

HERITAGE MANAGEMENT PLAN



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

**DRAFT ISSUED FOR COMMENT
8 NOVEMBER 2019**

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,
Andrew Leuchars LA reg. 035, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Samantha Polkinghorne, Brett Sherson, Andrew Tripet,
Jonathan West **SENIOR ASSOCIATES** Barry Flack
ASSOCIATES Derek Mah, Hung-Ying Foong Gill, Sophie Orrock,

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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ISSUED	REVIEW	ISSUED BY
5 June 2019	Draft	P Jeffery
19 July 2019	Revised draft	P Jeffery
86 November 2019	Final amended draft	P Jeffery

EXECUTIVE SUMMARY

This Heritage Management Plan has been prepared to assist the Reserve Bank of Australia to continue to conserve and protect the identified Commonwealth Heritage values of its Head Office, 65 Martin Place Sydney NSW 2000. The Head Office building has heritage significance at the Local level and included on the Commonwealth Heritage List in June 2006 for demonstrating the following official Commonwealth 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 National Trust of Australia (NSW).
- *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) 1999*.
- *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, 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 and is important at National, State, and Local levels.

The principal heritage significance of the Head Office 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 November 2019 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 November 2024 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

<i>Name</i>	Reserve Bank of Australia (Head Office)
<i>Address</i>	65 Martin Place, Sydney NSW 2000
<i>Land Title</i>	Lot 1 of DP 444499; Lot 1 of DP 32720; Lot 1 of DP 33919 (Parish of St James, County of Cumberland)
<i>Original Owner</i>	Commonwealth of Australia Reserve Bank of Australia
<i>Present Owner</i>	Reserve Bank of Australia
<i>Local Government Area</i>	City of Sydney
<i>Construction Dates</i>	1959-64, original building 1976-1980, south additions No. 2 site 1991-1996, re-cladding and internal refurbishment
<i>Architect</i>	Commonwealth Department of Works Banks and Special Projects Branch
<i>Builder</i>	EA Watts Pty Limited: original construction and 1976-80 and 1991-96 construction phases.
<i>Heritage Status</i>	<ul style="list-style-type: none"> – Commonwealth Heritage List (Place ID No. 105456) – Sydney Local Environmental Plan 2012 (Schedule 5, Item No. 11897) – NSW State Heritage Inventory Online Database (No. 2423917) – Australian Institute of Architects (NSW Chapter) Register of Significant Architecture in NSW (Reg No. 4702937)
<i>Summary Description</i>	<p>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.</p> <p>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.</p>
<i>Summary Statement of Cultural Significance</i>	<p>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.</p> <p>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.</p> <p>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</p>

	contribution as a building element within the significant streetscapes of Macquarie Street and Martin Place.
<i>Identified Commonwealth Heritage values</i>	<p>The Reserve Bank Head Office, Martin Place Sydney embodies the following historic heritage values:</p> <ul style="list-style-type: none">- 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 10.1 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 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 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 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 NSW 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.

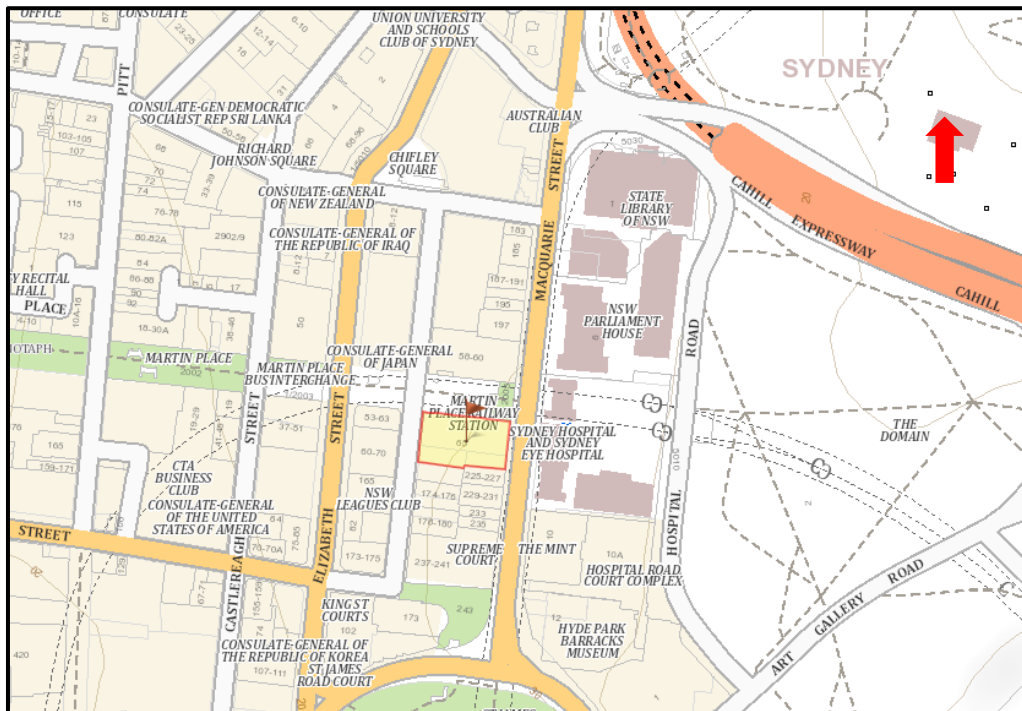


Figure 1 - Plan showing the location of the Reserve Bank of Australia Head Office building, located at 65 Martin Place Sydney.
Source: NSW Land Registry Services, SIX Maps, <https://maps.six.nsw.gov.au/>, accessed 2 September 2019.



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) 1999*.
- *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 Reserve Bank of Australia is also called the Bank, the RBA and the Reserve Bank. 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 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.

No 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 NBR SARCHITECTURE 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 NBRSARCHITECTURE, 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 NBRSARCHITECTURE 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 9.0 of this report.

- Reserve Bank of Australia Archives
- National Archives of Australia
- State Archive
- State Library of New South Wales
- NSW 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 10.3.1 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 10.3 was taken from an earlier Conservation Management Plan prepared by NBR SARCHITECTURE (2001). It was researched and written, including the transfer of all citations, by Ms Michelle Richmond, Historian, formerly of NBR SARCHITECTURE. Pam Jeffery of NBR SARCHITECTURE 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 cement the perception of a separate bank in the community's eyes, the 1959 legislation provided that the Bank should 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, New York and London.

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

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.

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 spaces³, 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 structure⁴. Many of the original functions of the Bank also altered significantly resulting in a reduction in staff numbers⁵.

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 projects. The new Reserve Bank head office building was designed by the Commonwealth Department of Works, Bank and Special Projects Division (Sydney) in 1959⁶ 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

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%.

⁶ Reserve Bank archive, RBA:MD-011708 - MD-017708?31, Proposed Headquarters Sydney for the Reserve Bank of Australia

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 April⁷. 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.

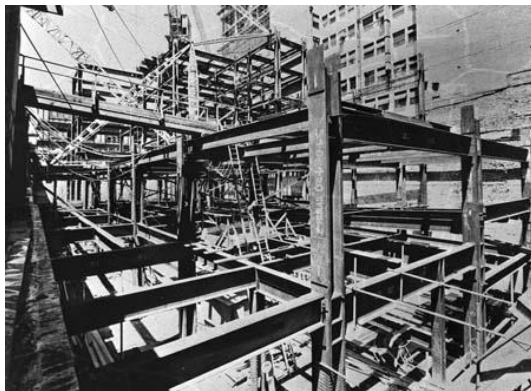


Figure 4 – View of the steel framed construction of the Reserve Bank of Australia Head office building, c1962. Source: National Archives of Australia.



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

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.

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 inches⁹ 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 sky line 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.

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

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 of staff facilities including staff dining rooms and cafeterias¹¹, 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. 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 building¹³. 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.

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

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.

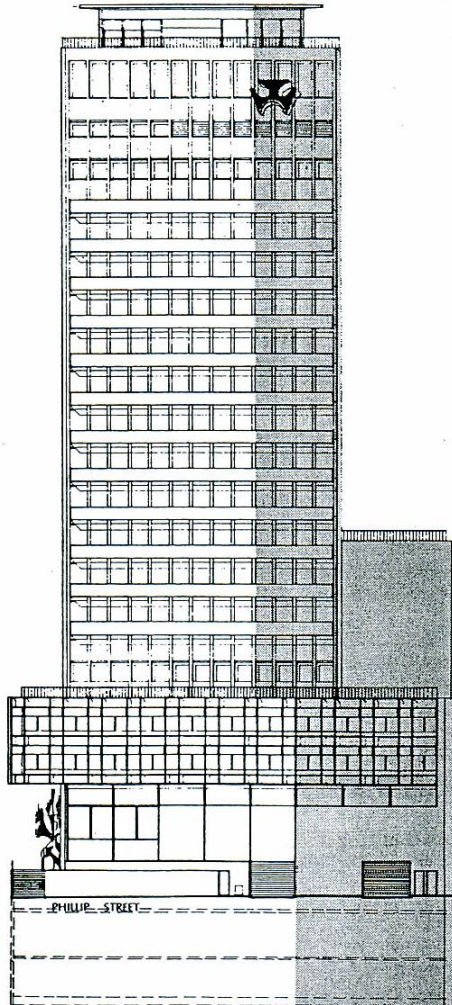


Figure 8 – Diagram showing the Phillip Street elevation. The shaded area indicates the location of the addition constructed in the late 1970s, and the dedicated services/plant spaces. Note the addition accommodating the services finished at Level 7.
Source: Currency No. 5 Vol 17 May 1976 p12

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 floors¹⁵ 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 in 1942 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 (Nugget) 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 National University between 1968 and 1976, and was instrumental in establishing the Centre for Resources and Environmental Studies at the ANU 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.

Vernon Arthur (Bim) Hilder (1909-1990) was born at Parramatta, NSW, 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 NSW, after starting and abandoning a commercial art course at East Sydney Technical College the previous year. During the 1920s he worked as a carpenter,

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.hccoombcentre.gov.au/about/>

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 National Gallery of NSW and the University of New 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.

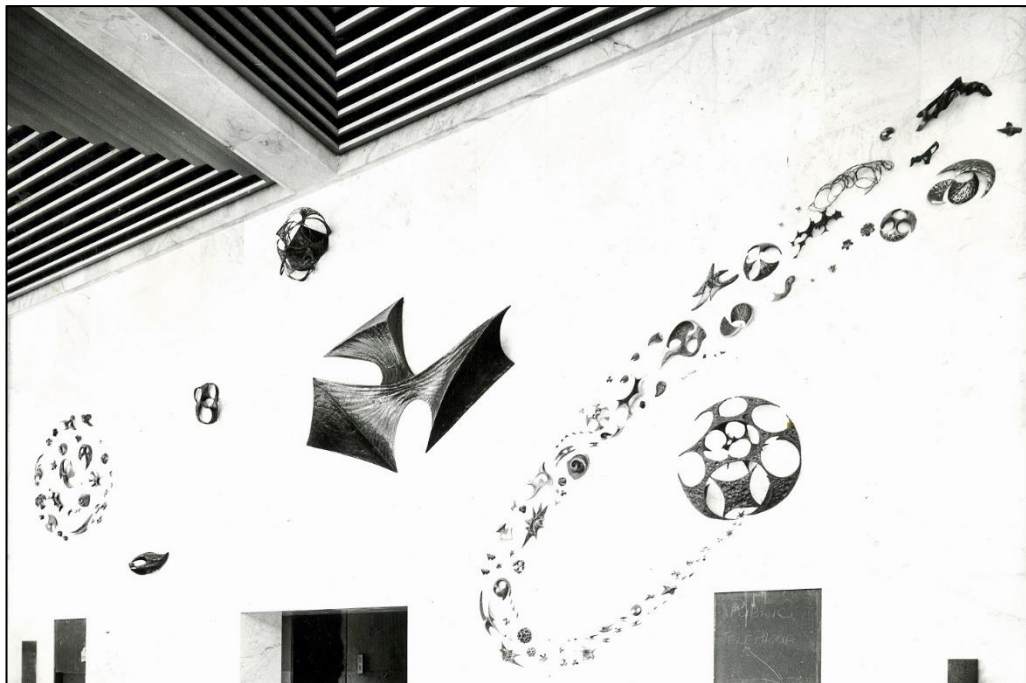


Figure 9 -View of the wall enrichment, designed by Bim Hilder, located in the ground floor foyer of the RBA building c1964.
Source: Reserve Bank of Australia Archives D10/86761

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

Hinder was born in New 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 1926 to study sculpture and modelling at the School of the Museum of Fine Arts. In May 1930 she married Henry Francis (Frank) Hinder at Wellesly, Massachusetts, and in 1934 they moved to Sydney, where the couple became pioneer figures in modern art especially in the Inter War period.

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

Following World War II Hinder lectured at the Art Gallery of New South Wales (AGNSW) and at the National Art School, Sydney, and conducted sculpture courses at her home. In 1949 the AGNSW 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, Newcastle NSW (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 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 a 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 postwar 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.

²¹ Australian Dictionary of Biography, <http://adb.anu.edu.au/biography/lewers-hettie-margaret-margo-11402>

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 WARD²²

Frederick Charles Ward (1899-1999) trained as an artist at the School of Art within the National 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.

In 1949 Ward was appointed as Design Consultant to the Australian National University, and later provided advice to other universities and government departments such as the National 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.

²² Australian Dictionary of Biography, <http://adb.anu.edu.au/biography/ward-frederick-charles-fred-15863>

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 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 Station²³ 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 street lights, 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 11 - 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>

²³ 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 connections²⁴. 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 concrete²⁵ 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.

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.

²⁴ 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.

²⁵ The lightweight concrete included expanded shale aggregate. Reserve Bank of Australia, *Architecture in Australia*, September 1966, page 75.

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*'²⁶.

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 12 – General view of the northwest corner of the Head Office building.



Figure 13 – 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.

²⁶ 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 14 - Oblique view of the south elevation of the RBA Head office building.



Figure 15 – Oblique view looking northeast along Phillip Street. The RBA building is indicated 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 16 – Example of fire stair finishes and painted steel balustrades within the RBA Head office building.



Figure 17 – 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 18 - Typical basement finishes.



Figure 19 – 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 20 - 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'²⁷ 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.

²⁷ 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 21 – Typical finishes installed in 2014 in the corridor and reception area located at the Mezzanine Level.



Figure 22 - 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 23 – 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 Ward²⁸.

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 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.

²⁸ Heritage furniture is identified in a separate report, *Heritage Furniture Audit*, NBR SARCHITECTURE, 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.



Figure 24 - Level 16 lift lobby showing the original marble wall finishes.



Figure 25 - Level 16 service corridor, looking east to kitchen.



Figure 26 - Staff cafeteria fit out Level 16.



Figure 27 - 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 27).

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.

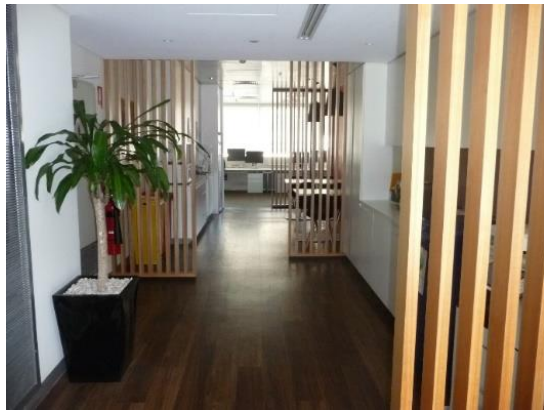


Figure 28 – Typical finishes to the office area located at the western section of Level 20.



Figure 29 - 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 fabric²⁹.

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.³⁰

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.

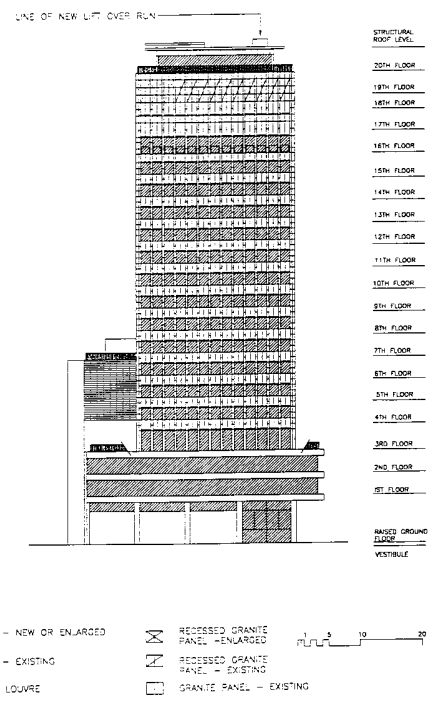
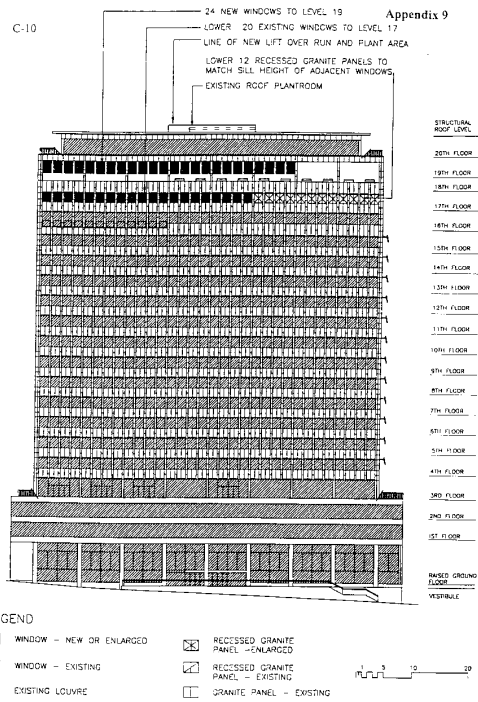
Modifications to original building fabric and the internal planning of spaces since 2002 have been generally associated with changes to functional and operational requirements of the Reserve Bank of Australia, including:

- 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.

²⁹ 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.

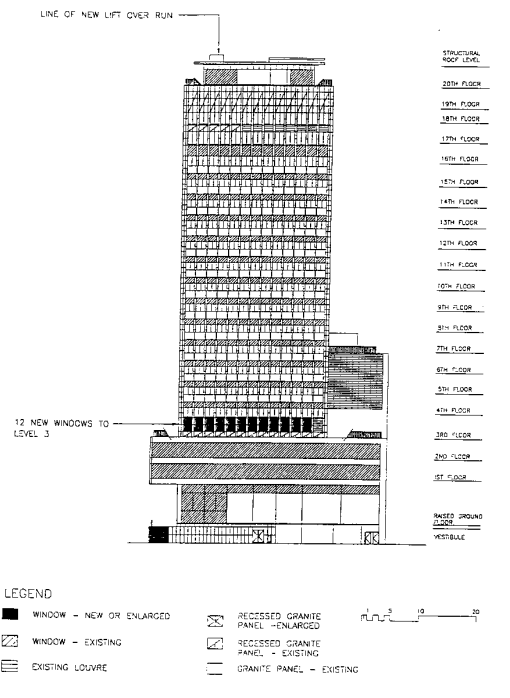
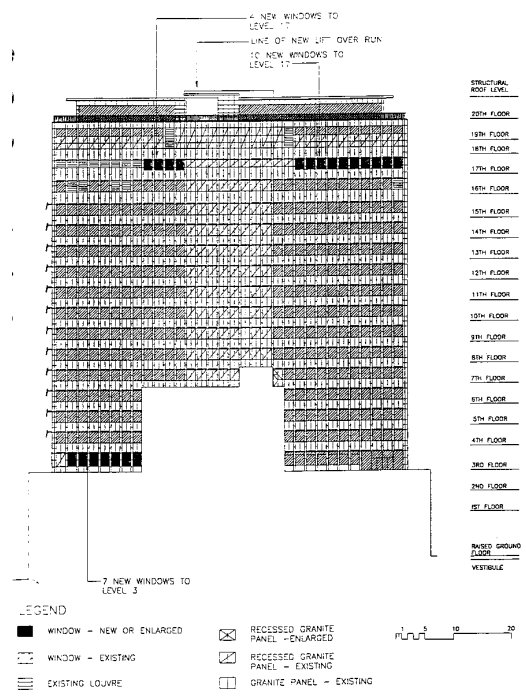
³⁰ Parliamentary standing Committee on Public Works Report No. 13 of 2000 -Reserve Bank of Australia Proposed head office building works. p5 (see also No. 8 of 1990)

- 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.



RESERVE BANK OF AUSTRALIA, CONSOLIDATION PROJECT
NORTH ELEVATION

RESERVE BANK OF AUSTRALIA, CONSOLIDATION PROJECT
EAST ELEVATION



RESERVE BANK OF AUSTRALIA, CONSOLIDATION PROJECT
SOUTH ELEVATION

RESERVE BANK OF AUSTRALIA, CONSOLIDATION PROJECT
WEST ELEVATION

Figure 30 - 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*³¹ prepared for the Council of the City of Sydney, which identifies the site as an ‘Area of No 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 31 - View looking southeast from the corner of Elizabeth Street and Martin Place, July 2019.



Figure 32 - View of the northeast section of the RBA building from Macquarie Street, July 2019.



Figure 33 - View of the northwest section of the RBA building from the corner of Phillip Street and Martin Place.



Figure 34 - Looking north to the RBA building (Marked by an arrow) from the entrance to Hyde Park Barrack site, July 2019.

³¹ Archaeological Zoning Plan for Central Sydney-1992, prepared by Siobhan Lavelle and Dana Mider for the Sydney City Council.

5.0 HERITAGE SIGNIFICANCE

5.1 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.

5.1.1 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). No longer owned by RBA.
- 102 Adelaide Street, Brisbane (1965). No longer owned by RBA.
- 22 London Circuit, Canberra (1965).
- 60 Collins Street, Melbourne (1966). No longer owned by the RBA
- Bennet Street & Smith Street, Darwin (1967). No longer owned by RBA.
- 45 St George Terrace, Perth (1973). No longer owned by RBA.
- 111 Macquarie Street, Hobart (1974). No longer owned by RBA.

The buildings, with the exception of the Canberra Branch building³², 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

³² The London Circuit building was designed by the Perth -firm of

the Nation. 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.

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.*"³³

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 headquarters³⁴ throughout the city, but had generally been removed or adapted for other uses by the late 1990s as other security systems were developed.

The Head Office of the Reserve Bank 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 QANTAS House, the Goodsell Building (demolished) and the former State Office Block (demolished).

³³ 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.

³⁴ For example Westpac Building, George Street Sydney and the Commonwealth Bank, 68 Martin Place, Sydney.



Figure 35 - The Head Office of the RBA, located at 65 Martin Place, Sydney NSW. Source: RBA Archives



Figure 36 - RBA building Adelaide. Source: NAA



Figure 37 - RBA building, Brisbane. Source: NAA



Figure 38 - The Reserve Bank of Australia, Canberra, c1964.

Source: State Library of Victoria, Image No. a21826



Figure 39 - The Reserve Bank of Australia, Melbourne, c1967.

Source: State Library of Victoria.



(c) Northern Territory Library hdl:10070/34390

Figure 40 - The Reserve Bank of Australia building, Darwin.

Source: Northern Territory Library



Figure 41 - 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

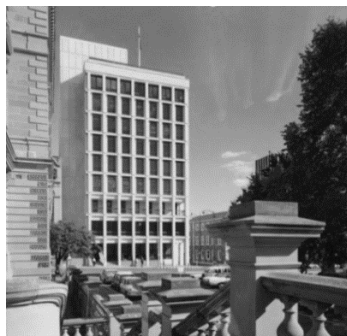


Figure 42 - RBA building Hobart. Source: Trove

5.2 ASSESSMENT OF COMMONWEALTH HERITAGE VALUES

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.

The Commonwealth Heritage criteria for a place are any or all of the following:

<i>Criterion (a) (Processes)</i>	<i>The place has significant heritage value because of the place's importance in the course, or pattern of Australia's natural or cultural history.</i>
<i>Criterion (b) (Rarity)</i>	<i>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.</i>
<i>Criterion (c) (Historical values)</i>	<i>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.</i>
<i>Criterion (d) (Characteristic values)</i>	<i>The place has significant heritage value because of the place's importance in demonstrating the principle characteristics of:</i> <i>(i) a class of Australia's natural or cultural places; or</i> <i>(ii) a class of Australia's natural or cultural environments.</i>
<i>Criterion (e) (Aesthetic characteristics)</i>	<i>The place has significant heritage value because of a place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.</i>
<i>Criterion (f) (Technical achievement)</i>	<i>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.</i>
<i>Criterion (g) (Social value)</i>	<i>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.</i>
<i>Criterion (h) (Significant people)</i>	<i>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.</i>

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

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 10.2).

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

Discussion

The Reserve Bank Head Office building demonstrates Criterion A as it is physical evidence of the 1959 government policy separating the international and central banking functions of Australian banking from the operations of the Commonwealth Bank in the post war era, and the formation of the Reserve Bank of Australia.

It reflects and reveals the buoyant, confident mood of the Australian economy at the time and is the most significant element in the ambitious program of construction initiated to house the functions of the Bank throughout Australia.

The building is an indication of the influence of International Modernism on Australian architecture and urban design in the Post War period and in particular the evolving work of the Commonwealth Department of Works Banks and Special Projects Section which saw the construction of high-quality buildings throughout Australia.

The RBA Head Office 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), re-cladding (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.

Criterion (b) *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.*

Discussion

The Reserve Bank Head Office building is an outstanding surviving example of the Post-War International architectural design in the City of Sydney and throughout Australia. The building shows the distinct influences of International Modernism in its overall design and integrated design detail apparent in its surviving fitout and associated objects and fittings. The Head Office building was the most ambitious and prestigious of a group of office buildings designed by the Commonwealth Department of Works Banks and

Special Projects Section to house the various functions of the newly created Reserve Bank in each of the capital cities and is arguably the best surviving example of the style remaining in Sydney.

The current Commonwealth Heritage listing for the RBA Head Office building identifies *'remnant evidence of original services, and remnant evidence of the former residential flats'* as demonstrating Criterion B. However, the two apartments, squash courts and a firing range were removed from the building in 2002 with approval under the *EPBC Act* to enable the Reserve Bank to consolidate banking and office operations on the site.

Despite modifications and changes to the Head Office building fabric, the building remains a rare example of the International architectural style in central Sydney and retains evidence of the original interior detailing in public spaces and circulation areas that demonstrate the quality of materials and original design intention and CHL Criterion B.

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.*

The RBA Head Office building, and its site, do not demonstrate Criterion C at a level sufficient to warrant listing.

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.*

Discussion

The Reserve Bank Head Office demonstrates the processes of design for a specific function involving a sophisticated approach to aesthetics, structure, servicing and adaptation over time. The place is an important icon for the wider Australian community for the processes and functions that it houses and the impact that they have on the economics of the country.

The building is a landmark in the city of Sydney as a significant part of the urban form of the city and more especially in the streetscapes of Martin Place and Macquarie Street where it occupies a pivotal role amongst other government buildings from all ages of Australia's development.

The design of the Head Office building incorporates the main characteristics of the International style of architecture in Post-World War 11 Sydney. The style is characterised by *'...rectangular prisms clad with curtain walls incorporating large expanses of glass over steel and reinforced concrete frames'*. The massing of the building, its external cladding and fenestration, surviving internal detailing and use of quality materials demonstrate CHL Criterion D.

The current Commonwealth Heritage listing for the RBA Head Office building identifies *'the architectural attributes that demonstrate the International Style'* as demonstrating Criterion D.

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.*

Discussion

The Reserve Bank Head Office building is an important building within the historic streetscapes of Macquarie Street and Martin Place and demonstrates Criterion E by its use of high quality materials in a restrained modern expression of the International style used particularly for corporate office buildings throughout the middle decades of the twentieth century. These aspects of the building's aesthetic characteristics have been identified by both the Council of the City of Sydney and the Australian Institute of Architects. Aspects of this level of significance have also been identified by the Australian Heritage Commission in the research paper prepared by Professor Jennifer Taylor on *Post World War II Multistoried Office Buildings in Australia (1945–1967)*.

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.

Discussion

The Reserve Bank Head Office building demonstrates Criterion F through its exterior appearance, its design and surviving decorative finishes and furnishings. It is an excellent and outstanding example of Post War International Modernism demonstrating a high level of technical and design excellence exhibited at all levels of the building's design, construction and decoration. The finishes and furniture demonstrate the philosophy underpinning modern industrial design in Australia and the technical expertise of the designer Frederick Ward.

Applied art incorporated into the design was an important aspect of the building that has continued to contribute to its aesthetic appeal.

The design and construction of the building and its services were identified at the time of its construction to be significant advances in the application of developing building technologies.

These aspects of the buildings aesthetic and technical characteristics have been identified by the Council of the City of Sydney and the Australian Heritage Commission in the research paper prepared by Professor Jennifer Taylor on *Post World War II Multistoried Office Buildings in Australia (1945–1967)*.

Despite changes over time the place retains its significance in these regards and is recognised for this excellence by special interest groups associated with art, technology, architecture and design.

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.

Discussion

The Reserve Bank Head Office building demonstrates Criterion G by its inclusion on several heritage registers held by specialist groups and local government as an example of the International Modernist architecture in Sydney and New South Wales. The Reserve Bank Head Office building has been identified by the Australian Institute of Architects as representing a significantly high level of mid twentieth-century architectural design and is one of a group of such buildings that this group seeks to have conserved as part of the ongoing fabric of the City of Sydney.

The Reserve Bank Head Office building is also strongly regarded by a large number of current and former officers who have served in the various departments housed in the building.

The Reserve Bank Head Office building also has a wider general acceptance as being significant 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 (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.

Discussion

The Reserve Bank Head Office building demonstrates Criterion H through its strong and special associations with a number of significant persons who were instrumental in determining economic theory and policy for Australian Central Banking functions, particularly the first Governor of the Reserve Bank of Australia and visionary for the building's creation, Dr H C Coombs.

The Head Office of the Reserve Bank of Australia is particularly associated with the following individuals who served as the Governor of the Reserve Bank of Australia:

- P Lowe (September 2016 to present).
- GR Stevens AC (September 2006 to September 2016).
- IJ MacFarlane AC (September 1996 to September 2006).
- BW Fraser (September 1989 to September 1996).
- RA Johnston AC (August 1982 to July 1989).
- HM Knight KBE DSC (July 1975 to August 1982).
- JG Phillips KBE (July 1968 to July 1975).
- HC Coombs (January 1960 to July 1968).

The Head Office building is an example of the post-World War II architecture of the Commonwealth Department of Works, Banks and Special Projects Section, and is particularly associated with the following individuals:

- C McGrowther, Superintendent of Reserve Bank Premises.
- HI Ashworth, Consulting Architect.
- CD Osborne, Director of Architecture Dept of Works.
- RM Ure, Chief of Prelim. Planning Dept of Works.
- FC Crocker, Architect in Charge Bank Section.
- GA Rowe, Supervising Architect Bank Section.
- Frederick Ward, Designer responsible for the design and detailing of selected furniture and interior fit out.

The Head Office building contains a number of artworks that were commissioned in the early 1960s to complement the architectural design of the building and its setting. The most important examples being the podium sculpture and the wall mural located in the main foyer (ground floor) designed by Margel Hinder and Bim Hilder, respectively.

Criterion (i)

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

The Head Office building of the Reserve Bank of Australia located in Martin Place, Sydney, does not demonstrate this criterion.

5.4 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

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)

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 <ul style="list-style-type: none"> – 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 <ul style="list-style-type: none"> – 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 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.

5.6.1 EXCEPTIONAL SIGNIFICANCE

This category includes rare or outstanding items of local or state significance with a high degree of intactness and can be easily interpreted, are worthy of inclusion on any register of buildings of significance, and would warrant inclusion on the Commonwealth Heritage List.

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.³⁵
- 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.

³⁵ Refer also to the RBA Head Office Inventory of Heritage Furniture (NBRSARCHITECTURE, 3 November 2017) for a list of significant furniture.



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

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 c2009. (Source: Sydney Living Museums)

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 National 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 of state or regional significance, 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 Workplace³⁶, 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.

³⁶ RBA Head Office Inventory of Heritage Furniture, prepared by NBR SARCHITECTURE, 3 November 2017.

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, and may fulfil criteria for state listing. 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.

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 Native 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. This category does not fulfil the criteria for local or State listing.

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. Intrusive elements do not fulfil criteria for local or State listing.

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. The heritage curtilage associated with the RBA Head office building

The most common type of heritage curtilage coincides with the lot 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 together with the open area below the podium and the garden area immediately to the east of the ground floor level, between the eastern elevation of the building and Macquarie Street which formed the presentation of the building to the surrounding streets.

6.0 HERITAGE MANAGEMENT ISSUES

6.1 GENERALLY

The following section summarises information relevant to the development of heritage management policies for the Reserve Bank of Australia Head Office building and its setting. The development of an appropriate set of management policies, consistent with Commonwealth Heritage management principles, must include consideration of the following key factors including:

- Statement of significance;
- Physical condition of the place;
- Owner’s requirements;
- Statutory heritage controls; and
- Other statutory requirements.

6.2 OPPORTUNITIES & CHALLENGES ARISING FROM THE SIGNIFICANCE OF THE PLACE

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. New 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 National Heritage values of a National 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 the World Heritage List and the National Heritage List. The subject site is also located near the ‘Governors’ Domain and Civic Precinct’ which has been nominated for inclusion on the National Heritage List. The heritage values of items on the Commonwealth or National Heritage lists are the only aspects of those places that are protected.

6.3 OPPORTUNITIES & CHALLENGES ARISING FROM THE OWNERS REQUIREMENTS

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 New 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 planning and management of works relating to the Head Office are to be referred to the Facilities Manager of the Workplace Department prior to the commencement of works. Where required under the *EPBC Act 1999*, the works would be referred to the Australian Heritage Council for comment and advice as proposed in the current version of the Reserve Bank of Australia Heritage Strategy.

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.

Issues relating to the future use and adaptation of the Head Office building were fully canvassed at a hearing of the Parliamentary Standing Committee on Public Works held in November 2000³⁷ including the concerns of the Council of the City of Sydney and those of the National Trust of Australia (NSW). The issues raised at that time, by the Reserve Bank of Australia and other heritage stakeholders, have been taken into consideration in this document, with particular regard to adaptation of the internal arrangement to enable the continued use of the building by the Reserve Bank of Australia.

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 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;
- 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 our 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.

³⁷ Parliamentary Standing Committee on Public Works - Reserve Bank of Australia Proposed Head Office Building Works - 30th November 2000

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.

6.4 OPPORTUNITIES & CHALLENGES ARISING FROM 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.

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.

6.5 OPPORTUNITIES & CHALLENGES ARISING FROM THE PHYSICAL CONDITION OF THE BUILDING

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. Internal changes are required to provide accessible facilities consistent with the access to premises provisions of the Building Code of Australia.

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. A statement of heritage impact should be prepared where proposed works involve changes to fabric identified as having high or exceptional heritage significance in this report.

6.6 OPPORTUNITIES & CHALLENGES ARISING FROM THE EPBC ACT

The site of the Reserve Bank of Australia Head Office is owned and controlled by the Commonwealth and is subject to the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act).

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 Office building is included on the Commonwealth Heritage List for demonstrating Commonwealth heritage values. The CHL is not a statutory list. The RBA is obliged under S341ZC of the EPBC Act to '*...minimise adverse impact on identified Commonwealth Heritage values of the place*'. We note the assessment must also take into consideration potential impacts on other Commonwealth Heritage places or National Heritage places in proximity to proposed works.

Commonwealth Heritage Management Principles

Schedules 5B and 7B of the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cwlth) set out seven Commonwealth and National 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 NSW 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.

6.7 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 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. Nevertheless, general consultation is pursued by the Bank to allow local authorities to be informed of major works proposed for the place.

The EPBC Act does not define major and minor works, however it sets out significant penalties for actions that have a significant impact on Commonwealth or National Heritage values of a place. The Commonwealth Department of the Environment and Energy recommends the following issues are investigated in undertaking a self-assessment of any works and in determining if the works are likely to have a significant impact on heritage values:

- 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?

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 refer the proposal to an independent Heritage Specialist for an assessment. The RBA classifies projects as follows:

Major capital works

Major capital works are projects with an estimated value of over \$15 million and will be submitted to the Public Works Committee (PWC).

Medium works

Building projects having an estimated cost of between \$2 million and \$15 million (excluding GST). The Bank will 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 will be guided by, and consistent with, the policies and recommendations contained in this Heritage Management Plan and best-practice management principles set out in the EPBC Act.

6.7.1 ASSESSMENTS OF HERITAGE IMPACT

Works to the RBA Head Office building must be assessed for their heritage impact prior to being carried out. An assessment is required to determine whether the works are likely to significantly impact on the site's Commonwealth Heritage values, that is, if the works constitute a 'Controlled' action or a 'Non-controlled' action. 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).³⁸

This assessment may take the form of either:

- 1) Self-assessment. Self-assessment can be undertaken by the Owner or a heritage specialist to determine if the works constitute a 'Controlled' action or a 'Non-controlled' action; or
- 2) Referral to the Department of the Environment and Energy. The referral would be publicly advertised for 10 days, and the Minister would provide written advice within 20 days as to whether the works are a:

Works would be referred to the Minister for approval. The Commonwealth may ask for further information to facilitate assessment and approval by the Minister.

The level of assessment is dependent on the scale and complexity of the proposed works and may require one of the five following levels of assessment:

- i. assessment on referral information (no further information required)
- ii. assessment on preliminary documentation
- iii. assessment by Environmental Impact Statement (EIS)
- iv. assessment by Public Environment Report (PER)
- v. assessment by public inquiry.

6.8 OPPORTUNITIES & CHALLENGES ARISING FROM 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 NCCA 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.

6.9 OPPORTUNITIES & CHALLENGES ARISING FROM NON-STATUTORY HERITAGE LISTINGS

6.9.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The Reserve Bank of Australia Head Office building is classified as an item of heritage by the National Trust of Australia (NSW). Listing by the National Trust does not impose any statutory requirements on the building or its' Owner. Places and items classified by the National Trust of

³⁸(ref <http://www.environment.gov.au/epbc/about/glossary>)

Australia (NSW) 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.

6.9.2 AUSTRALIAN INSTITUTE OF ARCHITECTS

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.

7.0 HERITAGE MANAGEMENT POLICY

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

This heritage policy is designed to assist the Reserve Bank of Australia to manage changes to the Head Office, Martin Place, with minimal adverse impact on the Commonwealth Heritage values of the place, in keeping with Schedule 7B (Regulation 10.03D) of the EPBC Act. That Schedule sets out the seven general Commonwealth Heritage management principles which underpin the specific policies contained in this report:

1. *The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.*
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 (1999)*, which is generally accepted as the guide for the conservation of culturally significant places in Australia.

7.3 POLICY RECOMMENDATIONS

The heritage significance of the Head Office of the Reserve Bank of Australia is in part reliant on the character and quality of its surviving fabric. Wherever the issue of removing or altering significant fabric from its original form and location arises, a carefully considered study of the effects that such action will have on the overall significance of the place needs to be undertaken. Such an assessment will review the identified significance level of the part to be removed or altered, the impact that the action will have on the element itself and the resulting impact on the place as a whole. Constraints arising from the statement of significance shall aim to reduce any adverse effect to the place as a whole that may arise from the action.

In general terms, an adverse effect on any item or aspect of greater significance may be permitted provided:

- It makes possible the recovery of aspects of greater significance,
- It helps to secure the future security of the place,
- There is no feasible alternative, and
- Care is taken to minimise the adverse effect.
- Recovery of original character of the building should be a high priority.

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:

- 7.3.1 *Basis of Conservation Approach*
- 7.3.2 *Future Use of the Building*
- 7.3.3 *Co-ordination of the Planning*
- 7.3.4 *Continuing Conservation Advice*
- 7.3.5 *Statutory Consent*
- 7.3.6 *General Maintenance and Repair Principles*
- 7.4.1 *Removal of Significant Heritage Fabric*
- 7.4.2 *Adaptation and Alterations*
- 7.4.3 *Exterior Fabric*
- 7.4.4 *Interior Fabric*
- 7.4.5 *Services*
- 7.4.6 *Integrated Art Works*

- 7.4.7 Views and Vistas
- 7.4.8 Moveable Heritage
- 7.4.9 Protection of Commonwealth Heritage values
- 7.4.10 Review of Heritage Management Plan
- 7.4.11 Interpretation and Promotion of Commonwealth Heritage values
- 7.4.12 Access and Security Arrangements
- 7.4.13 Protocols for the Management of Sensitive Information
- 7.4.14 Community Consultation
- 7.4.15 Records of Intervention and Maintenance

The treatment of existing component spaces, fabric and contents of the Head Office building should be in accordance with their assessed level of significance and generally as set out in the following table. The definition of terms set out below have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)*.

LEVEL OF SIGNIFICANCE	ACCEPTABLE ACTION
Exceptional significance	Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
High significance	Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable provided the change is compatible with retaining the overall significance of the place.
Moderate significance	Preservation, restoration or reconstruction or adaptation to assist in ensuring the continual use and security of the building provided that no adverse effect is created to more significant fabric.
Little significance	More radical adaptation treatment of fabric with some significance may be acceptable to ensure the continual usability and security of the place as a whole.
Intrusive	Modification or removal in order that the significance of the building is enhanced by reduction of adverse effect.

7.3.1 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 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 1999 (Burra Charter).

Policy 2 The Statement of Cultural Significance and the assessments of individual elements contained in this Heritage Management Plan should be accepted as one of the primary bases for future decision making for planning and work.

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.*

7.3.2 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 identify 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 to the place 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 *In order to retain a primary aspect of the place's Cultural Heritage significance it is desirable that the building continue in its original use as the head office of The Reserve Bank of Australia, though not necessarily with the present range of facilities. There should be sufficient flexibility to allow other compatible office uses not necessarily associated directly with the Bank to be accommodated within the building provided that the building retains, and where possible recovers its original character, quality and significance.*

Policy 7 *New uses that would result in a strong adverse effect on the established character of the building are not to be preferred.*

Policy 8 *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.*

Policy 9 *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 Act and continue to occupy the place.*

7.3.3 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 10 *A co-ordinated process of decision-making including heritage conservation advice should be established to guide future planning for the place.*

7.3.4 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 11 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 receive training on obligations under the EPBC Act.

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 expertise in the relevant field rather than selecting service provision based on cost alone.

Policy 12 Consultant advice and contractual work involving 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.

7.3.5 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. Nevertheless, 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 13 Any changes to the place which may potentially affect the Commonwealth Heritage values of the Reserve Bank Head Office should be referred to the Australian Heritage Council for advice and approval.

7.3.6 GENERAL MAINTENANCE AND REPAIR PRINCIPLES

The Workplace Department of the Reserve Bank of Australia currently maintains the building, and implements a cyclical maintenance program. Processes for these activities should be formalised within the existing asset maintenance manual 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 14 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 15 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 16 The building can be repaired and maintained provided there is no significant impact to the identified heritage values of the place.

Policy 17 Maintenance and repair of sculptural works should be scheduled and undertaken by suitably experienced conservators when required.

Policy 18 Where unforeseen significant heritage fabric or relics are discovered during the course of works, works shall cease where practicable until the subject fabric has been viewed and assessed by a suitably experienced heritage consultant, and their conservation recommendation implemented. Where appropriate refer to Policy 7.1.

Policy 19 A maintenance register shall be maintained, recording changes to the place in accordance with the requirements of the EPBC Act.

7.4 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.

7.4.1 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 20 Before any original or early fabric ranked as having 'Exceptional' or 'High' Significance in this Heritage Management Plan is considered for removal, a detailed assessment of the impact of the action shall be undertaken and the effects of the removal evaluated against the identified significance of the area involved, the place as a whole, and the identified heritage values for the Reserve Bank of Australia Head Office building.

7.4.2 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 21 Adaptation and alterations to the building should be guided by an understanding of the original fabric and its identified levels of significance. Adaptations and alterations that have a strong adverse impact on identified aspects of the building's significance should be avoided.

Policy 22 *Sympathetic and compatible contemporary design solutions that reflect the original design intent are to be preferred to simple reproduction of earlier forms and details.*

Policy 23 *Minor structural changes, including partial removal of floor slabs and columns, are acceptable subject to assessment of potential impacts on Commonwealth Heritage values and the extent of the proposed works.*

Policy 24 *Future additions to the RBA Head office should be located to the south of the existing building to minimise visual impacts on its main façade (north elevation).*

7.4.3 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. Nevertheless, 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 under the *Disability Discrimination Act*. 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, and are designed by a suitably qualified heritage architect.

Policy 25 *Minor external adaptation of the tower and podium is acceptable provided it does not adversely affect views to or from the Reserve Bank Head Office building from Martin Place, and its likely heritage impact is assessed prior to changes being carried out.*

Policy 26 *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.*

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 27 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 28 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 29 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 30 New openings in the east (Macquarie Street) and west (Phillip Street) elevation are acceptable at ground level subject to an assessment of likely heritage impacts on the appearance of the building and impacts on significant exterior building fabric.

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 31 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 32 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 33 Future changes to the Macquarie Street Garden area should consider the original design concept as an opportunity to regain significance.

7.4.4 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. Where functions have ceased to operate or materials are beyond reasonable conservation, changes may be made which are sympathetic to the surviving original character but are 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 34 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 35 New interiors created within the building should have consideration for the original design intentions but may be a contemporary interpretation of that intent using high quality materials and good design.

Floor Finishes

The floor structure throughout the building is generally of reinforced concrete, some areas have an overlay of timber parquetry, while the main entry area, lift lobby and the Board Room have marble and granite flooring. The majority of office areas are carpeted with replacement commercial grade carpet.

Policy 36 Stone floor finishes identified as having 'Exceptional' or 'High' heritage significance in this Heritage Management Plan should be retained in situ, or carefully retained under new finishes.

Policy 37 Floor finishes identified as having 'Moderate' or 'Little' heritage can be retained, adapted or removed. Fabric proposed for removal should be self-assessed for potential heritage impacts 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. Areas of linen fabric wall coverings have been replaced at least once and no longer represent the original fabric, although they are important in maintaining the architectural character of spaces located at Levels 11 and 12. There is no surviving original vinyl wall cladding 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 and re-finishing the timber to its original appearance has been relocated

Policy 38 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 39 New wall tiling where selected should be compatible with the established character of the building.

Policy 40 Timber panelling can be salvaged and relocated within the Reserve Bank of Australia Head Office 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. Many areas now have plasterboard ceilings with raised panels.

Policy 41 Ceilings installed as part of the 1962-64 works are to be retained and conserved. Non significant ceilings located in spaces ranked as having 'Exceptional' or 'High' heritage can be retained, adapted or replaced. Suspended acoustic ceilings can be retained or replaced. The design of new ceilings should consider the overall character of the building to enhance the architectural character and design intention of the original building.

Policy 42 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 43 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 44 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 45 Leather finished doors comprising spaces ranked as having 'Exceptional' or 'High' heritage' significance will be retained in situ. Where adaptation of the building results in the removal leather finished doors, doors are to be salvaged for future re-use or disposed of off-site. 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 moved, they should be installed in a manner compatible with the original design character.

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.

7.4.5 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 character and significance of the spaces.

Policy 49 Where new services are introduced into the building, the works should be carried out in a manner that does not unnecessarily impact on the original character of the place.

7.4.6 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 50 *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 51 *A continuing programme of public exhibitions of the Bank's collections should be part of any curatorial policy for the Bank.*

7.4.7 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 at the State and Local levels. 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 National 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 National Heritage values demonstrated by other places located nearby.

Policy 52 *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 53 *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.*

7.4.8 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 54 *Fixed artworks and artworks/objects with a specific association with the original character of the Reserve Bank Building shall be retained and conserved and appropriately displayed within areas of the building for which they were commissioned or purchased.*

Policy 55 RBA professional staff with appropriate qualifications and experience shall, 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 56 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 57 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 58 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.

7.4.9 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 59 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 60 Subsequent listing on any heritage inventory should reflect the information contained in this assessment and any other information confirmed from existing archival collections.

Policy 61 Integrated artworks and significant heritage fabric of the Head office shall be retained in situ in the existing building regardless of who owns the building situated at 65 Martin Place Sydney.

Policy 62 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 63 The design of alterations 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.

7.4.10 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 64 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 65 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 66 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.

7.4.11 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 67 The Reserve Bank of Australia shall 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 68 The Reserve Bank of Australia shall 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.

7.4.12 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 69 *The Reserve Bank of Australia may adapt the ground floor entrance and banking chamber to meet security requirements 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 70 *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.*

7.4.13 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 71 *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.*

7.4.14 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 may involve community consultation.

Policy 72 *The Reserve Bank shall 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>
- NSW 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 National Trust of Australia, <https://www.nationaltrust.org.au/nsw/> ; Australian Institute of Architects, <https://www.architecture.com.au/> and the National 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 Ask First: A guide to respecting Indigenous heritage places and values (Australian Heritage Commission, 2002) will be used by the Bank as a guideline when consulting in particular with indigenous groups.

Policy 73 *The Reserve Bank shall, 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.

7.4.15 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 74 The Head of the Workplace Department shall 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.*

8.0 POLICY IMPLEMENTATION

8.1 RESPONSIBILITY FOR IMPLEMENTATION OF POLICIES

The Workplace Department of the Reserve Bank of Australia is generally 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.

8.2 FUNDING

In keeping with the Reserve Bank of Australia Heritage Strategy 2008-2012, 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.

8.3 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 7.4.10 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.

8.4 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 should be reviewed by the Reserve Bank of Australia Heritage Panel, 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.

8.5 PROPOSED STAGING OF WORKS

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 were guided by the policies contained in the Conservation Management Plan (2001) and the Heritage Management Plan (2010) prepared for the RBA Head Office building by NBR SARCHITECTURE. All future works would be guided by this Heritage Management Plan following its adoption.

The priority for the implementation of policies for conservation works is generally set out below, and the level of priority is summarised as:

Priority	Timing	Action
<u>Priority 1</u>	< 1 year	Actions to be taken to rectify problems that could result in imminent risk of damage, loss or deterioration of significant fabric, areas or infrastructure.
<u>Priority 2</u>	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.
<u>Priority 3</u>	5-10 years	Actions planned as part of a long-term conservation or maintenance program, to maintain and enhance significance.

8.6 SUMMARY OF RECOMMENDED CONSERVATION WORKS

8.6.1 GENERAL GUIDELINES

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*.

8.6.2 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 included 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.

8.6.3 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.

8.6.4 SETTING OF THE HEAD OFFICE

- Priority 1** None recommended.

- Priority 2** None recommended.

- Priority 3** a) Continue to implement the long-term conservation and maintenance program, including maintenance and care of garden (cnr Macquarie Street and Martin Place)

8.7 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:

Department of Sustainability, Environment, Water, Population and Communities
Australian Heritage Council
GPO 787 Canberra ACT 2601
Phone: 02 6274 1111
<http://www.environment.gov.au>

Australia ICOMOS is a private organisation 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 specialised expertise where required:

NSW Department of Environment and Heritage
Heritage Branch
3 Marist Place, PARRAMATTA NSW 2150 or
Locked Bag 5020 PARRAMATTA NSW 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 NSW 2000
GPO Box 1591, Sydney NSW 2001
Phone: 02 9265 9333
Email: council@cityofsydney.nsw.gov.au
<https://www.cityofsydney.nsw.gov.au/>

9.0 BIBLIOGRAPHY

9.1 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

National Australian Archives

NSW 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.

9.3 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>

NSW Heritage Branch, <http://www.heritage.nsw.gov.au>

NSW 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

10.0 APPENDICES

10.1 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	Section 6.6
(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 and 10.3
(d) Provide a description of the Commonwealth Heritage values and any other heritage values of the place; and	Complies: Sections 5.2 & 5.3
(e) Describe the condition of the Commonwealth Heritage values of the place; and	Complies: Sections 4.4 & 5.3
(f) Describe the method used to assess the Commonwealth Heritage values of the place; and	Complies: Sections 2.4, 5.3 & 5.4
(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 6.3
(h) Have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following: <ul style="list-style-type: none"> (i) The management and conservation processes to be used; (ii) The access and security arrangements, including access to the area for indigenous people to maintain cultural traditions; (iii) The stakeholder and community consultation and liaison arrangements; (iv) The policies and protocols to ensure that indigenous people participate in the management process; (v) The protocols for the management of sensitive information; (vi) The planning and management of works, development, adaptive reuse and property divestment proposals; (vii) How unforeseen discoveries or disturbance of heritage are to be managed; (viii) How, and under what circumstances heritage advice is to be obtained; (ix) How the condition of Commonwealth Heritage values is to be monitored and reported; (x) How records of intervention and maintenance of a heritage places register are kept; (xi) The research, training and resources needed to improve management; (xii) How heritage values are to be interpreted and promoted; and 	Complies: Section 6.6 & 7.3.1 Complies: Section 7.4.12 Complies: Section 7.4.14 Complies: Section 7.4.14 Complies: Section 7.4.13 Complies: Section 6.0, 7.0 & 8.3 Complies: Section 7.3.6 Complies: Section 6.7 Complies: Section 7.4.15 Complies: Section 7.4.15 Complies: Section 7.3.4 & 8.6.1 Complies: Section 7.4.11
(i) Include an implementation plan; and	Complies: Section 8.5 & 8.6
(j) Show how the implementation of policies will be monitored; and	Complies: Section 8.3
(k) Show how the management plan will be reviewed.	Complies: Section 8.3

10.2 COMMONWEALTH HERITAGE LIST INVENTORY SHEET

5/31/2019

Australian Heritage Database

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	

https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DNSW%3Blist_code%3DCHL%3Blegal_status%3D... 1/10

5/31/2019

Australian Heritage Database

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

https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DNSW%3Blist_code%3DCHL%3Blegal_status%3D... 2/10

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

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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

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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 accommodate 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.

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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 theatre, 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 fluorescents 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 plaster 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.

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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 Balsion, 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 overlaid. The original Wombeyan marble cladding was deteriorating due to a

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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.

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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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Report Produced Fri May 31 10:30:28 2019

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10.3 OUTLINE HISTORICAL BACKGROUND OF SITE PRIOR TO 1959

10.3.1 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.³⁹ The Gadigal are one of about 29 clan groups that are collectively referred to as the Eora Nation. 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 'KENS' site between Kent, Erskine, Napoleon 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, Gadical culture survived.

From the 1930s, Aboriginal people from across NSW 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.

10.3.2 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 New 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.

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

³⁹ 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)

Generals, the original Wesleyan Chapel built in 1821, a school house, and a number of small Georgian cottages. St James Anglican Church, 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.

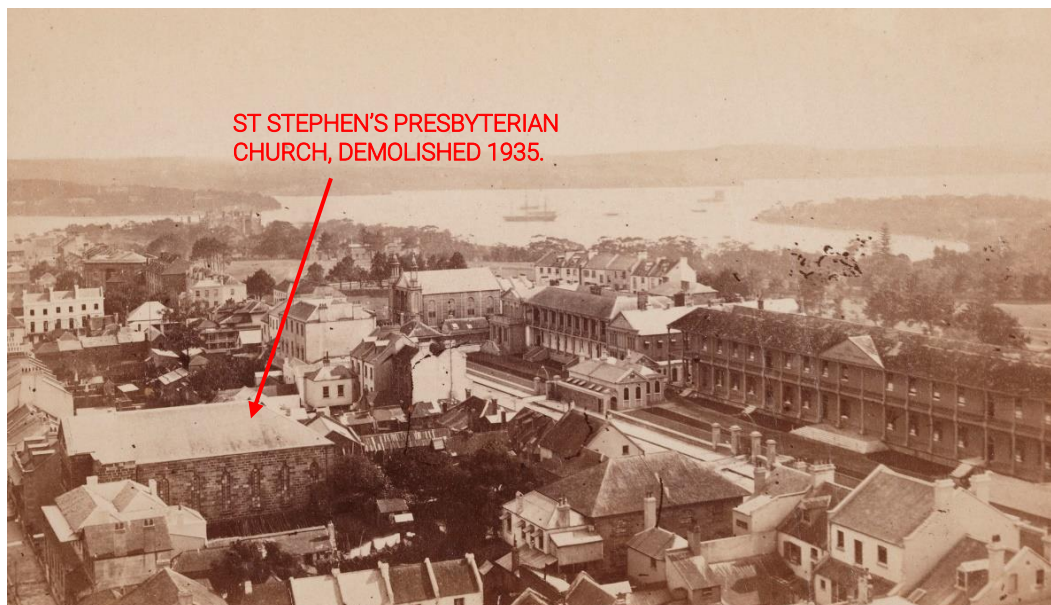


Figure 48 - General view of Macquarie Street, c1871, photographer unknown. Note the site of St Stephen's Church in Phillip Street is now occupied by the Reserve Bank of Australia Head office building.

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."⁴⁰

⁴⁰Maclehose J., Picture of Sydney and Stranger's Guide in NSW for 1839, p75



Figure 49 - 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.

10.3.3 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.

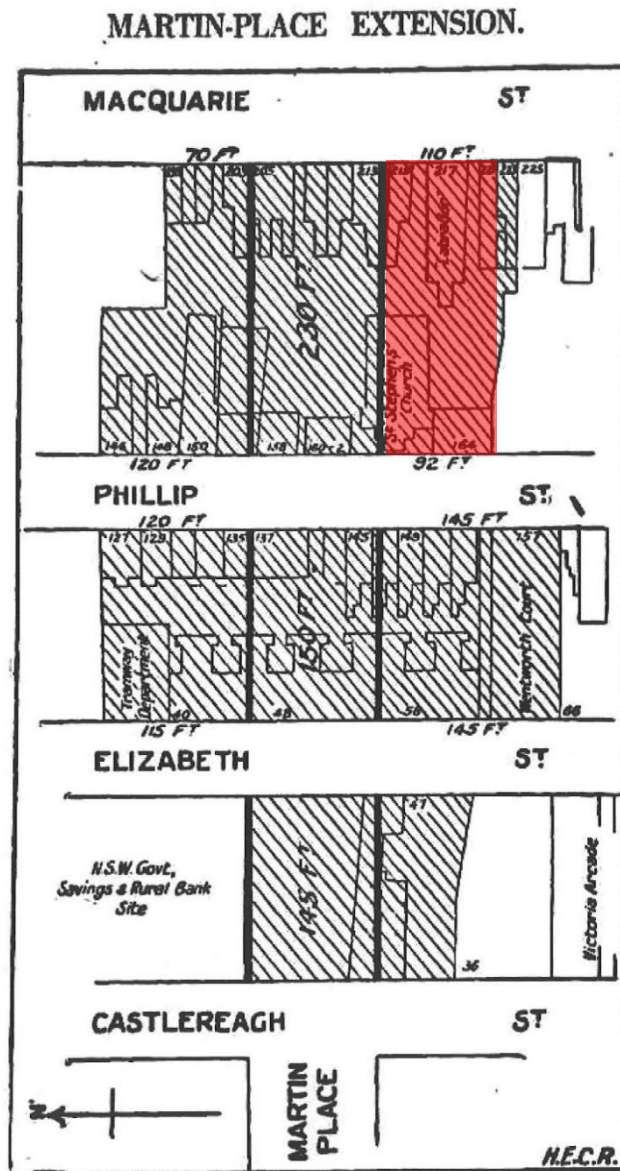


Figure 50 – Diagram showing the areas resumed by the Council of the City of Sydney in the 1920s to facilitate the eastern extension of Martin Place. The site purchased for the RBA in 1957 is shown shaded.
Source: Sydney Morning Herald, 28 June 1923, p.12

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 Street⁴¹. 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

⁴¹ 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

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.⁴² 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 NSW 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 NSW 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.

10.3.4 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 residue of the Martin Place Resumption Scheme had an area of 1 rood 36 perches, known as Lots 10 and 11 Martin Place, Sydney⁴³.

A further two sites were purchased by the Reserve Bank when it was extended in the late 1970s.

10.3.5 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

⁴² Webber P., *The Design of Sydney: Three Decades of Change in the city Centre*, p80

⁴³ Contained in Certificate of Title Volume 5931 Folio 59, held by Land & Property Information branch of the NSW Department of Finance & Services.

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 c1876⁴⁴, 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 1880.⁴⁵

Henry Williams' free standing Georgian House remained on Lot 4 (see Figure 51) 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 1880.⁴⁶

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.⁴⁷ Initially numbered 239 & 237 Macquarie Street, these terraces were re-numbered 215 & 213 Macquarie Street in 1880.⁴⁸

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 51)

⁴⁴ Sydney City Council Rate Books, Bourke Ward, 1871, 1876, 1877-9.

⁴⁵ Sands Sydney and Suburban Directory.

⁴⁶ *ibid.*

⁴⁷ Sydney Council Rate Books, Bourke Ward, 1871, 1876, 1877-79.

⁴⁸ Sands Sydney and Suburban Directory

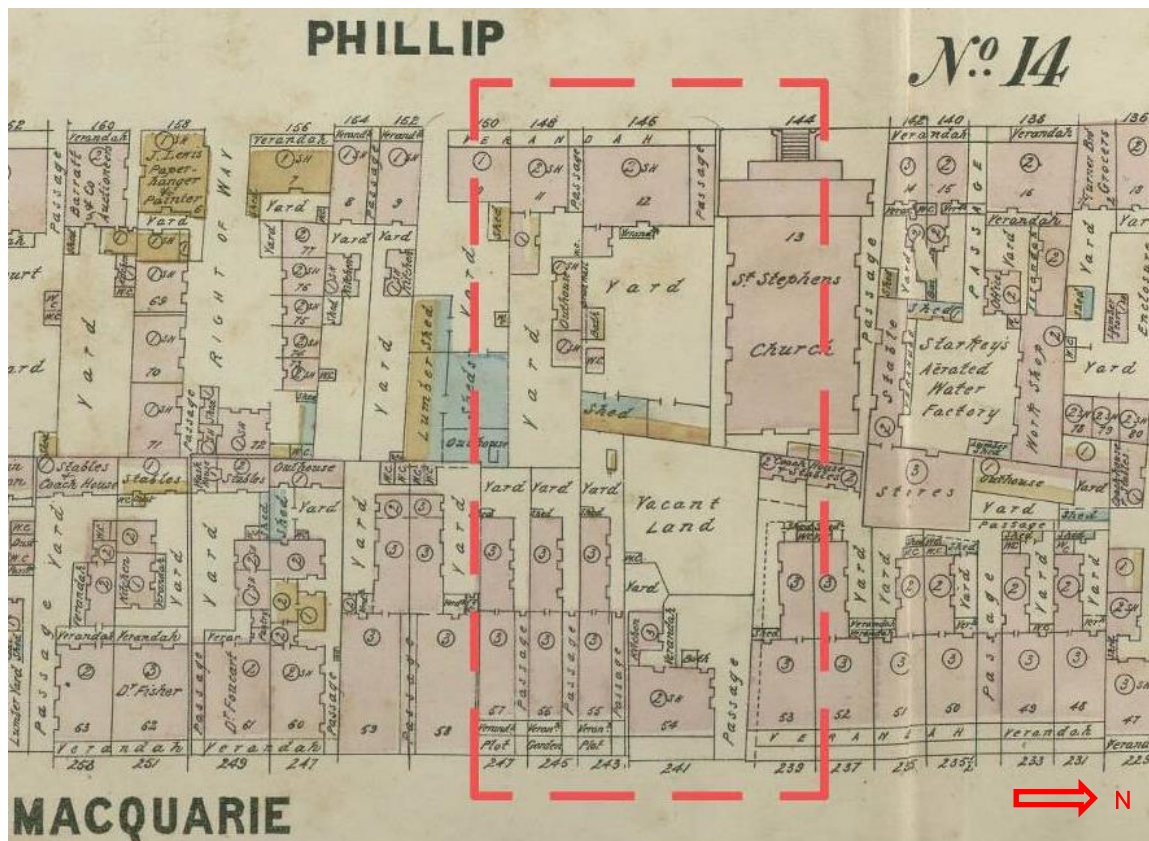


Figure 51 - Percy Dove's 1880 map of the subject site showing area later occupied by the Reserve Bank dotted.
Source: Mitchell Library SLNSW

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 houses⁴⁹ 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.

⁴⁹ Sands Sydney and Suburban Directory 1880,1882.

“Labrador”, No 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 52 – 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

10.3.6 PHILLIP STREET PROPERTIES, 1840 - 1959

The Phillip Street land formed part of the original allotments 26, 27, 28 & 29 of the Sydney Subdivision. Lot No. 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 No. 27 was granted to John Kellick on 30th January 1840. Numbered 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



Figure 54 - 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.

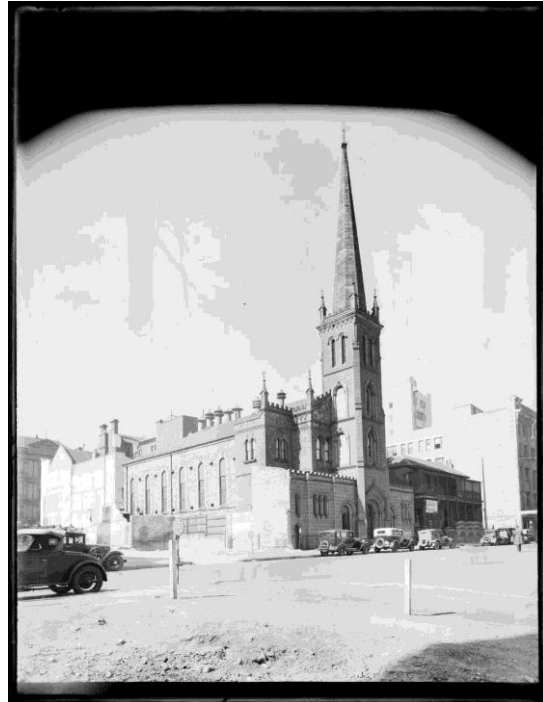


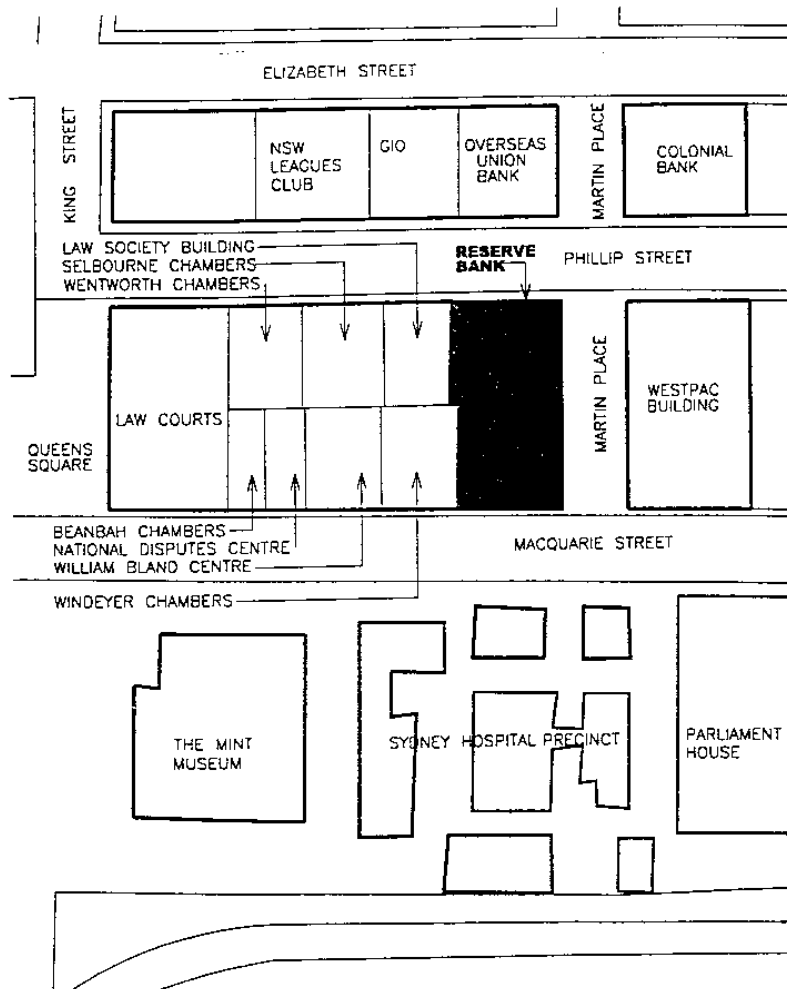
Figure 55 - General view of St Stephen's (Presbyterian) Church, Phillip Street Sydney, c1934, by Herbert H Fishwick. The church was demolished in 1935.

Source: SLNSW, PIC/15611/17896

10.4 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

10.5 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 No. 95
 Oswald Bloxsome & W. Iceton
 1852 Land leased back to John Kellick
 1853 Conveyance dated 26th May Bk 37 No. 691
 Falkner Hope Bartlett
 1866 Conveyance dated 12th December Bk. 192 No. 648
 To John Williams
 1879 Conveyance dated 15th July Bk 192 No. 915
 To John Starkey
 1879 PRIMARY APPLICATION No. 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 No. 10667 dated 31st October
 The Permanent Trustee Company of NSW Limited
 1903 Transfer No. 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 No. 589386 dated 11th July
 To E.M. Starkey
 1915 CERTIFICATE OF TITLE Vol 2574 Folio 244 dated 18th May
 Ethel May Starkey
 1915 Transfer No. A 184001 dated 3rd February
 To William Williamson builder
 1922 Transfer No. A 830728 dated 1st June
 To Fanny Williamson of Vaucluse, widow & Kate Ruthford Munro wife of Roy Munro of Vaucluse, builder
 1922 Transfer No. A830728 dated 20th June
 To John Bryson of Mosman, gentleman, Russell Sinclair of Nth 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 GRANT dated 30th May
To James Breckenrigg Jnr
- 1845 Indenture dated 7th March Bk 8 No 601
James Breckenrigg Jnr to Charles John Backney (?)
- 1879 Indenture dated 15th April
Charles John Backney? to John Starkey
- 1879 PRIMARY APPLICATION No. 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 No. 10667 dated 31st October
The Permanent Trustee Company
- 1903 Transfer No. 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 No. 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 No. A189987 dated 20th July
To Reginald Leslie Baker, physical culture expert
- 1920 Transfer No. A569250 dated 27th April
To John McGrath Ltd
- 1922 Transfer No. A797652 dated 21st February
To Louis Tranham Latter and John Andrews Broome school teachers, of
part (Lot 28 and half Lot 29)
- 1922 Transfer No. 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 No. 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 20³/₄ perches being Lot 4 and part of Lot 5 Section 41

1898 Application by Transmission No. 10667 dated 31st October
The Permanent Trustee Company of NSW Limited

1903 Transfer No. 375440 dated 31st August
To Alfred Ernest Starkey of Sydney, gentleman

Leased to Caroline Wilson of Sydney, boarding house keeper (No. 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)

-
- 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 Nugent 30th May 1840
Lot 9 granted to Thomas Burdekin 31st July 1840
Pt Lot 10 granted to Frederick Manton 30th Nov 1840
Pt Lot 21 granted to Mary Roberts 30th Nov 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 Nugent 30th May 1840
Pt Lot 10 granted to Frederick Manton 30th Nov 1840
Pt Lot 21 granted to Mary Roberts 30th Nov 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 No. 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 No. H517381 dated 11th August
To Reserve Bank of Australia

1989	Converted to computer folio 1/444499 dated 24 th October
Washington House	221- 223 Macquarie Street
1821	CROWN GRANT dated 9 th January To Benjamin Carvosso, Walter Lawry & Ralf Mansfield being allotment 3 of Section 41
1925	PRIMARY APPLICATION No. 27421 dated 14 th December Application for Certificate of Title by the Municipal Council of Sydney Notice of resumption of land Vol 4872 Folio 42
1939	CERTIFICATE OF TITLE Vol 5036 Folio 199 dated 28 th April Anthony Charles of Sydney, investor, pt lot 3
1941	Transfer No C 981 880 dated 22 nd January Barney Goldroad Barrripp of Bellevue Hill, investor
1943	Application by Transmission dated 29 th January The Union Trustee Company of Australia Ltd, Samuel Goldroad Barrripp of mascot, hotel keeper, Fay Deborah Levy wife of Leonard Henry Jaques Levy of Bondi, investor and Louis Sydney Allen of Sydney solicitor.
1946	Death of SG Barrripp dated 20 th February
1946	Transfer No. D 465643 dated 1 st March To Colin Anderson of Gunnedah, medical practitioner
1947	Transfer No. D 625718 dated 4 th February To Francis Clunes Kirkpatrick of an undivided one tenth share (Vol 5730 Folio 179)
1946	Transfer No D625726 dated 29 th 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 30 th September Colin Anderson of Gunnedah, medical practitioner
1958	CERTIFICATE OF TITLE Vol 7473 Folio 249 dated 5 th March Colin Anderson of seven undivided one tenth shares
1964	Transfer No. J 571420 dated 5 th February To the Reserve Bank
1964	CERTIFICATE OF TITLE Vol 9672 Folio 100 dated 3 rd April Reserve Bank of Australia Converted to Computer Folio 1/ 32720

10.6 SANDS DIRECTORY LISTINGS

PHILLIP STREET			
1858	United Presbyterian Church	1865	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 Willis	156 (174)	Henry Elliott
	Paynes Building		Paynes Building
1870	United Presbyterian Church	1875	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	St Stephens	1882	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	St Stephens	1890	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	Selbourne Chambers	174	Selbourne Chambers
1895	St Stephens	1902	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. Nicholson
174	Selbourne Chambers	174	Selbourne Chambers
1905	St Stephens	1910	St Stephens
164	J.Starkey - aerated water & cordial maker	164a	J.Starkey - aerated water & cordial maker
off	Venn.E		
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	Selbourne Chambers	174	Selbourne Chambers
1912	St Stephens	1914	St Stephens
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	Selbourne Chambers	174	Selbourne Chambers

PHILLIP STREET

<p>1915 St Stephens 164a 164 170 172 174 Selbourne Chambers</p>	<p>1916 St Stephens 164a 164 Theosophical Society headquarters & Sydney Branch 170 Motor garage & Hire Company 172 174 Selbourne Chambers</p>
<p>1917 St Stephens 164a 164 Motor Garage & Hire Co. - Porter & Davis 170 172 174 Selbourne Chambers</p>	<p>1918 St Stephens 164a Phillip Motor Garage - R.O. Hughes 164 170 172 174 Selbourne Chambers</p>
<p>1919 St Stephens 164a Hughes Motor Services 164 Mrs E.M. Reed 170 172 174 Selbourne Chambers</p>	<p>1920 St Stephens 164a Hughes Motor Services 164 Mrs M Kelly - residential chamber 170 172 174 Selbourne Chambers</p>
<p>1923 St Stephens 164a Hughes Motor Services 164 Mrs M Kelly - residential chamber (5 barristers) 170 172 174 Selbourne Chambers</p>	<p>1924 St Stephens 164a Hughes Motor Services 164 Mrs M Kelly - residential chamber (3 barristers) 170 Chancery Chambers - ground + 4 floors 9 solicitors & barristers 172 174 Selbourne Chambers</p>
<p>1925 St Stephens 164a Hughes Motor Services 164 Mrs M Kelly - residential chamber (3 barristers) 170 Chancery Chambers - ground + 4 floors 9 solicitors & barristers 172 174 Selbourne Chambers</p>	<p>1927 St Stephens 164 Checker Cab Co. (A/sai Ltd) 164 Mrs M Kelly - residential chamber (3 barristers) 170-72 Chancery Chambers 174 Selbourne Chambers</p>
<p>1928 St Stephens 164 Hughes Motor Services 164 Mrs M Kelly - residential chamber (3 barristers) 170-72 Chancery Chambers 174 Selbourne Chambers</p>	<p>1932/3 St Stephens 164 Hughes Motor Services 164 Offices 170-72 Chancery Chambers 174 Selbourne Chambers</p>

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 - dentis	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 Nash 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 Nash 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 Nash surgeon, James N. Wilson - dental surgeon 221 6 medical 223 6 medical

10.7 SYDNEY CITY COUNCIL RATE BOOK SEARCH
10.7.1 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 Goold	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
172	G.Benton	J. Starkey	House	1	3
174	Selbourne Chambers	Commercial Building & Invest. Co		3	38
1899-1901 - Rate Book					

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
	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	Selbourne 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	Selbourne 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	Selbourne 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					
174	Selbourne 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

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
166		John M. McGrath Ltd	Land		
168					
170					
172					
174	Selbourne 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	Selbourne 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		NSW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited	Offices	5	68
174	Selbourne 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		NSW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited		5	64
174	Selbourne Chambers	Commercial Building & Invest. Co		3	30
1933-35 - Rate Book					
	St Stephens Presbyterian Church				
164 off		Municipal Council Sydney	garage	3	6
164		Municipal Council Sydney	offices	2	10
166-68		NSW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited		5	64
174	Selbourne Chambers	Commercial Building & Invest. Co		3	38
1936-38 - Rate Book					
	Martin Place		Land		

PHILLIP STREET					
No.	Occupier	Owner	Type	Floors	Rooms
	Residue St Stephens				
164 off	Michael Donnellan	Municipal Council Sydney	garage	3	6
164	Hughes Motor Services	Municipal Council Sydney	offices	2	10
166-68		NSW Teachers Limited	Land		
170-72	Chancery Chambers	Hughes Motor Services Limited		5	64
174	Selbourne 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	Selbourne Chambers	Commercial Building & Invest. Co	Offices	3	38
1945-47 - Rate Book					
	Martin Place National 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	Selbourne Chambers	Commercial Building & Invest. Co	Offices	3	38
1945-47 - Rate Book					
	Martin Place		Land		
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	Selbourne Chambers	Commercial Building & Invest. Co	Offices	3	38

10.7.2 MACQUARIE STREET

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
1871 - Rate Book					
215	Thomas Kating	J Goodman	House	1	2

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
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 Neale	House	3	14
221	Miss Hayes	J.J Neale	House	3	14
223	Mrs Frances Cowell	J.J Neale	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
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

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
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. Nash	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. Nash	Fanny Godson	House	3	14
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			3	26

MACQUARIE STREET					
No.	Occupier	Owner	Type	Floors	Rooms
	A. Langan	Municipal Council Syd	Chambers		
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
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

10.8 SIGNIFICANCE GRADINGS DIAGRAMS

The following diagrams were prepared by **NBR**SARCHITECTURE to rank the levels of significance of spaces within the RBA Head Office building following an inspection of the building in September 2018. They are intended to assist the owners and consultants in making preliminary decisions relating to the relocation of activities and services with the building and to inform the masterplan generally.

Elements within spaces may be ranked as having higher or lower heritage significance than the space where they are located. This section does not include consideration of any furniture or artworks within the building.

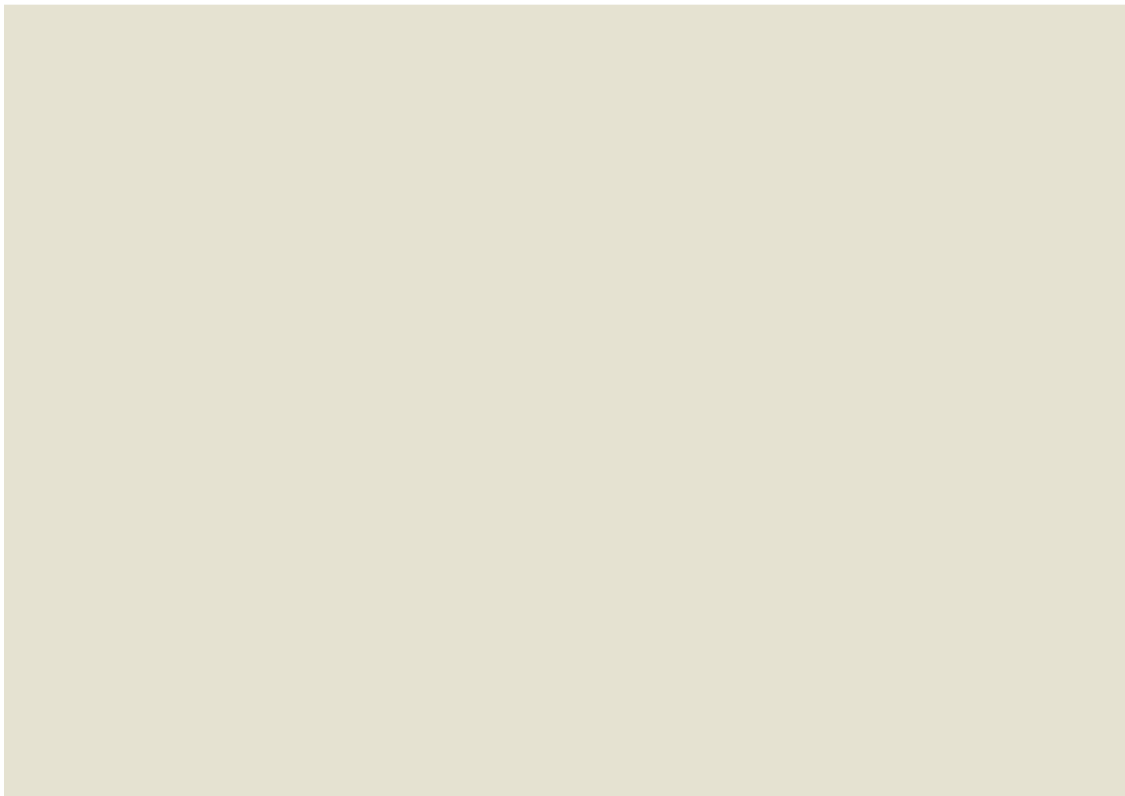


Figure 56: Basement 3 – Gradings of Significance diagram

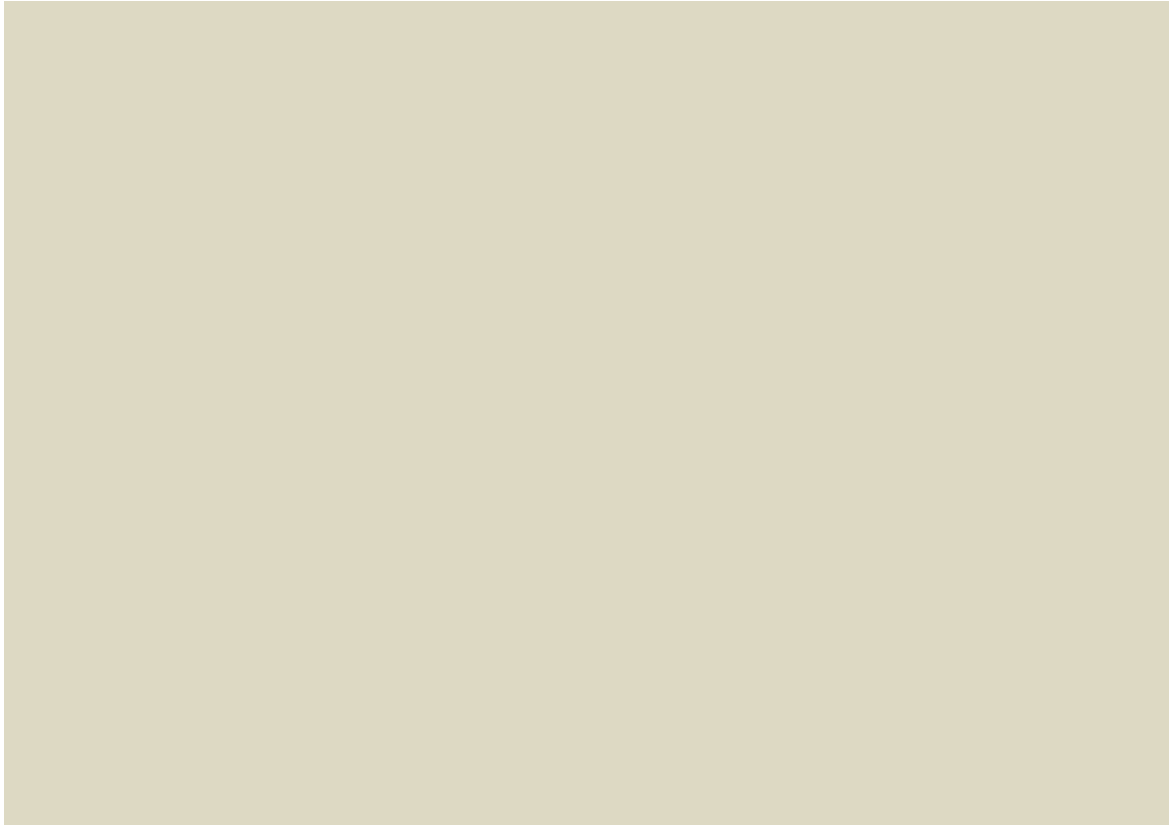


Figure 57: Basement 2 – Gradings of Significance diagram

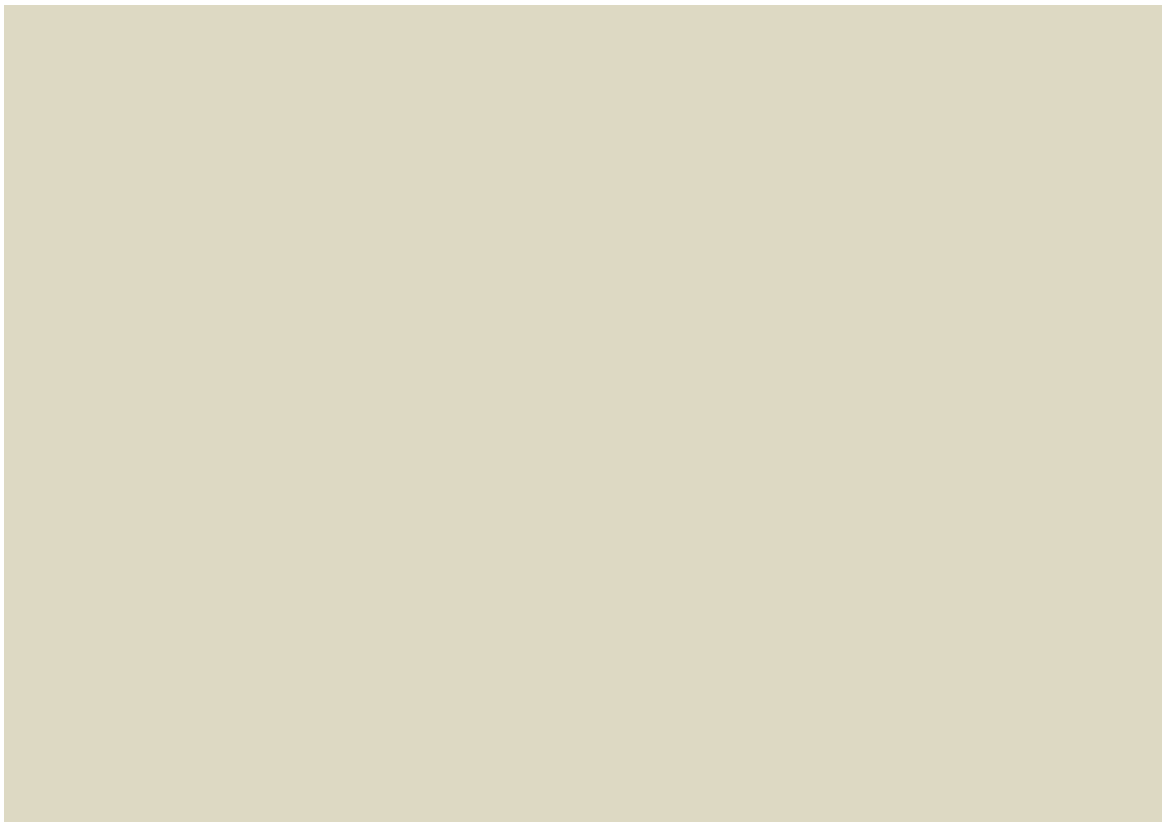


Figure 58: Basement 1 – Gradings of Significance diagram

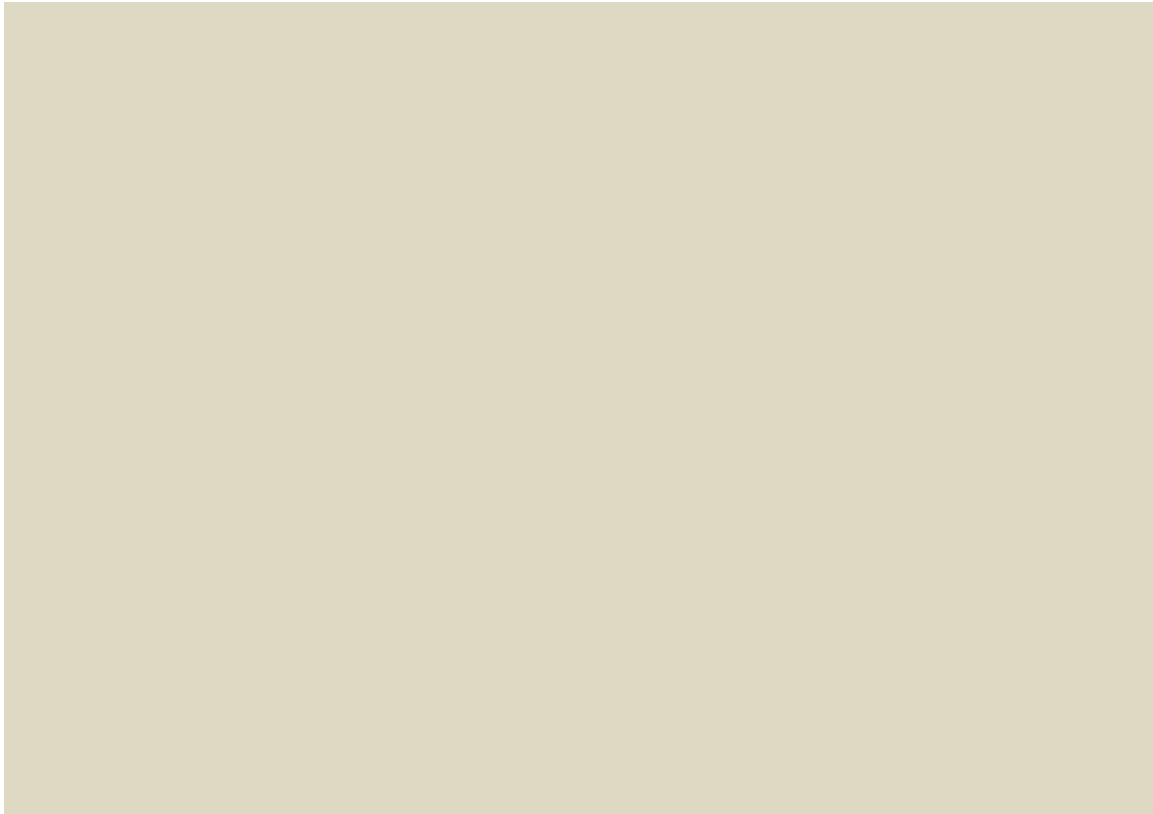


Figure 59: Ground floor – Gradings of Significance diagram

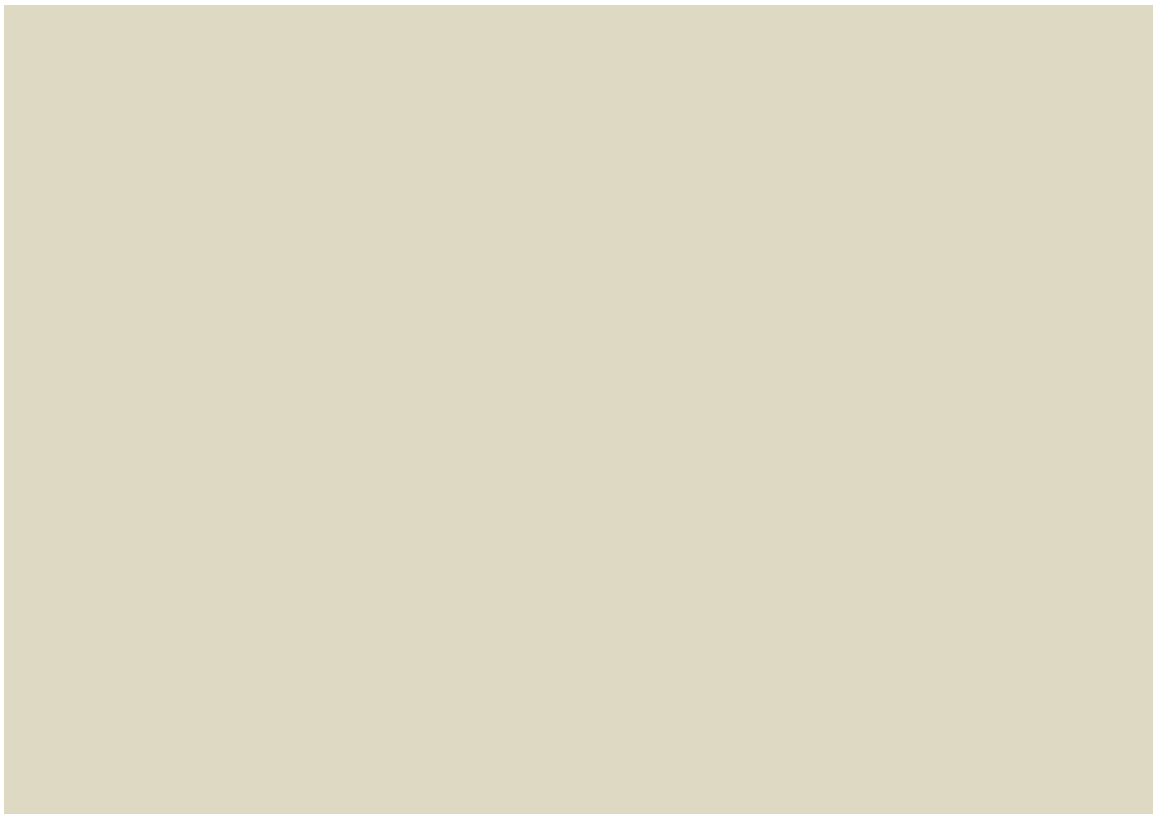


Figure 60: Mezzanine – Gradings of Significance diagram

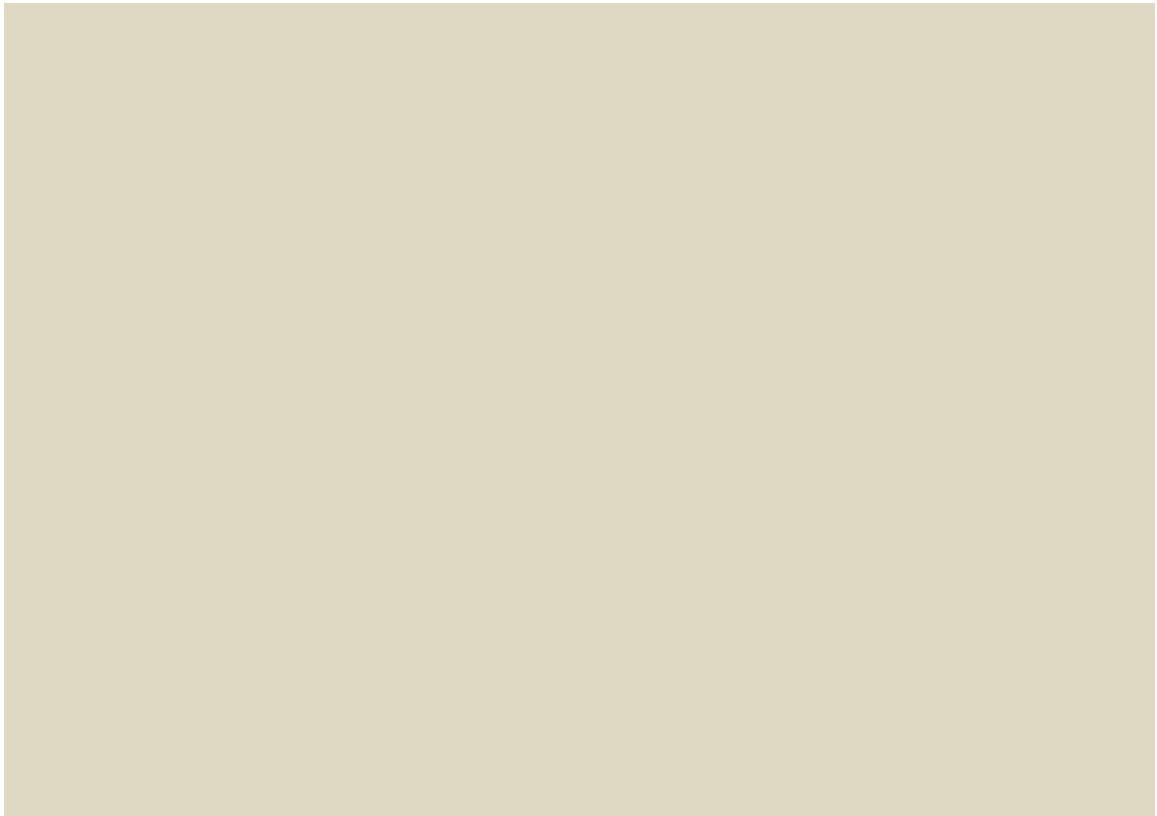


Figure 61: Level 1 – Gradings of Significance diagram

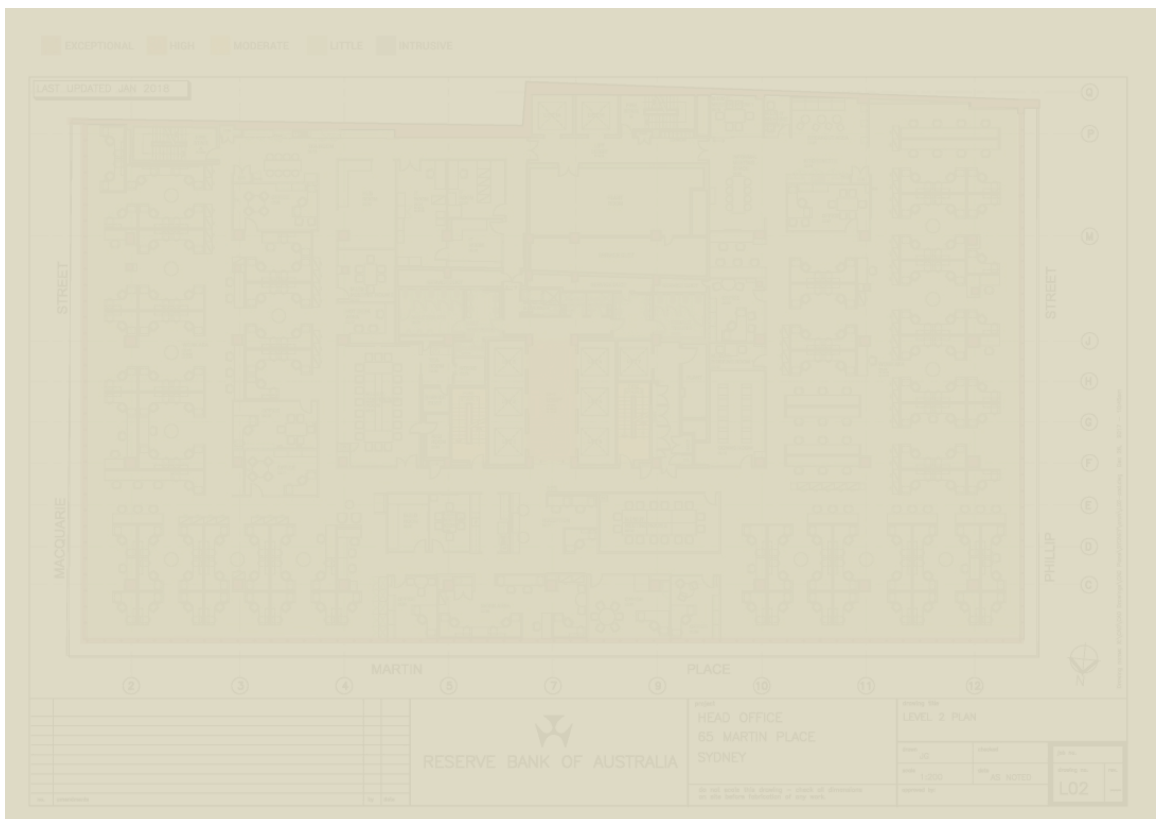


Figure 62: Level 2 – Gradings of Significance diagram

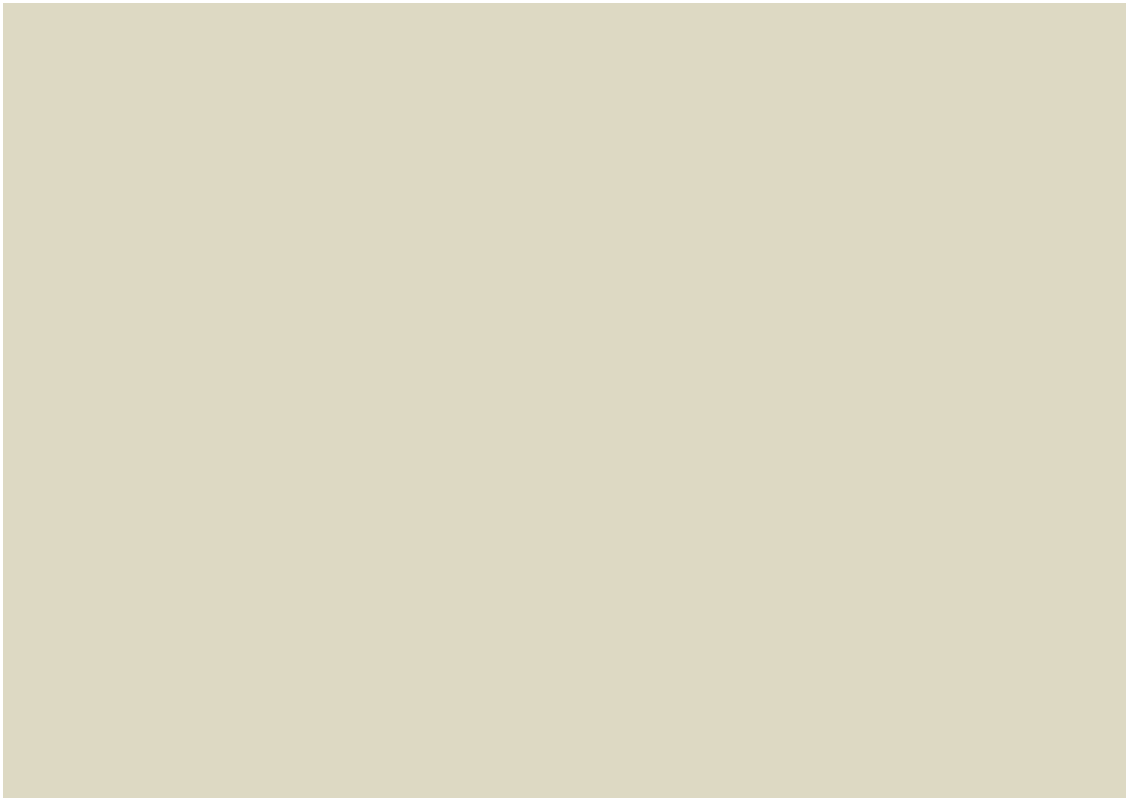


Figure 63: Level 3 – Gradings of Significance diagram

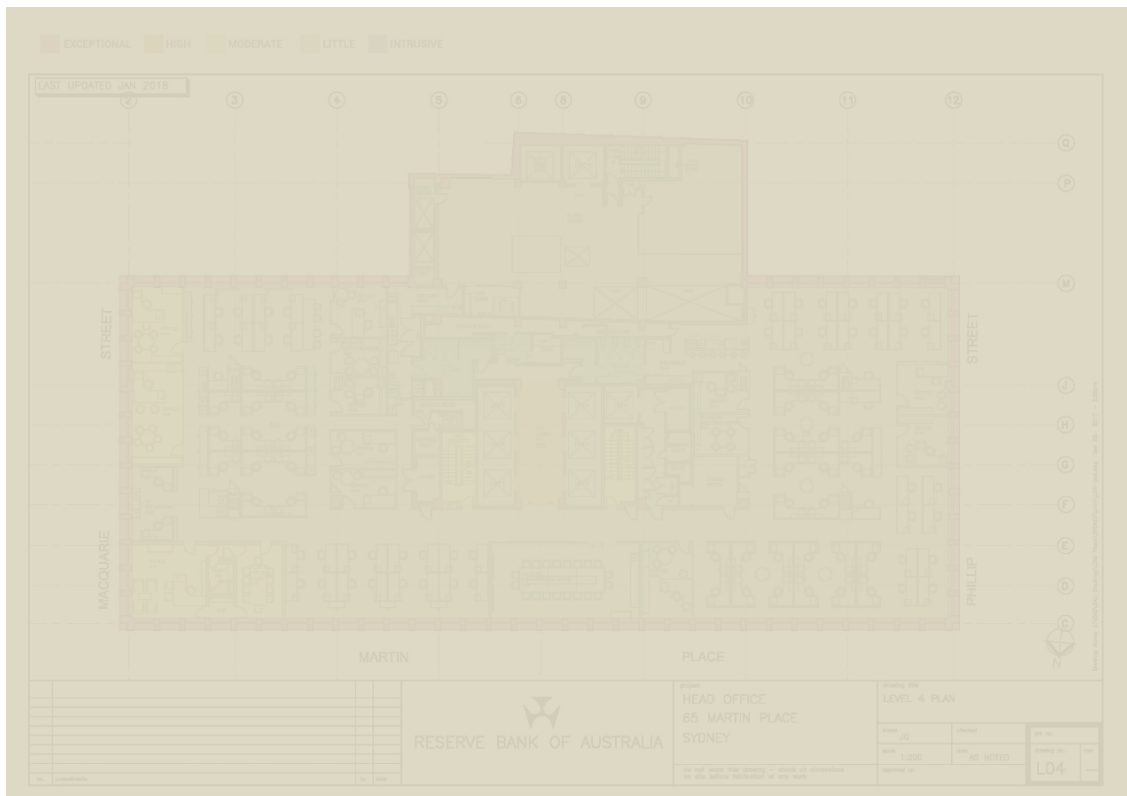


Figure 64: Level 4 – Gradings of Significance diagram

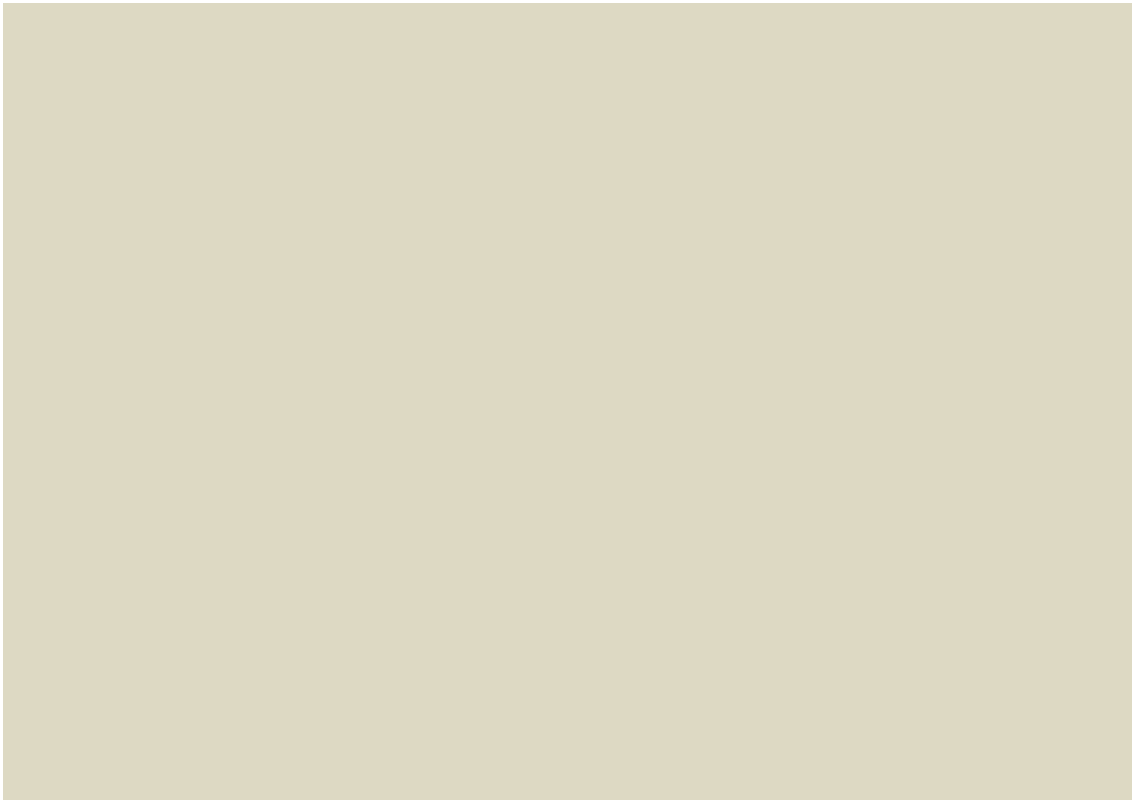


Figure 65: Level 5 - 7 - Gradings of Significance diagram



Figure 66: Level 8 and 9 - Gradings of Significance diagram

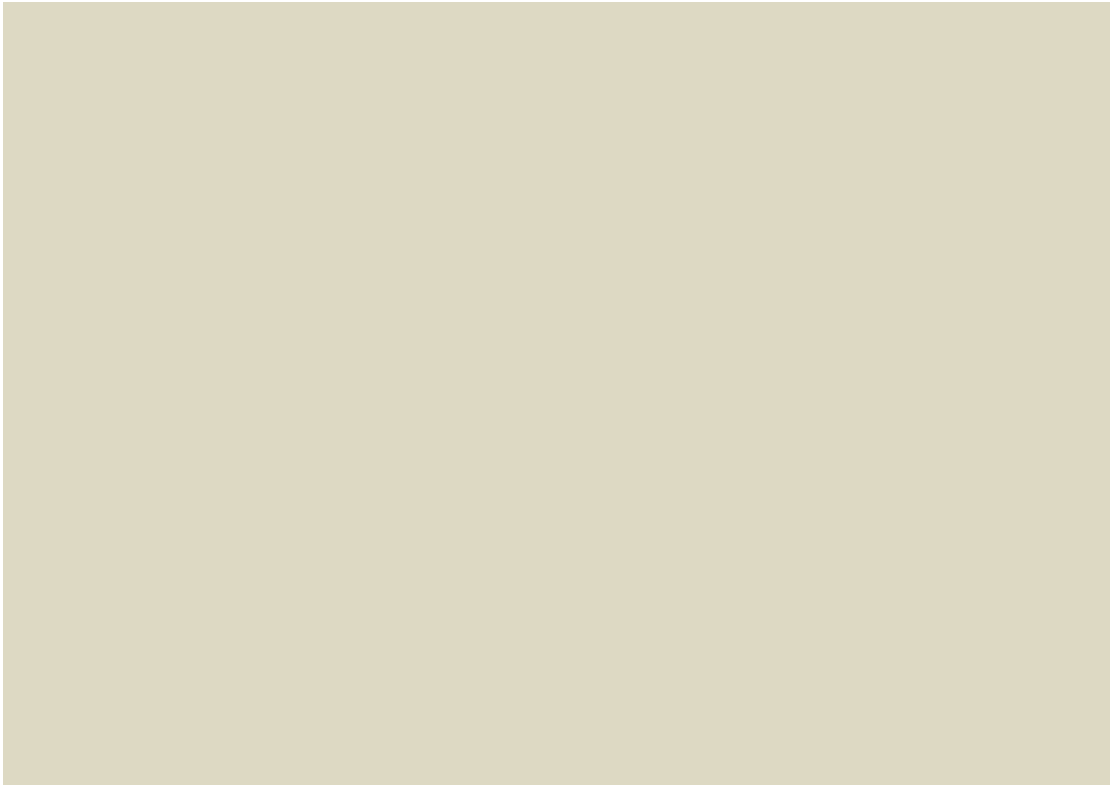


Figure 67: Level 10 – Gradings of Significance diagram

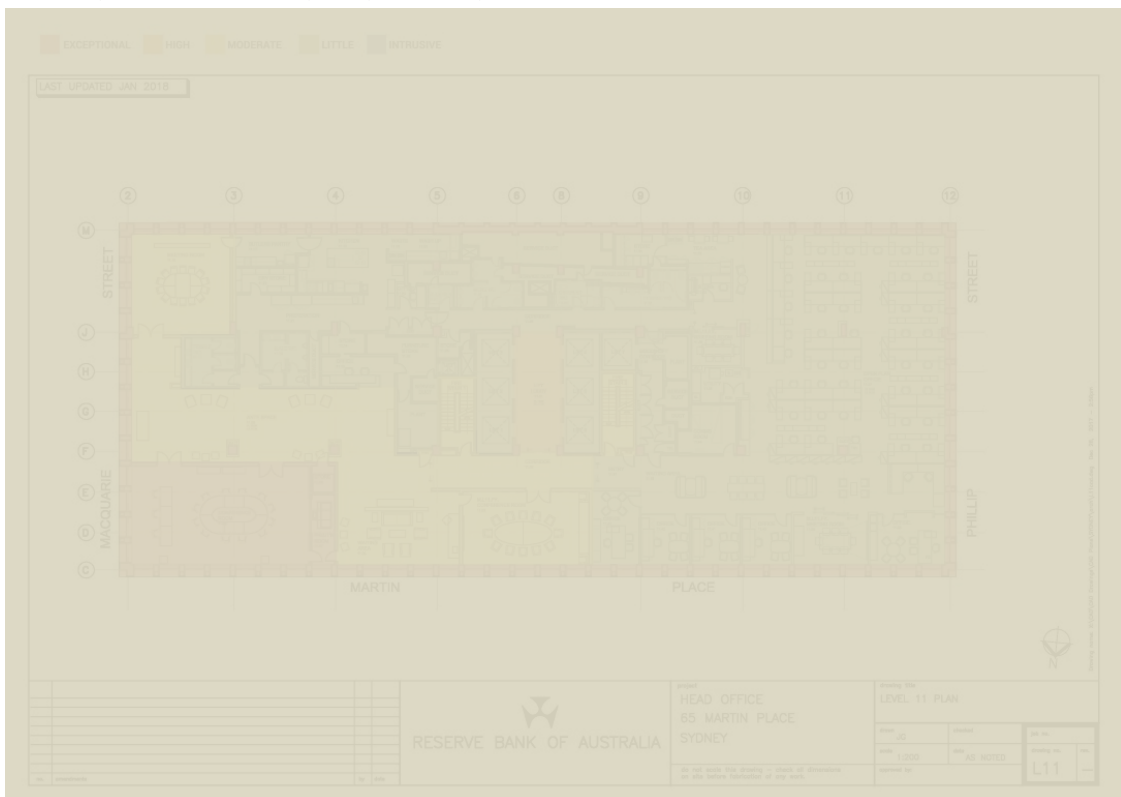


Figure 68: Level 11 – Gradings of Significance diagram

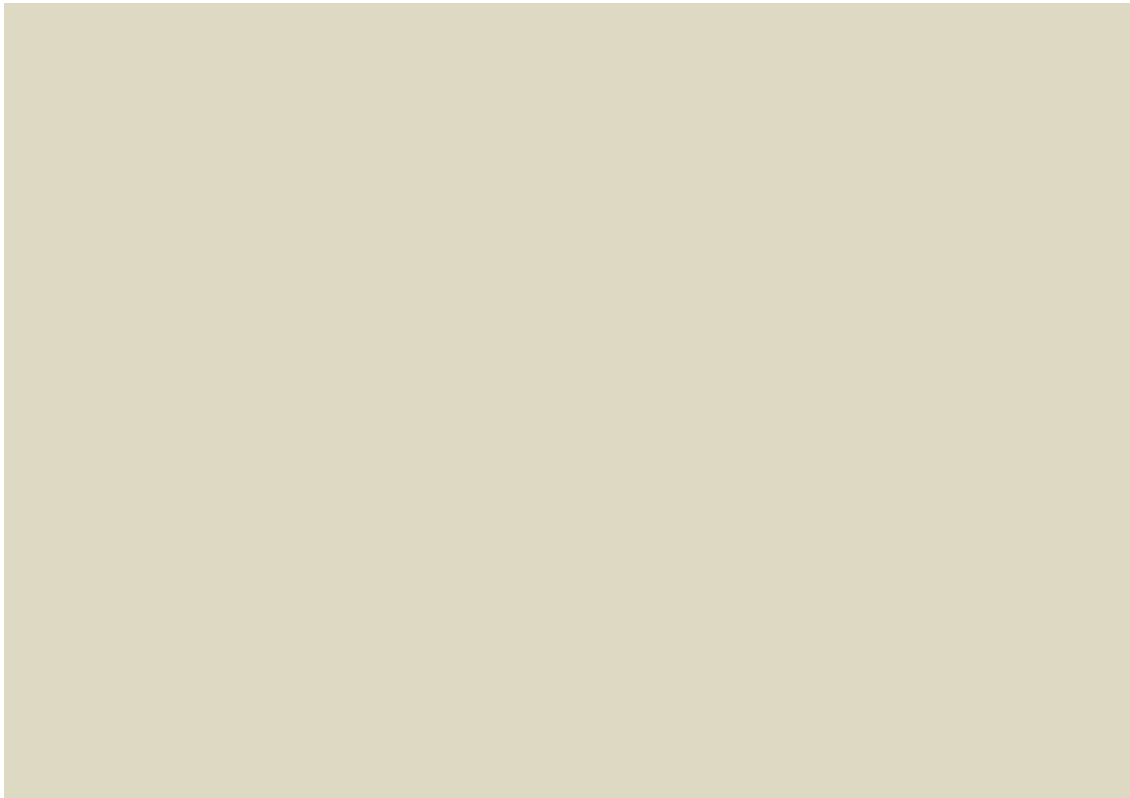


Figure 69: Level 12 – Gradings of Significance diagram

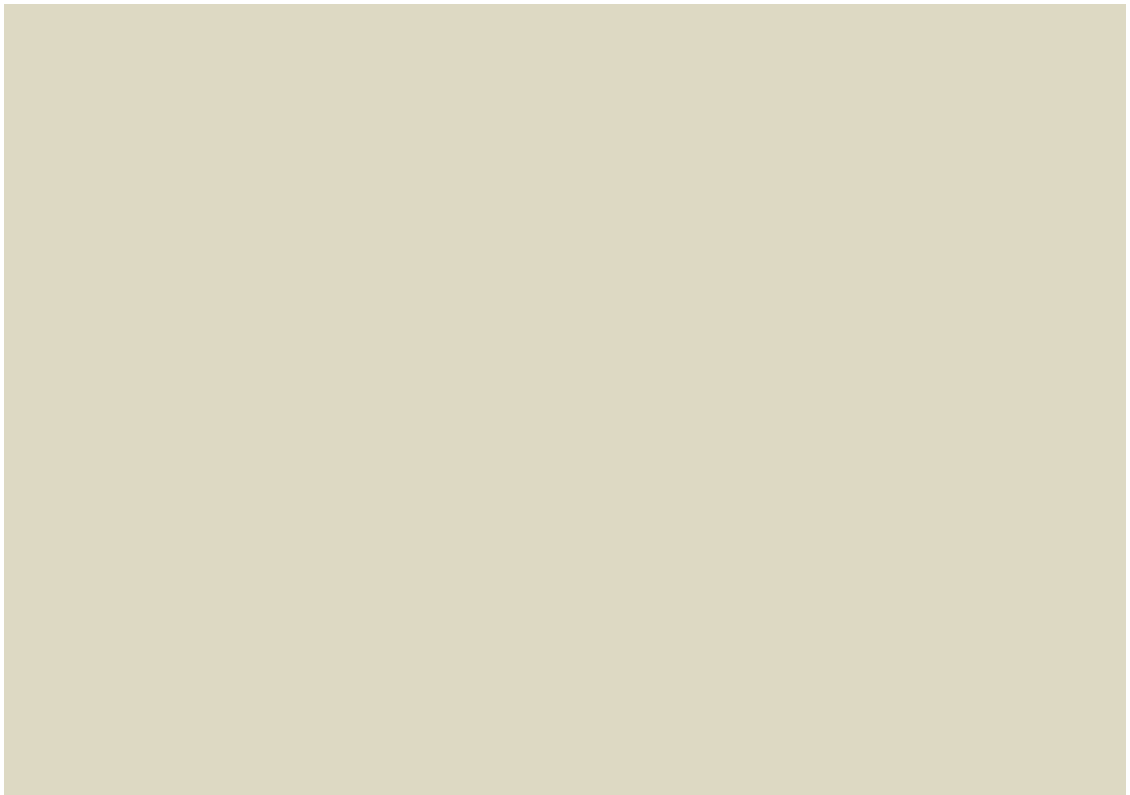


Figure 70: Level 13 – Gradings of Significance diagram

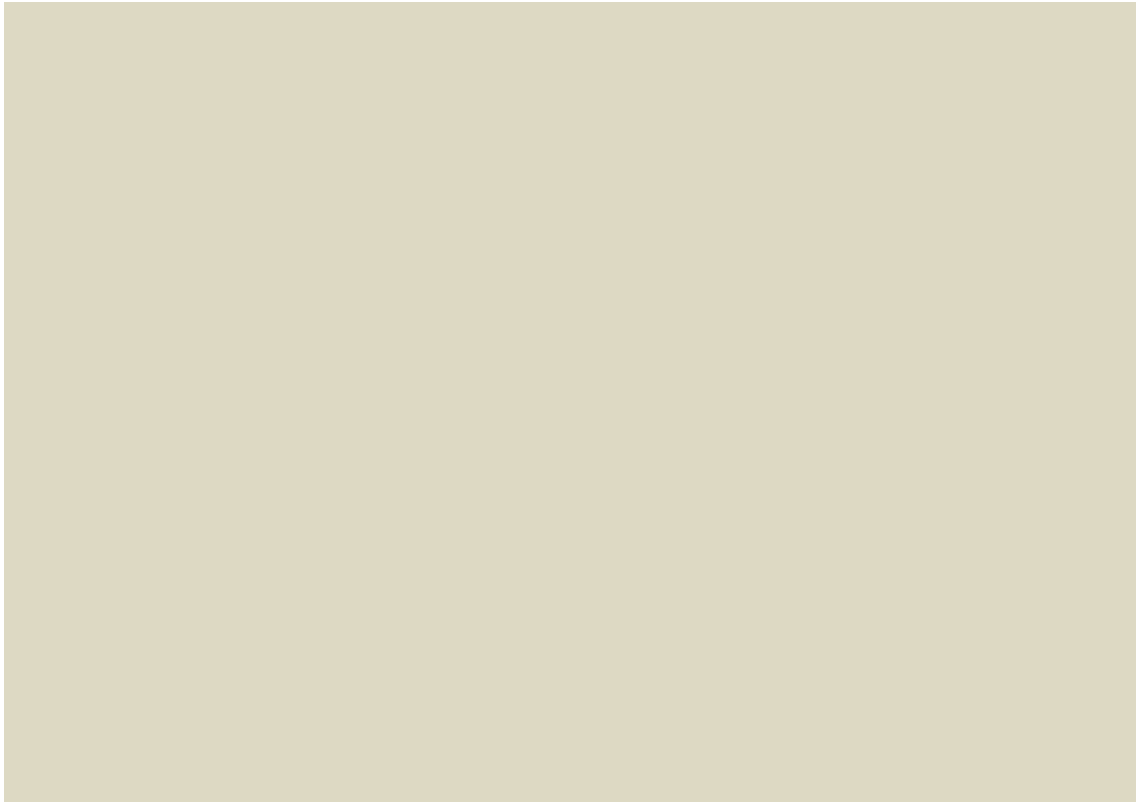


Figure 71: Level 14 – Gradings of Significance diagram

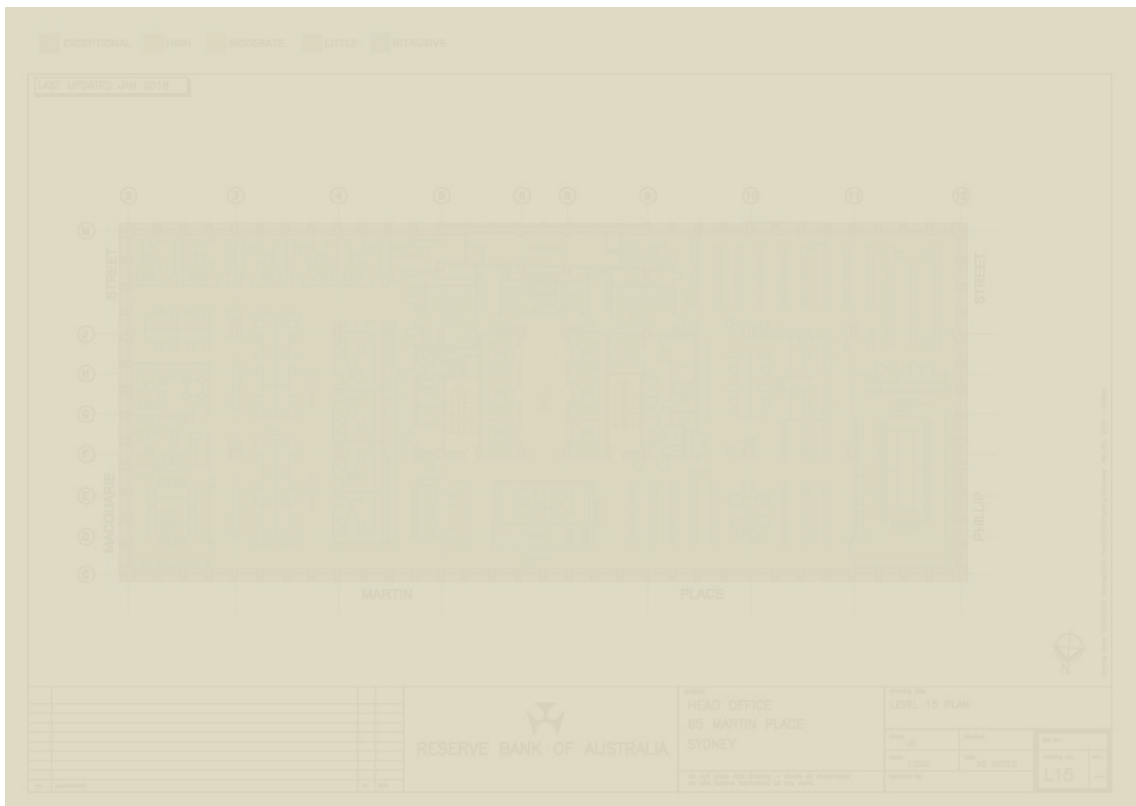


Figure 72: Level 15 – Gradings of Significance diagram

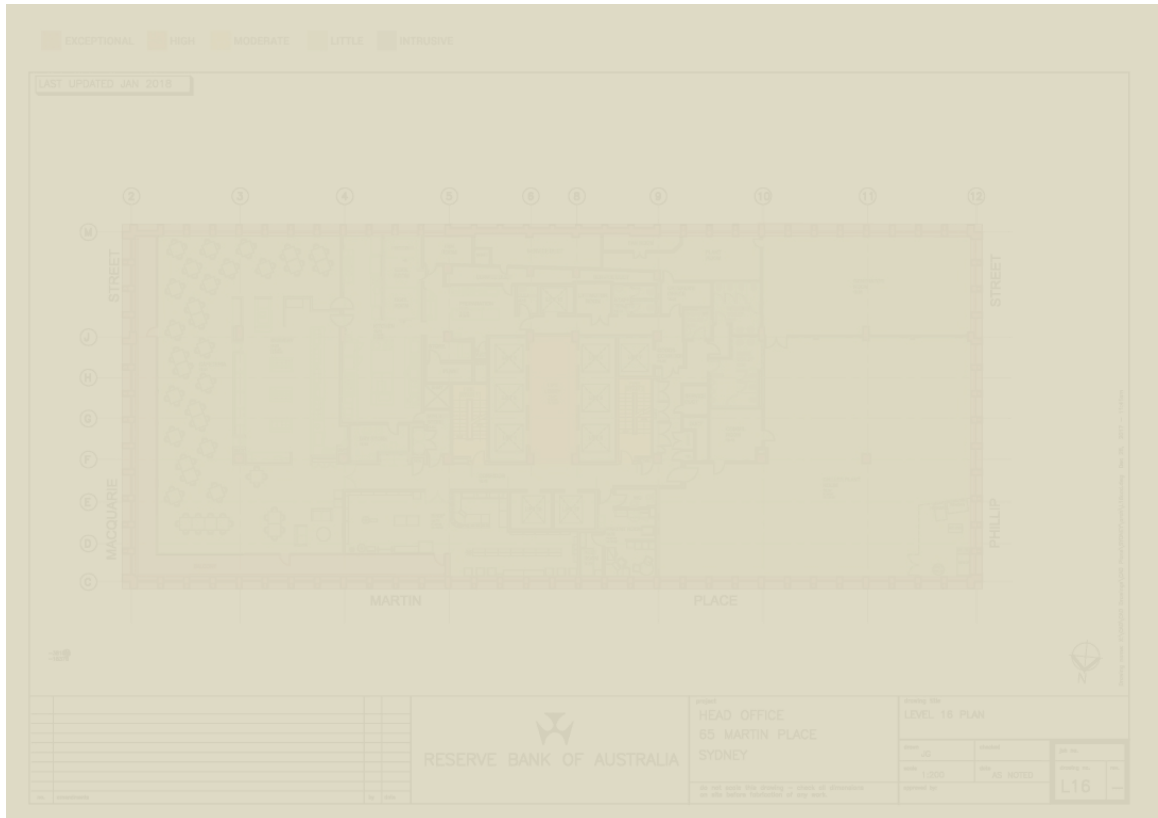


Figure 73: Level 16 – Gradings of Significance diagram

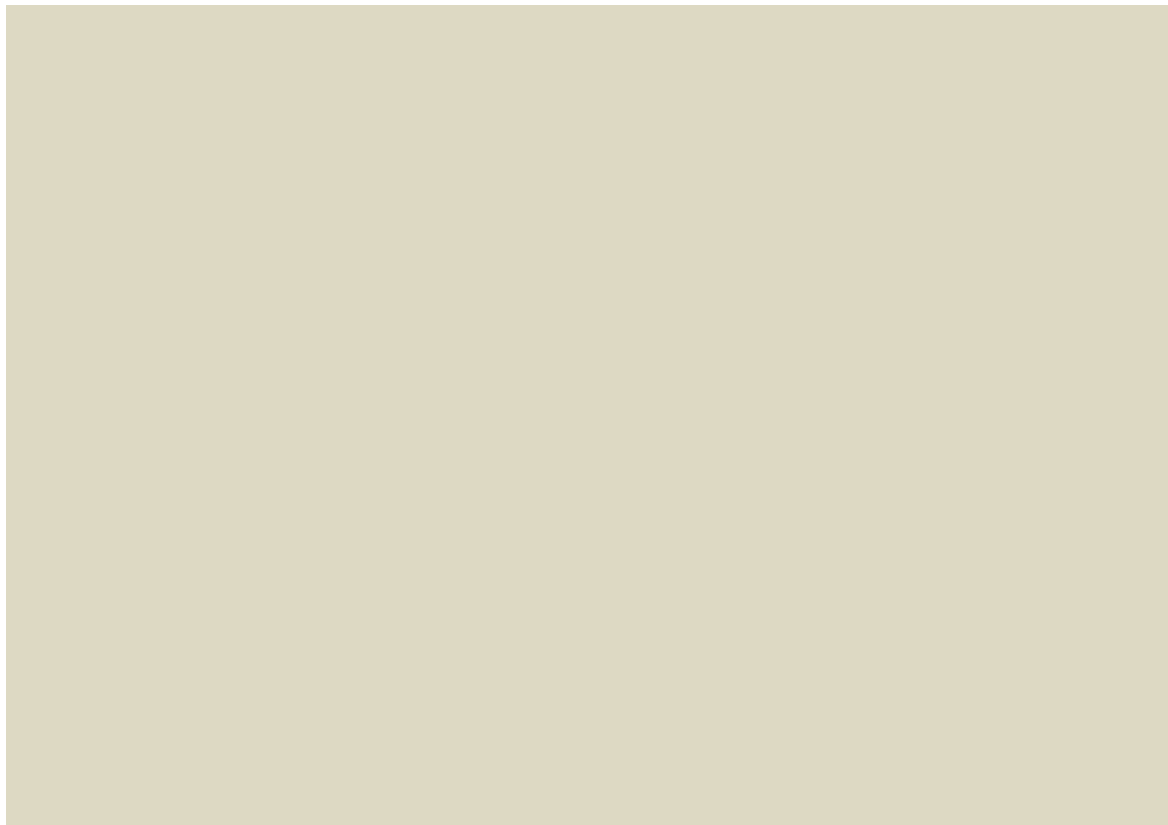


Figure 74: Level 17 – Gradings of Significance diagram



Figure 75: Level 18 – Gradings of Significance diagram

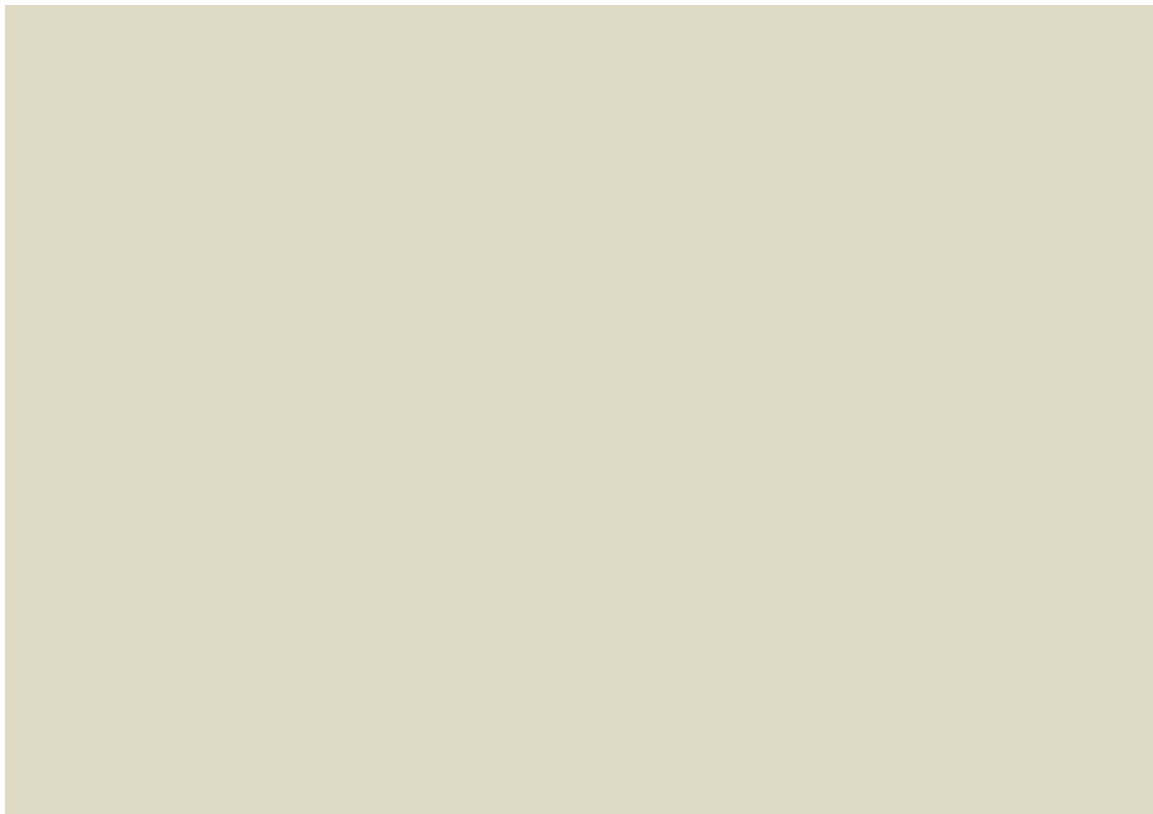


Figure 76: Level 19 – Gradings of Significance diagram

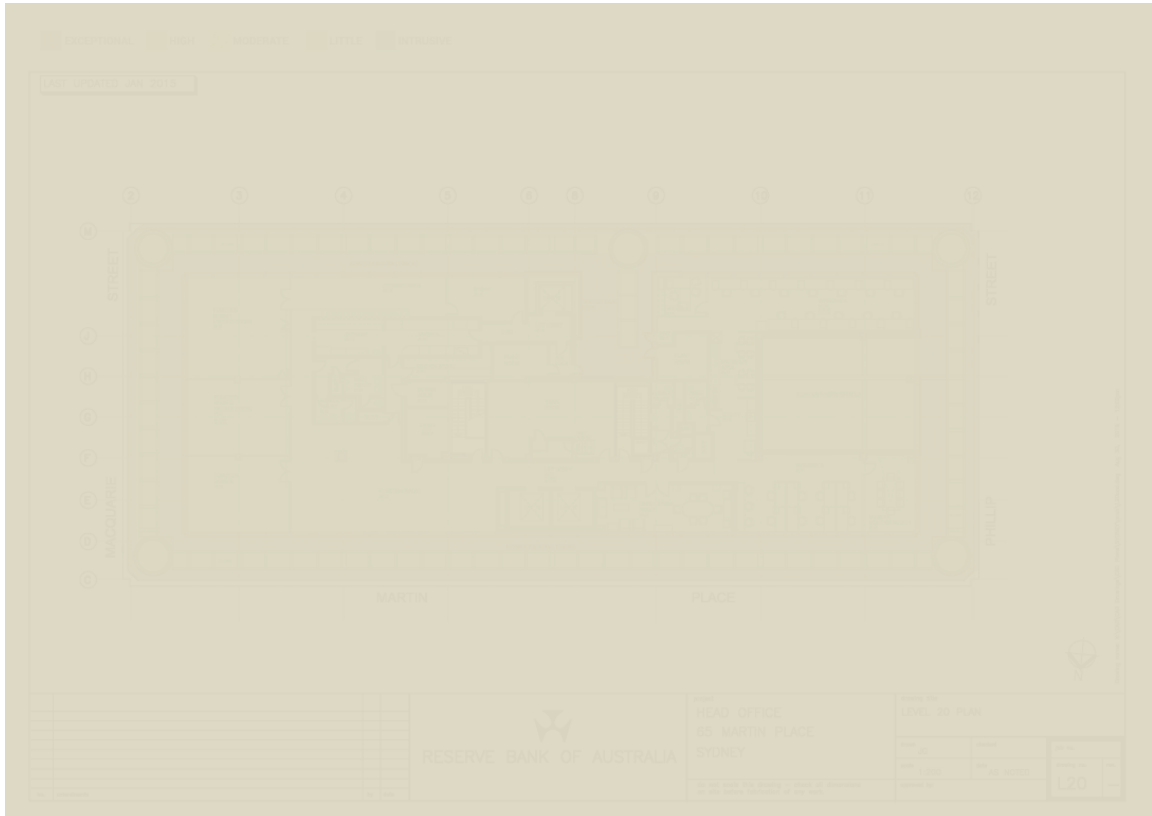


Figure 77: Level 20 – Gradings of Significance diagram

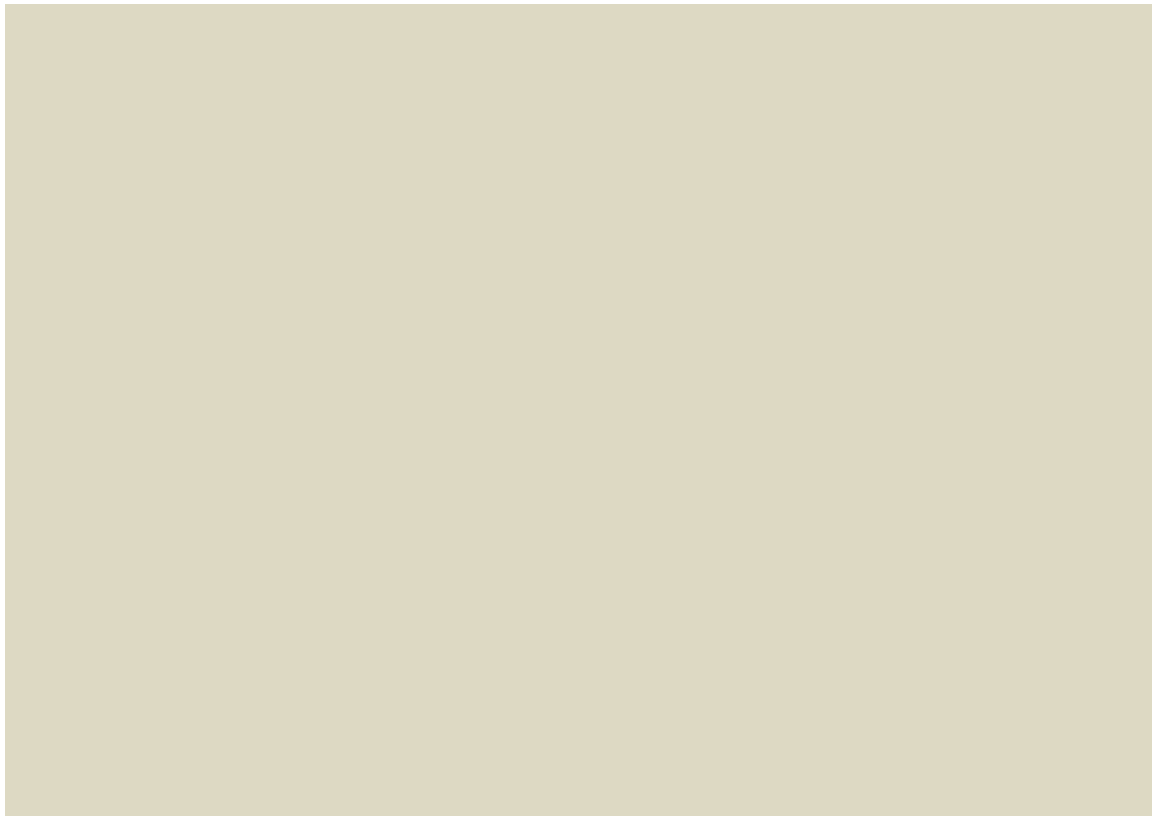


Figure 78: Roof level – Gradings of Significance diagram