion B Rarity as 'remnant evidence of original services, and remnant evidence of the former residential flats'. Original services have in many instances been replaced at the end of their operational use and the residential flats (Level 16) were removed in c2000.

[33] Parliamentary standing Committee on Public Works Report No. 13 of 2000 -Reserve Bank of Australia Proposed head office building works. p5 (see also No. 8 of 1990)

- eastern end of the ground floor was modified from a banking chamber to form the public exhibition area, c1991.
- Upgrade of lift cars including finishes and emergency communications equipment, c2002.
- Construction of two new passenger lifts from Levels 16 to 20, c2000.
- The Staff Cafeteria and associated areas — level 16, modified c2000.
- The Auditorium - level 3, removed c2000.
- The Residential Flats — level 16, removed in c2000. (Previously included in CHL to demonstrate Criterion B.)
- The two Squash Courts on levels 18 & 19, removed in c2000. (Previously included in CHL to demonstrate Criterion B.)
- The staff recreation area on level 20, adapted c2000.
- The firing range on level 18, removed 2000. (Previously included in CHL to demonstrate Criterion B.)
- The archives research and storage areas on level 6, spaces adapted as office c2002.
- Upgrading of non-compliant services throughout the building including data and communications equipment.
- Adaptation of ground floor level including upgrading of reception desk, two chair platform lifts, security barriers and creation of museum and auditorium.

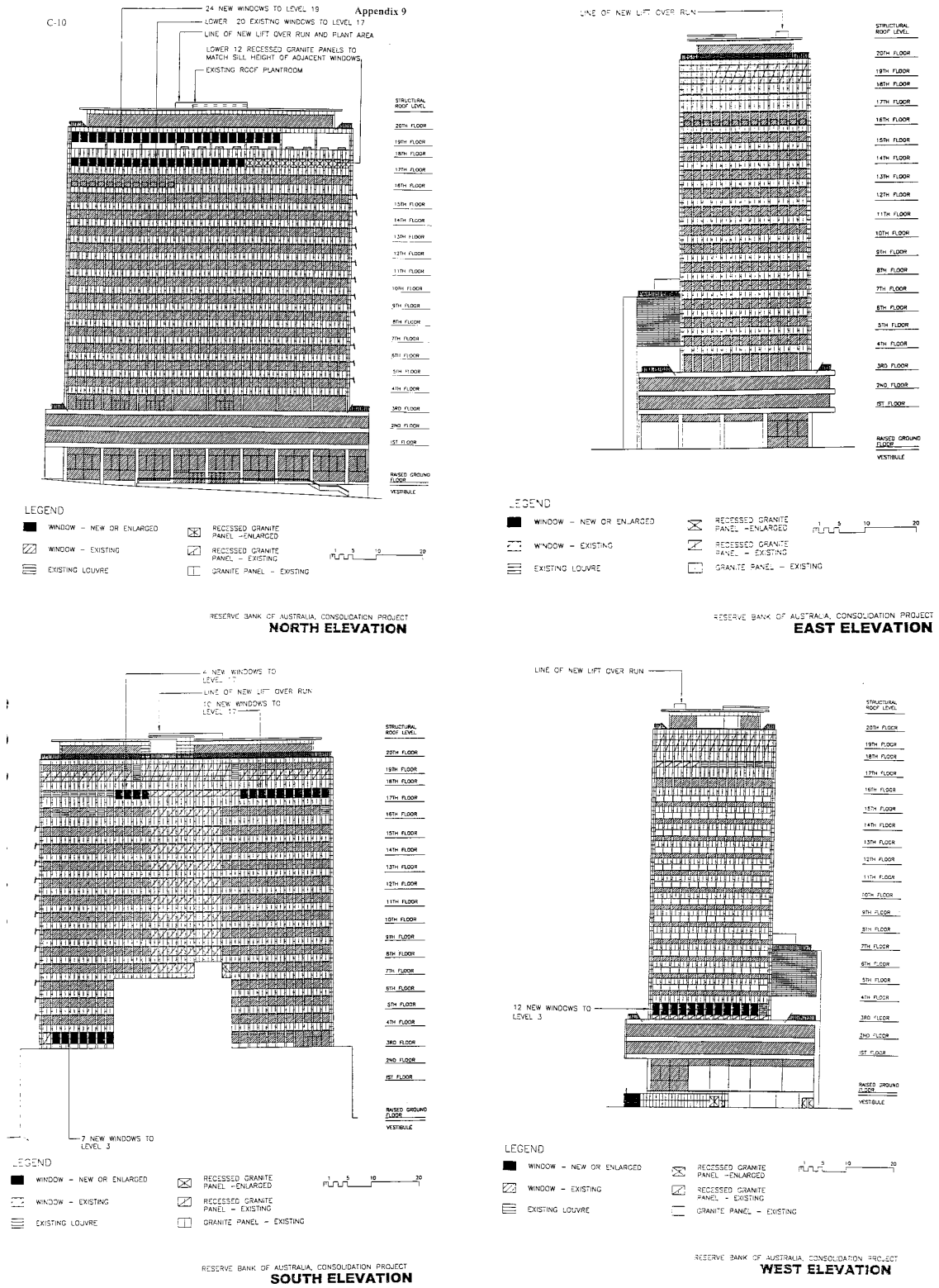


Figure 38 - Diagrams showing previous changes to the exterior of the RBA Head Office building, c2004. Source: RBA Archives.

4.5 ARCHAEOLOGICAL POTENTIAL

The construction of the RBA Head Office building (1962-64) and subsequent addition (1975-79) required the demolition of earlier buildings and extensive excavation to facilitate the construction of three levels of basement accommodation. Given the level of previous excavation the Reserve Bank of Australia site we conclude the site has no potential for the discovery of archaeological relics. This conclusion is consistent with the assessment contained in the *Archaeological Zoning Plan for Central Sydney – 1992*[34] prepared for the Council of the City of Sydney, which identifies the site as an 'Area of N o Archaeological Potential'.

4.6 SIGNIFICANT VIEWS

The Reserve Bank of Australia Head Office building has landmark qualities as a significant component of the eastern section of Martin Place. The north elevation of the building forms the visual boundary of the public space, and is visible in limited oblique views along Macquarie and Phillip Streets. The south elevation of the RBA building is partially visible in views looking northwards along Macquarie and Phillip Streets.

The RBA is visible in short-, medium- and long-distance views from Martin Place, Macquarie Street and limited views in Phillip Street. The building, as part of the western side of Macquarie Street is visible in some long-distance views looking west from the Domain.

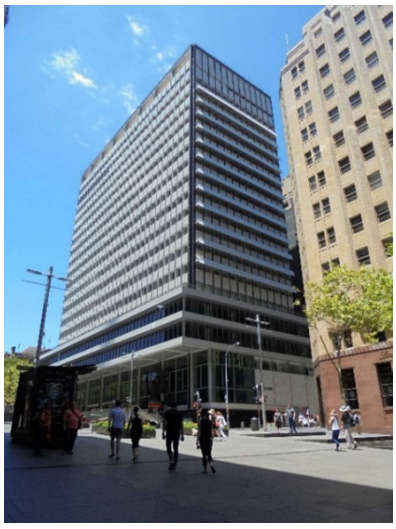


Figure 39 - View looking southeast from the corner of Elizabeth Street and Martin Place, July 2019.

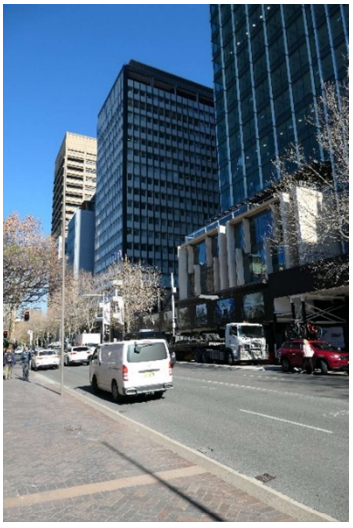


Figure 40 - View of the northeast section of the RBA building from Macquarie Street, July 2019.



Figure 41 - View of the northwest section of the RBA building from the corner of Phillip Street and Martin Place.



Figure 42 - Looking north to the RBA building Marked by an arrow) from the entrance to Hyde Park Barrack site, July 2019.

[34] Archaeological Zoning Plan for Central Sydney-1992, prepared by Siobhan Lavelle and Dana Mider for the Sydney City Council.

5.0 HERITAGE VALUES

5.1 COMMONWEALTH HERITAGE CRITERIA

Heritage significance, *cultural significance* and *cultural value* are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context.

Determining cultural value is the basis of all planning for places of historic significance. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The analysis of the historical and physical evidence provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item.

A place has Commonwealth Heritage value if, and only if, the place meets one of the Commonwealth Heritage criteria prescribed under Section 341D of the *Environment Protection and Biodiversity Conservation Act 1999.* The values embodied in the criteria generally relate to:

(a) natural heritage values of places;
(b) indigenous heritage values of places; and
(c) historic heritage values of places.

A place is included on the Commonwealth Heritage List for demonstrating one or more of the following Commonwealth Heritage criteria:

Criterion (a) (Processes)	*The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history.*
Criterion (b) (Rarity)	*The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.*
Criterion (c) (Historical values)	*The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*
Criterion (d) (Characteristic values)	*The place has significant heritage value because of the place's importance in demonstrating the principle characteristics of:* *(i) a class of Australia's natural or cultural places; or* *(ii) a class of Australia's natural or cultural environments.*
Criterion (e) (Aesthetic characteristics)	*The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*
Criterion (f) (Technical achievement)	*The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at particular period.*

Criterion (g) (Social value)	*The place has significant heritage value because of the place's special association with a particular community or cultural group for social, cultural or spiritual reasons.*
Criterion (h) (Significant people)	*The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*
Criterion (i) (Indigenous tradition)	*The place has significant heritage value because of the place's importance as part of indigenous tradition.*

5.1.1 THRESHOLD FOR INCLUSION ON THE COMMONWEALTH HERITAGE LIST

The threshold for inclusion on the Commonwealth Heritage List is importance or significance to the local community. These places are significant within the context of a local area and may contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are matters controlled by local government.

5.2 METHODOLOGY ADOPTED FOR ASSESSING COMMONWEALTH HERITAGE VALUES

This study reviewed the official Commonwealth Heritage values contained in the Commonwealth Heritage List citation to confirm the values and monitor condition of the attributes described. The process involved:

a) visual inspection of the building fabric to monitor and confirm the heritage values and attributes;
b) visual inspection to confirm changes to the building setting;
c) review of relevant literature to identify other potential heritage values; and
d) review of specialist reports[35] to determine the authenticity of building fabric and to confirm the sequence of development of the Reserve Bank of Australia head office building.

In addition to the process of monitoring and further research, consideration has also been given to determining the likely impacts to the official heritage values of the Reserve Bank of Australia Head Office building in the event of future additions, adaptation, or changes in use, form or detail.

5.3 APPLICATION OF COMMONWEALTH HERITAGE CRITERIA

The following section sets out the application of the Commonwealth Heritage criteria to the Head Office, Sydney of the Reserve Bank of Australia. A place has Commonwealth Heritage value if and only if the place meets one of the Commonwealth Heritage criteria prescribed under Section 341D of the *Environment Protection and Biodiversity Conservation 2000* (EPBC Regulations 2000 Div 10.05 (10.03A) – Commonwealth Heritage criteria). It amplifies the existing Commonwealth Heritage values identified for the Head Office of the Reserve Bank of Australia in its Commonwealth Heritage Listing (Appendix 0).

CRITERIA	OFFICIAL COMMONWEALTH VALUES (Contained in CHL citation, ref Section 0)	COMMENTARY
Criterion (a) The place has significant heritage	The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the	These official Commonwealth heritage values have been

[35] Façade report by ARUP Consulting Engineers, unpublished report prepared for the Reserve Bank of Australia 2018.

CRITERIA	OFFICIAL COMMON WEALTH VALUES (Contained in CHL citation, ref Section 0)	COMMEN TARY
value because of the place's importance in the course, or pattern of Australia's natural or cultural history.	development of post World War II multi storey office buildings in Australia. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style. The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves. When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air conditioning. The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere. *Attributes* *Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.*	confirmed. Fabric identified as having heritage significance has been retained and conserved in keeping with the Heritage Management Plan for the place and best-practice guidelines.
Criterion (b) *The place has significant heritage*	When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although	The building was extended in the 1970s and subsequently adapted to

CRITERIA	OFFICIAL COMMONWEALTH VALUES (Contained in CHL citation, ref Section 0)	COMMENTARY
value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.	many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air-conditioning. The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). *Attributes* *Remnant evidence of original services, and remnant evidence of the former residential flats.*	enable the Reserve Bank to maintain the building as its Head office. The adaptation of the building in c2001 included the removal of two apartments, squash courts and a firing range. Works were carried out with approval under the *EPBC Act* to enable the Reserve Bank to consolidate banking and office operations on the site. Mechanical and electrical services have been replaced at the end of their operational life or to address statutory requirements in order to assist the Reserve Bank to carry out its function as maintain the building as its head office.
Criterion (c) *The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*	Not listed for demonstrating Criterion C	Not applicable
Criterion (d) *The place has significant heritage value because of the place's importance in demonstrating the principle characteristics of:* *(i) a class of Australia's natural or cultural places; or* *(ii) a class of Australia's natural or cultural environments.*	The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well-designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. *Attributes* *The architectural attributes that demonstrate the International Style.*	These official Commonwealth heritage values have been confirmed. Ground floor window frames were strengthened without any visible internal or external change. The works maintained the existing appearance of the building and internal detailing.

CRITERIA	OFFICIAL COMMON WEALTH VALUES (Contained in CHL citation, ref Section 0)	COMMEN TARY
Criterion (e) *The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*	Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street. *Attributes* *The multi-storey form and the quality of external finishes to the building.*	These official Commonwealth heritage values have been confirmed. Recent works carried out to the setting of the building include the replacement of plants in the corner garden with a positive impact on the presentation of the building within Macquarie Street and Martin Place.
Criterion (f) *The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at particular period.*	The Reserve Bank building is highly significant in the development of post World War II multi storey office buildings in Australia for its use of high quality Australian materials; steel and concrete construction; and interior design details and artworks. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves. The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right. When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air-conditioning. The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere. *Attributes*	These official Commonwealth heritage values have been confirmed. The Bank has included information on its website showing the construction of the steel-framed building. The website and RBA museum include information on the history of the building, its furnishings, artworks and moveable heritage objects to promote the building to the public. Significant heritage furniture, including Fred Ward furniture is regularly inspected and conserved consistent with best-practice guidelines.

CRITERIA	OFFICIAL COMMON WEALTH VALUES (Contained in CHL citation, ref Section 0)	COMMEN TARY
	Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.	
Criterion (g) *The place has significant heritage value because of the place's special association with a particular community or cultural group for social, cultural or spiritual reasons.*	The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the N ation. *Attributes* *Continued use of the building by the Reserve Bank for the above purpose.*	These official Commonwealth heritage values have been confirmed. The Reserve Bank of Australia continues to occupy the building as its Head Office.
Criterion (h) *The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*	The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves. The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M. Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C. McGrowther; Professor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer). *Attributes* *The artworks of Bim and Margel Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.*	These official Commonwealth heritage values have been confirmed. Artworks, both internal and external have been retained and conserved. The RBA engages in-house specialists and, where appropriate, engages external consultants to provide advice and specialist conservation services. The Bank maintains an inventory of heritage furniture including all surviving furniture designed by Fred Ward, and guidelines for the treatment and storage of furniture. Specialist advice is sought to ensure works to furniture are consistent with best-practice guidelines.
Criterion (i) *The place has significant heritage value because of the place's importance as part of indigenous tradition.*	N ot listed for demonstrating Criterion (i).	N ot applicable.

5.4 STATEMENT OF SIGNIFICANCE

The following Statement of Significance contained in the Australian Heritage Database is accepted as the official statement of significance for the Reserve Bank of Australia Head Office and its site:

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well-designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting (Criteria A.4, D.2 & F.1).

The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style (Criterion A.4).

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street (Criterion E.1).

The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves (Criteria A.4, F. 1 & H.1).

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right (Criterion F.1).

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and air-conditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere (Criteria A.4, B.2 & F.1).

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M. Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C. McGrowther; Profesor (sic) H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well

as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer) (Criterion H.1).

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation (Criterion G.1).

5.5 IDENTIFIED NATIONAL HISTORICAL THEMES

The Head Office Martin Place demonstrates a number of historic themes formulated by the Australian Heritage Council (formerly the Australian Heritage Commission), as listed below:

Identified National Theme	Demonstrated by:
Developing local, regional and national economies	
– Financing Australia – Raising capital – Banking and lending	The Head Office building is physical evidence of the separation of the Reserve Bank of Australia, the development of the Australian economy generally, and its place in a global context. The Museum located within the ground floor of the Head Office building includes text and object to interpret and inform the general public in relation to these functions.
Working	
– Working in Offices	The existing internal configuration of the building is evidence of this theme despite the adaptation or a number of internal areas. The original internal planning demonstrated the integration of work areas, staff training and recreational facilities within a major organisation. The original configuration of the building is documented in architectural drawings and publications contemporary with the opening of the Head Office in 1964.
Developing Australia's Cultural Life	
– Pursuing excellence in the arts and sciences	The Head Office contains fine examples of artworks especially commissioned for the building. The works were executed following national competitions and are exemplars of their kind, including sculptural works, integral with the building setting and finishes, by: Margel Hinder Bim Hilder
– Designing and building fine buildings	The surviving original fabric of the Head Office, both exterior and internal, is physical evidence of the architectural work of the Commonwealth Department of Works. Banks and Special Projects Branch, and is an excellent example of the Late Twentieth-Century International style in Sydney.

The building contains materials and finishes commensurate with an important public building, and the original internal layout of the building reflected contemporary architectural planning in the early 1960s.

The garden located adjacent to the Macquarie Street boundary, originally designed by Malcolm Munroe, is an important element in the setting of the Head Office.

5.6 SIGNIFICANCE OF ELEMENTS

The following ranking of significant fabric and spaces is included to assist Reserve Bank of Australia staff to understand building fabric and to implement this management plan: this significance ranking does not have statutory authority.

The management framework below is an internal management tool only. The conservation of all gazetted Commonwealth heritage values is required and must remain a priority. This section should not be interpreted as an attempt to grade the Commonwealth heritage vales by order of significance as they all require conservation under the EPBC Act.

In accordance with *The Conservation Plan* by Dr James Semple Kerr, the significance of the various component elements of the place has been assessed against the criteria in Section 5.4 of this report, and ranked for the purpose of enabling decisions on the future conservation and development of the place to be based on an understanding of its significance. These assessments are made without regard to the practical considerations that must subsequently be considered when formulating policies. The schedules below identify components that contribute to the overall significance of the Head Office of the Reserve Bank of Australia and its setting, in one of the following relative grades:

- Exceptional
- High
- Moderate
- Little
- Intrusive

Some elements (including but not limited to those noted below) have been fully degraded by adaptation, and may require restoration or reconstruction to recover their full significance. The categories should be read in the context of the overall cultural heritage significance of the Head Office, Martin Place.

5.6.1 EXCEPTIONAL SIGNIFICANCE

This category includes spaces and fabric with a high degree of intactness that can be easily interpreted, are worthy of inclusion on any register of buildings of significance.

The RBA head office building has heritage significance which has been identified and recognised by various groups and authorities. Detailed inspection of the building has identified particular aspects of the place and a number of specific areas of the building and its surviving interior fitouts which have particular levels of Cultural Heritage Significance deserving recognition in this conservation plan. The aspects and areas considered to have particular significance are as follows:

Building fabric and components in this category includes:

The Integrated Art Works

The integrated art works originally commissioned for the Bank are an important and significant element in the design of the ground level public spaces where the building is approached by pedestrians. The significance relates to:

- The level of integration of the art works.
- The strong forms that complement the civic qualities of the building and its site.
- The quality of the pieces as works of art in their own right.

The 11th Floor general fitout and furniture

The 11th Floor executive area is one of a number of significant sequences of spaces which, though modified has some historic value as part of the original design and value for the surviving original fabric and fittings. The area includes Executive Dining Rooms, Conference Rooms, Board Members Lounge, Office of Senior Board Officer, waiting areas, Board Dining Room and kitchens. Of particular significance are:

- The surviving pieces of furniture made especially for the building to be found in rooms throughout this area and including tables, chairs, credenzas, serving tables etc.[36]
- The set of Art Deco style Cedar furniture in the central conference room comprising an oval table and 14 chairs with a circular side table, which came from the Commonwealth Bank at the time of separation.
- The suite of furniture custom-built for the Governor of the Commonwealth Bank in 1916.
- The surviving leather-covered full height doors, stainless steel hardware and timber frames.



Figure 43 - View of the custom-built furniture located in the Governor's Office of the Head Office of the Commonwealth Banking Corporation of Australia, 1916.



Figure 44 - The original furniture has been relocated from the RBA Archives Unit to the Museum.

The 12th Floor fitout

The northeast corner office suite on the 12th floor remains partially intact despite the extensive refitting and replacement of ceilings and lighting, and includes some furniture commissioned for the original executive spaces (1964) including:

- The Governor's suite (office, kitchenette, lavatory, meeting room).

The External Form and Detail of the Building

[36] Refer also to the RBA Head Office Inventory of Heritage Furniture (N BRSARCHITECTURE, 3 N ovember 2017) for a list of significant furniture.

The building's overall external design, including the later modifications, is a highly significant aspect of the overall significance of the place. The significance relates to:

- The scale and proportion of the building and its component parts.
- The use of materials (stone, glass, aluminium) and juxtaposition of details and elements.
- The articulation of the podium and tower.
- The clean roof line and its free-standing character in this part of the city.

The Ground Floor Public Spaces

- Anodised aluminium ceiling.
- Marble finishes to walls and wall decorations.
- The incised lettering setting out the objectives of the Bank
- Bank counter and writing desks.

Spaces in this category include:

The Ground Floor Public Spaces

The entrance terrace, main foyer and public spaces are particularly well resolved pieces of design and are the public interface of the building with the city. The significance of the spaces relates to:

- The linear form along the principal street frontage.
- The quality of the spatial character being defined by a two-storey volume with its glazed wall to the north and modulated by changes in the floor levels between the central entry and the chambers at either end.
- The character of the spaces created by the use of quality materials and integrated art works.
- The ceiling panel design.
- The marble wall finishes.

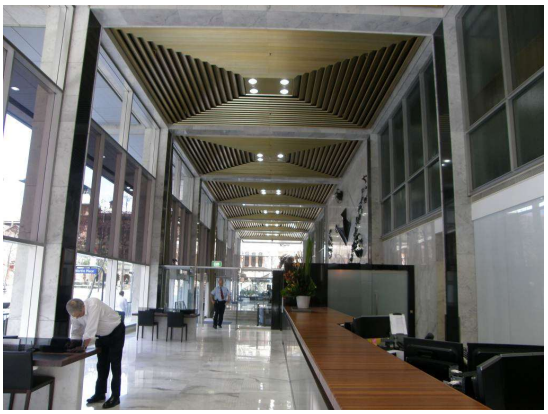


Figure 45 - General view of the Banking Chamber located at the ground floor level of the Head Office building.



Figure 46 - View of the ground floor lobby showing security barriers installed c2015. (Source: Sydney Living Museums, 2019)

The Reserve Bank of Australia Board Room

The Reserve Bank Board Room is one of the most significant spaces in the building representing the executive functions of N ational monetary policy. The significance of the room lies both in its historic associations and in its location in the overall plan and surviving physical fabric and furnishings including:

- The Board Table.
- The white marble floor finish.
- The leather clad full height doors.

Building fabric and components of the Board Room that have been altered include the carpet, door furniture, wall linings, the ceiling and lighting system.

Views and vistas in this category include:
The building is an important part of the presentation of Martin Place and Macquarie Street and in views along both streets

The RBA Head Office building defines the south edge of the eastern section of Martin Place. The significance relates to:

- The building's presentation to Martin Place and views looking eastwards from Castlereagh Street, near the northwest corner of Martin Place.
- The quality of the facade designs and use of high- quality materials.
- The setback of the tower above the podium.

5.6.2 HIGH SIGNIFICANCE

This category comprises items retaining a high degree of original fabric. The item will demonstrate a key element of its significance, and may include alterations that do not detract from the significance of the place.

Building fabric and components in this category includes:
Moveable Heritage furniture

Throughout the building are located a variety of moveable objects with significance for the original and subsequent character of the place. Heritage furniture is managed by RBA Workplace[37], while artworks, museum collection and other specialist collections are maintained by in-house specialist Curators.

- The set of 1930s style 'Chippendale Revival' office furniture comprising a desk, credenza, table and chairs which came from the Commonwealth Bank at the time of separation.

Spaces in this category include:
The Strong Room doors and wall construction

Located in the building's extensive basements are the strongrooms originally used for the storage of bullion and cash. These areas have some degree of technical significance for their innovative use of concrete and metal sheet to create an impenetrable surround for the strong rooms. The metal strong room doors were identified at the time as being significant for their size and sophistication.

Views and vistas in this category include:
It contributes to the varied character of the western side of Macquarie Street.

The significance relates to:

- The quality of the facade designs and use of high- quality materials.
- The setback of the tower above the podium.

5.6.3 MODERATE SIGNIFICANCE

Elements in this category have little heritage value, but contribute to the overall significance of the item. Altered or modified elements may be included.

Building fabric and components in this category includes:
Lavatory fitouts dating from 1970 or later, unless otherwise noted.

- Including cubicle partitions, water closest, hand basins, taps, spouts, paper towel dispensers, hand driers, vanity units, shelving, mirrors, floor finishes.

[37] RBA Head Office Inventory of Heritage Furniture, prepared by N BRSARCHITECTURE, 3 N ovember 2017.

Floor finishes

- Timber parquet floors installed in 1964.
- Stone floor finishes in public spaces not mentioned elsewhere in section 5.6 of this report.

Spaces in this category include:

Typical Office suites

- The Assistant Governor's suites located at levels 4, 8, 9, 10 ,13 and 14.

Typical Lift Lobbies and Core areas

The typical floor lift lobbies and core areas, including fire stairs, are parts of the original design which despite some change and reconstruction in the major refurbishment remain intact in terms of their general form and detail. The significance of these areas lies in:

- The character of the lobbies created by the marble wall cladding and stainless-steel lift reveals and parquet or stone floor finishes dating from 1964. The use of Australian N ative timber panelling for feature walls.
- The use of terrazzo flooring and wrought iron balustrades with vinyl clad railings to the interconnecting stairs.
- The Deputy Governor's suite.

Views and vistas in this category include:

There are no views or vistas in this category.



Figure 47 - Typical office level lift lobby showing original (1964) marble wall finishes and timber wall panelling. The original ceiling was replaced c2000.

5.6.4 LITTLE SIGNIFICANCE

This category comprises most of the additions and alterations made to accommodate changing requirements, where these are expedient and of marginal intrinsic worth. Their impact on the significance of the Head Office building ranges from neutral to tolerably adverse.

Building fabric and components in this category includes:

- Kitchen fitouts, including sinks, splashbacks, cupboards, cooking equipment, taps and spouts, wall finishes and floor finishes.
- Ground floor reception area security gates, c2002.
- Fabric dating from 1970 or later unless elsewhere noted, including suspended acoustic ceiling tiles located in open plan-office areas.
- Glass balustrade located adjacent to the sculpture by Margel Hinder in Martin Place to comply with BCA.
- Carpet finishes, resilient floor finishes, terrazzo floors, timber parquet floors installed as part of the 1970s upgrade works or later.

Spaces in this category include:

- Spaces dating from 1970 or later, unless otherwise noted.

Views and vistas in this category include:

- There are no views or vistas in this category.

5.6.5 INTRUSIVE ELEMENTS

This category comprises those alterations and additions that positively detract from the significance of the Head Office of the Reserve Bank of Australia, and includes fabric that in both materials and workmanship poorly emulates the original.

Building fabric and components in this category includes:
There is no fabric in this category.

Spaces in this category include:
There are no spaces in this category.

Views and vistas in this category include:
There are no views or vistas in this category.

5.7 CURTILAGE

The heritage curtilage of a place is the extent of the surrounding area which contributes to its heritage significance[38].

The most common type of heritage curtilage coincides with the lot or legal boundary of the property containing the heritage item, or items. The Lot Boundary Heritage Curtilage applies to the Reserve Bank of Australia Head Office building and includes the building footprint together with the open area below the podium to the north and east of the ground floor level, facing Martin Place and Macquarie Street (refer to Figure 1 and Figure 2).

The RBA is one of a cohesive group of buildings with a consistent street wall forming the eastern section of Martin Place. It occupies a prominent corner site, linking the commercial buildings of the Central Business District with the nineteenth and early twentieth century public buildings situated on the eastern side of Macquarie Street. The Reserve Bank has maintained its principal entrance as part of its north façade, despite pedestrianisation and other changes to Martin Place and is a significant feature in views from Martin Place and Macquarie Street.

[38] Heritage curtilage is defined in the N SW Heritage Division's Heritage Curtilages as "the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance".



Figure 48 - Plan showing the extent of the Reserve Bank of Australia Head Office building in relation to Martin Place and surrounding buildings. Source: ARCHITECTUS, February 2020.

6.0 HERITAGE LEGISLATION AND MANAGEMENT FRAMEWORK

6.1 LEGISLATIVE FRAMEWORK GENERALLY

The Reserve Bank of Australia, as a Commonwealth Government agency, is subject to Commonwealth legislation. The *Environment Protection and Biodiversity Conservation Act 1999* is the primary heritage legislation addressed in the management of the Reserve Bank of Australia Head office building, located at 65 Martin Place Sydney.

The Reserve Bank is not required to seek approvals from either Local or State authorities. N evertheless, general consultation is pursued by the Bank to inform local authorities of major works proposed for the place. The Bank endeavours to comply with relevant State environmental legislation where it does not conflict with Commonwealth legislation.

6.2 RELEVANT COMMONWEALTH LEGISLATION

6.2.1 RESERVE BANK ACT 1959 (CWLTH)

The Reserve Bank of Australia is a statutory authority and functions in accordance with the Reserve Bank Act 1959 and other applicable Acts[39]. The functions of the Bank are set out in Sect 10 of the Act:

> *(1) Subject to this Part, the Reserve Bank Board has power to determine the policy of the Bank in relation to any matter, other than its payments system policy, and to take such action as is necessary to ensure that effect is given by the Bank to the policy so determined.*
>
> *(2) It is the duty of the Reserve Bank Board, within the limits of its powers, to ensure that the monetary and banking policy of the Bank is directed to the greatest advantage of the people of Australia and that the powers of the Bank under this Act and any other Act, other than the Payment Systems (Regulation) Act 1998, the Payment Systems and Netting Act 1998 and Part 7.3 of the Corporations Act 2001, are exercised in such a manner as, in the opinion of the Reserve Bank Board, will best contribute to:*
>
> *(a) the stability of the currency of Australia;*
> *(b) the maintenance of full employment in Australia; and*
> *(c) the economic prosperity and welfare of the people of Australia.*

Section 74(1) of the Reserve Bank Act requires:

> *'…The head office of the Bank shall be at Sydney in the State of New South Wales.'*

The continued use of the existing head office building to carry out its legal functions under the Reserve Bank Act is compatible with the continued use of the RBA Head office as a Commonwealth heritage place. The existing building can continue to be adapted to enable the Reserve Bank to carry out its legal functions subject to likely impacts on the demonstrated heritage values of the place.

6.2.2 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 (CWLTH)

The Reserve Bank of Australia Head Office building is owned and controlled by the Commonwealth and is subject to the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC Regs).

The Reserve Bank of Australia Head Office is, as an Australian government agency, required to identify and protect Commonwealth heritage values of properties its ownership. The RBA Head

[39] Including the Public Governance, Performance and Accountability Act 2013 (Cwth) and the Freedom of Information Act 1982 (Cwlth).

Office building is included on the Commonwealth Heritage List for demonstrating Commonwealth heritage values, and is obliged under S341ZC of the EPBC Act to *'…minimise adverse impact on identified Commonwealth Heritage values of the place*. Changes to the RBA Head office building must also take into consideration potential impacts on other Commonwealth Heritage places or N ational Heritage places.

6.2.3 COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES

Schedules 5B and 7B of the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cwlth) set out Commonwealth Heritage management principles. They encourage the identification of a place's heritage values and their conservation and presentation through the application of the best available skills and knowledge. They also encourage community (including Indigenous community) involvement and co-operation between the various levels of government.

Under Section 341Z of this legislation, the Reserve Bank of Australia is obliged to manage the heritage significance of the place consistent with Commonwealth Heritage management principles, to advise and seek approval from the Minister prior to any changes being made to the place, change of use or divestment of the property by the Reserve Bank of Australia. This Heritage Management Plan has been prepared to address the management of the place by made under section 341S of the *EPBC Act*.

The Reserve Bank of Australia as owner of 65 Martin Place Sydney N SW 2000, 'the place', is also obliged under the *EPBC Act* to undertake the following:

i. Assist the Minister and the Australian Heritage Council in the identification, assessment and monitoring of the place's Commonwealth heritage values (Section 341Z);
ii. Prepare a Heritage Strategy for managing the places it owns or controls to protect and conserve their Commonwealth heritage values, submit a copy to the Minister and periodically review the Strategy (Section 341ZA);
iii. Produce a register that sets out the Commonwealth Heritage values of the place and submit a written report to the Minister (Section 341ZB);
iv. Minimise adverse impact on identified Commonwealth Heritage values of the place (Section 341ZC); and
v. Ensure the Commonwealth Heritage values of the place are protected in the event of the RBA Head office being sold or leased (Section 341ZE).

Heritage Management Plans for Commonwealth Heritage listed places are legislative instruments for the purposes of the *Legislation Act 2003*. Under section 341S of the EPBC Act, the Reserve Bank of Australia is responsible for registering the HMP as a legislative instrument on the Federal Register of Legislation to be compliant with its obligations under the Act.

6.2.4 APPROVAL PROCESS

The Consent Authority for works to the building is the Department of Environment and Energy under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act 1999).* The Reserve Bank, as a Commonwealth agency must not take an action that has, will have, or is likely to have an adverse impact on Commonwealth Heritage values of a Commonwealth Heritage place unless there is no feasible and prudent alternative and action is taken to mitigate the impacts[40].

[40] EPBC Act 1999, s341ZC.

Actions on, or impacting on, Commonwealth land, and actions undertaken by Commonwealth agencies, are subject to the requirements of the EPBC Act. Under the Act, actions on Commonwealth land or undertaken by a Commonwealth agency should be self-assessed to determine if they are likely to have a significant impact on the environment, the definition of which includes heritage values of places.

The process of self-assessment outlined in the *Significant Impact Guidelines 1.2* (Department of Sustainability, Environment, Water, Population and Communities 2013) will be followed by the RBA or a heritage specialist before any proposed actions are undertaken. This will assist the Bank in deciding whether or not the action is likely to have a significant impact on the environment.

It is the Bank's responsibility as the person undertaking an action to consider the extent of impacts on the environment, including heritage values. If the impacts are likely to be significant, or if the Bank is unsure, the action will be referred to the Department of the Environment and Energy. Only a referral decision from the Department of the Environment and Energy constitutes legal approval under the EPBC Act. If an action is referred, the Minister for the Environment will decide whether it is likely to have significant impact on the environment and whether approval is therefore required under the EPBC Act. If the Minister decides that the action is likely to have a significant impact, it will be deemed a controlled action and be subject to the EPBC Act assessment and approval process. Controlled actions are defined as:

> *A proposed action that is likely to have a significant impact on: a matter of national environmental significance; the environment of Commonwealth land (even if taken outside Commonwealth land); or the environment anywhere in the world (if the action is undertaken by the Commonwealth).*[41]

The Bank will document all decisions and reasoning made during the self-assessment process, whether or not it decides to refer any proposed actions. The Bank will contact the Heritage Branch at the Department of the Environment and Energy (heritage@environment.gov.au) for information or to seek comments on self-assessment for proposed actions. Where possible, it will provide self-assessment documentation to the Department for their records as part of best practice heritage management.

The Bank has plans to undertake refurbishment of its Head Office Building in Sydney. These works will be self-assessed prior to them being carried out to determine if they are likely to have a significant impact on the environment on Commonwealth land, the definition of which includes heritage values of places.

6.2.5 ASSESSMENTS OF HERITAGE IMPACT

The Reserve Bank of Australia will undertake building approvals in a manner consistent with its approved Heritage Strategy. In all instances, that is major, medium or minor works, the Workplace Department will undertake a self-assessment to determine the likely impact of any proposed works on the Commonwealth Heritage values identified for heritage places. or Specialist heritage advice will be sought where there is uncertainty about the likely impacts of proposed works. The RBA classifies projects as follows:

Major Capital Works

Major capital works are classified by the Parliamentary Standing Committee of Public Works (the Public Works Committee) as projects with an estimated value of over $15 million and must

[41] (ref http://www.environment.gov.au/epbc/about/glossary)

be submitted to the Public Works Committee (PWC). All major capital works are listed on the PWC's website and interested persons and organisations are invited to make submissions. The PWC report is available to the public following tabling of the matter in Parliament.

Medium Works
Building projects undertaken by the Bank, as an Australian Commonwealth agency, having an estimated cost of between $2 million and $15 million (excluding GST) are classified by the Public Works Committee as 'medium works'. The Bank is required to notify the Public Works Committee of such works prior to the calling of tenders to undertake those works.

Minor Works
Minor repairs and maintenance works are regularly undertaken as part of the cyclical maintenance program implemented by the Bank. Decisions regarding works and repairs are guided by and consistent with the policies and recommendations contained in the Heritage Management Plan specific to each Commonwealth Heritage listed place.

In all instances, that is major, medium or minor works, the Workplace Department will undertake a self-assessment to determine the likely impact of any proposed works on the Commonwealth Heritage values identified for heritage places or refer the proposal to an independent Heritage Specialist for an assessment.

The *EPBC Act* does not define major and minor works. In undertaking a self-assessment of any works, the Department of the Environment and Energy recommends considering if the works are likely to:

i. permanently destroy, remove or substantially alter the fabric (physical material including structural elements and other components, fixtures, contents, and objects) of a heritage place
ii. involve extension, renovation, or substantial alteration of a heritage place in a manner which is inconsistent with the heritage values of the place
iii. involve the erection of buildings or other structures adjacent to, or within important sight lines of, a heritage place which are inconsistent with the heritage values of the place
iv. substantially diminish the heritage value of a heritage place for a community or group for which it is significant
v. substantially alter the setting of a heritage place in a manner which is inconsistent with the heritage values of the place, or
vi. substantially restrict or inhibit the existing use of a heritage place as a cultural site?

A copy of the assessment is to be retained as part of the maintenance file for the specific place. The EPBC Act sets out significant penalties for actions that have a significant impact on Commonwealth or N ational Heritage values of a place.

6.2.6 SELF-ASSESSMENT PROCESS

The RBA is responsible for carrying out works to conserve, maintain and improve the amenity and quality of its building and site, and has obligations to minimise any adverse impact on heritage values including, but not limited to, the ongoing conservation management and maintenance of the main building's facade, public spaces, integral artworks, and bespoke furniture designed by Fred Ward.

The EPBC Act requires the RBA to undertake a 'self-assessment' to determine if any proposed works are likely to have an adverse or significant impact on the Commonwealth Heritage values

of the place. Under S341ZC of the EPBC Act, the RBA is obliged to ensure that it does not take any action that is likely to have an adverse impact on the identified Commonwealth heritage values of the Head Office building, unless:

- there is no feasible or prudent alternative to taking that action; and
- all measures that can be reasonably taken to mitigate the impact of the action on those values are taken.

The self-assessment process is summarised in Figure 49. The Department provides advice on self-assessments in its document titled *Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies: Significant impact guidelines 1.2*[42].



Figure 49 - Diagram summarising the self-assessment process. Source: Department of the Environment and Energy, https://www.environment.gov.au

[42] https://www.environment.gov.au/system/files/resources/a0af2153-29dc-453c-8f04-3de35bca5264/files/commonwealth-guidelines_1.pdf

6.2.7 ABORIGINAL AND TORRES STRAIT ISLANDER HERITAGE PROTECTION ACT 1984 (CWLTH)

The *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* protects areas and/or objects which are of significance to Aboriginal people and which are under threat of destruction. The Act can, in certain circumstances override state and territory provisions, or it can be implemented in circumstances where state or territory provisions are lacking or are not enforced. A significant area or object is defined as one that is of particular importance to Aboriginal people according to Aboriginal tradition. The Act must be invoked by or on behalf of an Aboriginal or Torres Strait Islander or organisation.

The Act is not relevant to this study as there are no identified Aboriginal heritage values associated with the site of the Reserve Bank of Australia Head Office building.

6.3 HERITAGE PROTECTION IN NEW SOUTH WALES

6.3.1 HERITAGE ACT 1977

The *Heritage Act 1977* provides for the protection of heritage items identified as being of State heritage significance. These items are listed on the N SW State Heritage Register (SHR) as required under s31 of the *Heritage Act 1977*.

The Heritage Council of N SW, or its delegated authority, is the consent authority for applications to alter items listed on the N SW SHR, made under Section 60 of the *Heritage Act 1977*.

The Reserve Bank of Australia Head Office, located at 65 Martin Place Sydney, is not included on the State Heritage Register.

6.3.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The City of Sydney Council is the consent authority for applications to alter items listed on Heritage Obligations under the *Sydney Local Environmental Plan 2012* (LEP). The LEP provides the statutory basis for the conservation and control of development and other activities that may affect the heritage value of a place.

The Reserve Bank is identified as a heritage item on Schedule 5 attached to Sydney Local Environmental Plan 2012 and is protected under the Environmental Planning and Assessment Act 1979. The Reserve Bank of Australia Head Office building is located on land under the control of the Commonwealth and, as such, N SW legislation does not legally apply to this site.

The Bank endeavours to comply with relevant State environmental legislation where it does not conflict with Commonwealth legislation, and will engage in general consultation with local authorities in relation to major works proposed for the place.

6.4 NON-STATUTORY HERITAGE LISTINGS

6.4.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The Reserve Bank of Australia Head Office building is classified as an item of heritage by the N ational Trust of Australia (N SW). Listing by the N ational Trust does not impose any statutory requirements on the building or its' Owner. Places and items classified by the N ational Trust of Australia (N SW) and listed in the Register are '*…components of the natural or cultural environment of Australia that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community'.*

The purpose of the National Trust Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities that prompted the classification.

6.4.2 AUSTRALIAN INSTITUTE OF ARCHITECTS (NSW)

The Reserve Bank of Australia Head Office building is included as Item No. 4702937 on the 'Register of Significant Architecture' maintained by the NSW Chapter of the Australian Institute of Architects. Inclusion on the register has no statutory implications for the Reserve Bank of Australia but is recognition of the profession's evaluation of the place. Consultation with the Australian Institute of Architects is not mandatory for Commonwealth agencies.

6.5 BEST PRACTICE GUIDANCE

The Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance, 2013) provides guidance for the conservation and management of places of cultural significance (cultural heritage places). 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.

The Burra Charter defines various terms and identifies principles and procedures observed in conservation work, and underpins heritage management in Australia.

A copy of the Burra Charter is available at:
https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values. Other relevant best practice guidelines include:

- Australian Natural Heritage Charter,
  https://webarchive.nla.gov.au/awa/20170226002350/https://www.environment.gov.au/system/files/resources/56de3d0a-7301-47e2-8c7c-9e064627a1ae/files/australian-natural-heritage-charter.pdf

- Engage Early – Indigenous engagement guidelines,
  https://www.environment.gov.au/epbc/publications/engage-early

- Significance 2.0: a guide to assessing the significance of collections,
  https://www.arts.gov.au/sites/default/files/significance-2.0.pdf?acsf_files_redirect

6.6 OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by other statutory legislation. Matters may be identified in this study that may require modification includes, but is not limited to, the following:

- National Construction Code of Australia (NCCA), including the Building Code of Australia.
- Fire safety requirements.
- Ingress and egress from the building.
- *Disability Discrimination Act 1992.*
- *Occupational Health and Safety*

Certain aspects of the building may be eligible for exemptions from the N CCA where upgrading may result in the loss of heritage significance. These issues may be addressed directly with the relevant consent authority to negotiate a satisfactory resolution where necessary to ensure the significance of the place is retained unless there is no other feasible and prudent alternative.

6.7 KEY CONSERVATION ISSUES

6.7.1 CONDITION OF COMMONWEALTH HERITAGE VALUES

The Reserve Bank of Australia Head Office building demonstrates Commonwealth Heritage values and is recognised having landmark qualities as a component of Martin Place. The significance of the Head Office building is, in part embodied in its intact fabric, and its role in the development of the Australian monetary policy in the late twentieth century. Listings for the Reserve Bank of Australia Head Office make specific reference to its form, façade treatment, and integration of public art within the building and its setting.

The significance of the RBA Head Office should inform the preparation of any proposal for changes to the site, such that decisions regarding the nature and extent of change ensure the established significance is maintained. Decisions about works to the place, whether it is maintenance, repairs or more extensive adaptation works, must take into consideration the impact of those works on its Commonwealth heritage values, both as a whole and on individual components. N ew works to the place should not diminish any aspect of its cultural significance.

Constraints arising from this assessment of the significance of the place will involve the maintenance of the building's visual character, as well as the conservation of the important aspects of the individual elements and surviving spaces, that contribute to that significance.

Opportunities arising from the assessment of significance include the potential for some adaptation to meet changing community standards and expectations, and regulations including disabled access, fire safety and Workplace Health and Safety requirements. This would be through sympathetic adaptation of secondary spaces within the main building or alternatively extensions or alterations to the exterior of the building, largely concealed from view from the principal Martin Place elevation.

Under the EPBC Act., the RBA is obliged to minimise adverse impacts on the N ational Heritage values of a N ational Heritage place or the Commonwealth Heritage values of a Commonwealth Heritage place. The Reserve Bank of Australia Head office building is located near Hyde Park Barracks, which is included on both the World Heritage List and the N ational Heritage List. The subject site is also located near the 'Governors' Domain and Civic Precinct' which has been nominated for inclusion on the N ational Heritage List.

6.7.2 OWNERS REQUIREMENTS AND MANAGEMENT OF THE PLACE

Under Section 74 of the *Reserve Bank Act 1959*, the Reserve Bank of Australia is obliged to maintain its Head Office in Sydney in the State of N ew South Wales. The site at 65 Martin Place was selected, in part, for its proximity to other banking and financial institutions located in or near Martin Place in the 1950s, a tradition that continues today.

The Head Office building has undergone a series of refurbishments since it was constructed in the early 1960s, including an addition to the southern side of the building in the 1970s. Previous works have generally concentrated on staff accommodation. The engineering systems within

the RBA building were identified by consultants as having reached or are nearing the end of their expected service life, although some services have been replaced on an ad hoc basis.

The Workplace Department envisage minor changes to non-significant fabric to enable office accommodation and staff facilities to be upgraded and adapted periodically without materially affecting the fabric that demonstrates Commonwealth heritage values, including exterior cladding, integral artworks, surviving original finishes and detailing to public and circulation spaces including the original ground floor entrance lobby and Banking Chamber. The building was constructed between 1962 and 1964, and extended in the late 1970s. Subsequent changes to the Building Code of Australia have resulted in a number of non-compliances, particularly in relation to current allowable glass wind-loadings and energy efficiency requirements.

Major refurbishment works carried out in 2001-2003 were referred to the Minister under the EPBC Act and the Parliamentary Standing Committee on Public Works[43]. held in N ovember 2000[44] . Issues raised at that time by the Council of the City of Sydney, the N ational Trust of Australia (N SW) and other stakeholders were addressed prior to the major refurbishment and upgrading works, including the preparation of a Conservation Management Plan (CMP). That document was subsumed into the Heritage Management Plan: Reserve Bank of Australia (N BRSARCHITECTURE, 2007)[45]. Works undertaken in 2001-2003 were designed to assist the Bank to continue its occupation of the building for fifteen years.

Subsequent works to the RBA Head Office building have been referred to the Minister for advice/approval, or self-assessed by the Bank or independent Specialist Consultants, prior to works being carried out, to minimise likely impacts on the identified Commonwealth Heritage values of the place.

Works undertaken by the RBA, in association with specialist conservators, since 2005 have included:

- Replacement of lift cars and non-compliant lift call buttons.
- Replacement of ground floor glass with safety glass and strengthening of window frames.
- Replacement of HVAC equipment at the end of its operational life.
- Upgrading security at Ground floor vestibule and conservation of granite floor.
- Relocation of reception desk to the location shown in documentary evidence.
- Preparation of an Inventory of Moveable Heritage Furniture and conservation of heritage furniture items.
- Replacement of carpet and resilient floor finishes.
- Replacement of suspended acoustic ceiling panels.
- Repainting of previously painted walls.
- Conservation of Boardroom and upgrading of Executive level including the reconstruction of demountable linen panels.
- Adaptation of open-plan office areas and adaptation of under-utilised spaces.
- Upgrading of staff amenities throughout the building.
- Repair of timber parquetry floor in basement strong room.
- Installation of computer floor over timber parquetry in basement.
- Minor repairs to Phillip Street secure entrance.

[43] Commonwealth Parliamentary Standing Committee on Public Works held in N ovember 2000.
[44] Parliamentary Standing Committee on Public Works - Reserve Bank of Australia Proposed Head Office Building Works - 30th N ovember 2000
[45] Commonwealth heritage values for the RBA Head Office building were monitored periodically, and the HMP reviewed and re-issued in 2012, 2017 and 2020, in keeping with the requirements of s341X of the EPBC Act.

6.7.3 ONGOING MAINTENANCE

The Head Office building of the Reserve Bank of Australia has been subject to a cyclical maintenance programme since it was completed in 1964, and is in good physical condition. Reports undertaken by consultants in 2014-2018 identify a number of non-compliance issues the Bank must address including façade works to address statutory requirements for wind-loading on windows and the need for thermal breaks in façade components.

Despite some adaptation of interior spaces and changes to the exterior of the Head Office many of the original finishes have survived intact, particularly at ground floor level and in lift lobbies on various levels. A number of the building components, such as the heating, air conditioning and ventilation services, were designed with a limited life and were intended to be replaced or adapted when necessary. The RBA has a duty of care to provide a safe and equitable workplace for its staff, and will progressively address non-compliances with Section D Access and Egress (Part D3 Access for people with a disability) of the National Construction Code of Australia, subject to impacts on identified Commonwealth Heritage values[46].

The Workplace Department will continue to maintain records showing the date and extent of changes to the Head Office building and fabric. The records would also include details of the consultants and tradesmen engaged to carry out those works.

6.8 FUTURE DEVELOPMENT

The Reserve Bank of Australia intends to continue to occupy the current site, at 65 Martin Place Sydney, for the foreseeable future, contingent on adaptation of the building to address statutory building requirements and upgrade internal spaces to meet current operational and standard commercial office space requirements.

The RBA Head Office building has been extended and adapted since it was opened in 1964, resulting in the removal of original building fabric and finishes, including changes to both the interior and exterior of the building. The addition increased the north-south depth of the building, resulting in additional reliance on artificial lighting in some spaces and pairs of columns limiting some internal office configurations.

In 2018 the Reserve Bank of Australia commissioned consultants to investigate the feasibility of upgrading its current premises to enable the Bank to continue to be occupy the premises for the next twenty-five years, as opposed to relocating the head office to new premises. Based on those recommendations the RBA has confirmed its intention to continue occupying the building located at 65 Martin Place Sydney for the foreseeable future.

To this end, this Heritage Management Plan has been briefed to consider the following issues:

- Potential location and scale of an extension to the building;
- Improving energy efficiency;
- Non-compliance issues and replacement of services at the end of their operational life;
- Refurbishment/retrofitting of façade components to address wind loading requirements;
- Replacement of float glass in windows;
- Re-configuration of internal spaces to meet operational requirements;
- Upgrading of office accommodation to meet current office standards and commensurate with office accommodation within Sydney CBD;

[46] Heritage significance can be taken into consideration in relation to the defence of unjustifiable hardship in determining whether barriers to access are unreasonable in a complaint made under the Disability (access to Premises – Buildings) Standards 2010, as amended.

- Relocation of services and risers to a new service core, infill of redundant risers to increase the internal floor area of the building;
- Relocation of fire stairs to enable direct access to street level; and
- Access to premises requirements.

The Bank is currently working on plans for a major upgrade of its Head Office building. While the building has been well maintained, many aspects of the core infrastructure are approaching end of life and the building falls short of current standards in some important areas.

Works currently under consideration include an addition to the existing service core to the south side of the Head Office building to accommodate building services, new fire stairs and lavatories. New structure would use existing air-space owned by the Bank and would be consistent with the original building design which had an external services area that was later encapsulated by extensions in the 1970s. An extension would allow the Bank to replace end-of-life infrastructure and substantially improve the sustainability and performance of the building services. Future changes to the exterior of the Head office building would be designed to minimise visual impacts and likely impacts on Commonwealth Heritage values.to maintain its heritage values; only the windows would be replaced to meet current safety standards.

The Bank intends to reconfigure internal areas and construct internal stairs to improve connectivity between departments and efficient movement of staff. Other changes would be undertaken to ensure the office accommodation meets current office standards and reflect current operational requirements, including spaces for collaboration and improved conference facilities and staff amenities . The internal layout would be re-configured with fewer built spaces around the northern, eastern and western sides of the building to increase natural light in open office areas. Interior spaces with significant heritage value, including the Boardroom and Governor's Office would be retained and conserved.

Future adaptive re-use options for the site will be informed by this Heritage Management Plan and the CHL, such that decisions regarding the nature and extent of change should ensure that the established significance of the place, as stated in the Statement of Significance and identified as key attributes of the place in the relevant CHL listing, is retained. Future works should take into consideration the attributes identified for each criterion in CHL. Place ID 105456, and generally maintain spaces ranked as having Exceptional or High heritage significance in this Heritage Management Plan including the Governors suite, the Boardroom, public spaces visible at ground floor level, including artworks, and significant floor, wall and ceiling finishes.

Opportunities for potential additions to the Head Office building are limited to the south side of the building in the area occupied by the 1970s addition, and further internal re-configuration of the building. The construction of additional floors may be appropriate to assist the Bank to continue to occupy its current site, subject to an assessment of likely heritage impacts on the RBA Head Office and heritage items in the vicinity.

7.0 MANAGEMENT OF COMMONWEALTH HERITAGE VALUES

7.1 GENERALLY

The policies set out in this section are intended to guide to the development and care of the RBA Head Office to maintain its heritage significance and in a manner consistent with the Commonwealth Heritage management principles contained in the EPBC Act 1999. The overall intention of the policies is to:

- Retain the character and quality of the original aspects of the RBA Head Office and its various elements, together with its immediate setting.
- Permit adaptations and new works which will enable the place to continue in its use as a corporate Head Office for the Reserve Bank of Australia.
- Provide an approach to the replacement of deteriorated and redundant fabric.
- Draw attention to the need for a co-ordinated approach to conservation decision making in any future actions.

The Head Office building of the Reserve Bank of Australia was included on the Commonwealth Heritage List on the 22 June 2004 for its ability to demonstrate the following Commonwealth Heritage values:

Criterion A (Processes)
Criterion B (Rarity)
Criterion D (Characteristic values)
Criterion E (Aesthetic values)
Criterion F (Technical achievement)
Criterion G (Social value)
Criterion H (Significant people)

The Head Office of the Reserve Bank of Australia was purpose-built between 1962-64 with limited whole-life expectancy, and an expectation that internal planning may be adapted as required and services in particular would be upgraded and replaced as they wore out or became redundant. Services throughout multi-storied office buildings are likely to become functionally obsolete or non-compliant with statutory requirements over time.

7.2 COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES

The *EPBC Regulations 2000*[47] set out seven Commonwealth Heritage management principles to manage heritage properties to protect heritage values for future generations. The principles must be used when preparing, implementing and reviewing heritage strategies, management plans and any other management arrangements.

The RBA continues to use the following management principles in the preparation of this Heritage Management Plan, the RBA Heritage Strategy 2019-2022, and generally to monitor and guide the management of heritage values identified for the Reserve Bank of Australia Head Office building.

1. *The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.*

[47] Schedule 7B (Regulation 10.03D) of the *EPBC Regulations 2000*.

2. *The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.*

3. *The management of listed Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, State, Territory and local government responsibilities for those places.*

4. *The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.*

5. *The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:*
   (i) have a particular interest in, or associations with, the place; and
   (ii) may be affected by the management of the place.

6. *Indigenous people are the primary source of information on the value of their heritage and that the active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.*

7. *The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.*

These principles are compatible with those contained in the *Australia ICOMOS Burra Charter (2013),* which is the generally accepted as the guide for the conservation of culturally significant places in Australia.

8.0 SPECIFIC CONSERVATION POLICIES

8.1 POLICY RECOMMENDATIONS

The identified Commonwealth Heritage values of the RBA Head Office are in part reliant on the character and quality of its surviving building fabric and components. Wherever the issue of removing or altering building fabric[48] from its original form and location arises, a carefully considered study of the effects that such action will have on the Commonwealth Heritage values of the RBA Head Office must be undertaken. Such an assessment will review the attributes of the building fabric or component to be removed or altered, the impact that the action will have on the place/component itself and the resulting impact on the place as a whole.

Under s.341ZC of the EPBC Act, the RBA as a Commonwealth agency must not take an action that has, will have or is likely to have an adverse impact on the Commonwealth Heritage values of the Reserve Bank of Australia Head office unless:

(a) There is no feasible and prudent alternative to taking the action; and
(b) All measures that can reasonably be taken to mitigate the impact of the action on those values are taken.

The recommended conservation policies are set out in italics. They are generally preceded by information on which the policies are based and are followed where appropriate with specific examples of options which might arise from the policies. The policies are ordered in the following sequence:

8.1.1 Basis of Conservation Approach
8.1.2 Future Use of the Building
8.1.3 Co-ordination of the Planning
8.1.4 Continuing Conservation Advice
8.1.5 Statutory Consent
8.1.6 General Maintenance and Repair Principles
8.2.1 Removal of Significant Heritage Fabric
8.2.2 Adaptation and Alterations
8.2.3 Exterior Fabric
8.2.4 Interior Fabric
8.2.5 Services
8.2.6 Integrated Art Works
8.2.7 Views and Vistas
8.2.8 Moveable Heritage
8.2.9 Protection of Commonwealth Heritage values
8.2.10 Review of Heritage Management Plan
8.2.11 Interpretation and Promotion of Commonwealth Heritage values
8.2.12 Access and Security Arrangements
8.2.13 Protocols for the Management of Sensitive Information
8.2.14 Community Consultation
8.2.15 Records of Intervention and Maintenance

8.1.1 BASIS OF CONSERVATION APPROACH

Inclusion on the Commonwealth Heritage List does not preclude adaptation of the Head Office building and its spaces to accommodate its re-use and continued viability, provided any works

[48] Fabric means all physical material of a place including components, fixtures, contents and objects. (Burra Charter Article 1.3).

promotes the retention of Commonwealth Heritage values and are consistent with Commonwealth Heritage management principles and best heritage management practise.

Policy 1 The future conservation and development of the place should be carried out in accordance with the Commonwealth Heritage management principles set out in the Environmental Protection and Biodiversity Conservation Act 1999, as amended, and the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013 (Burra Charter).

Policy 2 This Heritage Management Plan should be accepted as a management tool to assist the RBA to conserve, monitor and protect the identified Commonwealth Heritage values of the RBA Head Office building in a manner not inconsistent with Commonwealth Heritage management principles.

Policy 3 The information, policies, recommendations and options identified in this Plan should be accepted by the Reserve Bank as the primary guide to future conservation of the place.

Policy 4 The Reserve Bank of Australia will register this Heritage Management Plan as a legislative instrument for the purposes of the Legislation Act 2003, as soon as practicable to meet obligations under the Environment Protection and Biodiversity Conservation Act 1999.

8.1.2 FUTURE USE OF THE BUILDING

The Head Office building was purpose-built to accommodate the contemporary functions and activities of the newly formed Reserve Bank of Australia and to house specific staff representing the different aspects of the Bank's operations. The building was substantially enlarged by 1980 and extensively refurbished in 1995 to meet pressure for increased demand for space and improvement in safety and services. The Workplace Department of the Reserve Bank are responsible for identifying redundant or under-utilised spaces within the building, implement an ongoing review of accommodation requirements within the organisation, and oversee the upgrading of existing services to ensure staff facilities and office environments are consistent with modern office environments. The Workplace Department reviews proposed changes in relation to fit-outs for commercial tenants within the current building envelope, which enable the overall viability of the Head Office building.

Current and future changes to the internal planning and use of the building are only made as part of a co-ordinated plan for the whole building and take into consideration the identified levels of significance of the affected areas.

Policy 5 The policies set out in this Plan should be applied irrespective of the use to which the building or its parts are put now or in the future.

Policy 6 The Reserve Bank of Australia Head office building can be adapted to suit the exisiting or proposed use of the place by the RBA subject to an assessment of likely impacts on Commonwealth Heritage values and approval under the EPBC Act where appropriate. New works are to be compatible with the original design intent, materiality, quality and identified Commonwealth heritage values.

Policy 7 Proposed changes to any one part of the building should only be considered in the context of a co-ordinated plan for the whole building.

8.1.3 CO-ORDINATION OF PLANNING

Decisions regarding changes to any part of the Head Office building of the Reserve Bank of Australia should be considered in the context of the whole to ensure that adverse outcomes are minimised.

> *Policy 8 A co-ordinated process of decision-making including heritage conservation advice should be established to guide future planning for the place.*

8.1.4 CONTINUING CONSERVATION ADVICE

This Heritage Management Plan has been prepared as a guide to the future care and development of the place but it will be relatively ineffective unless interpreted and implemented by persons with relevant conservation expertise. In addition to offering appropriate advice on the way in which proposals may be made compatible with the identified significance of the place, an experienced professional can recommend which proposals may have sufficient impact to warrant special study, further public scrutiny or statutory consent.

> *Policy 9 Relevant and experienced conservation advice should be provided to assist in future changes to the place as part of the planning mechanisms of the Reserve Bank organisation. RBA personnel responsible for planning and decisions that may affect the significance of the place are to be trained in ongoing heritage management and be familiar with RBA obligations under the EPBC Act and consistent with the RBA Heritage Strategy 2019-2021.*

Where technical advice is required and work is to be carried out to spaces or fabric identified as having exceptional or high heritage significance, it is important to choose consultants and contractors with proven relevant expertise and experience of working on heritage buildings, rather than selecting service provision based on cost alone. Specialist advice may be sought in relation to, but not limited to, architectural and design, structural engineering, services (HVAC), hydraulics, fire safety, documentation, maintenance, building contractors, in addition to curatorial advice on fixed artwork and community consultation.

> *Policy 10 Consultant advice and contractual work involving changes to Commonwealth significant aspects of the place should be limited to firms or persons with proven expertise in the relevant fields. If consultants chosen to carry out services lack the specialist expertise consideration should be given to employing additional persons to provide conservation advice.*

8.1.5 STATUTORY CONSENT

The Reserve Bank of Australia is a Commonwealth Government Agency and as such is not required to seek approvals from either Local or State authorities. An approval for all major works to the building is however required to undergo a process of review through the Parliamentary Works Committee that allows those authorities and any other interested parties to voice any concerns. N evertheless, a policy of general consultation is pursued by the Bank to allow local authorities to be informed of major works proposed for the place that may have a substantial impact on any primary heritage values of the place.

> *Policy 11 The likely impacts of works to the place may be self-assessed. Where works are likely to impact heritage values of the place or there is uncertainty, works are to be referred to the relevant Minister for advice, and approval where appropriate consistent with the requirements of the EPBC Act.*

8.1.6 GENERAL MAINTENANCE AND REPAIR PRINCIPLES

The Workplace Department of the Reserve Bank of Australia currently maintains the building consistent with Commonwealth Heritage management principles, and implements a cyclical maintenance program. The building shall continue to be repaired and maintained provided the works do not adversely impact the identified Commonwealth Heritage values of the place. Processes for these activities should be formalised within the existing RBA asset maintenance plan to provide information regarding specialised action to be taken when dealing with significant building fabric and objects, including permanent sculptural works. All persons working on aspects of the building that have identified cultural heritage significance should be made aware of the significance of the place and of the area or aspect of the place which is to be affected.

Policy 12 A detailed Asset Maintenance Plan should be prepared to guide future preventative and special repairs and maintenance to fabric of the Head Office building of the Reserve Bank of Australia.

Policy 13 Specific guidelines for dealing with areas and aspects of particular cultural heritage significance should be provided for the use of administrative staff and staff carrying out maintenance and repair to ensure that significance is not lost.

Policy 14 Maintenance and repair of sculptural works should be scheduled and undertaken by suitably experienced conservators when required.

Policy 15 Where unforeseen significant heritage fabric or relics are discovered during the course of works, works will cease where practicable until the subject fabric has been viewed and assessed by a suitably experienced heritage consultant, and their conservation recommendation implemented..

Policy 16 A maintenance register will be maintained, recording changes to the place in accordance with the requirements of the EPBC Act.

8.2 ADDITIONS TO THE RBA HEAD OFFICE BUILDING

The Reserve Bank of Australia purchased additional allotments of land to adjoining its south boundary with the intention of extending the building. In 1967 the RBA commissioned architectural drawings for an addition extending the full height of the building, including additional basement areas and the construction of a service spine extending up to Level 7.

The Bank has previously investigated other options to accommodate its operations and staff, but intends to upgrade its current building to maintain its association with the existing building, and its relationship with other financial institutions in the immediate area.

8.2.1 REMOVAL OF SIGNIFICANT HERITAGE FABRIC

In the past, areas of original and early building fabric have been removed with a resultant loss of cultural heritage significance for the place. Where practical, fabric which represents the original design intent and is part of the primary significance of the place should be retained and conserved.

Policy 17 Before any original or early fabric is considered for removal, a detailed assessment of the impact of the action will be undertaken and the effects of the removal evaluated against the identified Commonwealth Heritage values of the Reserve Bank of Australia Head Office building.

8.2.2 ADAPTATION AND ALTERATIONS

The Reserve Bank Head Office building has undergone considerable change and adaptation to accommodate the changing needs of the agency as well as the need to provide upgraded services to meet the needs on ongoing operations within the building. Such changes are a normal part of the developing character of any building in use and need not affect the identified significance of the place.

Future adaptation and alterations to the fabric of the building or its component parts should however take into consideration the assessed significance of that part or component. Unnecessary changes should be avoided and alterations should consider the original design intent as well as the continuation of design excellence established by the original design.

Policy 18 Adaptation and alterations to the building should be guided by an understanding of the original fabric and it's Commonwealth Heritage values. Adaptations and alterations that have a strong adverse impact on identified aspects of the building's significance should be avoided.

Policy 19 Internally, compatible contemporary design solutions that are sympathetic to the original design intent and identified heritage values are to be preferred over simple reproduction of earlier forms and details.

Policy 20 Minor structural changes, including partial removal of floor slabs and columns are acceptable subject to assessment of potential impacts on Commonwealth Heritage values, the extent of the proposed works and consent under a EPBC Act approval if required.

Policy 21 Future additions to the RBA Head office should be located to minimise visual impacts on its main façade (north elevation) and its presentation to Martin Place.

8.2.3 EXTERIOR FABRIC

The external design and appearance of the Reserve Bank Head Office building is representative of mid-twentieth-century architectural and civic design in the City of Sydney. The building has, on several occasions, undergone extensive change to its original fabric and detail. The building has been enlarged to the south, the podium and roof modified and the original marble facade panels have been over-clad with imported grey granite facings. N evertheless, the building retains much of its original aesthetic quality and character.

The overall external form of the northern section of the building should be retained (Criteria A, D &F) although further additions and alterations are acceptable to the south elevation, podium and roof, subject to consent authority approval of detailed documentation. Additions to the external building envelope should take into consideration potential adverse impacts on views of the RBA Head Office building from pedestrian areas in Martin Place. The original podium form should also be maintained. Future changes to the primary facades should be carefully considered to ensure retention of the original design intent.

Tower and Podium

The podium details, while partially modified, retain the overall form and general character of the original design. When necessary, the Reserve Bank of Australia may need to adapt the entrance to increase security for building occupants or to facilitate access compliant with the Building Code of Australia. Minor adjustments can be made to the main podium and entrance to the Head Office provided they do not visually distract from the established architectural

character of the building or its setting, are designed by a suitably qualified heritage architect and are assessed for likely impacts on heritage values prior to the works being carried out.

Policy 22 Changes to the exterior of the tower and podium likely to have an impact on the identified Commonwealth Heritage values of the place are to be assessed in accordance with the process set out in the Heritage Strategy 2019-2022, and referred to the relevant Minister for advice and approval under the EPBC Act.

Policy 23 Minor external adaptation of door openings in the tower and podium are acceptable provided it does not adversely affect views to or from the Reserve Bank Head Office building from Martin Place, and likely heritage impacts are assessed prior to changes being carried out.

Policy 24 Consideration should be given to the reconstruction of the RBA corporate emblem by Gordon Andrews on the western elevation of the RBA Head Office builidng.

Walls & Columns

The walls and columns of the building on all of its facades were originally clad with a combination of Wombeyan marble and black granite. This aspect of the building's design was the object of both praise for its quality and use of Australian materials and criticism for its extravagance. The building was extended using the same materials and maintained a unified appearance, and in the 1990s, when areas of the cladding began to fail, the building was clad over with imported grey granite that maintained the general aesthetic but slightly reduced the overall texture of the building.

Policy 25 Any further work to the facades of the building should match as closely as possible the existing detailed relationships of cladding and framing and the present materials.

Doors, Windows & Grilles

The pattern and detail of the existing doors, windows and grilles on the building facades are an integral part of the original design and its subsequent modification. Minor alterations to original door and window openings are acceptable provided they do not significantly affect the visual perception of the original design aesthetic.

Policy 26 Before considering any changes to the pattern of fenestration on the building an assessment of the potential impacts of such changes should be undertaken to ensure that they do not significantly affect the appearance or character of the place.

Policy 27 Any new doors, windows or grilles should respect the appearance, proportions and materiality of the original components existing façade to minimise visual impacts on the exterior of the RBA Head office building.

Roof

The roof of the RBA building was designed as a 'floating' plane generally devoid of significant plant and equipment. Roof works carried out in c2001 included the construction of lift overruns associate with two new lifts servicing Levels 16 to 20 together with safety barriers. Some further minor modification of the roof area is acceptable provided this approach is maintained.

Policy 28 Additional structures or equipment can be located at roof level provided they are set back from the building edge sufficiently to avoid breaking the skyline in important views from pedestrian areas in Martin Place.

Policy 29 *Any new major items of equipment or structures on the roof should where possible be contained in simple enclosures screened from view of overlooking buildings.*

Garden

The garden adjacent to the Macquarie Street boundary was designed to contain examples of Australian native flora. The original plants and trees have progressively been replaced with exotic species, and are no longer consistent with the original design philosophy of the building and its setting. Restoration of the original concept is desirable where possible, taking into consideration the microclimate of the garden, the pollution and water requirements of any new plantings.

Policy 30 *Future changes to the Macquarie Street Garden area should consider the original design concept as an opportunity to regain significance.*

8.2.4 INTERIOR FABRIC

The internal character of the building is an area of secondary heritage significance with all of the spaces and finishes of the original design having been substantially modified in the 1990s refurbishment to provide safe working environments, meet changing needs and replace worn and damaged finishes. Further changes to aspects of the interior of the building should be guided by an assessment of the potential significance of the individual parts and components. Change for change sake is not an acceptable approach to the conservation of this building. Spaces identified as underutilised or redundant following changes to banking operations or servicing requirements, may be adapted subject to a separate review of the potential reuse and likely impacts on heritage values, and recommendations as to whether the action should be referred for advice and approval under the EPBC Act. Where possible, adaptation of spaces should be in keeping with the original design intent, but should be clearly discernible as new work.

The special form and details of the surviving original fabric of the ground floor public areas and entrance foyer are an important part of the original design intent and, though now partly modified, should be retained and conserved.

The principal interior spaces throughout the building including the general offices, the lift interiors, the staff recreation areas and the executive areas have been remodelled in recent years. Where any original fabric and details survive intact, they should be conserved and supported by sympathetic design solutions. Where new designs are proposed, they should be sympathetic to the original design intent but contemporary in design.

Interiors Generally

Apart from the refitting for safety and servicing, all of the original interior spaces of the building have been modified by later alterations and refitting of the various departments to meet contemporary standards. A few significant portions of the building have however maintained their original character and are therefore significant components of the places cultural heritage value. These areas have been identified elsewhere in this report and are confined to public and circulation areas and the executive areas of the upper floors.

The future treatment of all interiors of the building should aim to maintain the original design character without reproducing exactly the lost building fabric. Where possible building fabric ranked as having 'Exceptional' or 'High' heritage significance in this report is to be retained and conserved.

Policy 31 All areas of the interiors identified in this report as having 'Exceptional' or 'High' heritage significance are to be retained in situ and conserved. Conservation may include adaptation for contemporary use but should maintain those aspects identified for their significant contribution to the place as a whole.

Policy 32 New interiors created within the building should have consideration for the original design intentions but may be a contemporary interpretation of that intent using compatible materials and sympathetic design.

Floor Finishes

The RBA Head Office building contains a number of floor finishes, laid over a reinforced concrete substrate. Original granite and marble floor finishes have generally been retained in situ and repaired, however other original floor finishes have been replaced or covered since 1965.

Where possible new floor finishes should continue to reflect the hierarchy of spaces and finishes throughout the Head Office building as described in 1966:

Space	1966 floor finish
Ground floor forecourt, entrance:	N arrandera grey granite
Vestibule and lift lobby:	N arrandera grey granite
Ground floor public space areas and Level 11 Boardroom:	Wombeyan grey marble
General office areas and executive areas:	Heavy duty Australian wool carpet
Vaults, basement areas, cafeteria and lounge areas:	Jackson River block parquetry

Policy 33 Granite and marble floor finishes installed on the ground floor vestibule, ground floor public spaces and Boardroom are to be retained in situ and conserved as evidence of the original architectural design intent.

Policy 34 Johnson River block parquetry located in the vaults is to be retained in situ and conserved as evidence of the original architectural design intent. New floor finishes can be installed over original timber floor subject to an assessment of the likely impacts on heritage values, physical damage of the block parquetry and reversibility of the action.

Policy 35 Other floor finishes can be retained, adapted or replaced with new finishes compatible with the original design intent. Fabric proposed for removal should be assessed, consistent with the process outlined in Significant Impact Guidelines 1.2 (Commonwealth of Australia, 2013) and the endorsed Reserve Bank of Australia Heritage Strategy 2019-2021, for likely impacts on Commonwealth Heritage values and photographed in place prior to its removal. The design of replacement floor finishes should be selected to achieve a co-ordinated aesthetic result.

Walls

There are few areas of original wall finishes remaining within the building. Marble and granite wall finishes are significant and should be retained and conserved. Wombeyan marble was

used extensively for walls at the ground floor vestibule and lift lobby. Walls of lift lobbies located from the Mezzanine to Level 16 were finished with Ulam (Rockhampton, Qld) marble. Other areas of the building feature walls and counters of Footscray basalt and Gepps Cross slate.

Early descriptions of the finishes describe 'Demountable Timber Panelling' and 'Demountable Wall Linings' located between Levels 4 and 15 (inclusive), to allow the areas to be re-configured periodically, and in the 1990s sections of demountable walls were removed to create large open-plan offices.[49] Executive suites and the Boardroom were subdivided with brick walls and removable wall panelling.

Demountable linen fabric wall coverings have been replaced at least once and no longer represent the original fabric, although they are important in demonstrating the original design intent and maintaining the architectural character of spaces located at Levels 11 and 12. There are no surviving original vinyl wall finishes remaining in any part of the building.

Some original timber panelling has been retained at Levels 11 and 12, and in isolated office and lift lobbies within the building. Works carried out in 2014 included the relocation of timber panelling at Levels 11 and 12 to suit the re-configured floorplan.

Policy 36 All surviving original stone wall cladding has significance for the place in interpreting the original design intent and character and should be retained and conserved as part of any programme of continuing maintenance and repair.

Policy 37 New wall tiling where selected should be compatible with the established character of the building.

Ceilings

All of the original feature ceilings throughout the building have been previously removed or modified. General office areas have replacement metal pan ceilings with a square proportion. Suspended plasterboard ceilings installed in, or after 1979, have been retained in basement, storage and utilitarian spaces throughout the building.

Policy 38 Surviving ceilings installed on or before the opening of the RBA Head Office building in January 1965, including the anodised aluminium ceiling above the ground floor vestibule and public spaces, are be retained and conserved as evidence of the original design intent and detailing.

Policy 39 Suspended acoustic ceilings throughout the building date from 1979 and afte, andr can be retained or replaced, subject to an assessment of likely impacts on Commonwealth Heritage values. The design of new ceilings is to take into consideration the original design intent, should consider the overall character of the building to enhance the architectural character and design intention of the original building.

Policy 40 Consideration should be given to the replacement of exisiting ceilings in spaces identified as having 'Exceptional' or 'High', including the Boardroom and Governors Suite. The design of new ceilings is to take into consideration the original design intent, should consider the overall character of the building to enhance the architectural character and design intention of the original building.

[49] 'Reserve Bank of Australia' *Architecture in Australia*, September 1966, p75

Policy 41 *Luminaires, air-conditioning grilles and fire detection items in the ceilings can be replaced when required or to meet statutory requirements. The design of replacement ceilings should take these elements into consideration to achieve a co-ordinated aesthetic result.*

Policy 42 *The appearance of the ground floor foyer is highly visible from both Martin Place and Macquarie Street, and its original architectural character should be maintained whenever changes are made to ceilings or services integral to it.*

Windows

Windows throughout the building are presently compatible with the original design character. Where changes may be proposed, windows of similar character should be utilised. Detailing of sills, reveals and spandrels etc should be also followed.

Policy 43 *Details of windows that are replaced or new windows inserted into the Head Office building should closely match the original glazing suite and its surrounding details.*

Doors & hardware

Many doors throughout the building are surviving fabric from the initial construction phase and have significance for their quality of design and finishes. This is particularly true of the full height leather covered doors in executive areas and those doors with specifically designed Black Bean timber frames and reveals that match furniture in the building. Much of the original stainless-steel hardware throughout the building survives, although much of it has been repaired and/or adapted for present day security and compliance.

Policy 44 *Leather finished doors forming part of the Boardroom and Governors Suite are to be retained in location and conserved. Where adaptation of the building results in the removal leather finished doors, doors are to be salvaged for future re-use. Salvaged doors are to be labelled, protected and stored together with door furniture and hardware for future re-use on site. In the event of doors being relocated within the RBA Head Office, they are to be installed in a manner compatible with the original design intent and detailing. r.*

Policy 45 *Surplus, damaged or deteriorated leather covered doors can only be disposed of, if it is not considered a significant action after a self-assessment or alternatively through an EPBC Act approval.*

Policy 46 *Hardware may be replaced to meet statutory or functional requirements provided it matches the material and finish of the original and does not detract from the overall architectural character of the affected space or the building interior generally.*

Lift Lobbies

The lift lobbies throughout the building are partially intact and generally represent the original design character and finishes. Changes to the lobbies have been to ceilings, carpets, lighting and colours of the lift doors.

> *Policy 47 Where possible retain all surviving lift lobbies, including marble wall cladding. Timber panelling is to be salvaged and stored for re-use or incorporated in proposed fitout. Other design elements may be varied, but should be generally compatible with the original design intention shown in photographs dated 1966 or earlier.*

Lift Cars

The lifts throughout the building have been completely refitted and do not represent the original design character.

> *Policy 48 The refitting of the existing lifts is an acceptable action and should be carried out in a manner that is visually compatible with and integrated with the general character of the surviving lift lobbies.*

8.2.5 SERVICES

Services within the Reserve Bank Head Office building have undergone considerable change during the history of the place to meet demands for changing technology and demands on the building arising from changing functions and use. This process is normal and typical of late twentieth- century buildings that rely heavily on mechanical and electrical services for their effective operation. Further changes should take into consideration the original design intent, architectural character and significance of affected spaces.

> *Policy 49 The design, location and installation of new and replacement services within the RBA Head Office will be assessed by an independent heritage specialist to determine likely impacts on Commonwealth Heritage values of the place prior to works being carried out.*

> *Policy 50 New services within the RBA Head Office building should take into consideration the original design intent in determining their design, location and installation. Installation is to be carried out to minimise visual and physical impacts on spaces and building fabric identified as having 'Exceptional' or 'High' heritage significance in Section 5.6 of this Heritage Management Plan.*

> *Policy 51 Where and when necessary, technical services can be upgraded or replaced as required to enable the Head Office of the Reserve Bank of Australia to continue to carry out their Charter under the Reserve Bank Act 1959, as amended, and continue to occupy the place subject to an assessment of likely impacts on Commonwealth Heritage values and where appropriate advice and consent approval under the EPBC Act*

8.2.6 INTEGRATED ART WORKS

A number of art works were specifically commissioned for inclusion in the Reserve Bank building at the time of its original construction and are integrated into the building fabric. Integrated artworks that demonstrate Commonwealth Heritage values (Criterion F and H) include:

- The main Foyer (Ground Floor level) wall mural sculpture by Bim Hilder.
- The Podium plaza sculpture by Margel Hinder, together with its original design maquette for the sculpture.

- The brass lettering text of the Bank's charter set on a black granite wall in the main foyer.
- Commemorative plaque for the completion of the building.

The Bank emblem originally located on the western parapet wall (exterior) of the building, constructed in cast aluminium with green enamelled finish designed by Gordon Andrews, has been removed from the Phillip Street elevation.

Policy 52 The commissioned public art works displayed in the Reserve Bank building should be retained and conserved as an integral public component of the building. Professional advice on the care and maintenance of the art works should be sought.

Policy 53 A continuing programme of public exhibitions of the Bank's collections should be part of any curatorial policy for the Bank.

8.2.7 VIEWS AND VISTAS

The Reserve Bank of Australia head office building occupies a prominent site at the corner of Martin Place and Macquarie Street, Sydney, and in close proximity to several buildings identified as having heritage significance, including buildings identified as demonstrating Commonwealth Heritage values and N ational Heritage values. It is an important element in the important historic streetscapes of Martin Place and Macquarie Street (Criterion E). It forms a gateway feature at the eastern end of one of the cities principal pedestrian thoroughfares. Changes to the RBA building should take into consideration the impact of the works on significant views from surrounding streets and areas including Queen Square, Phillip Street or the Domain.

The RBA Head office building is visible in some views from Hyde Park Barracks, which is included on the N ational Heritage List (Place ID 105935) and is part of the World Heritage Listing of 'Australian Convict Sites'. Under the EPBC Act, the Reserve Bank is obliged to protect Commonwealth Heritage values and N ational Heritage values of other places in the vicinity.

Policy 54 Additions to the Reserve Bank of Australia Head Office building should be located to minimise adverse visual impacts on views to the building from Martin Place and Macquarie Street.

Policy 55 Views from the pedestrian level of Martin Place and Macquarie Street to the ground floor foyer of the RBA Head Office building are to be retained in keeping with the concept of openess and transparancy underpinning the design of the building.

8.2.8 MOVEABLE HERITAGE

The Reserve Bank of Australia possesses a collection of furniture, including tables, chairs, credenzas and desks, acquired or commissioned as part of the original fit-out or the 1970s additions to the building. Significant furniture associated with the RBA Head Office, or held by the RBA, has been assessed as part of a separate report held by the Reserve Bank of Australia.

The 1960s and 1970s furniture has generally been refurbished, resulting in the replacement of the original wool coverings and upholstery. Those surviving articles of furniture purchased or designed specifically for the building, having heritage significance, should be retained.

The Reserve Bank of Australia maintains an art collection and numismatics collection which, although associated with the institution generally, may not be specifically associated with the

Head office building located at 65 Martin Place, Sydney, but may be protected under other statutory legislation such as the Archives Act 1983. Those collections, acquired under successive governors, may have historic, artistic, monetary or ethnographic significance in their own right apart from their association with the RBA. Artworks, apart from fixed wall murals and sculptures, and numismatics collections are not addressed specifically in this Heritage Management Plan.

Policy 56 Fixed artworks and artworks/objects with a specific association with the original character of the Reserve Bank Building should be retained and conserved and appropriately displayed within areas of the building for which they were commissioned or purchased.

Policy 57 RBA professional staff with appropriate qualifications and experience will, as part of their roles at the Bank, prepare a curatorial plan and advise on specialist collections and the engagement of specialist consultants as appropriate.

Policy 58 The Reserve Bank of Australia should seek specialist advice in relation to the conservation, display or disposal of non-fixed artworks and numismatics in its ownership.

Policy 59 The surviving furniture and associated articles of the original fit-out form an integral part of the place and assist in the interpretation of the original design intent. These items should be retained and conserved pending the preparation of a curatorial policy for the building's contents.

Policy 60 Where appropriate original furniture associated with specific areas of the building should be retained in those areas. Removed items preferably should be stored or displayed elsewhere within the building.

8.2.9 PROTECTION OF COMMONWEALTH HERITAGE VALUES

The Head Office of the Reserve Bank of Australia demonstrates Commonwealth Heritage values, and is currently included on the Commonwealth Heritage List that is attached to statutory protection under the *Environmental Protection and Biodiversity Conservation Act 1999*. Should the property be sold, the Reserve Bank of Australia shall ensure the ongoing protection of fabric that demonstrates Commonwealth Heritage values, including the exterior of the Head Office building, the surviving original; materials and detailing of public and circulation spaces in the building.

Policy 61 In the event the Head Office building of the Reserve Bank of Australia is transferred from Commonwealth agency ownership, the building should be nominated for inclusion on the NSW Heritage Register to ensure ongoing statutory protection of its demonstrated heritage values.

Policy 62 Subsequent listing on any heritage inventory should reflect the information contained in this assessment and any other information confirmed from existing archival collections.

Policy 63 Integrated artworks and significant heritage fabric of the Head office are to be retained in situ in the existing building regardless of who owns the building situated at 65 Martin Place Sydney.

Policy 64 The Reserve Bank of Australia should follow the process set out in their Heritage Strategy 2019-2021 should it divest the Head Office building from its ownership. The process shall ensure the ongoing protection of the statutory Commonwealth Heritage values identified for the Head Office building, and the fabric that demonstrates these values.

Policy 65 The design of modifications and additions to the exterior of the Reserve Bank of Australia Head Office building must take into consideration likely impacts on Commonwealth Heritage values and National Heritage values demonstrated by the Bank building and other places located nearby.

8.2.10 REVIEW OF HERITAGE MANAGEMENT PLAN

This Heritage Management Plan must be reviewed regularly in a manner consistent with that set out in Section 341X of the *EPBC Act*. The reviewer must publish a notice inviting public comment and taking those comments into consideration in relation to the effectiveness of the plan in protecting the Commonwealth Heritage values of the place, and whether it is consistent with Commonwealth Heritage management principles.

Policy 66 This Heritage Management Plan must be reviewed at least once in every five-year period in a manner consistent with that set out in Section 341X of the EPBC Act, but no later than September 2024.

Policy 67 Any review of, or amendments to, this Heritage Management Plan must be undertaken by the person occupying the position Manager, Facilities (Workplace Department) in association with a suitably experienced heritage consultant. The Heritage Review Panel is responsible to ensure these revisions occur and the required consultation is programmed and implemented.

Any amendments to this Heritage Management Plan should address the issues set out in the regulations of the EPBC Act, including:

a) Identification of those undertaking the review and the procedures used;
b) An assessment of whether the plan addresses the matters prescribed in the regulations including the Commonwealth Heritage management principles;
c) An assessment of the effectiveness of the plan in protecting and conserving Commonwealth Heritage values;
d) Recommendations for the improved protection of values where necessary;
e) Outline how new and changed information that may have come through monitoring, community input and further research will be incorporated into the revised management plan; and
f) Details of any significant damage or threat to the heritage values.

Policy 68 This Reserve Bank of Australia may, in writing, amend this plan or revoke and replace this plan provided they follow the procedures contained in section 341S of the EPBC Act.

8.2.11 INTERPRETATION AND PROMOTION OF COMMONWEALTH HERITAGE VALUES

The history of the Reserve Bank of Australia is interpreted to the general public through a permanent museum exhibition located on the ground floor level of the Head Office building, at 65 Martin Place, Sydney. The exhibition draws on a range of archival material, including documents and furniture, held in the Reserve Bank of Australia Archives. The museum is opened to the public during business hours.

Policy 69 The Reserve Bank of Australia will maintain a public museum and interpretative exhibition including the history of the Reserve Bank at their Head Office, Martin Place Sydney, and ensure it is accessible to the general public during business hours.

Policy 70 The Reserve Bank of Australia will continue to include a heritage section on its existing website to promote the Head Office building and provide information sufficient to allow the public to understand the significance of the place and describe statutory Commonwealth Heritage values demonstrated by the place.

8.2.12 ACCESS AND SECURITY ARRANGEMENTS

The Reserve Bank of Australia is a financial organisation, primarily responsible for formulating and implementing monetary policy within Australia. The building located at 65 Martin Place houses the Head Office of the Reserve Bank of Australia, including offices for the Governor and Board of the Reserve Bank. Much of the work carried out within the building relates to information and documentation that is commercially sensitive, and is not freely available to the general public.

The ground floor level of the Head Office contains a banking chamber where financial transactions take place. The Reserve Bank of Australia has a duty of care to its staff to ensure a level of security in areas where coinage and paper money is stored or transactions take place. Entry to sections of the building is therefore restricted, and entrance to levels other than the ground floor is by appointment only.

Policy 71 The Reserve Bank of Australia may adapt the ground floor entrance and banking chamber to meet security requirements following an assessment of likely impacts, provided the changes do not visually detract from the architectural character of the original space or adversely affect the Commonwealth Heritage value of the place.

Policy 72 The vehicular entrance to the loading bay and basement areas of the Reserve Bank of Australia Head Office can be adapted to meet security requirements subject to an assessment of likely heritage impacts on the Commonwealth Heritage values demonstrated by the place.

8.2.13 PROTOCOLS FOR THE MANAGEMENT OF SENSITIVE INFORMATION

The Head Office of the Reserve Bank of Australia, as a banking institution, undertakes monetary transactions and therefore requires storage of cash holdings. The building houses a number of secure areas, including strong rooms and offices that have restricted access. The current configuration of some floors and office areas is not generally available for security reasons.

Policy 73 Where an action to either the secure executive area or strongroom area is required to be referred to the Minister for consideration under the EPBC Act, the Reserve Bank of Australia should request plans of the affected area are not disclosed to the general public.

8.2.14 COMMUNITY CONSULTATION

The Reserve Bank of Australia is prominently located at the southwest corner of the intersection of Martin Place with Macquarie Street Sydney. Martin Place is identified as significant heritage streetscape by the Council of the City of Sydney, and the RBA building has been identified as a significant architectural element within the Sydney Central Business

District. Works that are likely to impact the appearance of the building generally, or its' presentation within Martin Place will involve community consultation.

Policy 74 The Reserve Bank will identify and liaise with stakeholders where proposed changes to the Head Office building will have a visual impact on views within Martin Place.

Stakeholders are likely to include:

- Australian Heritage Council, https://www.environment.gov.au/heritage/organisations/australian-heritage-council
- N SW Department of Environment and Heritage (Heritage Council), https://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx
- The Council of the City of Sydney, https://www.cityofsydney.nsw.gov.au
- Interest groups such as the N ational Trust of Australia, https://www.nationaltrust.org.au/nsw/ : Australian Institute of Architects, https://www.architecture.com.au/ and the N ational Archives of Australia,
- Owners of heritage-listed buildings in the vicinity.

- Where appropriate the Bank will identify and consult with the Indigenous people with rights and interests in a place or collection that are considered to have Indigenous heritage values. The publication titled *Engage Early Guidance for proponents on best practice Indigenous engagement for environmental assessments under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act),*Commonwealth of Australia, 2016, will be used by the Bank as a guideline when consulting in particular with indigenous groups.

Policy 75 The Reserve Bank will, in keeping with best-practice Commonwealth Heritage values, and where appropriate liaise with stakeholders on issues relating to the identification, management and use of places or associated items consistent with the community consultation process contained in the Reserve Bank of Australia Heritage Strategy 2019-2022 or the current version.

8.2.15 RECORDS OF INTERVENTION AND MAINTENANCE

Maintenance works that may affect the statutory Commonwealth Heritage values of the Head Office are to be referred to the Head RBA Workplace Department and its heritage consultant for approval prior to carrying out any changes. Records of intervention and maintenance are to be retained consistent with the Reserve Bank of Australia Heritage Strategy 2019-2021.

Policy 76 The Head of the Workplace Department will ensure existing maintenance files for the Head Office building are upgraded to include the following information:

a) Identification of the location of the repair works.
b) Signature of person authorising works, and statement verifying the works would not adversely impact on the identified Commonwealth Heritage values or the fabric or a Statement of Heritage Impact where appropriate.
c) Description of the works including photographs where necessary.
d) Name of the contractor or person undertaking the works.
e) Start and completion dates of the repair works.

9.0 POLICY IMPLEMENTATION

9.1 RESPONSIBILITY FOR IMPLEMENTATION OF POLICIES

The Workplace Department of the Reserve Bank of Australia is responsible for overseeing works carried out to all property in their ownership, including those demonstrating Commonwealth Heritage values.

In keeping with the management structure outlined in the Reserve Bank of Australia's Heritage Strategy 2019-2021 all proposed major changes to heritage fabric or use of heritage buildings shall be referred to the Heritage Review Panel for review and approval, or referral to the Minister where appropriate under the Act.

The Assistant Governor (Corporate Services) shall appoint a Heritage Consultant, together with RBA staff associated with the management of heritage places, including equipment, furniture, fittings and articles associated or connected with the building or the structure, and other heritage specialists as required.

The Head of the Department shall be responsible for the implementation of policies contained within this report, as described in their Heritage Strategy 2019-2021. Minor changes, relating to maintenance and day-to-day use of building, would generally be approved by the Head of the Workplace Department in consultation with the Heritage Expert.

9.2 FUNDING

In keeping with the Reserve Bank of Australia Heritage Strategy 2019-2021, the organisation will continue to set aside appropriate funds to ensure the preventative maintenance and conservation of the Head Office building can be carried out. Funding for other future changes to the building will be made through the existing organisational structure.

9.3 REVIEW AND MONITORING THE HERITAGE MANAGEMENT PLAN

This Heritage Management Plan must be reviewed at least one in every five-year period in a manner consistent with that set out in Section 341X of the *EPBC Act*. The policies contained in Section 8.2.10 of this report outline the content of any review of the Heritage Management Plan prepared for the RBA Head Office, Martin Place Sydney and nominates the person within the Reserve Bank of Australia's Corporate Structure responsible for carrying out any review.

The reviewer must publish a notice inviting public comment and taking those comments into consideration in relation to the effectiveness of the plan in protecting the Commonwealth Heritage values of the place, and whether it is consistent with Commonwealth Heritage management principles.

The Head of Workplace Department shall be responsible for monitoring, reporting and overseeing the review and acting on information where necessary to protect the identified Commonwealth Heritage values of the Head Office building.

The Head of Workplace Department will review the works register for the Head Office building annually to monitor the condition of fabric to ensure the identified Commonwealth Heritage values are managed according to best–practice heritage management principles and Commonwealth Heritage Management principles.

9.4 RESOLUTION OF CONFLICT BETWEEN USER NEEDS AND HERITAGE SIGNIFICANCE

The Reserve Bank of Australia may, from time to time, be required to deal with a conflict between the existing or proposed use of a property and conserving the heritage significance of that place. For example, the spatial requirements of the Reserve Bank of Australia may change, and surplus areas of floor area within the Head Office may be leased to separate entities or subsidiaries of the Bank.

Generally the Head of Workplace Department, or his/her nominee, will report to and advise the Governor on the resolution of conflict arising from user needs and heritage significance. Major changes to the building or the use of spaces are to be reviewed by a suitably experienced external Heritage Specialist preferably at an early stage of the proposal so any conflict between proposed works and heritage issues are resolved before the Reserve Bank of Australia commits to a particular course, and also to review documentation prior to notifying the Minister as required under the *EPBC Act*.

Where the Bank's use of a property is in conflict with the conservation of its heritage significance, preference should be given to those uses that are most compatible with the items significance. Early and informal liaison with relevant heritage stakeholders may be an integral part of this process.

If attempts to reconcile the use of the building with its heritage significance fail, reference should be made to the Reserve Bank of Australia's Heritage Strategy 2019-2021.

9.5 RECOMMENDED ONGOING MAINTENANCE WORKS

9.5.1 GENERAL GUIDELINES

A number of substantial changes have been made to both the interior and exterior of the Head Office building since it opened in 1964. Changes to the building made after 2001 have been guided by the policies contained in the Conservation Management Plan (2001) and the Heritage Management Plan (2012) prepared for the RBA Head Office building by NBRSARCHITECTURE. All future works will, in part, be guided by this Heritage Management Plan following its adoption.

The implementation of conservation works is prioritised as follows, based on the condition of the fabric at the time of inspection:

Priority	Timing	Action
Priority 1	< 1year	Actions to be taken to rectify problems that could result in imminent risk of damage, loss or deterioration of significant fabric, areas or infrastructure.
Priority 2	1-5 years	Actions planned and implemented within 1 to 5 years after the adoption of this Heritage Management Plan by the Workplace Department of the Reserve Bank of Australia to reduce risk of damage, loss or deterioration of significant fabric, areas or infrastructure.
Priority 3	5-10 years	Actions planned as part of a long-term conservation or cyclical maintenance program, to maintain and enhance significance.

The Head Office of the Reserve Bank of Australia has been well maintained under the direction of the Workplace Department.

Priority 1

(a) Adopt this Heritage Management Plan as the primary document to guide future changes to the Head Office, Martin Place of the Reserve Bank of Australia.

(b) The Head of Workplace Department of the Reserve Bank of Australia will nominate a position within that Department to be responsible for overseeing the implementation of this Heritage Management Plan, and provide training to ensure the RBA is aware of their obligations under the *EPBC Act 1999*, as amended and other heritage legislation. Training should be a minimum of one day, followed by continuing professional training of a half day per year.

(c) Carry out urgent repairs to building fabric if and when required.

Priority 2

(a) Engage a suitably qualified heritage consultant to interpret this Heritage Management Plan and to provide heritage advice to the Workplace Department as necessary.

(b) Set aside an appropriate budget to carry on the cyclical maintenance program. This budget should be a proportion of the amount described in the current version of the Reserve Bank of Australia Heritage Strategy.

(c) Review the existing cyclical maintenance plan to ensure the significant heritage fabric scheduled in this report is correctly identified and specific maintenance issues addressed in the cyclical maintenance program.

Priority 3

(a) Continue to implement the long-term conservation and maintenance program.

(b) Prepare and submit a report to the Minister monitoring the condition of Commonwealth Heritage values identified for the Head Office, Martin Place.

(c) Revise this Heritage Management Plan within a five-year period and submit a copy to the Minister as required under the *EPBC Act 1999*.

9.5.2 EXTERIOR OF THE BUILDING

The Statement of Heritage Significance and the conservation policies generally reflect the importance of the exterior fabric of the building and the consequent need for appropriate conservation. The exterior of the Head Office building is identified on the Commonwealth Heritage List for demonstrating Commonwealth Heritage values Criterion A, Criterion D and Criterion E.

Extensive changes were made to the exterior of the Head Office in 1974–1980 when major extensions to the building were completed, and in 1993 when the building was re-clad with granite panels following deterioration of the original Wombeyan marble panels. The overall appearance and fenestration pattern of the elevations of the building have high significance demonstrating the architectural characteristics of the post-World War II International style in Australia.

Priority 1

a) Address non-compliances of the façade of the Reserve Bank of Australia including replacement of glass, upgrading windows to address energy efficiency requirements and structural loadings.

b) Progressively inspect all external balustrades and handrails associated with the public areas of the building and where necessary adapt elements, in consultation with a suitably experienced heritage consultant, to meet the current requirements of the Building Code of Australia.
c) Adaptation of external windows and grilles to suit internal changes subject to an assessment of likely impacts on Commonwealth heritage values of the RBA Head Office building.

Priority 2
a) Progressively address external security consistent with Commonwealth Government directives.
b) Periodically inspect external artworks to ensure their ongoing conservation and maintenance as part of the place.

Priority 3
a) Following the completion of major refurbishment works continue the implementation of the Bank's long-term conservation and maintenance program.

9.5.3 INTERIOR OF THE BUILDING

Priority 1
a) Retain and conserve spaces and components ranked as having 'Exceptional' or 'High heritage significance in this HMP.
b) Undertake a review of the accommodation requirements of the Bank and re-allocate internal spaces to address the current and predicted organisational structure of the Bank.
c) Develop a strategy for the installation and/or replacement of services throughout the building
d) Liaise with in-house staff and specialist consultants to ensure the ongoing protect of significant heritage spaces and components that demonstrate Commonwealth heritage values.
e) Upgrade facilities within the building to address statutory requirements including lavatories, access, fire safety, equipment.

Priority 2
a) Monitor the condition of surviving interior finishes and conserve to maximize the expected life of the original fabric where possible.

Priority 3
a) Continue to implement the long-term conservation and maintenance program.

9.5.4 SETTING OF THE HEAD OFFICE

Priority 1
N one recommended.

Priority 2
N one recommended.

Priority 3
a) Continue to implement the long-term conservation and maintenance program, including maintenance and care of garden (corner Macquarie Street and Martin Place)

9.6 PLANNED MAINTENANCE

The Reserve Bank of Australia currently maintains the fabric of the Head Office building as part of an on-going cyclical maintenance plan, which includes regular inspections and

monitoring of the building fabric. It is intended that the current maintenance regime be reviewed to ensure significant heritage fabric and spaces are addressed and the plan maintenance program continued.

Future works to significant heritage fabric would be carried out by persons with relevant expertise and experience to interpret this Heritage Management Plan and to undertake work to the Head Office of the Reserve Bank of Australia.

Where necessary, the staff of the Reserve Bank Workplace Department should seek advice in locating suitably qualified Conservation architects, engineers, fire protection specialists, historian, archaeologists and craftsmen from the Australian Heritage Council or other organisations. Contact details of the Australian Heritage Council are as follows:

Australian Heritage Council
GPO 787 Canberra ACT 2601
Phone: 02 6274 1111
http://www.environment.gov.au

Australia ICOMOS is a professional association that has no statutory authority over the site. It can provide assistance on conservation philosophy and best-practice conservation advice on culturally significant places. Contact details are:

Cultural Heritage Centre for Asia and the Pacific
Faculty of Arts, Deakin University
Burwood VIC 3125 Australia
Phone: 03 9251 7131
http://www.icomos.org/australia

The following organisation, while having no statutory authority over the subject property, may be able to provide technical advice or assist in located specialled expertise where required:

N SW Department of Environment and Heritage
Heritage Branch
3 Marist Place, PARRAMATTA N SW 2150 or
Locked Bag 5020 PARRAMATTA N SW 2124
Phone: 02 9873 8500
http://www.heritage.nsw.gov.au

The RBA Head Office building is located at the corner of Martin Place and Macquarie Street, and is located within the Macquarie Street Special Character Area identified Council of the City of Sydney

City of Sydney
Town Hall House, Level 2, 456 Kent Street, ,Sydney N SW 2000
GPO Box 1591, Sydney N SW 2001
Phone: 02 9265 9333
Email: council@cityofsydney.nsw.gov.au
https://www.cityofsydney.nsw.gov.au/

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10.1 PRIMARY SOURCES

City of Sydney Archives
- Miscellaneous photographs and places
- 1836 Subdivision of Sydney
- 1880 Percy Doves Plan of Sydney
- 1910 Roberts & Moffat Map of Sydney

N ational Australian Archives

N SW Land Registry Services
- Various Old Systems Dealings, Torrens Titles and Deposited Plans including: Deposited Plan 0980134

Reserve Bank of Australia Archives
- Plans
- Photographs

Sydney Water Archives
- Plan Room / Miscellaneous drawings

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TKD Architects. Modern Movement Architecture in Central Sydney: Heritage Study Review. Unpublished report prepared for the City of Sydney, January 2018 Issue C. Report prepared by Dr Roy Lumby.

10.3 WEBSITES AND ONLINE DATABASES

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Australia ICOMOS, http://www.icomos.org/australia

Commonwealth of Australia, Department of the Environment and Water Resources, http://www.environment.gov.au

N SW Heritage Branch,http://www.heritage.nsw.gov.au

N SW State Heritage Inventory, Online Database, www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx

Reserve Bank of Australia, http://www.rba.gov.au

Trove, online search engine

11.0 APPENDICES

11.1 EPBC ACT COMPLIANCE CHECKLIST

The following table outlines where each of the specific requirements of Schedule 7A (Regulation 10.03B) of the EPBC Act are addressed in this Heritage Management Plan:

	REQUIREMENT	COMPLIANCE REFERENCE
(a)	Establish objectives for the identification, protection, conservation, preservation and transmission of the Commonwealth Heritage values of the place; and	Complies: Sections 2.3 & 7.0
(b)	Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place; and	Complies: Sections 6.2, 6.7, 7.0
(c)	Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and	Complies: Sections 3.0, 4.0 & 11.3
(d)	Provide a description of the Commonwealth Heritage values and any other heritage values of the place; and	Complies: Sections 5.3 & 5.4
(e)	Describe the condition of the Commonwealth Heritage values of the place; and	Complies: Sections 4.2 & 5.3
(f)	Describe the method used to assess the Commonwealth Heritage values of the place; and	Complies: Sections 5.2
(g)	Describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and	Complies: Section 6.7
(h)	Have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following:	
	(i) The management and conservation processes to be used;	Complies: Section 6.0 & 7.0
	(ii) The access and security arrangements, including access to the area for indigenous people to maintain cultural traditions;	Complies: Section 8.2.12
	(iii) The stakeholder and community consultation and liaison arrangements;	Complies: Section 8.2.14
	(iv) The policies and protocols to ensure that indigenous people participate in the management process;	Complies: Section 8.2.14
	(v) The protocols for the management of sensitive information;	Complies: Section 8.2.13
	(vi) The planning and management of works, development, adaptive reuse and property divestment proposals;	Complies: Section 6.0, 7.0 & 8.0
	(vii) How unforeseen discoveries or disturbance of heritage are to be managed;	Complies: Section 8.1.6
	(viii) How, and under what circumstances heritage advice is to be obtained;	Complies: Section 6.0
	(ix) How the condition of Commonwealth Heritage values is to be monitored and reported;	Complies: Section 9.3
	(x) How records of intervention and maintenance of a heritage places register are kept;	Complies: Section 8.2.15
	(xi) The research, training and resources needed to improve management;	Complies: Section 8.1.4
	(xii) How heritage values are to be interpreted and promoted; and	Complies: Section 8.2.11

(i)	Include an implementation plan; and	Complies: Section 9.0
(j)	Show how the implementation of policies will be monitored; and	Complies: Section 9.3
(k)	Show how the management plan will be reviewed.	Complies: Section 8.2.10

11.2 COMMONWEALTH HERITAGE LIST CITATION

Place Details

Send Feedback

Reserve Bank, 65 Martin Pl, Sydney, NSW, Australia

Photographs



List	Commonwealth Heritage List
Class	Historic
Legal Status	Listed place (22/06/2004)
Place ID	105456
Place File No	1/12/036/0432

Summary Statement of Significance

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting (Criteria A.4, D.2 & F.1).

The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964.
The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style (Criterion A.4).

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street (Criterion E.1).

The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves (Criteria A.4, F. 1 & H.1).

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right (Criterion F.1).

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere (Criteria A.4, B.2 & F.1).

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M.Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C.McGrowther; Profesor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer) (Criterion H.1).

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation (Criterion G.1).

(Australian Historic Themes: 3.14.2 Using Australian materials in construction; 3.18 Financing Australia; 7 Governing; 8.10.2 Creating visual arts; 8.10.4 Designing and building fine buildings)

Official Values

Criterion A Processes

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style.

The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.

Attributes

Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.

Criterion B Rarity

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001).

Attributes

Remnant evidence of original services, and remnant evidence of the former residential flats.

Criterion D Characteristic values

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting

Attributes
The architectural attributes that demonstrate the International Style.

Criterion E Aesthetic characteristics

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street.

Attributes
The multi-storey form and the quality of external finishes to the building.

Criterion F Technical achievement

The Reserve Bank building is highly significant in the development of post World War II multi storey office buildings in Australia for its use of high quality Australian materials; steel and concrete construction; and interior design details and artworks.

The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere

Attributes
Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.

Criterion G Social value

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation.

Attributes
Continued use of the building by the Reserve Bank for the above purpose.

Criterion H Significant people

The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr. H. C. Coombs; J.G. Phillips (KBE); H.M.Knight (KBE DSC); R.A. Johnston (AC); B.W. Fraser and I.J. Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C.McGrowther; Profesor H. I Ashworth; C.D. Osborne; R.M. Ure; F.C. Crocker; G. A. Rowe; as well as E.A. Watts (builders for both stages of construction) and Frederick Ward (furniture designer).

Attributes
The artworks of Bim and Marget Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.

Description

HISTORY OF THE SITE

Martin Place was originally a small lane called Moore Street which ran between George Street and Pitt Street and was widened into a substantial thoroughfare as part of the setting for the General Post Office in 1891. In 1921, Moore Street was renamed Martin Place. In 1926, the Municipal Council of Sydney purchased a number of properties in Macquarie and Phillip Streets in anticipation of the extension of Martin Place to Macquarie Street, including those properties which would later be demolished for the Reserve Bank head office building. After Martin Place was formed the residential land on either side of the street was auctioned in 1936 however, the properties between Phillip and Macquarie Streets were passed in and did not sell until after WWII. The closure of Martin Place to traffic occurred between 1968 and 1978 and it became a pedestrianised civic plaza.

HISTORY OF THE RESERVE BANK

The Commonwealth Bank of Australia was established by legislation in 1911. The main functions of the bank were to undertake general banking and savings bank activities. In 1945 the bank's powers were formally widened to include exchange control and the administration of monetary and banking policy with the Commonwealth Bank Act and the

Banking Act. The Reserve Bank Act 1959 preserved the original corporate body under the name of the Reserve Bank of Australia to carry on the central banking functions of the Commonwealth Bank, but separated commercial banking and savings banking activities into the Commonwealth Bank of Australia. The Reserve Bank has since then been Australia's central bank with its own Board, Governor and Staff.

The Reserve Bank has two broad responsibilities - monetary policy and the maintenance of financial stability, including the stability of the payments system. The Bank's powers are vested in the Reserve Bank Board and the Payments System Board. In carrying out its responsibilities, the Bank is an active participant in financial markets and the payments system. It is also responsible for the printing and issuing of Australian currency notes. As well as being a policy-making body, the Reserve Bank is a large financial institution which provides selected banking and registry services to Federal and State Government customers and some overseas official institutions. Its assets include Australia's holdings of gold and foreign exchange. The Bank is wholly owned by the Australian Commonwealth Government.

A requirement of the Reserve Bank Act 1959 was that the head office of the bank must not be in the same building as the head office of the Commonwealth Bank of Australia (CBA) or any other bank. In line with this requirement, separate buildings were constructed for the state capitals Darwin and Canberra. The Bank is currently comprised of a Head Office, located in Sydney, branches in Adelaide and Canberra, regional offices in Melbourne, Brisbane and Perth and representative offices in London and New York.

RESERVE BANK SITE

The land on which the Reserve Bank is built, was in the 19th century occupied on by the first Wesleyan Chapel built in 1821 and subsequently used as a Unitarian Chapel in 1850, a Wesleyan School House also built in 1821 and purchased in 1843 by the Roman Catholic Church to be used as a school (demolished c1876). There was also a free standing Georgian house occupied by a solicitor and a Georgian cottage.

By the mid 1870s following the demolition of the church and school a row of three, 3 storey Italianate terrace houses known as "Lucretia Terrace" was erected (c1876). The Georgian house was demolished and two, four storey late Victorian terrace houses were erected (1891). In c1875 the Georgian cottage was demolished and the cottage next door and two, three storey terraces were built, one of these was demolished in 1921 and a three storey brick building known as "Whitehall" was erected on the site.

In 1957, the Director-General of Works (Dr Lodge) suggested to the Governor of the Commonwealth Bank that the site at the top of Martin Place, owned by the City Council would be suitable for the construction of the head office of the Reserve Bank, and it was subsequently purchased for this purpose. The Bank's administrators called for a design for the building which was contemporary and international, to exemplify a post war cultural shift away from an architectural emphasis on strength and stability towards a design that would signify the bank's ability to adapt its policies and techniques to the changing needs of its clientele. Before plans were drawn up representatives of the Reserve Bank and the Commonwealth Department of Works made detailed studies overseas into Reserve Bank planning and organisation.

The Sydney Reserve Bank building was designed by the Commonwealth Department of Works, Bank and Special Project Division (Sydney) in 1959 under the direction of a Design Committee consisting of: C. Mc Growther, Superintendent of Reserve Bank Premises; H.I. Ashworth, Consulting Architect (Sydney University); C.D. Osborne, Director of Architecture Department of Works; R.M. Ure, Chief of Preliminary Planning, Department of Works; F.C. Crocker Architect in charge, Bank Section, Dept. of Works; and G.A. Rowe, Supervising Architect, Bank Section, Dept. of Works. The consulting engineer was D. Rudd and Partners and the builder was E.A. Watts Pty Limited. The site was cleared in 1961 and the building was completed by 1964 ready for occupation in January 1965. It was built to accommodated more than 1850 people at a cost of ten million dollars.

In a press release on the completion of the Reserve Bank headquarters building in Sydney, the then governor, Dr H.C. Coombs highlighted the contemporary design of the building: "The massive walls and pillars used in the past to emphasise the strength and permanence in bank buildings are not seen in the new head office... Here, contemporary design and conceptions express our conviction that a central bank should develop with growing knowledge and a changing institutional structure and adapt its policies and techniques to the changing community within which it works".

The Reserve Bank design is characteristic of buildings of this era on less constrained sites, where the architect utilised the opportunity to define the base from the shaft using a podium. The building was constructed using a steel frame supporting reinforced concrete floor slabs (using lightweight concrete). This was a solution to the need to produce an economical structural system using a combination of steel and concrete.

The materials used in construction of the Reserve Bank were to be of Australian origin and manufacture. Externally, maintenance and durability determined the choice of marble, granite, aluminium and glass. The facade of the tower had the structural and functional columns expressed as vertical Imperial black granite shafts with Wombeyan marble spandrel panels. The white marble faced pre-cast concrete spandrel panels alternated with recessed windows between the granite columns. The 1st, 2nd and 3rd floor perimeter beams were faced with Wombeyan marble with a recessed glazed screen wall to the office areas behind a balcony.

Internally decorative ceilings which emphasised the structural bays appeared in buildings of the 1960s and were used in the Reserve Bank. Impressive aluminium decorative ceiling panels emphasised the structural bays of the ground floor public space and lift lobby. The entry and forecourt were paved in Narranderra Grey marble, marble being the most popular stone throughout this period. The ground floor lift lobby walls and internal walls facing the forecourt were clad in Wombeyan marble. The east and west walls of the entry vestibule were clad in Imperial black granite.

Prestige areas for the conduct of important company business in buildings of this period generally had ceilings treated in the same manner as general office ceilings, the exception being the board rooms and executive areas, as is the case in the Reserve Bank where shallow curved plaster vaults enriched the space. The floor of the board room was paved in Wombeyan white marble. Specially woven heavy duty wool carpet manufactured in Australia was used in the general office and executive areas.

Walls of the period were often timber panelled, in the Reserve Bank special areas had demountable timber panelling in Queensland black bean and Tasmanian blackwood.

The ground floor, and sometimes mezzanine or first floor levels, of many buildings of this period accommodated service based commerce. Often this activity represented a public interface for the owner/occupants of the building. The Reserve Bank was constructed with a four storey podium divided into two upper floors with projecting horizontal fins and two floors of full height recessed glazing to the mezzanine below. This contained the two storey public area and the banking chamber in the mezzanine over. Also included in public areas of a number of office buildings of this period was an auditorium or theatrette, and one was included in the Sydney Reserve Bank.

Also included were two residential flats to accommodate senior executives travelling from interstate, a relatively uncommon feature for office buildings of this period.

The building was the central distribution point for notes and coin for NSW and Papua New Guinea and the basement included the vaults or strongrooms. They were innovative in their use of concrete and metal sheet to create an impenetrable surround for the strong rooms. Also of interest are the metal strong room doors significant for their size and sophistication.

The Reserve Bank was a prestigious and desirable place to work. There was a strong staff hierarchy and senior positions had considerable community status. This status is demonstrated in physical terms by the design of executive and staff areas in the building. In the 1960s the building was known to provide more extensive staff facilities compared with other contemporary buildings. In this building they consisted of the cafeteria, executive and Board dining rooms, the staff lounge, the staff library, a medical suite, squash courts and associated amenities, an auditorium and an observation deck on the 20th level for the use of staff and ex staff. A Firing Range was provided for the training of security guards. The provision of the Squash Courts and the Medical Centre would appear to be uncommon facilities provided in multi storey building of this period.

Care was often taken in selecting finishes to areas of staff relaxation, special ceiling finishes were occasionally applied, such as in the case of the Reserve Bank third floor cafeteria where the ceiling was plaster domes in a square grid. Occasionally stone veneers were applied to the walls of these areas, such as in the staff lounge of the Reserve Bank, where slate was used as the wall finish.

The service areas were designed for ease of cleaning and minimal maintenance with vinyl and ceramic tile finishes popular for both floors and walls. The Reserve Bank used ceramic tiles and vinyl to line the walls of service areas and vaults. The floors of the computer and service areas were of vinyl. The Reserve Bank used Terrazzo as a floor finish in the toilets. Terrazzo was often used in this way in more prestigious 1960s developments.

The Reserve Bank is also notable for the incorporation of a fire sprinkler system, smoke detectors and fire alarms throughout. All working areas of the building were airconditioned, and notably, the ceiling in the cafeteria was perforated to form a ventilated ceiling which acts as a low velocity supply air plenum.

The lighting of the Reserve Bank was also notable. Wall washers were used in the Reserve Bank, where a perimeter strip of recessed flourescents served to visually detach the ceiling from the wall in the passages and reception area. The opposite effect, that gained by concealing strip fluorescents where they would throw light upwards onto the ceiling, was more uncommon, but was used in the office of the Governor of the Reserve Bank. Recessed down lights, both fluorescent and incandescent, were a popular means of lighting areas such as lift lobbies, passages and other public spaces where a softer light than that provided in the general office areas was appropriate, as was the case in the Reserve Bank. Of note was the use of recessed downlights in the cafeteria, set into the interstices of the square grid formed by the shallow cast paster domes. The lighting of a decorative ceiling was a further area of exploration by architects and lighting engineers of the period. Usually in the major public area of an office building, elaborate decorative ceilings could be either integrated into the lighting design or the subject of it. The latter was used in the Reserve Bank banking chamber public areas where the lighting is the focus of the decorative ceiling bays. The exterior Reserve Bank emblem was lit by shaped cold cathode tubes which follow the outline of the emblem.

The detailed aesthetic design input into the building extended beyond the building structure and facade treatments and interior design and included ancillary fixtures, fittings and objects for use specifically within the building. These included art works specially commissioned for the public spaces, furniture, china, flat wear, silverware, napery and accessories specifically selected or designed for use within the building. The interior decor and furniture were designed by the Department of Works R. M. Ure and I. Managan, with Frederick Ward, Industrial designer.

Interior furnishings including tables, chairs, couches, credenzas and desks were designed by Fred Ward. Fred Ward (1900-1990) was one of the leaders in modern Australian industrial design of the 1940s, 1950s and 1960s. During the 1950s Ward was head of the Australian National University's design department. Around 1961 he resigned from ANU to set up private practice, after being invited by the Reserve Bank Governor Dr H.C. Coombs to undertake the furnishings of several Reserve Bank buildings including Sydney, Canberra, Adelaide and Port Morseby. His furnishings are of a simple and functional design which are now considered to be pieces of art in themselves. Ward also designed the furniture for numerous other important buildings including University House, Canberra, the Academy of Science Building, Canberra and the National Library, Canberra (with Arthur Robinson).

To further enhance the prestige of the building works of art by Australian artists and sculptors were used. Following an Australia wide competition the first prize winners were commissioned to execute their works for the Reserve Bank. The lift foyer features a wall relief by Bim Hilder and the free standing podium sculpture in Martin Place is by Margel Hinder. Both sculptors were actively engaged in the post war period designing works for multi-storied office buildings and there was a high degree of co-operation between the artists and architects at this period. Prestige buildings of this period generally commissioned public art highlighting the high profile of the buildings in company marketing strategies and also possibly arising from benevolent policies of these companies.

Bim (Vernon Arthur) Hilder (1909-1990) trained at the East Sydney Technical college and first exhibited his sculptures in 1945. Hilder had worked as a carpenter for Walter Burley Griffin. His murals were styled "wall enrichments in metal". Aside from the Reserve Bank mural (1962-1964) he also designed the large mural on the facade of the Wagga Wagga Civic Theatre (1963) and a memorial fountain to Walter Burley Griffin in Willoughby City area (1965). His work is represented in the Art Gallery of NSW and the University of New England.

Margel Hinder (1906-1995) was American born moving later to NSW. Along with her husband Frank, they contributed to the development of Modernist Australian art focusing on abstraction. They were contemporaries of the Lewers, Ralph Balson, Yvonne Audette, Carl Plate, and Tony Tuckson. Margel Hinder's work is represented in every major Australian Gallery. Her major commissions include the James Cook Memorial Fountain, Newcastle (1966), Northpoint Tower (1970) (now at Macquarie University, Sydney); Woden City Plaza, Canberra; the Western Assurance Co. Building, Sydney (1960); and the State Office Block, Sydney (demolished). Hinder received an Order of Australia in 1979.

Clay from the excavations for the Bank from its initial construction and c1974 extension was set aside for the production of a series of commemorative hand crafted pots. These were commissioned from Henry A. Le Grand of Canberra, some were purchased by officers of the Bank and the others were used as decorative elements in the executive suites and remain in the building.

A specially woven tapestry, 10ft by 5ft for the Board Room was designed by Margo Lewers and woven in France at the Aubusson workshop in 1968. Entitled "Wide Penetration" the abstract design in blue and yellow was woven in a limited edition of three copies. The tapestry is no longer hung in the Board Room but remains in the Bank's extensive art collection.

A second specially commissioned tapestry was made in 1988 by Sue Batten for display in the Board Room. The tapestry was woven at the Victorian tapestry workshop and the design was inspired by the Bank's Charter and includes elements from the paper 5 dollar note. The tapestry is now hung in the currency display area on the ground floor.

A series of paintings by Australian artists were purchased by the Bank over a period of time and found their permanent home in the executive offices, foyers and hallways of the bank.

On Macquarie Street was a setback created to enable the establishment of a formal Australian Native garden which was designed as the result of a public competition won by Melbourne architect, Malcolm Munro. The garden was flanked on either side by shallow pools and had ornamental gravel surrounds. It was planted with Australian shrubs. This garden feature has now been replaced with landscaping including formal box hedges and flowering shrubs.

ALTERATIONS TO THE BUILDING

Between 1974 and 1980 the Reserve Bank was extended to the south, this extension to the original building involved substantial additions on each floor to incorporate the adjacent site to the south. The site consisted of two properties Washington House and Federation House, both properties were demolished for the extension.

In November 1993 the original facades were overclad. The original Wombeyan marble cladding was deteriorating due to a

combination of weathering and pollution. The new facade was a combination of Australian and Italian stone, with the original Imperial Black granite from South Australia being used for the Columns and Italian Bianco Sardo grey granite for the spandrels. The work was designed by Arup Facade Engineering and was designed to have a minimum visual impact on the building. At the same time the eastern end of the ground floor was modified from a banking chamber to form the public exhibition area.

COMPARISON

In addition to the Head Office, branch offices were constructed in the central business districts of each of the state capital cities, as well as in Canberra and Darwin during the 1960s and 1970s. A number of purpose designed office buildings were erected to designs by the Commonwealth Department of Works Banks and Special Projects Branch as part of the initial establishment of the Reserve Bank of Australia.
The buildings in Darwin and Brisbane have been previously sold. The Reserve Bank still owns the buildings in Perth and Hobart (to be sold 2001), Adelaide, Canberra, and Melbourne. The buildings constructed throughout Australia by the Bank during the 1960s reflected a confidence in things Australian and in the future.

The Canberra Branch building of the Reserve Bank (RNE 19704) was the result of an architectural competition, managed by the NCDC. Howlett and Bailey from Perth won the competition from 131 submissions. It was constructed by Civic and Civic and completed in 1965. Also of a contemporary design, the Canberra building is in the Stripped classical style. The architectural qualities of the Canberra Reserve Bank building rely on the lightness of the structure, the regular structural pattern, the contrast between the marble faced columns and beams and the receding pattern of the glazing. The vertical effect imparted by the columns extending over two levels gives the low rise building a sense of height and is most effective. The columns are cruciform in plan and support a beam carefully separated from the column. The glazed curtain wall is supported on the beam and uses aluminium mullions. The very strong, blank wall of the secure ground floor cash handling area on the external south eastern side of the building is another powerful reminder of its modernist qualities where the internal function gains external expression. Internally the most important space is the banking chamber. It is a symmetrical design with a central entrance under a canopy with black slate entrance floor, converting into carpet once inside the room.

The Reserve Bank, Adelaide, (RNE 101627) was built in 1963-65 to a design by the Commonwealth Department of Works architects C. D. Osborne, R. M. Ure, G. A. Row and F. J Crocker. It is constructed from largely Australian building materials of high quality including Wombeyan marble, South Australian black granite and Victorian Harcourt grey granite. Of particular interest is the building's inward curving wall to both the east and west elevations.

DESCRIPTION

The Reserve Bank, Sydney is located in a prominent corner position fronting Martin Place between Macquarie Street and Phillip Street.

The Reserve Bank 1964, is a refined example of the Post War International style. The building is a 22 storey high rise tower with three level basement. It is constructed of a steel frame concrete encased with reinforced concrete slabs. The building contains some unusually long cantilever beams on the 1st to 3rd floors. The Reserve Bank provides a notable example of a characteristic of buildings of this era on less constrained sites, where the architect utilised the opportunity to define the base from the shaft using a podium. The Reserve Bank has a four storey podium divided into two upper floors with projecting horizontal fins and two floors of full height recessed glazing to the mezzanine below. The building is entered via a bronzed railed grey and black granite terrace with steps to accommodate the site slope and adjacent footpath.

The tower section above the second floor is set back from the site boundaries on the three street frontages. The rectangular building floor plate surrounds a central bank of lifts. The tower is capped with recessed balconies to level 20. Above this is a roof terrace with full height glazing and extensive cantilever roof.

The facade treatment of the building is distinctive and derives from both the modular design created to allow office subdivision which is expressed in the window mullions and the use of materials including the extensive use of natural stone. The vertical columns faced in black granite and aluminium define the eight bays of the tower and extend up to form the supports for the balconies. The use of black polished granite cladding was a popular choice of the time, the Reserve Bank used Imperial Black granite for the columns. The subdivision of the facade into smaller vertical bays was characteristic of buildings where sun control was a central concern. Between the columns spandrel panels in grey granite alternated with recessed glazing. The glazing panels stop short of the corner.

The basements contain vehicular access areas, the main switchboard as well as the three main strongrooms and a series of voucher stores and cash handling areas. Originally they also contained extensive plant areas. The Strong Rooms are located in the basement originally used for the storage of bullion and cash. They have a degree of technical significance for their innovative use of concrete and metal sheet to create an impenetrable surround for the strong rooms. The metal strong room doors are significant for their size and sophistication.

The ground floor is symmetrical around the central main vestibule which is a two storey volume with a general banking chamber on the western side and a public display area on the eastern side. The display area replaces the former Bonds and Stock Banking Chamber of the original design. The ground level entrance foyer/vestibule remains substantially intact including internal finishes of Wombeyan marble to the south wall, granite floor, east and west Imperial granite walls including high level glazing, anodised aluminium ceiling and the south wall relief by Bim Hilder. Alterations include the introduction of a security desk, new entrance doors, and reconfigured glazing.

The mezzanine is set back from Martin Place frontage creating an atrium over the ground floor. With the first and second floors it forms a podium from which the office tower springs. The third floor housed the staff amenities area with a staff cafeteria and kitchen, an auditorium and staff library and a staff lounge outside the lift foyer. These areas were originally designed with distinctive character which has now been altered by later refurbishments. The eleventh floor contains the Board Room (featuring a marble floor), Board Dining Room, Board Members Common Room and Reception and meeting areas. The twelfth floor contains the Governor's Suite, reception areas and executive suites.

The sixteenth floor housed two residential flats, the flats have been removed in recent works. The floor also included the medical centre. The seventeenth to nineteenth floors held two squash courts and an observation gallery was located along the northern facade. These were all removed in recent works. The twentieth floor houses staff amenities. Most lift foyers are marble lined, Level 3 is timber.

Some of the original furniture designed for the building including tables, chairs, couches, credenzas and desks remain within the public spaces, offices and special areas of the building.

Public Art: The main entrance foyer features an expansive wall relief by Bim Hilder. It is made up of many separate small parts of beaten copper and bronze. One section of it incorporates a six inch piece of quartz crystal uncovered by geologist Ben Flounders in South Australia's Corunna Hills. Another displays semi precious stones. The Martin Place forecourt features a free standing podium sculpture by Margel Hinder. The Podium sculpture is a 26ft high free standing sculpture. It is unnamed and has no banking reference, but was designed to complement the architecture of the building. It is welded sheet copper on a stainless steel structural frame with molten copper decoration. The original design Maquette is also located in the Bank. Other important elements include the brass lettering text of the Bank's 1959 charter set on a black granite wall in the main foyer; the opening commemorative plaque; the Bank emblem originally located on the western parapet wall of the building constructed in cast aluminium with green enamelled finish designed by Gordon Andrews (now removed); the portrait of Dr H. C Coombs, the first Governor by Louis Kahan purchased in 1964.

The Westpac (former Bank of NSW) building erected on the opposite corner to the Reserve Bank occupies a similar footprint and has a similar mass, providing a gateway effect at the top of Martin Place.

History Not Available

Condition and Integrity

In general the building retains its early appearance and character despite having undergone considerable alterations and modification. Internal finishes have been considerably altered in many locations, and have been replaced with new finishes. Internally the building has been remodelled at the upper office levels. The boardroom and the lift foyers have remained largely intact. The ground level double volume spaces are intact, however there has been substantial alteration to furniture and fittings. The original marble ceiling panel has been replaced in metal.

In 1980 a major extension to the south was undertaken, the addition replicated the original building in height, form, and finishes.

From 1991-1995 upgrading of offices and basement areas, removal of asbestos requiring the stripping of all internal finishes, upgrading of building services and fire protection facilities, new ceilings, lighting and carpets and the extensive restoration and recladding of the external facade of the building.

The Parliamentary Committee on Public Works has approved changes to the building (2000) included conversion of the staff cafeteria, auditorium and staff facilities (level 3) to office accommodation; demolition of the two residential flats and creation of new cafeteria space; removal of the two squash courts and plant equipment (level 17) and conversion to office use including lowering of the high level windowsills to the north elevation and enlarging of existing recessed marble panels to windows on the south facade; conversion of level 19 ancillary space to office use; and removal of the Firing Range.

The building is well maintained and is in excellent condition (2001)

Location

65 Martin Place, corners with Macquarie and Phillip Streets, Sydney.

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11.3 OUTLINE HISTORICAL BACKGROUND OF SITE PRIOR TO 1959

11.3.1 PRE-EUROPEAN ENVIRONMENT AND OCCUPATION

The area of the subject site forms part of the land of the Gadi(gal) people, the original inhabitants and traditional custodians of the land within the City of Sydney.[50] The Gadigal are one of about 29 clan groups that are collectively referred to as the Eora N ation. Their territory was located on the southern side of Port Jackson from South Head to around present-day Petersham, and as far south as the Alexandra Canal and Cooks River.

There is firm evidence of various Aboriginal campsites within the city, including the 'KEN S' site between Kent, Erskine, N apoleon and Sussex Streets and the Wynyard Walk campsite. Further south, a campsite, or 'midden' was found on the eastern side of Darling Harbour, in the Darling Quarter, and an unidentified area somewhere near Hyde Park South which was an important gathering place and ceremonial contest ground.

Upon European contact, it is thought that some of Sydney's main thoroughfares, such as George Street and Macquarie Street, followed established Aboriginal tracks. The area around the harbour was an important hunting, fishing and camping ground for Aboriginal people prior to the arrival of the First Fleet in 1788 and beyond. However, the majority of those that were not killed by the colonists or by introduced diseases soon moved to areas on the outskirts of town, such as La Perouse. Despite the hardships, Gadigal culture survived.

From the 1930s, Aboriginal people from across N SW were attracted back to Sydney suburbs such as Pyrmont, Balmain, Glebe and Redfern, and 1960s changes in government legislation has enabled more Aboriginal people to choose to live in Sydney. Research into the history of Sydney's Aboriginal people continues to be carried out today and to provide new insights into their life and culture.

11.3.2 EARLY EUROPEAN SETTLEMENT IN SYDNEY

Port Jackson (Sydney) was established by the English Government in 1788 as the first penal settlement in the colony of N ew South Wales. The early town plan was laid out by the first Governor, Arthur Phillip, with a Government Domain occupying the high eastern ridge and a military establishment on the western ridge. Convicts were allocated the lower lying valley between the two ridges where the town's water supply ran in an open stream discharging to the harbour, and the rough land to the west of Sydney Cove known as The Rocks.

Urban development in the town was haphazard for the first 20 years, but in 1809 Lachlan Macquarie took up the Governorship and set about making major civic improvements to the town.

Prior to 1810 the whole of the Macquarie Street area was a wasteland known as Farm Cove Ridge with a rough track extending along the ridge linking the Government Domain to Hyde Park and Oxford Street. The track was given the name 'Macquarie Street' in 1810 although the section of road between Bent and King Streets was not officially proclaimed a street until 31st Dec 1840.

[50] The content of Section 3.1 is based on Sydney Barani Website, 'Early Contact', www.sydneybarani.com.au/themes/early-contact (accessed July 2019); Sydney Barani Website, 'Aboriginal People and Place', www.sydneybarani.com.au/sites/aboriginal-people-and-place (accessed July 2019); City of Sydney Website, 'Aboriginal History', https://www.cityofsydney.nsw.gov.au/learn/sydneys-history/aboriginal-history (accessed July 2019)

Governor Macquarie reserved the eastern side of Macquarie Street for official Government buildings, the first being Sydney Hospital which opened in 1816. In 1819 the Hyde Park Convicts Barracks, designed by architect Francis Greenway, was opened.

In the early nineteenth century the western side of Macquarie Street, between King Street and what was to become Martin Place, was occupied by offices of the Attorney and Solicitor Generals, the original Wesleyan Chapel built in 1821, a schoolhouse, and a number of small Georgian cottages. St James' Anglican Church, which was originally designed as a court house, conducted its first service in 1822.

By 1850 the western side of Macquarie Street had transformed into a fashionable residential area, including Burdekin House, which at the time was referred to as Sydney's most splendid private residence.

By the 1880s, Macquarie Street was lined with 3 and 4 storey terrace houses and in the area from Hunter to King Street the Sands Sydney and Suburban Directory indicated that the majority of properties were being used as boarding houses or as offices for the medical profession. In the 1882 *Gibbs Shallard & Co's Illustrated Guide to Sydney* the area is described as being lined with terraces "*representing excellent specimens of domestic architecture.*" These were still to be seen in the drawing by Cedric Emanuel of the subject site prior to the construction of the Reserve Bank building in the 1960s. A few of these terraces survive further north in Macquarie Street, indicating the earlier scale and character of the area.

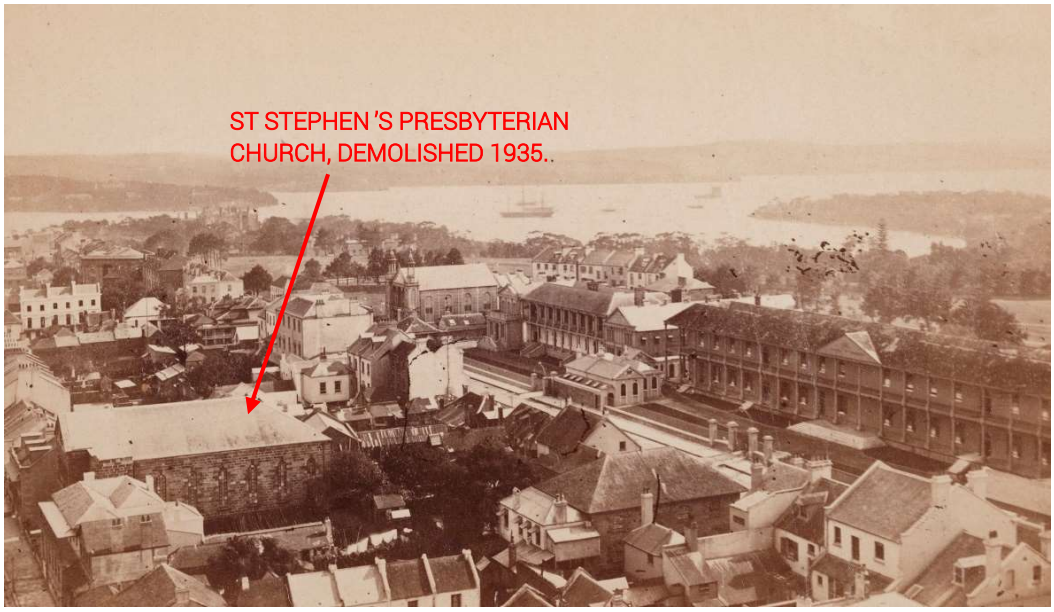


Figure 50 - General view of Macquarie Street, c1871, photographer unknown. Note the site of St Stephen's Church in Phillip Street is now occupied by the Reserve Bank of Australia Head office building.

Source: Historic Houses Trust, RB919.441 VIS Facing page 102 - Record no. 37195.

The development of Phillip Street was notably different. It was much slower to develop retaining much unoccupied land up to the 1850s and its development included a lower class of terrace buildings. An 1839 publication entitled "*Picture of Sydney and Strangers Guide in NSW for 1839* " described Phillip Street as follows, *"perhaps (there is) no street in the town where the mason and house carpenter appear to have found less employment."*[51]

[51] Maclehose J., Picture of Sydney and Stranger's Guide in N SW for 1839, p75



Figure 51 - View of Phillip Street Sydney, looking south, c1885, photographed by Charles Bayliss. The spire of St Stephen's Church, Phillip Street, is visible to the left of St James Anglican Church spire.

Source: SLNSW, SPF/578, IE1228587

By the mid-1860s the southern section of Phillip Street (between Hunter and King Street) accommodated the United Presbyterian Church (which later became St Stephen's), the White Hart Inn together with various cottages and small businesses. The Sands Directory confirms buildings were occupied by a painter, blacksmith, dressmaker and a letter-carrier.

During the 1880s the character of Phillip Street changed dramatically when a number of small building were demolished, making way for the construction of larger buildings and factories. In 1881 John Starkey, who had since the 1860s operated a cordial manufacturing business in Phillip Street, purchased land large area of land on the southern side of St Stephen's Presbyterian Church and established Starkey's Aerated Water and Cordial Company. The cordial factory continued until the site was taken over in 1914 by Hughes Motor Garage. 'Selborne Chambers', a three-storey office building was constructed in 1896 to house members of the legal profession. Mrs Lucy Weir ran a boarding house on the southern side of Starkeys' Factory from 1904 to 1912 and the Georgian town house, formerly St James' Parsonage, located on the southern side of St Stephen's Church was later used as the offices of Starkey's Limited.

By the 1920s several three and four storey office buildings had been erected at the southern end of Phillip Street, close to St James' Court, to accommodate members of Sydney's legal profession.

11.3.3 THE CONSTRUCTION OF MARTIN PLACE

Martin Place commenced as a narrow lane called Moore Street which ran between George Street and Pitt Street and was widened into a substantial thoroughfare as part of the setting for the General Post Office in 1891. The proposal to extend the new street through to Macquarie Street was first mooted at this time but the depression of the 1890s intervened. In January 1921, Moore Street was renamed Martin Place.

The decision to proceed with the extension of Martin Place was finally implemented by the State Government in 1923 and it was agreed to acquire and sell land on either side of the extension to pay for the new street. In January 1926 the resumptions were gazetted but the affected properties were leased back to the existing tenants until sufficient funds were available for the works.

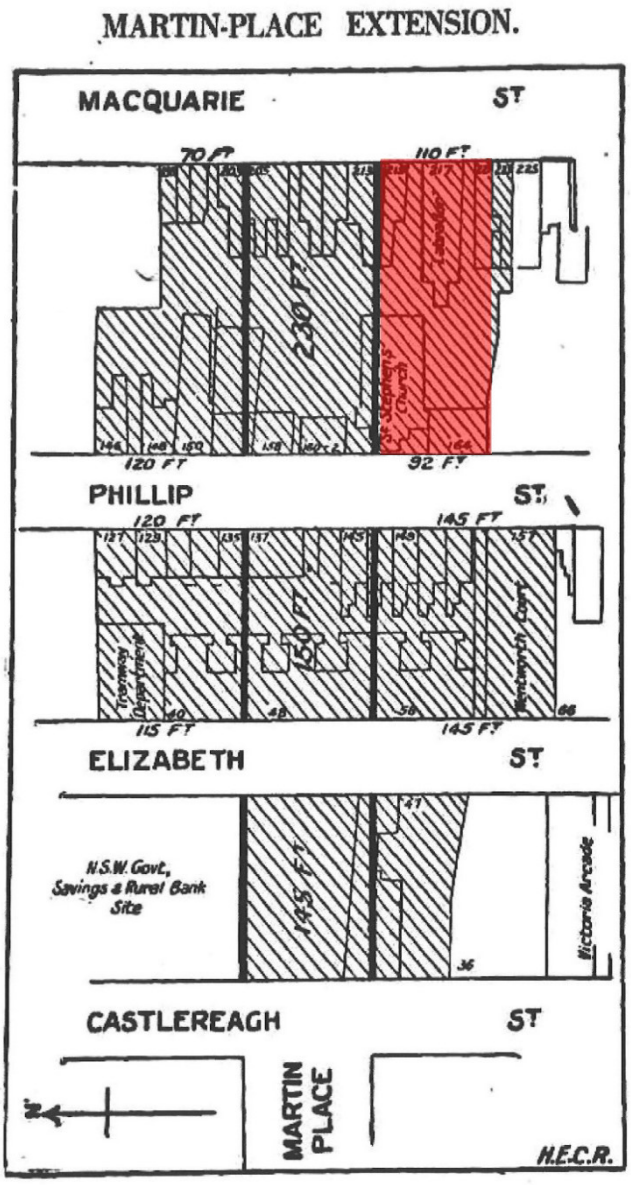


Figure 52 – Diagram showing the areas resumed by the Council of the City of Sydney in the 1920s to facilitate the eastern extension of Martin Place. The site purchased for the RBA in 1957 is shown shaded.

Source: Sydney Morning Herald, 28 June 1923, p.12

In 1926 the Municipal Council of Sydney purchased a number of properties in Macquarie and Phillip Streets in anticipation of the extension of Martin Place east to Macquarie Street[52].

[52] After Martin Place had been formed the residential land on either side of the street that had previously been resumed by the council was auctioned in September 1936 however the properties between Phillip and Macquarie Streets were passed in and did not sell until after World War II, Webber P., The Design of Sydney: Three Decades of Change in the city Centre, pp76-90

These properties included those which would later be demolished for the building of the Reserve Bank head office building.

Funding cuts and altered traffic flow proposals hampered progress on the Martin Place extension for some years. Works commenced in June 1934 when Martin Place was extended from Castlereagh Street to Elizabeth Street and the final extension to Macquarie Street was opened in April 1935.

Much discussion had taken place as to the form and function of the space created by the extension of Martin Place. It was finally concluded that the extension would accommodate the types of businesses seeking prestigious city centre addresses and would not only transform that part of Sydney but boost real estate values and the Council's rate returns. The Town Planning Association wrote in December 1932 that the significance of Martin Place as a "show street" be recognised, that all street corners be splayed or rounded and that all buildings be a uniform height of 150 feet.[53] Post-war developments in and around Martin Place however paid less attention to the civic design needs of the space than to maximisation of site potential.

In 1957, the site at the top of Martin Place on the southern side, was purchased by the Commonwealth Bank as the location for the first Reserve Bank of Australia building which opened in 1964. The Bank of N SW building erected on the opposite corner is almost contemporary with the Reserve Bank and occupies a similar footprint providing a gateway effect at the top of Martin Place.

The closure of Martin Place to traffic and its creation as a major civic space was finally realised in the period between 1968 and 1978. During this time the street was progressively pedestrianised as a civic plaza.

The N SW Railway Department owned easements along Macquarie Street and Martin Place intended for use as part of the proposed Eastern Suburbs Railway system. In March 1959 the Reserve Bank agreed that on completion of purchase the 60 Martin Place site, it would transfer the easement adjacent to its Macquarie Street frontage to the Railways Department without charge. The Transfer and Grant of Easement were executed by the Bank on 3 December 1959. Following a protracted and sporadic planning process, the station was finally put into service in 1980.

11.3.4 DEVELOPMENT OF THE SITE PRIOR TO 1959

The Reserve Bank of Australia separated from the Commonwealth Bank of Australia following the passing of the *Reserve Bank of Australia Act* in 1959. The Act included a requirement that the head office of the Reserve Bank of Australia was to be located in Sydney, and housed separately from the Commonwealth Bank, or any other banking institution. Several sites within the central business district of Sydney were already under consideration by the late 1950s.

On September 9th 1957, the Director-General of Works (Dr Lodge) recommended the site located at the eastern end of Martin Place, owned by the City Council would be most suitable to construct the head office for the newly formed Reserve Bank. The land, which was a

[53] Webber P., The Design of Sydney: Three Decades of Change in the city Centre, p80

residue of the Martin Place Resumption Scheme had an area of 1 rood 36 perches, known as Lots 10 and 11 Martin Place, Sydney[54].

A further two sites were purchased by the Reserve Bank when it was extended in the late 1970s.

11.3.5 MACQUARIE STREET PROPERTIES, 1821-1959

The Macquarie Street land relating to this study originally formed part of allotments 3, 4, & 5 of Section 41 of the Sydney subdivision, regularised by crown grant in the early 19th century. The earliest buildings occupying these lots included the first Wesleyan Chapel built in 1821 and subsequently used as a Unitarian Chapel in 1850, a Wesleyan School House also built in 1821 and purchased in 1843 by the trustees of the Roman Catholic Church to be used as a school (demolished c1876). On lot 4 stood a free-standing Georgian house occupied by Mr Williams a solicitor and on Lot 5 a Georgian cottage occupied by Madame Bone. These are shown in Joseph Fowles publication *Sydney in 1848*, p 80.

By 1875 this part of Macquarie Street was characterised by three and four storey residential terrace houses, in keeping with the northern section of the street rest of Macquarie Street.

A row of three, 3 storey Italianate terrace houses known as "Lucretia Terrace" was erected on part of Lot 3 in c1876[55], following the demolition of both the school and the church. These were initially numbered 243-245 Macquarie Street, but were re-numbers as 219 to 223 in 1880.[56]

Henry Williams' free standing Georgian House remained on Lot 4 (see Figure 53) until 1891 when John Starkey, the new owner of the site, demolished the cottage and erected two, 4 storey late Victorian terrace houses with attic dormers and chimneys. Initially numbered 241 Macquarie Street, "Labrador" as it was known, was re-numbered 217 Macquarie Street from 1880.[57]

The single storey Georgian cottage on Lot 5 was demolished c1875 along with the two-storey cottage next door, and the new owner, James Mullins built two 3-storey terraces on the site.[58] Initially numbered 239 & 237 Macquarie Street, these terraces were re-numbered 215 & 213 Macquarie Street in 1880.[59]

Percy Dove's 1880 map of the subject area shows "Lucretia Terrace" (223-219 Macquarie Street) Henry Williams Georgian House not yet demolished at No 217 and James Mullins two terraces at No 215 & 213. (See Figure 53)

[54] Contained in Certificate of Title Volume 5931 Folio 59, held by Land & Property Information branch of the NSW Department of Finance & Services.
[55] Sydney City Council Rate Books, Bourke Ward, 1871, 1876, 1877-9.
[56] Sands Sydney and Suburban Directory.
[57] Ibid.
[58] Sydney Council Rate Books, Bourke Ward, 1871,1876, 1877-79.
[59] Sands Sydney and Suburban Directory

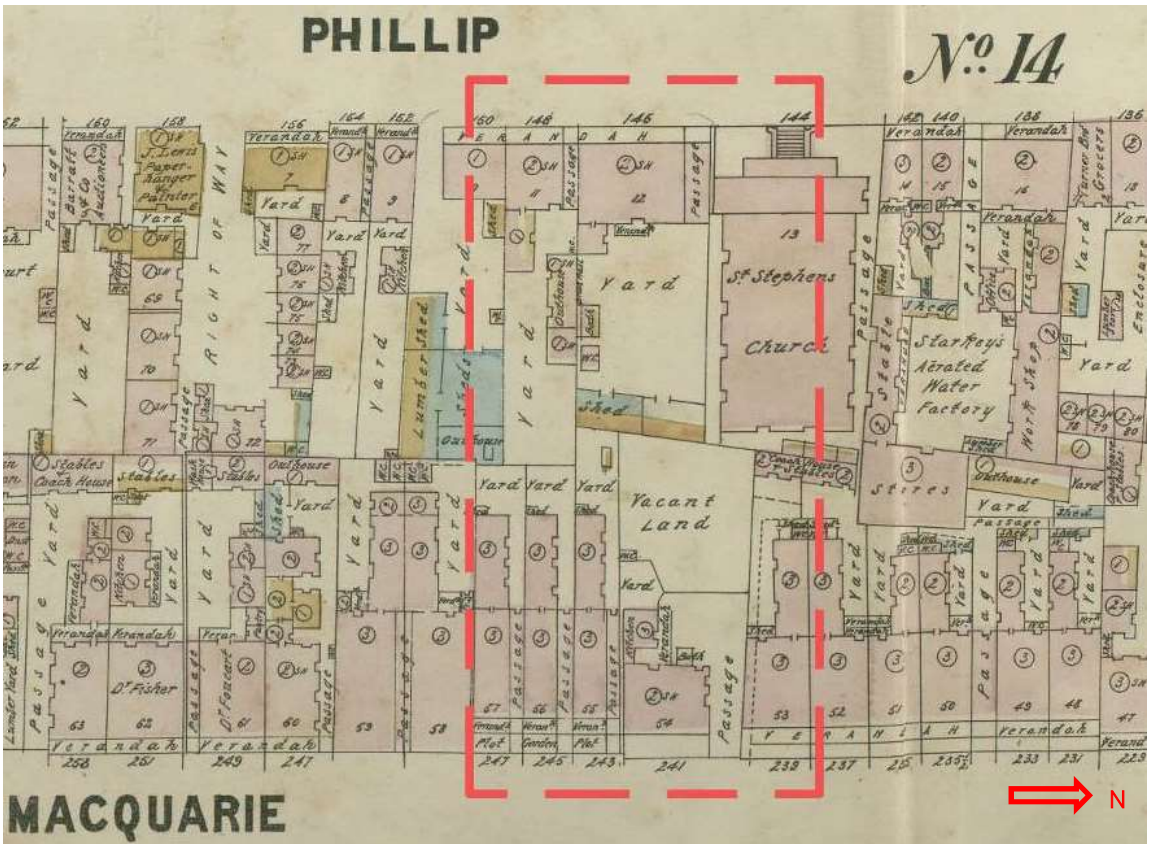


Figure 53 - Percy Dove's 1880 map of the subject site showing area later occupied by the Reserve Bank dotted.
Source: Mitchell Library SLNSW

215 Macquarie Street established itself as a boarding house soon after construction in 1875. From 1891 it became the offices for various members of the medical profession including Dr Joseph Foreman from 1891 until 1899 and Dr LA Harris from 1907 until 1920. Harris also owned No 215 Macquarie Street from 1918 until his death in 1921.

The terraces built at 217 Macquarie Street initially housed the Department of Water Conservation and the Department of Agriculture, and from 1895, "Labrador" was established as a boarding house and run from 1896 until c1945 by Miss Caroline Wilson. The property was used briefly as an RAAF depot in 1943 but by 1959 was let as professional suites.

"Lucretia Terrace" (219-223 Macquarie Street) was also initially established as boarding houses[60] but by 1896 the terraces were used as suites for the medical profession. Dr AJ Syme, a dentist occupied No 223 from 1891 until 1918 while Dr JB Nash was one of the occupants of 219 from 1910 to 1926. No 221 remained residential chambers until 1923 when it also became rooms for various members of the medical profession.

In 1921 the new owner of No 215 Macquarie Street , Mr OJ McDermott, demolished the terrace and built a three-storey brick building with a rendered inter-war facade, known as "Whitehall" on the site. The building, used as medical suites, was purchased by the Municipal Council of Sydney in 1926 along with numerous other sites in Macquarie and Phillip Streets in anticipation of the extension of Martin Place. It was finally demolished in 1959 for the construction of the Reserve Bank.

[60] Sands Sydney and Suburban Directory 1880,1882.

"Labrador", N o 217 Macquarie Street remained in the ownership of the Starkey family until 1926 when it too was purchased by the Municipal Council of Sydney and finally demolished in 1959 for the construction of the Reserve Bank.

219 Macquarie Street, part of "Lucretia Terrace", and also purchased by the Municipal Council of Sydney in 1926, remained as medical suites housing two practitioners until it was demolished for the construction of the Reserve Bank in 1959. 221 and 223 Macquarie Street were demolished in 1939 to make way for a new three storey building known as "Washington House". According to the 1939-42 Rate Books for the Council of Sydney, this building contained 15 flats and offices, a penthouse and two shops located on the ground floor. This site was not part of the original site for the Reserve Bank but was later purchased by the bank and demolished in 1964 to make way for the construction of the extension to the Bank in the late 1970s.



Figure 54 – View of the houses located at 219-215 Macquarie Street Sydney, which were demolished for the construction of the Reserve Bank in 1959.

Source: Reserve Bank of Australia Archives

11.3.6 PHILLIP STREET PROPERTIES, 1840 - 1959

The Phillip Street land formed part of the original allotments 26, 27, 28 & 29 of the Sydney Subdivision. Lot N o. 26 was granted to James Wild on 29th February 1840 and purchased by the United Presbyterian Church in 1856. The same year a church building was erected on the site. This Byzantine structure had additions made to its façade 1866 and in 1875, following the combining of the Phillip Street Congregation with the Iron Church Congregation (St Stephens) in Macquarie Street, the church was renamed St Stephens. The church remained on the site until it was demolished for the extension to Martin Place in 1935. The congregation was allowed £114,000 as compensation and a new church was constructed on the site of Burdekin House in Macquarie Street.

Lot N o. 27 was granted to John Kellick on 30th January 1840. N umbered 146 and from 1880, 164 Phillip Street, the site by 1858 contained a two storey above basement Georgian style town house development with a classical colonnade raised on a blind arcaded base. The

building had a simple hipped roof extending forward to form the verandah and symmetrically placed chimneys. Plans suggest the building was divided into multiple occupancies, but remained substantially intact until 1959 when it was demolished for the construction of the Reserve Bank. The site had a large yard at the rear used initially as stables (see Figure 5) and later as a yard for Starkey's Cordial factory and workshop area for Hughes Motor Services. (See Figure 6)

Lot 28 was granted to James Breckenrigg Jnr in May 1840. In the 1858 edition of the Sands Sydney and Suburban Directory the site housed the White Horse Inn but by the beginning of the 1860s two small cottages were located on the site. (See Figure 4) John Starkey purchased both cottages and by 1880 had built on the site his aerated water and cordial brewery. William Starkey had already established the Starkey name in Sydney in the 1850s being the largest Ginger Beer manufacturer in the southern Hemisphere and in the 1860's John Starkey was running his cordial factory from a site, a few doors further south in Phillip Street. The 1880s factory was a purpose- built factory containing all the latest technology and John Starkey is said to have built a "mammoth" business in Australia[61]. Starkey's Limited remained on the site until 1914. (See Figures 7 & 8) From 1917 a motor garage and hire Co. was using the site and from 1919 it became the garage and workshops for Hughes Motor Services. The site, though resumed by the council in 1926, remained a garage until 1948 by which time the building had been demolished and the site was being used as a parking area.

When John McGrath Limited Purchased the Starkey's factory site around 1918 they also purchased the adjoining land that had previously contained the two cottages located at 170 and 172 Phillip Street. Both the factory and the cottages were demolished and the land re-subdivided. On part of Lot 29 & 30, 170 Phillip Street, Hughes Motor Services erected a five-storey office building in 1923 called "Chancery Chambers". The ground floor contained the offices for Hughes Motor Services and the floors above housed solicitors and barristers suites.

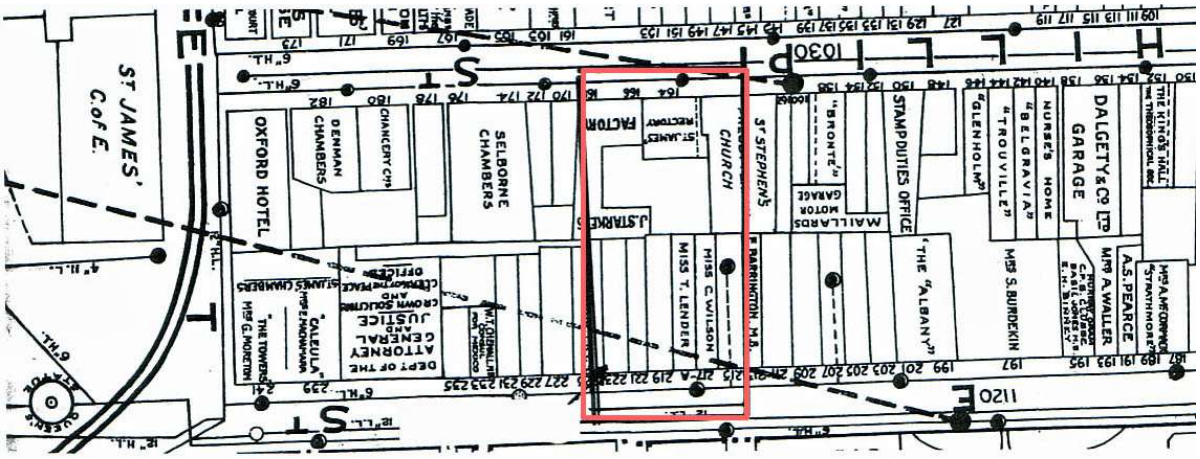


Figure 55 - 1910 map of the City of Sydney compiled and published by Roberts & Moffat Ltd.

Source: City of Sydney Archives

The remaining land which covered part of lots 28 & 29 and numbered 166-168 Phillip Street lay vacant for some time. The Municipal Council of Sydney Rate Books for 1927 show that the land had been sold to N SW Teachers Limited but it was not until 1939 that Federation House was built on the site. Teachers Building Limited, as it became known, sold the

[61] Pearson T., The Australian Cordial-Maker and Brewer, Early Australian Ginger-Beer and Aerated Water Factories, Aug 1899, pp30 – 44

property to the Reserve Bank of Australia in 1967 and soon after it was demolished for the extension to the Reserve Bank Building which was completed in 1980.



Figure 56 - Phillip Street buildings demolished to form the eastern extension of Martin Place, photographed by EG Shaw, 1935. St Stephen's Church and the building to its right, St James Parsonage, were subsequently acquired by the Commonwealth of Australia for the RBA Head Office building.

Source: SLNSW, Album ID:1024134, a7850 online.



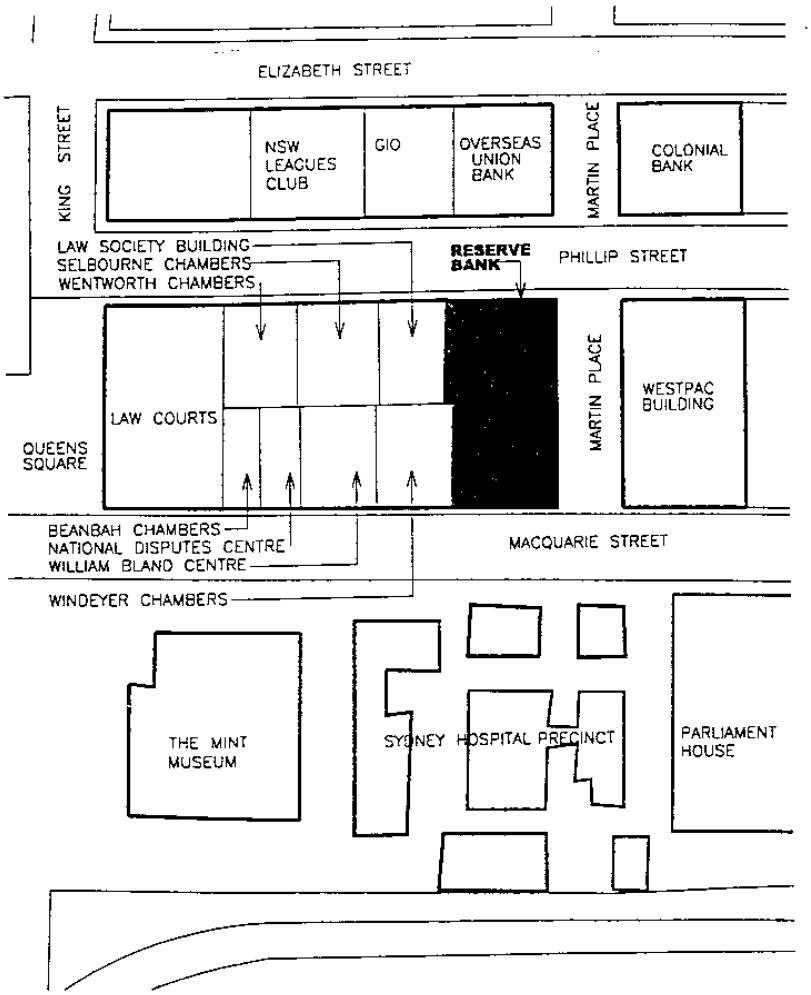
Figure 57 - General view of St Stephen's (Presbyterian) Church, Phillip Street Sydney, c1934, by Herbert H Fishwick. The church was demolished in 1935.

Source: SLNSW, PIC/15611/17896

11.4 PLANS, SECTIONS AND ELEVATIONS SHOWING THE PROPOSED RBA HEAD OFFICE CONSOLIDATION PROJECT, C1975

Appendix 2

C-3



RESERVE BANK OF AUSTRALIA, CONSOLIDATION PROJECT
SITE PLAN

11.5 LAND TITLES INFORMATION

The Reserve Bank site comprises of the following three titles -

- Lot 1 in DP 444499 (Lots 10 & 11 Martin Place), consisting of part of the original allotments 3, 4, 5, 26, 27 & 28 of Section 41 of the Sydney Subdivision with the majority of the land forming Lots 4 and 27.
- Lot 1 in DP 32720 (Washington House), consisting of part of allotment 3 of Section 41 of the Sydney Subdivision
- Lot 1 in DP 33919 (Federation House),consisting of part of allotments 28 & 29 of Section 41 of the Sydney Subdivision

Lot 26

1840	Crown Grant to James Wild dated 28th February
1856	Purchased by the Trustees of the United Presbyterian Church
1875	Transfer of ownership to the Trustee of St Stephens Presbyterian Church Sydney
1935	Transfer to Municipal Council of Sydney
1937	CERTIFICATE OF TITLE Vol 4873 Folio 42 dated 24th September The Municipal Council of Sydney (See Later Titles)

Lot 27 (PA 4895) Site of 164 Phillip Street

1840	Crown Grant to John Kellick dated 30th January
1850	Conveyance dated 30th March Bk. 25 N o. 95 Oswald Bloxsome & W. Iceton
1852	Land leased back to John Kellick
1853	Conveyance dated 26th May Bk 37 N o. 691 Falkner Hope Bartlett
1866	Conveyance dated 12th December Bk. 192 N o. 648 To John Williams
1879	Conveyance dated 15th July Bk 192 N o. 915 To John Starkey
1879	PRIMARY APPLICATION N o. 4895 dated 31st July John Starkey of Sydney, cordial manufacturer being 21 perches Lot 27 in Section 41 of the City of Sydney, Value £3600 occupied by John Matthews as a yearly tenant
1880	CERTIFICATE OF TITLE Vol 481 Folio 90 dated 23rd January John Starkey, cordial manufacturer, allotment 27 Section 41
1898	Application by Transmission N o. 10667 dated 31st October The Permanent Trustee Company of N SW Limited
1903	Transfer N o. 375441 dated 31st August To Frank Oswald Starkey of Sydney Ginger Beer Manufacturer
1910	Application by Transmission 28th July To E.M. Starkey, Albert Ernest Starkey and Robert George Priddle
1910	Transfer N o. 589386 dated 11th July To E.M. Starkey
1915	CERTIFICATE OF TITLE Vol 2574 Folio 244 dated 18th May Ethel May Starkey
1915	Transfer N o. A 184001 dated 3rd February To William Williamson builder
1922	Transfer N o. A 830728 dated 1st June To Fanny Williamson of Vaucluse, widow & Kate Ruthford Munro wife of Roy Munro of Vaucluse, builder

1922 Transfer N o. A830728 dated 20th June
To John Bryson of Mosman, gentleman, Russell Sinclair of N th Sydney, refrigerating engineer, Henry Adamson of Manly, gentleman as joints tenants.
1937 CERTIFICATE OF TITLE Vol 4873 Folio 42 dated 24th September
The Municipal Council of Sydney (See Later Titles)

LOT 28
1840 CROWN GRAN T dated 30th May
To James Breckenrigg Jnr
1845 Indenture dated 7th March Bk 8 N o 601
James Breckenrigg Jnr to Charles John Backney (?)
1879 Indenture dated 15th April
Charles John Backney? to John Starkey
1879 PRIMARY APPLICATION N o. 4873 dated 16th June 1879
John Starkey of Sydney cordial manufacturer
Being allotment 28 section 41 in the City of Sydney
1880 CERTIFICATE OF TITLE Vol 503 Folio 196 dated 4th August
John Starkey of Sydney, cordial manufacturer being allotment 28 Section 41 in the City of Sydney
1898 Application by Transmission N o. 10667 dated 31st October
The Permanent Trustee Company
1903 Transfer N o. 375441 dated 31st August
To Frank Oswald Starkey, Ginger Beer Manufacturer
1910 Application by Transmission Dated 28th July
Ethel May Starkey, widow, Alfred Earnest Starkey, Robert George Priddle, solicitor
1910 Transfer N o. 589386 dated 11th July
To Ethel May Starkey
1915 CERTIFICATE OF TITLE Vol 2574 Folios 234,244
Ethel May Starkey, widow, of Lots 28 (V 503 F196) & 29 (V 262 F 234)
1915 Power of Attorney 11th July 1910
Ethel Starkey to Robert George Priddle
1915 Transfer N o. A189987 dated 20th July
To Reginald Leslie Baker, physical culture expert
1920 Transfer N o. A569250 dated 27th April
To John McGrath Ltd
1922 Transfer N o. A797652 dated 21st February
To Louis Tranham Latter and John Andrews Broome school teachers, of part (Lot 28 and half Lot 29)
1922 Transfer N o. A871524 dated 27th September
To Hughes Motor Services of part (part of Lot 29)

Lots 28 & part Lot 29 (Federation House)
1922 CERTIFICATE OF TITLE Vol 3303 Folio 78 dated 18th April
Louis Tranham Latter and John Andrews Broome school teachers, of part (Lot 28 and half Lot 29)
1928 Transfer N o. B640657 dated 1st March
The Municipal Council of Sydney of part

1930 CERTIFICATE OF TITLE Vol 4404 Folio 134 dated 15th May
LT Latter & Arthur Cousins, school teachers

1936	Transfer No. C543229 dated 25th September To Thomas Augustus Murray of Villawood and John Travers of Crows Nest, school teachers
1937	CERTIFICATE OF TITLE Vol 4852 Folio 108 dated 1st July To Thomas Augustus Murray of Villawood and John Travers of Crows Nest, school teachers
1937	Transfer No. C600400 dated 11th October To Teachers' Building Limited
	Vol 5522 Folio 185
1966	CERTIFICATE OF TITLE Vol 10284 Folio 73 dated 6th April Teachers Building Limited
1967	Transfer No. K 7(9)44718 dated 5th May Reserve Bank of Australia

Part Lot 29 & Lot 30

1922	CERTIFICATE OF TITLE Vol 3382 Folio 192 dated 2nd November Hughes Motor Services Limited of part of Lot 29
1927	CERTIFICATE OF TITLE Vol 4089 Folio 32 dated 12th December Hughes Motor Services Limited of part of Lot 29 and Lot 30 a building known as Chancery Chambers (No. 170 Phillip Street) Built 1923
	Converted to computer folio 1/75424

Lot 4

1835	CROWN GRANT dated 7th February To John Hardy of Lot 4 of Section 41 of the City of Sydney being 19 perches
1835	Release dated 31st October Book H No. 907 To Elizabeth Williams
1854	Conveyance dated 2nd June Bk 32 No. 357 John Williams Snr to John Williams
1857	Conveyance dated 11th January Bk 20 No. 495 Isaac Levey & Elias Moses to John Williams of part of Lot 5 of Section 41
1857	Settlement dated 20th July Bk 170 No. 446 Edward Hargrave, Francis Smith Williams, Richard Hardgrave and John Williams
1884	Conveyance dated 9th October No. 271 Bk 298 R. Hargrave, John Williams and others to John Starkey
1887	PRIMARY APPLICATION No 7084 dated 30th August John Starkey of Sydney, cordial manufacturer of Lot 4 and part of lot 5 for £6000.

1888 CERTIFICATE OF TITLE Vol 880 Folio 173 dated 8th May
John Starkey of 20¾ perches being Lot 4 and part of Lot 5 Section 41

1898 Application by Transmission N o. 10667 dated 31st October
The Permanent Trustee Company of N SW Limited

1903 Transfer N o. 375440 dated 31st August
To Alfred Ernest Starkey of Sydney, gentleman

Leased to Caroline Wilson of Sydney, boarding house keeper (N o. 217 Macquarie Street)

1925 CERTIFICATE OF TITLE Vol 3723 Folio 118 dated 5th May
Alfred Ernest Starkey of Sydney, gentleman

1937 Vol 4873 Folio 42 dated 24th September
The Municipal Council of Sydney (See Later Titles)

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1937 CERTIFICATE OF TITLE Vol 4873 Folio 42 dated 24th September
The Municipal Council of Sydney
Pt Lot 3 granted to Benjamin Carvosso, Walter Lawry & Ralf Mansfield on 9th Jan 1821
Lot 4 granted to John Hardy on 7th Feb 1835
Lot 7 granted to John Farrell 30th Jan 1840
Pt Lot 27 granted to John Kellick 30th Jan 1840
Lot 6 granted to Jemima Jenkins 29th Feb 1840
Pt Lot 22 granted to James Wild 29 Feb 1840
Lot 26 granted to James Wild on 29th Feb 1840
Lot 5 granted to Simon Lear on 30th March 1840
Pt Lot 28 granted to James Brackenrigg the Younger 30th May 1840
Lot 23 granted to James Templeton & Richard N ugent 30th May 1840
Lot 9 granted to Thomas Burdekin 31st July 1840
Pt Lot 10 granted to Frederick Manton 30th N ov 1840
Pt Lot 21 granted to Mary Roberts 30th N ov 1840
Lot 8 granted to James Wild 31st Dec 1840
Lot 25 granted to Joseph Hyde Potts & Charles Thompson the younger 13th Jan 1841
Lot 24 granted to James Jolly 20th May 1851

1949 CERTIFICATE OF TITLE Vol 5931 Folio 59 dated 18th February
The Municipal Council of Sydney
Being
Pt Lot 3 granted to Benjamin Carvosso, Walter Lawry & Ralf Mansfield on 9th Jan 1821
Lot 4 granted to John Hardy on 7th Feb 1835
Pt Lot 27 granted to John Kellick 30th Jan 1840
Pt Lot 6 granted to Jemima Jenkins 29th Feb 1840
Pt Lot 22 granted to James Wild 29 Feb 1840
Lot 26 granted to James Wild on 29th Feb 1840
Lot 5 granted to Simon Lear on 30th March 1840
Pt Lot 28 granted to James Brackenrigg the Younger 30th May 1840

Pt Lot 23 granted to James Templeton & Richard N ugent 30th May 1840
Pt Lot 10 granted to Frederick Manton 30th N ov 1840
Pt Lot 21 granted to Mary Roberts 30th N ov 1840
Lot 25 granted to Joseph Hyde Potts & Charles Thompson the younger 13th Jan 1841
Pt Lot 24 granted to James Jolly 20th May 1851

1959 Transfer N o. H 244203 dated 22nd June
To the Commonwealth Bank of part

1960 CERTIFICATE OF TITLE Vol 7885 Folio 129 dated 8th April
Commonwealth Bank of Australia
Being all from Section 41
Pt Lot 3 granted to Benjamin Carvosso, Walter Lawry & Ralf Mansfield on 9th Jan 1821
Lot 4 granted to John Hardy on 7th Feb 1835
Pt Lot 27 granted to John Kellick 30th Jan 1840
Pt Lot 26 granted to James Wild on 29th Feb 1840
Pt Lot 5 granted to Simon Lear on 30th March 1840
Pt Lot 28 granted to James Brackenrigg the Younger 30th May 1840

1960 Transfer N o. H517381 dated 11th August
To Reserve Bank of Australia

1989 Converted to computer folio 1/444499 dated 24th October

Washington House 221- 223 Macquarie Street

1821 CROWN GRAN T dated 9th January
To Benjamin Carvosso, Walter Lawry & Ralf Mansfield being allotment 3 of Section 41

1925 PRIMARY APPLICATION N o. 27421 dated 14th December
Application for Certificate of Title by the Municipal Council of Sydney
N otice of resumption of land

Vol 4872 Folio 42

1939 CERTIFICATE OF TITLE Vol 5036 Folio 199 dated 28th April
Anthony Charles of Sydney, investor, pt lot 3

1941 Transfer N o C 981 880 dated 22nd January
Barney Goldroad Barripp of Bellevue Hill, investor

1943 Application by Transmission dated 29th January
The Union Trustee Company of Australia Ltd, Samuel Goldroad Barripp of mascot, hotel keeper, Fay Deborah Levy wife of Leonard Henry Jacques Levy of Bondi, investor and Louis Sydney Allen of Sydney solicitor.

1946 Death of SG Barripp dated 20th February

1946 Transfer N o. D 465643 dated 1st March
To Colin Anderson of Gunnedah, medical practitioner

1947	Transfer N o. D 625718 dated 4th February To Francis Clunes Kirkpatrick of an undivided one tenth share (Vol 5730 Folio 179)
1946	Transfer N o D625726 dated 29th August To Valma May Brennan of two undivided one fifth share (Vol 5732 F 174)
	Residue Vol 5731 Folio 167
1947	CERTIFICATE OF TITLE Vol 5731 Folio 167 dated 30th September Colin Anderson of Gunnedah, medical practitioner
1958	CERTIFICATE OF TITLE Vol 7473 Folio 249 dated 5th March Colin Anderson of seven undivided one tenth shares
1964	Transfer N o. J 571420 dated 5th February To the Reserve Bank
1964	CERTIFICATE OF TITLE Vol 9672 Folio 100 dated 3rd April Reserve Bank of Australia
	Converted to Computer Folio 1/ 32720

11.6 SANDS DIRECTORY LISTINGS

PHILLIP STREET

1858		1865	
	United Presbyterian Church		United Presbyterian Church
146 (164)	Dr Salter	146 (164)	John Kellick - builder
148 (166)	White Heart Inn - Owen Laughlen	148 (166)	Mrs Green - Dressmaker
150 (168)	Walter Kimber	150 (168)	W.G Robinson - plumber
152 (170)	Mrs Amy Howard	152 (170)	George Smith
154 (172)	William Walker	154 (172)	
156 (174)	Henry Villis	156 (174)	Henry Elliott
	Paynes Building		Paynes Building
1870		**1875**	
	United Presbyterian Church		United Presbyterian Church
146 (164)	John McFarlane	146 (164)	Canter Coleman - importer
148 (166)	Louis Menser	148 (166)	Christian Chichen
150 (168)	Vacant	150 (168)	Fanny Cottrell
152 (170)	Charles Ullbery	152 (170)	John Dew
154 (172)	Grosvenor Bunster	154 (172)	Robert Murray
156 (174)	Mrs Webb	156 (174)	John Lewis
	Paynes Building		Paynes Building
1880		**1882**	
	St Stephens		St Stephens
164	J.Matthewson - boarding house	164	J.Starkey - aerated water & cordial maker
166	William Williams	166	
168	Mrs Sarah Allen	168	
170	Patrick Lyons	170	vacant
172	John Daly	172	John Daly
174	Mrs H.C Harper	174	vacant land
	Paynes Building		
1884		**1890**	
	St Stephens		St Stephens
164	J.Starkey - aerated water & cordial maker	164	J.Starkey - aerated water & cordial maker
166		166	
168		168	
170	Mark Graham	170	G.Benton
172	John Daly	172	G.Benton
174	Selborne Chambers	174	Selborne Chambers
1895		**1902**	
	St Stephens		St Stephens
164	J.Starkey - aerated water & cordial maker	164	J.Starkey - aerated water & cordial maker
166			Venn.E
168			Miss Shadforth - teacher of pianoforte
170	G.Benton - plumber	170	Mrs E. Fletcher
172	G.Benton	172	Mrs E. N icholson
174	Selborne Chambers	174	Selborne Chambers
1905		**1910**	
St Stephens			St Stephens
164 off	J.Starkey - aerated water & cordial maker Venn.E	164a	J.Starkey - aerated water & cordial maker
164	St James Rectory	164	St James Rectory - Rev Sydney Marsden
170	Lucy Weir - boarding house	170	Lucy Weir - boarding house
172	Lucy Weir	172	Lucy Weir
174	Selborne Chambers	174	Selborne Chambers
1912		**1914**	
	St Stephens		St Stephens

PHILLIP STREET			
164a	Starkeys' Limited	164a	Starkeys' Limited
164	Mrs Beatrice Huck "The Carlton" - residential chambers	164	Mrs Beatrice Huck "The Carlton" - residential chambers
170	Lucy Weir - boarding house	170	Joseph gent
172	Lucy Weir	172	
174	Selborne Chambers	174	Selborne Chambers
1915		**1916**	
	St Stephens		St Stephens
164a		164a	
164		164	Theosophical Society headquarters & Sydney Branch
170		170	Motor garage & Hire Company
172		172	
174	Selborne Chambers	174	Selborne Chambers
1917		**1918**	
	St Stephens		St Stephens
164a		164a	Phillip Motor Garage - R.O. Hughes
164	Motor Garage & Hire Co. - Porter & Davis	164	
170		170	
172		172	
174	Selborne Chambers	174	Selborne Chambers
1919		**1920**	
St Stephens			St Stephens
164a	Hughes Motor Services	164a	Hughes Motor Services
164	Mrs E.M. Reed	164	Mrs M Kelly - residential chamber
170		170	
172		172	
174	Selborne Chambers	174	Selborne Chambers
1923		**1924**	
	St Stephens		St Stephens
164a	Hughes Motor Services	164a	Hughes Motor Services
164	Mrs M Kelly - residential chamber (5 barristers)	164	Mrs M Kelly - residential chamber (3 barristers)
170		170	Chancery Chambers - ground + 4 floors 9 solicitors & barristers
172		172	
174	Selborne Chambers	174	Selborne Chambers
1925		**1927**	
	St Stephens	St Stephens	
164a	Hughes Motor Services	164	Checker Cab Co. (A/sai Ltd)
164	Mrs M Kelly - residential chamber (3 barristers)	164	Mrs M Kelly – residential chamber (3 barristers)
170	Chancery Chambers - ground + 4 floors 9solicitors & barristers	170-72	Chancery Chambers
172		174	Selborne Chambers
174	Selborne Chambers		
1928		**1932/3**	
St Stephens		St Stephens	
164	Hughes Motor Services	164	Hughes Motor Services
164	Mrs M Kelly – residential chamber (3 barristers)	164	Offices
170-72	Chancery Chambers	170-72	Chancery Chambers
174	Selborne Chambers	174	Selborne Chambers

MACQUARIE STREET

1858	
215 (239)	Anthony Thompson - fruiterer
217 (241)	Henry Williams
219 (243)	Roman Catholic School
221 & 223	Unitarian Chapel

1870	
215 (239)	Thomas Kating
217 (241)	Henry L. Alexander
219 (243)	
221 & 223	Unitarian Chapel
(245)	Rev J. Pillars

1876	
215 (239)	237-239 - in course of erection
217 (241)	H.C. Jones - boarding house
219 (243)	243 - 247 - in course of erection
221 & 223	

1880	
215	Mary Hayes - boarding house
217	Mrs Annie Wilson - boarding house
219	J.Grogan - boarding house
221	Miss Hayes - boarding house
223	Mrs Francis Cowell - boarding house

1891	
215	Joseph Foreman - surgeon
217	
217a	
219	J.Grogan - boarding house
221	Mrs Sylvester - boarding house
223	A.J. Syme - dentist

1892	
215	Dr Joseph Foreman
217	Water Conservation
217a	Dept of Agriculture
219	J.Grogan - boarding house
221	Mrs Sylvester - boarding house
223	A.J. Syme - dentist

1894	
215	Dr Joseph Foreman
217	
217a	Dept of Agriculture
219	J.Grogan - boarding house
221	Mrs Sylvester - boarding house
223	A.J. Syme - dentist

1895	
215	Dr Joseph Foreman
217	Mrs H.R Boulton Boarding House
217a	Mrs L Lender - boarding house
219	A.Jarvine Hood - surgeon
221	Mrs Sylvester - boarding house
223	A.J. Syme - dentist

1900	
215	J.S Robertson - dentist, S.H. Williams - dental surgeon, Mrs M.A. Rankin - caretaker
217	Miss C. Wilson - Boarding House
217a	Mrs J Lender - boarding house
219	A.M Will - physician
221	Rev W.I.C Smith, Rev W.R Mousey, C of E
223	A.J. Syme - dentist

1910	
215	4 medical
217	Miss C. Wilson - Boarding House
217a	Mrs N . Job - boarding house
219	J.B N ash surgeon, W.Kelty - physician
221	H,C Taylor Young, - surgeon, Ernest E. Spicer - dental surgeon, Miss lambert - caretaker
223	A.J. Syme - dentist, W.M. Paul - dental surgeon, John Waller - caretaker, W.Hunter - dental surgeon

1920	
215	4 medical
217	Miss Wilson - boarding establishment
219	J.B N ash surgeon, James N . Wilson - dental surgeon
221	Misses G & M Hughes - boarding establishment
223	5 medical

1923	
215	13 medical "Whitehall"
217	Miss Wilson - boarding establishment
219	J.B N ash surgeon, James N . Wilson - dental surgeon
221	6 medical
223	6 medical

11.7 SYDNEY CITY COUNCIL RATE BOOK SEARCH

11.7.1 PHILLIP STREET

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
1871 Rate Book					
	Presbyterian Church				
146	C.Coombs	John Williams	House	3	11
148	C.Andrews	James Brechenrigg	House	2	9
150	Fanny Cottrell	Estate of ----	House	1	4
152	John Dew	Mary Roberts	House	1	3
154	Robert Murray	Mary Roberts	House	1	3
156		Mrs ----	House	2	4
1877- 79 - Rate Book					
	St Stephens				
146	J. Matthewson	John Williams	House	3	13
148	I.Andrews	James Brechenrigg	House	2	11
150	John Brogden	John Starkey	House	1	4
152	Patrick Lyons	Mary Roberts	House	1	3
154	David Robinson	Mary Roberts	House	1	3
156	L. de Spencer	Mrs Gould	House	1	4
1880- 81 - Rate Book					
	St Stephens				
164	J. Matthewson	John Williams	House	3	13
166	Mr W. Davis	John Starkey	House	2	8
168	Mrs Allen	John Starkey	House	1	4
170	Patrick Lyons	Mary Roberts	House	1	3
172	John Daly	Mary Roberts	House	1	3
174	Mrs H Harper	Mrs J Gould	House	1	5
1882 - Rate Book					
	St Stephens				
164	J. Starkey	J. Starkey	House & Brewery	3	24
166					
168					
170	Mark Graham	Mary Roberts	House	1	3
172	John Daly	Mary Roberts	House	1	3
174	Mrs H Harper	Building in course of erection			
1891 - Rate Book					
	St Stephens Presbyterian Church				
164	J. Starkey	J. Starkey	House & Brewery	3	24
166					
168					
170	G. Benton	J. Starkey	House	1	3

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
172	G.Benton	J. Starkey	House	1	3
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1899-1901 - Rate Book					
	St Stephens Presbyterian Church				
164	J. Starkey	J. Starkey	House & Brewery	3	24
166					
168					
170	G. Benton	J. Starkey	House	2	8
172	G.Benton	J. Starkey	House		
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1902-1906 - Rate Book					
	St Stephens Presbyterian Church				
164 off		Estate of the late J. Starkey	factory, stables & land	3	10
164	Hooper Shodforth	Estate of the late J. Starkey	House & School	2	1
166					
168					
170	G. Benton	Estate of the late J. Starkey	House	1	8
172	G.Benton	Estate of the late J. Starkey	House		
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1907-1910 - Rate Book					
	St Stephens Presbyterian Church				
164 off	Arthur C. Starkey	Frank A Starkey	factory, stables	2	5
164	William Carr Smith	Frank A Starkey	House	2	11
166					
168					
170	Lucy Weir	Frank A. Starkey	House	1	8
172	Lucy Weir	Frank A. Starkey	House		
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1918-20 - Rate Book					
	St Stephens Presbyterian Church				
164 off	G.V. Hughes	Trustees St Stephens	House garage & workshops		
164					
166		John M. McGrath Ltd	Land		
168					
170					
172					

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1921 - Rate Book					
	St Stephens Presbyterian Church				
164 off	RO Hughes	Trustees St Stephens	garage & workshops	3	3
164	Mary Kelly	Trustees St Stephens	House	2	14
166		John M. McGrath Ltd	Land		
168					
170					
172					
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1926 - Rate Book					
	St Stephens Presbyterian Church				
164 off	Hughes Motor Services	Trustees St Stephens	garage & workshops	3	3
164	Mary Kelly	Trustees St Stephens	House	2	14
166					
168					
170-72	Chancery Chambers	Hughes Motor Services Limited		5	68
174	Selborne Chambers	Commercial Building & Invest. Co			38
1927- 28 - Rate Book					
	St Stephens Presbyterian Church				
164 off	Checker Cabs Co.	Municipal Council Sydney	garage & workshops	3	3
164	Mary Kelly	Municipal Council Sydney	House	2	14
166- 68		N SW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited	Offices	5	68
174	Selborne Chambers	Commercial Building & Invest. Co	Offices	3	38
1930 - Rate Book					
	St Stephens Presbyterian Church				
164 off	Hughes Motor Services	Municipal Council Sydney	garage	3	3
164	Mary Kelly	Municipal Council Sydney	House	2	10
166-68		N SW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited		5	64
174	Selborne Chambers	Commercial Building & Invest. Co		3	30
1933-35 - Rate Book					

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
	St Stephens Presbyterian Church				
164 off		Municipal Council Sydney	garage	3	6
164		Municipal Council Sydney	offices	2	10
166-68		N SW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited		5	64
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1936-38 - Rate Book					
	Martin Place Residue St Stephens		Land		
164 off	Michael Donnellan	Municipal Council Sydney	garage	3	6
164	Hughes Motor Services	Municipal Council Sydney	offices	2	10
166-68		N SW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited		5	64
174	Selborne Chambers	Commercial Building & Invest. Co		3	38
1939-42 - Rate Book					
	Martin Place Residue St Stephens		Land		
164 off	Michael Donnellan	Municipal Council Sydney	garage	3	6
164	Hughes Motor Services	Municipal Council Sydney	offices	2	10
166-68	Federation House	Teachers Building Limited	offices	9	10
170-72	Chancery Chambers	Hughes Motor Services Limited	offices	5	64
174	Selborne Chambers	Commercial Building & Invest. Co	Offices	3	38
1945-47 - Rate Book					
	Martin Place N ational Council of Jewish Women		2 fibro stalls	1	2
164 off		Municipal Council Sydney	garage	3	6
164		Municipal Council Sydney	offices/land	2	10
166-68	Federation House	Teachers Building Limited	offices	9	10
170-72	Chancery Chambers	Hughes Motor Services Limited	offices	5	64
174	Selborne Chambers	Commercial Building & Invest. Co	Offices	3	38
1945-47 - Rate Book					
	Martin Place		Land		

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
164 off		Municipal Council Sydney	Parking Area		
164	Michael Donnellan	Municipal Council Sydney	offices	2	10
166-68	Federation House	Teachers Building Limited	offices	9	10
170-72	Chancery Chambers	Hughes Motor Services Limited	offices	5	64
174	Selborne Chambers	Commercial Building & Invest. Co	Offices	3	38

11.7.2 MACQUARIE STREET

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
1871 - Rate Book					
215	Thomas Kating	J Goodman	House	1	2
217	Jenny Alexander	H Williams	House	2	8
219	Archbishop Building		School	1	1
221-3	Unitarian Church		Church		
1877 79 - Rate Book					
215	Arthur O'Mullen	James Mullins	House	3	14
217	Mrs Jones	Edward Hargrave	House	2	8
219	*Lucretia Terrace* John Walker	Charles Roberts	House	3	14
221	Empty	Charles Roberts	House	3	14
223	Empty	Charles Roberts	House	3	14
1880 - 81 - Rate Book					
215	Mary Hayes	James Mullins	House	3	12
217	Ann Wilson	W Ackman	House	2	10
219	*Lucretia Terrace* J Grogan	J.J N eale	House	3	14
221	Miss Hayes	J.J N eale	House	3	14
223	Mrs Frances Cowell	J.J N eale	House	3	14
1882 - Rate Book					
215	G.T. Hawkins	James Mullins	House	3	12
217	Ann Wilson	Angus Simmons	House	2	10
219	*Lucretia Terrace* J. Grogan	Angus Simmons	House	3	14
221	Miss Hayes	Angus Simmons	House	3	14
223	Mrs Frances Cowell	Angus Simmons	House	3	14
1891 - Rate Book					
215	Dr Foreman	James Mullins	House	3	12
217	*Labrador*	J. Starkey		4	15
217a		J. Starkey		4	15
219	*Lucretia Terrace* J. Grogan	Angus Simmons	House	3	14

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
221	Miss Hayes	Angus Simmons	House	3	14
223	Mrs Frances Cowell	Angus Simmons	House	3	14
1899-01 - Rate Book					
215	Dr Foreman	Estate J. Mullins	House	3	12
217	*Labrador* Miss Wilson	J. Starkey		4	15
217a	Miss Lender	J. Starkey		4	15
219	*Lucretia Terrace* Dr J.A Hood	Fanny Godson	House	3	14
221		Fanny Godson	House	3	14
223	Dr A. Syme	Fanny Godson	House	3	14
1902- 06 - Rate Book					
215	W. S. Hinder	John L. Mullins	House	3	12
217	*Labrador* Miss C. Wilson	Estate J. Starkey		4	15
217a	Mrs T Lender	Estate J. Starkey	House	4	15
219	*Lucretia Terrace* Richard Arthur	Fanny Godson	House	3	14
221	W.I.C. Smith	Fanny Godson	House	3	14
223	Dr A. Syme	Fanny Godson	House	3	14
1907- 10 - Rate Book					
215	L.H Harris	John L. Mullins	House	3	12
217	*Labrador* Miss C. Wilson	Alfred E. Starkey	House	4	15
217a	Lilly Lender	Alfred E. Starkey	House	4	15
219	*Lucretia Terrace* William Reed	Fanny Godson	House	3	14
221	Taylor Young	Fanny Godson	House	3	14
223	Dr A. Syme	Fanny Godson	House	3	14
1918 - 20 Rate Book					
215	L.H Harris	Dr L.A. Harris	House	3	12
217	*Labrador* Miss C. Wilson	Alfred E. Starkey	House	4	15
217a	Miss C. Wilson	Alfred E. Starkey	House	4	15
219	*Lucretia Terrace* Dr J.B. N ash	Fanny Godson	House	3	14
221	Armond Morgan	Fanny Godson	House	3	14
223	Dr A. Syme	Fanny Godson	House	3	14
1921 Rate Book					
215	Dr Sear	Estate L.A. Harris	House	3	12
217	*Labrador* Miss C. Wilson	Alfred E. Starkey	House	4	15
217a	Miss C. Wilson	Alfred E. Starkey	House	4	15
219	*Lucretia Terrace* Dr J.B. N ash	Fanny Godson	House	3	14

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
221	Miss G & M Hughes	Fanny Godson	House	3	14
223	Dr A. Syme	Fanny Godson	House	3	14
1926 Rate Book					
215	*Whitehall*	O.J McDermott	House	3	26
217	*Labrador* Miss C. Wilson	Alfred E. Starkey	House	4	15
217a	Miss C. Wilson	Alfred E. Starkey	House	4	15
219	*Lucretia Terrace* Dr J.B. Nash	Mrs L. Campbell	House	3	14
221	Dr Davidson	Mrs L. Campbell	House	3	14
223	Mrs A Waller	Mrs L. Campbell	House	3	14
1927-28 Rate Book					
215	*Whitehall*	Municipal Council Syd	Chambers	3	26
217	*Labrador* Miss C. Wilson	Municipal Council Syd	House	4	15
217a	Miss C. Wilson	Municipal Council Syd	House	4	15
219	*Lucretia Terrace* Dr J.B. Nash	Municipal Council Syd	House	3	14
221	Dr Davidson	Municipal Council Syd	House	3	14
223	Mrs A Waller	Municipal Council Syd	House	3	14
1930 Rate Book					
215	*Whitehall* A. Langan	Municipal Council Syd	Chambers	3	26
217	*Labrador* Miss C. Wilson	Municipal Council Syd	House	4	15
217a	Miss C. Wilson	Municipal Council Syd	House	4	15
219	*Lucretia Terrace* Dr A. L. Levy	Municipal Council Syd	House	3	14
221	Dr Davidson	Municipal Council Syd	House	3	14
223	Mrs M Mallam	Municipal Council Syd	House	3	14
1933 - 35 Rate Book					
215	*Whitehall* O.J. McDermott	Municipal Council Syd	Chambers	3	
217	*Labrador* Miss C. Wilson	Municipal Council Syd	House	4	15
217a	Miss C. Wilson	Municipal Council Syd	House	4	15
219	*Lucretia Terrace* Dr Stas	Municipal Council Syd	House	3	14
221	Dr Davidson	Municipal Council Syd	House	3	14
223	Mary Mallam	Municipal Council Syd	House	3	14
1936 - 38 Rate Book					
215	*Whitehall* O.J. McDermott	Municipal Council Syd	Chambers	3	
217	*Labrador* Miss C. Wilson	Municipal Council Syd	House	4	15
217a	Miss C. Wilson	Municipal Council Syd	House	4	15

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
219	*Lucretia Terrace* Agnes Helling	Municipal Council Syd	House	3	14
221	Dr Davidson	Municipal Council Syd	House	3	14
223	Mary Mallam	Municipal Council Syd	House	3	14
1939 - 42 Rate Book					
	Martin Place				
215	*Whitehall* O.J. McDermott	Municipal Council Syd	Chambers	3	
217	*Labrador* Miss C. Wilson	Municipal Council Syd	House	4	15
217a	Miss C. Wilson	Municipal Council Syd	House	4	15
219	*Lucretia Terrace* A Helling	Municipal Council Syd	House	3	14
221	*Washington House*	Estate late A. Benton	Flats & offices	3	25
223		Estate late A. Benton	Flats/offices	3	25
1948 - 50 Rate Book					
	Martin Place				
215	*Whitehall* Joyce C. McDermott	Municipal Council Syd	Chambers	3	26
217	*Labrador* F.E.Clarke	Municipal Council Syd	House	4	15
217a	F.E. Clarke	Municipal Council Syd	House	4	15
219	*Lucretia Terrace* A Helling	Municipal Council Syd	House	3	10
221- 223	*Washington House*	Estate late A. Benton	Flats & offices	3	25