

Summary of submissions from notifications

#	Name	Nature of submission	Heritage NSW Comment
1	Tony Meiusu Architect and Urban Planner	Support for listing	Noted
2	William Smart, Smart Design Company	Support for listing	Noted
3	Debra Berkhout, community member	Support for listing	Noted
4	James Cattlin, community member	Support for listing	Noted
5	Jon Cook, community member	Support for listing	Noted
6	Beverly Atkinson, community member	Support for listing	Noted
7	Caroline Thornton, community member	Support for listing	Noted
8	Mary Curran, community member	Support for listing	Noted
9	Ursa Komac, Director Academic Programs in Architecture, University of Western Sydney	Support	Noted
10	Dr Scott Robinson, Docomomo	Support. Notes that the North Sydney Local listing indicates the items possible state significance under criteria a. and criteria c.	Noted
11	Kate Concannon, AIA	Support. Notes its Local listing as well as non-statutory listing for state and national heritage values on the 20th Century National listing of Significant Architecture and on the Docomomo Australia NSW register. Also noted that it is the earliest surviving curtain walled building in Australia	Noted. Information added to the assessment report
12	Mark Singer, retired architect	Support	Noted
13	Peter Barret, Architectural Conservation Consultant	Support	Noted
14	Russell Workman, community member	Support	Noted
15	Louise Cox, Architect	Support. Noted that the DA does not demonstrate in any detail that alternative strategies to demolition have been pursued with any rigor and that there is, indeed, any pressing need for the building's demolition.	Noted

16	Rosemary Kirkbury, former General Manager, People and Transformation, MLC, 1998-2004	Support. Points out that the significance of the building includes its successful design for people with concern for natural light, transparency and amenity. Notes that in relation to its successive and successful adaptations to suit workplace needs 'it is difficult to find a building whose history better captures the evolution of Australian business, society and innovation over 60 years of substantial change'. Notes also that with the pandemic the future of work and workplaces is looking at change and that this building 'will be able to support a more flexible way of working as well as the ability to pivot quickly and cost effectively'	Noted. Information included in assessment report
17	Warrwick Hatton, Architect and Planner	Support	Noted
18	Gaynor Austen, North Shore Historical Society	Support	Noted
19	Peter McKenzie, Director, Jackson Teece	Support. Noted the mention of the MLC building North Sydney as 'arguably the most significant' of these buildings in the assessment report of the ACT Heritage Council for the numerous MLC buildings.	Noted. Information added to the assessment report
20	Robert Gaspari, Architect	Support. Noted that in addition to the listing information contained in the Heritage Office Database mention significance is derived from the award-winning interior fit out of 2002 headed by James Grose of BVN	Noted. Information added to assessment report
21	IOF Custodian, owner	Objection. Noted that the item doesn't reach the benchmark for state heritage listing as indicated by the Heritage Council not progressing the listing since 2013. Also argues that the works to bring the building up to minimum standards of maintenance and repair would effectively strip the building of much of its significant fabric. In addition, the claim is that conservation works will cause financial hardship and will not render the building of economic or reasonable use as the cost of	Noted. A peer review of the owners objections was commissioned to assess the submission from the owner.

		conservation will still only deliver a "B grade" office rental prospect	
22	Phillip A Worrall, community member	Support	Noted
23	Ian Curdie, community member	Support	Noted
24	Darani Lewers, community member and daughter of Gerald Lewers, MLC building artist	Support. Noted that Gerald and Margo Lewers designed the garden space at the front of the building	Noted. Information included in the assessment
25	Gillian Christie, Secretary Milson's Precinct	Support	Noted
26	Stephen Grenville, Community member	Support	Noted

From: [Meiusi](#)
To: [OEH HD Heritage Mailbox](#)
Subject: MLC Building North Sydney
Date: Sunday, 13 September 2020 10:10:03 AM

Heritage Council of NSW
Re MLC Building North Sydney

I am writing to express my support for the listing on the State Heritage Register of the MLC Building in Miller Street North Sydney.

The building, designed by Bates Smart and McCutcheon Architects and built in 1957, has been a significant landmark ever since in the North Sydney urban landscape. It is prominently located and is a fine example of well mannered civic design, making a strong positive contribution to the character of the North Sydney CBD.

Its historical significance in the context of 20th Century Modernism in Australia is well documented, as in the Committee for North Sydney report by Geoff Hanmer AIA. The building clearly had a profound influence on architectural design in NSW and beyond.

Sydney has already lost too much of its significant 20th Century architecture and it would be very sad if the MLC Building were to be another example of this. Therefore I request that it be listed on the Heritage Register with the hope that this will lead to the building being refurbished and retained.

Tony Meiusi
Architect and Urban Planner
Wollstonecraft NSW

From: [William Smart](#)
To: [OEH HD Heritage Mailbox](#)
Subject: FW: Heritage Council of NSW considers listing the MLC Building on the SHR
Date: Tuesday, 15 September 2020 10:26:48 AM

I feel that is appropriate to list the MLC Building in North Sydney on the State Heritage listing. It's a beautiful example of a modernist office building, is in excellent condition and sits in an excellent location, so there would be no reason to remove it or replace it. This period is important to preserve so that the best of our heritage is represented across several decades. It would be a travesty if North Sydney only preserved it's pre-Victorian buildings, which are mostly in the form of low rise buildings. Equally, it would be a travesty if the North Sydney CBD were filled with large scale glassy commercial towers from the last 10-30 years.

Regards,

WILLIAM SMART [SMART DESIGN STUDIO](#)

[WE HAVE MOVED TO ALEXANDRIA](#)

14 STOKES AVENUE
ALEXANDRIA NSW 2015
DIR 02 8332 4300
TEL 02 8332 4333

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From: Docomomo Australia <change@e.change.org>
Sent: Monday, 14 September 2020 4:15 PM
To: William Smart <williams@smartdesignstudio.com>
Subject: Heritage Council of NSW considers listing the MLC Building on the SHR



Docomomo Australia shared an update on ***SAVE THE MLC BUILDING, NORTH SYDNEY*** Check it out and leave a comment:

PETITION UPDATE

[Heritage Council of NSW considers listing the MLC Building on the SHR](#)

At it meeting on 1 September 2020 the Heritage Council of NSW resolved to consider listing the MLC Building on the State Heritage Register.

Any members of the community are invited to make a written submission to the Heritage Council regarding the proposed listing and Docomomo Australia urges you to lodge a submission supporting its listing on the SHR

before the closing date on *8 October 2020*.

...

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Heritage Council of NSW
heritagemailbox@environment.nsw.gov.au

Dear Heritage Council of NSW

Re: MLC Building North Sydney (subject of DA 147/20, 105-153 Miller Street, North Sydney)

I write to support of the “state heritage listing” of the MLC Building, 105 Miller, Street, North Sydney.

The MLC Building represents a unique synthesis of mid-century design excellence, heritage significance, local placemaking and corporate innovation & leadership. Since its completion in 1957, it has been North Sydney’s long-standing landmark building, defining it as a place of innovation and connection. It has played a key role as:

- architectural innovation in the Sydney and Australian context
- its demonstration as a place of adaptive re-use development proposal
- as a central placemaking element in the North Sydney centre

The future of the MLC Building is of State significance in part due to its multiple layers of contribution - to architectural design, heritage, corporate innovation, sustainability and local placemaking.

Key matters for consideration are:

- **Heritage**

The current listing of the MLC Building on the North Sydney LEP, recognises the unique value of the MLC Building in our design, heritage, cultural, placemaking and commercial enterprise history. The loss of the MLC Building will render North Sydney a much “lesser” place, devoid of the rich heritage of the building, and ongoing “place” role of the building in North Sydney. Given the limited number of significant buildings in North Sydney, (and none with the rich contribution of the MLC Building), it is essential to ensure that the MLC Building is properly recognised as a State significant building.

- **Corporate and Urban Leadership**

The MLC Building has demonstrated over more than sixty years, how a combination of design excellence, innovation, sustainability, and the capacity for adaptive reuse delivers corporate and urban leadership. These outcomes have informed the North Sydney narrative, as a place and community for many decades. Since 1957, the MLC Building has been instrumental in positioning North Sydney as a community, a place of vision, commerce and innovation.

- **Heritage – urban context, design, built form and placemaking – layers of excellence**

Located at the heart of the North Sydney town centre, the MLC Building, by virtue of its widely recognised and celebrated mid-century design excellence, is the most outstanding element of the North Sydney urban centre. It was the catalyst for North Sydney’s longstanding role as Sydney’s second CBD, and its listing in the North Sydney LEP celebrates its unique heritage value. Supported by the Post Office building, it has stood as the key “place maker” and “marker” at the Miller St and Pacific Highway intersection for decades. It is recognised by generations of Sydneysiders and visitors, as “the” North Sydney landmark, and as the “gateway connection” to the harbour bridge and the Sydney CBD.

Over time, the MLC Building has been witness to significant surrounding urban demolition, development and re-development. It has remained the “placemaking anchor”, maintaining the heart

of the CBD and articulating a consistent “central place” as the surrounding built form has evolved around it.

The MLC Building with its popular lawn and mid-century rock garden anchors North Sydney as a “place”. The draft North Sydney Public Domain Strategy builds on the civic heart established by the MLC Building, to deliver a key intervention in the form of the proposed Miller Place. The closure of Miller Street, in conjunction with the MLC Building will be transformative, because it **builds on** the key “place defining” role which the MLC Building has played since its construction. The scale of the building, its unique design, and its history of connecting people and business at the centre of the community, will continue to enrich the character of North Sydney, as it evolves to support new and different commercial and community activities in the future. The MLC Building is the long term “authentic” hub of North Sydney, and key to its unique character and sense of place.

- **Adaptive re-use – a demonstration building**

The MLC Building is an internationally recognised adaptive re-use case study. It demonstrates how a well-designed building can be adapted to meet changing business and technology needs. The multi award winning Campus MLC project undertaken by Lendlease and its financial services business MLC, in the late 1990s repositioned the building and significantly enhanced the reputation of the corporate entities occupying it, as well as the highlighting the North Sydney CBD, as a vibrant financial services hub.

Campus MLC is a notable head office in Sydney, because of the shift in approach it made from a prevailing demolition/rebuild model, to a sustainable, adaptive re-use development approach. Designed by architects BVN for Lendlease, it was a “step change” in workplace design, building on the robust design principles of the 1957 building by Bates Smart McCutcheon. The mid-century design foresight, provided a foundation for Lendlease and MLC to invest in the next iteration of this remarkable building in the 1990s. They engaged international workplace specialists including London based DEGW and Franklin Becker from Cornell University, to work with a local team of specialists, led by Rosemary Kirkby, to deliver the renowned Campus MLC workplace. Its significance is demonstrated in broad media coverage. (Refer links and extracts, Attachment 1)

- **Building Condition**

All buildings require maintenance over time. With assets owned by office investment funds, there is a separation between maintenance of the interior assets and the structure of the building. As the Campus MLC adaptive re-use project (and subsequent refurbishments) demonstrate, the MLC Building interior has been the focus of significant innovation, investment and maintenance.

The MLC Building has generated consistent financial returns for its owners over time, including owner occupiers and asset fund owners. Given the importance of the building, the asset owner must be required to protect this important building and take an adaptive reuse development approach, which recognises the MLC Building’s heritage significance, accommodates changing business needs and ensures that it continues to play its unique placemaking role at the heart of North Sydney.

- **Sustainability**

Heritage protection of the MLC Building is a “sustainability” action. Built form and urban renewal sustainable development principles are well established. Detailed consideration must be given the “real cost” of demolition (embodied energy, landfill associated with demolition). There are excellent international examples of adaptive re-use to inform sustainable adaptable reuse development opportunities for the MLC Building. The design of the building, with its double floorplate, lends itself to innovative adaptive reuse strategies. It is critical that there is a transparent discussion on the condition of the building and the adaptive reuse options to ensure sustainable development

outcomes are delivered. The MLC Building is well positioned to demonstrate leadership in heritage, sustainable urban renewal and adaptive re-use.

Given its State and National significance, I urge the Heritage Council to ensure the long term protection of the MLC Building by approving its listing on the State Heritage register.

We as a community must ensure that the MLC Building continues to inspire architects, engineers, placemaking practitioners, sustainability specialists and corporate innovators for generations to come.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Berkhout', with a long horizontal flourish extending to the right.

Debra Berkhout
15 September 2020

24 Lord St, North Sydney, NSW 2060
e dberkhout@protonmail.com
m 0413 005 140

Links

<https://architectureau.com/articles/office-revolution/>

“When Prime Minister Robert Menzies opened MLC’s new highrise headquarters in Miller Street, North Sydney, in August 1957, nearly all the faces in the crowd were sombre suited men. MLC was then the largest office building in Australia. Inside were gleaming interiors and marching rows of desks, all sporting the latest look in corporate efficiency. Outside, Bates Smart & McCutcheon’s glazed curtain wall was a triumph of engineering. Today, the building looks just as fresh. The facade has been restored by Bates Smart’s Sydney office following a conservation management plan prepared by Peter McKenzie for Jackson Teece Chesterman Willis. The result is an exemplary piece of sustainability. To restore a 1950s skyscraper takes some courage. Not every corporation chooses to revive a potential dinosaur. Restoration is not necessarily a cheap solution or a sensible investment. To their credit MLC chose to stay and they did so throughout the refurbishment process. Inside, the changes wrought were dramatic. The new interior that is “Campus MLC” represents one of the most profound shifts in the history of postwar Australian office design.”

<https://dynamic.architecture.com.au/gallery/cgi-bin/awardssearch?option=showaward&entryno=20022077>

“The Campus MLC project is twofold -the making of a new workplace, and the rejuvenation of a heritage listed building. MLC, now part of the National, required a new workplace as the final plank in a cultural change programme spanning ten years. The central design tenet was the engagement of the people of MLC in the process of design. In other words a design, and therefore a “place” led by human needs and a response to a culture, rather than a place as a response to a functional brief. The 1957 Bates Smart McCutcheon designed building proved an ideal basis upon which to design a workplace based on principles of flexibility, egalitarianism, transparency and engagement. Its open rectangular floor plan with attached core has proved that the simple concepts of modernist planning well executed are timeless.”

<https://www.indesignlive.com/the-peeps/indesign-luminary-rosemary-kirkby>

Campus MLC won the RAIA National Interior Architecture award in 2002 and was described by leading Australian architectural academic, Dr Phillip Goad, as representing “one of the most profound shifts in the history of post-War Australian office design.” The real compliment for Kirkby is that, a dozen years later, the recent interior update by Woods Bagot has “preserved the architectural bones” of her scheme. “The desk size has changed, because technology has changed,” she says “but somehow we got the design right. What we designed for was universal human behaviour, and we know that’s enduring.”

Penelope Barker, Indesign August 2001:

“Forget the plush CEO’s office and the corporate lobby as a power statement: Campus MLC is a potent symbol of sweeping change in the workplace and of the value of design in facilitating cultural change and creating an environment conducive to the needs of people and community.”

From: [James Cattlin](#)
To: [OEH HD Heritage Mailbox](#)
Cc: wollstonecraft.precinct@hotmail.com; jcancher@gmail.com
Subject: MLC Building, North Sydney
Date: Tuesday, 15 September 2020 2:22:02 PM

Attn Cheryl Brown, Manager

Dear Ms Brown,

I fully support the proposal by the Heritage Council to consider listing the MLC Building, North Sydney on the State Heritage List.

The building is iconic and I well remember following its construction when travelling to and from school back in the late 1950's. It still appears modern to me and of a classic design. I think it is very important to the North Sydney landscape and history to retain it as an example of contemporary office design and construction.

Just because it is over 60 years old doesn't mean it should be destroyed just to put another building of dubious value in its place. Responsible people should construct complementary buildings around it to create a harmonious and symmetrical streetscape. I'm sure the interior could be updated if needed with careful consideration.

I trust the powers that be use common sense and creativity in preserving the MLC Building for future generations.

Sincerely,

James Cattlin

From: [Jon Cook](#)
To: [OEH HD Heritage Mailbox](#)
Subject: Please heritage list the MLC Building in North Sydney
Date: Tuesday, 15 September 2020 2:24:59 PM

Dear Heritage NSW

I understand from Docomomo Australia that you are considering a heritage listing for the MLC Building. Others with far more architectural knowledge than I, have made strong arguments for the listing and preservation of the building. However, as a North Sydney resident since 1978, I would be extremely disappointed if the building is destroyed and replaced with the building whose design is included in DA 147/20, 105-153 Miller Street.

Apart from the severe historical loss, I would strongly object to the loss of the green space along the western side of the building, which will be particularly valuable when Miller St is converted to a pedestrian precinct.

I look forward to hearing that you have agreed to heritage list the site.

Sincerely
Jon Cook

11 Lord St, North Sydney, NSW 2060, Australia
80964116

From: beva4@bigpond.com
To: [OEH HD Heritage Mailbox](#)
Cc: [Beverley Atkinson](#); [Peter Kingston](#)
Subject: MLC yes!
Date: Tuesday, 15 September 2020 5:45:58 PM

Dear Scott, Re MLC

So glad to see legitimacy being recognised here; I remember this building new and it has always been 'good', and a matter of novel excitement to our suburban family.

I'm writing primarily **to counter the odd Bates Smart assertion that the building is 'flawed' because it's East-West..** To me, it reads like nonsense, in my recollection of the context.

North is where the noon sun is. The Eastern façade, tilted a bit south, has now I recall, several tall shade-giving buildings in the Eastern sector, which give shadow with the hours, sequentially protecting it from morning sun.

The North façade, being originally unshaded, has no windows, and just as well considering there is construction to come close on the north. Which will provide shade and reduce heat gain.

The West façade, tilted a little north, has structures casting afternoon shadows on it too. The low hot west sun affects us all worst. Looking at the aerial photo: in the sun's low southern sector, the hot summer sun hits the MLC West façade at much the same angle as it would hit its south façade, and much would be shaded by other buildings.

Comparing the blistering impact of summer sun on the glazed escalator roof of the proposal, and on the exposed and suffering shadeless Brett Whitely Place in summer, it seems that we have in the MLC, an optimally shading and shaded building. The MLC is now compatible with the City in its maturity, in style, in scale, and in sun-design because of its modern context.

North Sydney has now caught up with the MLC. On no account then, (in the service of false claims, inflated costings of unnecessary garbage, or developerspeak), should North Sydney, or the nominally same Architects, be allowed to engulf and destroy it.

Thanks, Bev Atkinson B.Arch UNSW

Scone (31 years N. Sydney)

I'm tired from the last two coal mine bouts, cannot do a submission yet but hope to soon.

Thank you for working on this and convening Docomomo.



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From: carlthornton@bigpond.com
To: [OEH HD Heritage Mailbox](#)
Subject: MLC Building
Date: Thursday, 17 September 2020 5:30:31 PM

I support the listing of the MLC Building, Miller St, North Sydney, as an item of architectural significance and beauty by the Heritage Council.

I well remember when it was built, and I have always enjoyed looking at it. I am opposed to the idea of replacing it with a monster building which will have a severe visual and climatic impact on local residents.

People I speak to are very upset that our MLC building may be about to disappear. It enhances our visual experience. It has become part of our heritage during my lifetime and I am alarmed that it is under threat.

The MLC Building is very special to us and it is very worthy of listing as an item of notable architectural value.

Caroline Thornton

From: [Mary Curran](#)
To: [OEH HD Heritage Mailbox](#)
Subject: FW: Please heritage list the MLC Building in North Sydney
Date: Friday, 18 September 2020 9:44:15 AM

Dear Sir/Madam, I am a long term resident of NSLGA since 1984. I think the MLC building is part of NS CDB heritage. It needs TLC not TNT. I am sure others more eloquent and informed than me will provide adequate reasoning. I object to its destruction and the loss of green space, so precious these days.

Thanking you
Mary

Mary Curran
curranm@bigpond.net.au
ph 0411178181
5/17 Munro Street
McMahons Point

(please do not disclose my full details if this is published on line, name and suburb is fine)

From: [Ursa Komac](#)
To: [OEH HD Heritage Mailbox](#)
Subject: supporting MLC
Date: Saturday, 19 September 2020 6:29:22 PM

Dear Heritage Council,

I support the listing of MLC Building on the State Heritage Register.
Thank you,

Ursa

Ursa Komac | PhD (UPC Barcelona)
Director of Academic Programs in Architecture
School of Built Environment
T: +61 2 9685 4766 M: 0420377380
Westmead campus, Building J, Room 2.33
<https://orcid.org/0000-0002-8355-7386>



25 September 2020

Executive Director
Heritage NSW
Locked Bag 5020
PARRAMATTA NSW 2124

Dear Madam,

Proposal to list the MLC Building, 105-153 Miller Street, North Sydney on the State Heritage Register

Docomomo Australia supports the proposal to list the MLC Building, North Sydney on the State Heritage Register.

The MLC Building was identified in *The Modern Movement in NSW: a thematic study and survey of places* (Hericon Consulting 2013) as a potential item for listing on the State Heritage Register but its listing was not prioritised because it was already listed on a statutory instrument as an item of environmental heritage (North Sydney LEP 2013). However, it appears that this listing at a Local level may not be sufficient to prevent the building's demolition in the upscaling of sites adjacent to the Victoria Cross Metro Station, which is currently under construction.

Docomomo Australia considers that the MLC Building is at least of State significance and, because of the size, quality of the design, early date of construction and the national attention it drew upon opening (being opened by the Australian Prime Minister) it is of possible National importance in the development of Modernist commercial architecture in Australia.

The building is a heritage item, currently listed as having Local significance but which has been recognised as having at least State, and possibly National, significance under assessment Criteria a) and c) and regional significance under Criterion g) in the current North Sydney LEP listing. Demolition of heritage items can only be justified in the most exceptional circumstances and every effort must be made to find compatible uses for heritage items and to apply re-use and refurbishment strategies.

The evidence presented in the development application to North Sydney Council for the replacement of the MLC Building does not demonstrate in any detail that alternative strategies to demolition have been pursued with any rigor and that there is, indeed, any pressing need for the building's demolition.

Significance:

Statutory:

The MLC Building has been listed as an item of environmental heritage on the various iterations of the North Sydney Local Environmental Plan since 1989.

The LEP listing's Statement of Significance states:

The first high rise office block in North Sydney and the largest for a number of years after its construction, the MLC Building in North Sydney is a seminal building on subsequent highrise design in Sydney and utilised construction and structural techniques not previously used in Australia. With the first use of a curtain wall design and the first use of modular units in Australia, its use of exceptional modernist building materials in the curtain wall facade and terracotta glazed bricks are representative of the Post-War International style of architecture that predominated in these early commercial high-rise buildings. The architect, Walter Osborn McCutcheon's desire for his buildings to integrate modern art within the fabric of the design is demonstrated by the inclusion of significant artists such as Andor Mészáros and Gerald Lewers. As a result, and despite subsequent modifications, the interior, exterior and landscape

setting are of high aesthetic, technical and representative significance. The building is also of historical, associative and aesthetic significance as an important work by a significant firm of architects Bates Smart and McCutcheon, and master builders Concrete Constructions, and as a landmark site at North Sydney which signified the transformation of the centre of North Sydney from Nineteenth Century town to the second commercial hub of metropolitan Sydney from the late 1950s.

Whilst the building has been listed as being an item of Local significance on the North Sydney LEP the analysis of its significance, under the State Heritage Register criteria in that SHI listing, ascribes a higher level of significance to the building. Under Criterion (a) (Historical Significance) it is stated that the building is “significant on a local and state level as it was marked as beginning the transformation of North Sydney from [a] low-scale commercial town to the high-rise second CBD of Sydney”. Under Criterion (c) (Aesthetic Significance) it is stated that “The building is a key building in the development of high-rise buildings and is considered to be one of the first true high-rise buildings in Australia, making the MLC Building of national significance.”

As part of this submission we are suggesting a Statement of Significance that is considered more appropriate to the building. See Attachment A.

Non-statutory/professional – Docomomo:

Docomomo Australia, using Docomomo International’s assessment criteria, considers the MLC Building to have technical, social, aesthetic and iconic significance.

Docomomo Australia concurs with the NSW SHI listing assessment of the building being of at least State significance and probably of National significance and listed the building on the Docomomo Register in 2004 (copy of the listing fiche is attached). It should be noted that Docomomo strives to list the buildings in Australia that have a national resonance and importance and that the fiches prepared by the various national branches of Docomomo International (of which there are currently 72) together comprise the International Register of Docomomo. It is a summary of the important buildings of the Modern Movement around the world, of which the MLC Building is one.

Docomomo Australia’s listing fiche states that the building is recognised as the first high-rise building in North Sydney and a building that represents a number of Australia’s firsts:

- first freestanding office building;
- first office building incorporating two office slabs separated by a services tower, with a podium, *pilotis* and roof gardens;
- first example of a deliberately decorated curtain wall;
- first large-scale commercial office development in the International Modern style, incorporating, at all levels from conception through finishes to furniture, the contemporary architectural influences of the USA and Europe;
- first large-scale commercial office development utilising large areas of glazed curtain walls in association with large capacity, sophisticated-control air conditioning for comfort conditions.

The Docomomo listing fiche states that the North Sydney MLC building has iconic/canonical significance because it is:

Australia's first large-scale commercial office development embodying the sleek, modern, recognisable, rectangular glazed prism so recently embraced by US corporations, as exemplified by the UN Secretariat and Lever House, [both in New York];

And because it is:

the largest and the best one of a series of buildings around Australia constructed by the MLC insurance company to project a modern image and to house its workers in open plan, modern office buildings with up-to-date facilities for work and leisure.

Non-statutory/professional – Australian Institute of Architects:

The importance and significance of the building to the development of architecture in Australia is also recognised by its listing on the Australian Institute of Architects’ *Register of Nationally Significant 20th Century Architecture* as item 105.

Non-statutory/academic – Jennifer Taylor (University of Sydney & Queensland University of Technology):

Jennifer Taylor’s seminal 2001 book on high-rise buildings in Australia, *Tall Buildings Australian Business Going Up: 1945-1970*, devoted much of the chapter on the MLC buildings in Australia to the MLC Building at North Sydney. Taylor states: “the first fully developed lightweight, freestanding, modern modular office block does not appear until 1957 with the completion of the MLC Building, North Sydney, by Bates Smart & McCutcheon (in association with Hennessey and Hennessey)” (page 22) and

“Leaping ahead of its predecessors, the MLC Building, North Sydney, was a fully developed and committed work with a level of contemporaneity and excellence in design comparable to most buildings of this type throughout the world.” (page 48) Taylor also explores the design of the building in terms of height (ie not attempting to use the landscaped setback to Miller Street in order to gain additional height) and also the effect of daylight penetration into the offices on the width of the office floors.

The importance of the MLC Building at North Sydney to the development of the modern high-rise office building in Australia cannot be overstated.

Non-statutory/academic – Philip Goad (University of Melbourne):

Philip Goad, in his 2004 book on the architectural firm, Bates Smart, wrote of the firm’s projects for insurance company, MLC that they “represented the aesthetic and technological development of a new typology. ... BSM in effect attained the status of an Antipodean Skidmore Owings and Merrill (SOM), the corporate architectural firm par excellence.” (page 162) and “Of all the projects, it was MLC in North Sydney that was to be the most impressive exposition of BSM’s newly acquired expertise. ... the Sydney building was at the time the largest office building in Australia. Presenting a huge façade to the street (almost 100 metres in length), the building was completely integrated in its design from interiors, external landscaping and modular construction to the tinted glass and ribbed aluminium spandrel panel curtain wall that appeared like a vast weightless mosaic.” (page 164)

The MLC Building is also cited as an important development of post-war office buildings in the essay “Work & War” (pages 84-91) by Noni Boyd & Scott Robertson in the book edited by Hannah Lewi & Philip Goad, *Australia Modern: Architecture, landscape & design* (2019).

Summary of Architectural Significance:

The MLC Building is the most significant large office building dating from the 1950s in Australia. The ICI Building in Melbourne, also designed by Bates Smart & McCutcheon, is recognised as a building of importance to the people of Victoria and Australia by virtue of its listing on the Victorian State heritage Register.

The MLC Building at North Sydney, completed the year before the ICI Building, is of at least equal importance to the ICI building in terms of its design and historical importance and should be listed on the NSW State Heritage Register. The importance of the building was recognised at the time of its completion by being opened by the Australian Prime Minister and its aesthetic significance, historical significance as well as its rarity is beyond question.

Challenges and Opportunities:

Urban design opportunities:

The MLC Building was the tall, iconic genesis of North Sydney’s transformation into Sydney’s second CBD. One of the excellent features that has become an important aspect of the North Sydney office worker experience is the grass area on the Miller Street frontage where office workers could sit and relax to eat their lunch in a non-structured manner or in a location where they had to pay to eat. This strip of lawn remains sunny in mid-winter, unlike the so-called Brett Whiteley Plaza (the closed off section of Mount Street) which is overshadowed in mid-winter.

An opportunity exists for North Sydney Council and the building’s owners to capitalise on the ideal location of the west frontage of the MLC Building to create an urban space that could provide a sunny winter square or shaded summer plaza in a similar vein to the plaza of Australia Square. The half-floor level difference between Miller Street and the entrance level of the MLC Building opens up the opportunity to have a two-level public square with the lower level at the entrance level of the building and an upper level which would be approximately half a level above Miller Street. Cafes and restaurants could be located under the upper level opening out on to the lower level square. The narrowing of Miller Street to two lanes (for public transport and access to the Northpoint car park) would create more land for an expanded public square. It would be anticipated that the section of Miller Street in front of the new Metro station would need to remain 4 lanes wide to permit a train/bus interchange.

The public square would provide access from the new Metro station to the escalators to Greenwood Plaza and thence to the North Sydney Railway Station. There would also be a possibility for an underground link between the two stations under a public square connecting into Greenwood Plaza.

Urban design challenge:

The scale of the current MLC Building anchors and emphasises it as the heart of North Sydney and, in contrast to the over-scaled, tall towers surrounding Victoria Cross and the Pacific Highway adjacent, the MLC Building’s height does not overpower the open expanse at Victoria Cross and the long, slab-like

rectilinear nature of the building acts as an urban space-defining “wall”. Any more unmodulated tall tower blocks in this vicinity of the North Sydney CBD will cause it to become an unusable and unpleasant place; a narrow, cold and windy ghetto where no-one wants to go or to linger. The existing wide area of lawn and carriageway is a pleasant area of decompression for pedestrians, for people waiting for buses and a place in which one can linger to enjoy the scale of Victoria Cross. The mid-rise height of the MLC Building now complements Victoria Cross in conjunction with the lower rise podiums of the surrounding buildings which emphasise this and make it a proper Cross, a better urban space.

Maintenance:

The argument that the building is in need of maintenance is not disputed as all buildings require regular maintenance. The use of a maintenance backlog as a reason for demolition is not supported. Careful examination of the maintenance needs by experts can resolve the problems and an ongoing maintenance plan and strategy would alleviate future backlogs. The façade of the almost contemporary Qantas Building in Chifley Square, Sydney was retained and repaired in the building’s refurbishment. Retention of curtain walls is possible and the MLC building’s aluminium curtain wall is unique in Sydney with its patterning of aluminium ribs and is a distinctive feature that is an integral part of its aesthetic significance.

Stormwater management:

Even without a new public square in front of the MLC Building the stormwater infrastructure at this point of Miller Street will need to be addressed to alleviate the flooding of the foyer level of the MLC Building. The lack of Council infrastructure upgrades to accommodate the increasingly severe weather events exacerbated by climate change is not a reason to demolish the building.

The opportunity exists for an integrated approach to draining the area through land-forming involved with a new plaza and the re-forming of the upper end of the Mount St plaza.

Financial implications:

The MLC Building was purchased by the current owner as a building that was already heritage-listed and therefore subject to any actual or perceived “heritage discount” during the purchase. The building had been refurbished internally to a high level (and has received awards for the design excellence of the interior environment) and provides excellent quality office space. There is no financial imperative to demolish the building in terms of maintaining tenancy occupancy rates.

A financial uncertainty that all commercial office space is facing is the nature of office work and spatial requirements in a post-COVID-19 world.

Conclusion:

The importance of the MLC Building at North Sydney to the development of the modern high-rise office building in Australia cannot be overstated. The building is recognised by North Sydney Council, the Australian Institute of Architects, Docomomo Australia and academics around Australia as a rare, surviving, seminal work of Modern Australian architecture that should be retained for future generations.

Docomomo Australia fully supports the upgrading of heritage buildings to adapt to new requirements and technology. The MLC Building itself has already been the subject of such an award-winning adaptive upgrade at the beginning of the 21st century and it is possible to continue to upgrade the MLC Building sensitively to provide office accommodation of a high standard in such an important and convenient location. There are numerous international examples of adaptive re-use of significant heritage buildings such as the conversion of the Van Nelle factory in Rotterdam, The Netherlands to provide world class office and studio accommodation, or the retention of 1950s and 1960s high-rise buildings in Dallas, USA with refurbished original façades and important interiors.

The building should be listed on the State Heritage Register as a minimum step in preserving the building and consideration should be given to listing it on the National Heritage List.

An update of the 20 year old Conservation Management Plan should be undertaken before any decisions are made regarding the building’s future.

North Sydney Council should, as an urgent priority, commence negotiations with the NSW Government regarding commencing a Heritage Floor Space Scheme for the sale of heritage floor space similar to the scheme operated by the City of Sydney. This would provide funding for the building's conservation and refurbishment.

Yours faithfully

A handwritten signature in black ink, appearing to read 'SBR', with a long horizontal flourish extending to the right.

Dr Scott Robertson
BSc (Arch), BArch (Hons), MBE (Env Conservation), PhD
President
Docomomo Australia

ATTACHMENT A: ASSESSMENT & STATEMENT OF SIGNIFICANCE

A1. Assessment of Significance of the MLC Building, North Sydney in accordance with Heritage Council of NSW Criteria.

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase
- maintains or shows the continuity of a historical process or activity

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important activities or processes
- provides evidence of activities or processes that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

Discussion:

The post-World War 2 period saw the expansion of office-based commercial activity and the expansion of accommodation to house this activity. The modern office building in the post-war period was characterised by the clean lines and rectangular prism shapes of the glazed curtain-wall skyscrapers that were constructed in the USA, with the important first exemplars being the United Nations Secretariat Building (1952) and Lever House (1952), both in New York City. Within two years of these first two US skyscrapers work commenced on Australia's first curtain-wall skyscraper, the MLC Building, North Sydney (1954-1957). A year later work commenced on ICI House (1955-1958) in Melbourne by the same architects as the MLC Building, Bates Smart & McCutcheon. It should be noted that ICI House is listed on the Victorian State Heritage Register as being of significance to the State of Victoria.

The MLC Building, North Sydney was Australia's first building with a large lift capacity designed to cope with a high level of inter-floor traffic resulting from the head office operations of a single tenant. In association with the state branch office buildings for the MLC in Adelaide and Perth, the North Sydney office building is significant for the ground-breaking aspects of its construction including: use of light-weight materials; materials testing leading to evolution of building regulations; prefabricated steel structural framing and flooring system; incorporation of modular design and fitout of the interiors; adoption of 'fast-track' construction methods.

Docomomo Australia's listing fiche states that the building is recognised as the first high-rise building in North Sydney and a building that represents a number of Australia's firsts:

- first freestanding office building;
- first office building incorporating two office slabs separated by a services tower, with a podium, *pilotis* and roof gardens;
- first example of a deliberately decorated curtain wall;
- first large-scale commercial office development in the International Modern style, incorporating, at all levels from conception through finishes to furniture, the contemporary architectural influences of the USA and Europe;
- first large-scale commercial office development utilising large areas of glazed curtain walls in association with large capacity, sophisticated-control air conditioning for comfort conditions.

The MLC Building was the first tall building in North Sydney, signalling the commencement of the development of North Sydney as Sydney's (and NSW's) second CBD.

Significance:

The MLC Building, North Sydney is significant at a National level as Australia's first high-rise curtain-wall skyscraper and for the introduction of innovative construction methods and details as well as building services.

The MLC Building, North Sydney is significant at a National level for the ground-breaking aspects of its construction including: use of light-weight materials; materials testing leading to evolution of building regulations; prefabricated steel structural framing and flooring system; incorporation of modular design and fitout of the interiors; adoption of 'fast-track' construction methods as well as building services such as high-capacity lifts.

It is significant at a State level as the first high-rise building in North Sydney, signalling the commencement of the development of North Sydney as Sydney's (and NSW's) second CBD.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion of historical significance because it:

- shows evidence of a significant human activity
- is associated with a significant activity and historical phase

Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- shows evidence of a significant human occupation
- is associated with a significant event, person, or group of persons

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important people or events
- provides evidence of people or events that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

Discussion:

The MLC Building, North Sydney is associated with the work of Melbourne-based architects, Bates Smart & McCutcheon, who were the pre-eminent architects for the design and development of early post-war Modernist office buildings in a number of Australian cities. The building is also associated with the long-established Sydney construction firm, Concrete Constructions Pty Ltd, that had been involved in the construction of a number of Sydney's tall buildings since 1916.

The building is also associated with significant artists for the artworks commissioned for the building, such as Andor Mészáros for the bronze bas relief on the south façade, and Gerald Lewers for the stone sculptures in the Miller Street garden.

Significance:

The MLC Building, North Sydney is significant at a State level because of its association with significant Australian architects, Bates Smart & McCutcheon, who were the pre-eminent architects for the design and development of early post-war Modernist office buildings in a number of Australian cities. The building is also significant for its association with the long-established Sydney construction firm, Concrete Constructions Pty Ltd, that had been involved in the construction of a number of Sydney's tall buildings since 1916.

The building is also significant for its association with significant artists for the artworks commissioned for the building, such as Andor Mészáros for the bronze bas relief on the south façade, and Gerald Lewers for the stone sculptures in the Miller Street garden.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion of historical association significance because it:

- shows evidence of a significant human occupation
- is associated with a significant person

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Guidelines for INCLUSION

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement
- is aesthetically distinctive
- has landmark qualities
- exemplifies a particular taste, style or technology

Guidelines for EXCLUSION

- is not a major work by an important designer or artist
- has lost its design or technical integrity
- its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
- has only a loose association with a creative or technical achievement

Discussion:

The aesthetic significance of the MLC Building, North Sydney has been recognised in the statutory listing under the North Sydney LEP 2013, by the Australian Institute of Architects in its *Register of Nationally Significant 20th Century Architecture* (as item 105) and by Docomomo Australia in its listing fiche as having technical, social, aesthetic and iconic significance.

The building's aesthetic significance has also been recognised and documented in a number of important publications. Jennifer Taylor's seminal 2001 book on high-rise buildings in Australia, *Tall Buildings Australian Business Going Up: 1945-1970*, devoted much of the chapter on the MLC buildings in Australia to the MLC Building at North Sydney. Taylor states: "the first fully developed lightweight, freestanding, modern modular office block does not appear until 1957 with the completion of the MLC Building, North Sydney, by Bates Smart & McCutcheon (in association with Hennessey and Hennessey)" (page 22) and "Leaping ahead of its predecessors, the MLC Building, North Sydney, was a fully developed and committed work with a level of contemporaneity and excellence in design comparable to most buildings of this type throughout the world." (page 48) Taylor also explores the design of the building in terms of height (ie not attempting to use the landscaped setback to Miller Street in order to gain additional height) and also the effect of daylight penetration into the offices on the width of the office floors.

Philip Goad, in his 2004 book on the architectural firm, Bates Smart, wrote of the firm's projects for insurance company, MLC that they "represented the aesthetic and technological development of a new typology. ... BSM in effect attained the status of an Antipodean Skidmore Owings and Merrill (SOM), the corporate architectural firm par excellence." (page 162) and "Of all the projects, it was MLC in North Sydney that was to be the most impressive exposition of BSM's newly acquired expertise. ... the Sydney building was at the time the largest office building in Australia. Presenting a huge façade to the street (almost 100 metres in length), the building was completely integrated in its design from interiors, external landscaping and modular construction to the tinted glass and ribbed aluminium spandrel panel curtain wall that appeared like a vast weightless mosaic." (page 164)

The MLC Building is also cited as an important development of post-war office buildings in the essay "Work & War" (pages 84-91) by Noni Boyd & Scott Robertson in the book edited by Hannah Lewi & Philip Goad, *Australia Modern: Architecture, landscape & design* (2019).

The aesthetic significance derives from a number of aspects of the building's design. The building is divided into three parts, the undercroft defined by a recessed façade behind a colonnade of *pilotis*, the curtain-wall-clad prism of the main body of the building and the roof-top terrace with its blue-coloured blade-supported roof.

A distinctive feature of this early skyscraper is the treatment of the curtain-wall façade of the main body of the building. The US antecedents, the United Nations Secretariat Building (1952) and Lever House (1952), both in New York City, both have glass windows, opaque coloured glass panel spandrel panels and aluminium mullions whereas the MLC Building, North Sydney (and its suite of smaller MLC buildings in other cities – now all sadly altered or demolished) has a curtain-wall that is more textured and detailed with ribbed aluminium panel spandrels in lieu of coloured glass. This textured curtain-wall façade treatment is rare in Australia but imparts a visual interest that is often lacking with all-glass curtain walls.

The long, rectangular nature of the building acts as a type of wall that defines the urban centre of North Sydney with the open space in front of the building. The textured façade also reduces the large size of the façade and prevents it from being monotonous or overbearing. The length of the building façades is also skilfully modified and visually reduced by the vertical emphasis given to the façades. The ribbed aluminium spandrel panels are not continuous along the entire façade; they are broken with smaller bays of spandrel panels incorporating smaller dark grey and ribbed panels that define vertical elements. It should also be noted that the use of non-reflective aluminium panels breaks down the reflective nature of the glass façades and creates a cross-emphasis of reflective horizontal ribbons. Thus there are two visual treatments that both counteract yet balance one another, the horizontal bands of glazing and the subtle vertical bands of small façade modules.

The grey/blue tiles on the end walls of the rectangular prism are distinctive and blend with the aluminium panels and mullions of the main facades.

Significance:

The MLC Building, North Sydney is of aesthetic significance at a National level for its use of a textured aluminium and glass curtain-wall façade system. The ribbed aluminium textured panels are a rare use of such a system so early in the introduction of the curtain-wall onto Australian skyscrapers when its Australian and overseas contemporaries were usually clad in all-glass façades. The proportions of the building, the use of a ground level colonnade and the blade-supported rooftop terrace awning demonstrate a sophisticated design that was the equal of any contemporary skyscrapers. These design elements created a rectangular prism that was supported above the ground and which met the sky in a modulated fashion.

Not only is the MLC Building the earliest of the Australian skyscrapers, it also demonstrates a high level of aesthetic sophistication and skill by its architects.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion of aesthetic significance because it:

- shows and is associated with, creative or technical innovation and achievement
- is the inspiration for a creative and technical innovation or achievement
- is aesthetically distinctive
- has landmark qualities
- exemplifies a particular taste, style and technology

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Guidelines for INCLUSION

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for EXCLUSION

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative

Discussion:

The building has been recognised by the general North Sydney community by its early inclusion on as an item of environmental heritage on the North Sydney LEP as well as being recognised by the architectural and academic community by non-statutory listings and inclusion in important publications on the development of Australian architecture.

Significance:

The MLC Building has social significance at a National level because of its recognition by the architectural profession as an important work of architecture through its non-statutory listings by architectural associations, and by the academic community through the building's inclusion as a significant building in important books on the development of Australian architecture.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion of special association with a particular cultural group because it:

- is important for its associations with an identifiable group

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for EXCLUSION

- the knowledge gained would be irrelevant to research on science, human history or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

Discussion:

The MLC Building is the embodiment of the early advanced technologies in skyscraper construction and services.

It is significant for its potential to store and reveal information about construction techniques, construction materials, internal finishes and services then being introduced into Australia, and all of which were part of a deliberate shift away from the conservative approach to construction taken before the war; this potential is supported by the existence of a comprehensive archive of construction documentation.

It is significant for the exceptional quality of the curtain-wall as well as scarce evidence of the best available 1950's curtain-wall technology and for the exceptional quality of the surviving original exterior and interior finishes and fittings, which incorporate a consistency controlled by the modular concept of the design; this quality is supported by the existence of a comprehensive collection of photographs by arguably, Australia's foremost photographer, Max Dupain.

Significance:

The MLC Building has technical and research significance at a National level for its potential to store and reveal information about construction techniques, construction materials, internal finishes and services then being introduced into Australia, and all of which were part of a deliberate shift away from the conservative approach to construction taken before the war; this potential is supported by the existence of a comprehensive archive of construction documentation.

It is significant at a National level for the exceptional quality of the curtain-wall as well as scarce evidence of the best available 1950's curtain-wall technology and for the exceptional quality of the surviving original exterior and interior finishes and fittings, which incorporate a consistency controlled by the modular concept of the design; this quality is supported by the existence of a comprehensive collection of photographs by arguably, Australia's foremost photographer, Max Dupain.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion to reveal information because it:

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark and reference site or type

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for INCLUSION

- provides evidence of a defunct custom, way of life or process
- demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs or techniques of exceptional interest
- shows rare evidence of a significant human activity important to a community

Guidelines for EXCLUSION

- is not rare
- is numerous but under threat

Discussion:

As the first large curtain-wall skyscraper in Australia the building is rare because of this unique distinction of it being the first. It demonstrates a curtain-wall technology that is no longer used in terms of the patterning and textured approach to the curtain-wall and also a mid-century approach to the tripartite division of the building into a “base” (the colonnade), a “body” (the curtain-wall façade) and a “head” (the blade-supported rooftop awning).

It is also endangered as illustrated by the 2020 proposal to demolish the building.

Significance:

The MLC Building, North Sydney is significant at a National level because of its rarity as the first large curtain-wall skyscraper in Australia, because of its rare design quality, and because it is a rare example of its size and scale.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion of rarity because it:

- provides evidence of a defunct custom, way of life and process
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs and techniques of exceptional interest

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments

Guidelines for INCLUSION

- is a fine example of its type
- has the principal characteristics of an important class or group of items
- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- is a significant variation to a class of items
- is part of a group which collectively illustrates a representative type
- is outstanding because of its setting, condition or size
- is outstanding because of its integrity or the esteem in which it is held

Guidelines for EXCLUSION

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

Discussion:

The MLC Building, North Sydney demonstrates the principle characteristics of a mid-twentieth century skyscraper with its aluminium and glass curtain-wall, the definition of the building into three parts with a ground floor colonnade that raises the rectangular prism of the building and the oversailing roof of the building supported on blade walls, and the blank end walls of the prism.

The large size of the building when it was constructed is still a place-defining characteristic in the urban heart of North Sydney as it forms a large urban wall defining the flat area at the base of Miller Street.

Significance:

The MLC Building, North Sydney is representative at a National level because it embodies the principal characteristics of the early mid-twentieth century skyscrapers, is the earliest extant example of a high-rise curtain-wall skyscraper, retains a high degree of external integrity, and is outstanding for its contribution to the urban heart of North Sydney.

Conclusion:

The MLC Building, North Sydney meets the requirements for the criterion of representing the principal characteristics of its class because it:

- is a fine example of its type
- has the principal characteristics of an important class and group of items

- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique and activity
- is a significant variation to a class of items
- is outstanding because of its setting, condition and size
- is outstanding because of its integrity and the esteem in which it is held

A2: Statement of Significance

The MLC Building, North Sydney is significant at a National level as Australia's first high-rise curtain-wall skyscraper and is of aesthetic significance at a National level for its high level of aesthetic sophistication and skill by its architects including the use of a textured aluminium and glass curtain-wall façade system, which is scarce evidence of the best available 1950's curtain-wall technology. The ribbed aluminium textured panels are a rare use of such a system so early in the introduction of the curtain-wall to Australian skyscrapers when its Australian and overseas contemporaries were usually clad in all-glass façades. The proportions of the building, the use of a ground level colonnade and the blade-supported rooftop terrace awning demonstrate a sophisticated design that was the equal of any contemporary skyscrapers. This aesthetic and technical significance is recognised by the architectural profession through their non-statutory listings and by the academic community through the building's inclusion as a significant building in important books on the development of Australian architecture.

The MLC Building, North Sydney has technical and research potential at a National level, for the introduction of innovative construction methods and details as well as building services including: use of light-weight materials; materials testing leading to evolution of building regulations; prefabricated steel structural framing and flooring system; incorporation of modular design and fitout of the interiors; adoption of 'fast-track' construction methods as well as building services such as high-capacity lifts; for its internal finishes and services.

The building retains a high level of exterior integrity.

The MLC Building, North Sydney is significant at a State level as the first high-rise building in North Sydney, signalling the commencement of the development of North Sydney as Sydney's (and NSW's) second CBD.

The building is significant at a State level because of its association with significant architects, Bates Smart & McCutcheon, who were the pre-eminent architects for the design and development of early post-war Modernist office buildings in a number of Australian cities. The building is also significant for its association with the long-established Sydney construction firm, Concrete Constructions Pty Ltd, that had been involved in the construction of a number of Sydney's tall buildings since 1916. The building is also significant for its association with significant artists for the artworks commissioned for the building, such as Andor Mészáros for the bronze bas relief on the south façade, and Gerald Lewers for the stone sculptures in the Miller Street garden.



Heritage Council of NSW
Locked Bag 5020
PARRAMATTA NSW 2124

Via email: heritagemailbox@environment.nsw.gov.au

30 September 2020

Dear Sir/Madam,

Re : Notice of Intention to consider listing on the State Heritage Register

MLC Building, 105-153 Miller Street, North Sydney

The Heritage Committee of the NSW Chapter of the Australian Institute of Architects (the Institute) supports the State Heritage listing of the MLC Building at 105-153 Miller Street, North Sydney.

The MLC North Sydney is currently listed as a local heritage item on the North Sydney LEP 2013, item number I0893, and is one of the few remaining NSW buildings in the post-war international style.

The building is also listed on the Institute's Register of the Significant Architecture in NSW (listing number 4703034), the Institute's listing of National Significant 20th Century Architecture and DOCOMOMO Australia NSW Register. These listings confirm the building is of national importance in the development of Modernism in Australia.

We confirm the building is of architectural significance to the state of New South Wales, and possibly of National significance for the following reasons:

- It is important in the course of NSW's cultural history and is seminal in the development of high-rise buildings in Australia.
- The building used construction and detailing techniques not previously seen in Australia – use of curtain wall and first use of modular units.
- It was the tallest building in North Sydney and a landmark for a very long time, beginning the transformation of North Sydney from low scale to high rise CBD.
- The Building is associated with Bates Smart McCutcheon, who were influential in the design of high rise in Australia. The design is attributed to Sir Walter Osborne McCutcheon who was awarded the Australian Institute of Architects' Gold Medal in 1965 and was knighted in 1966.

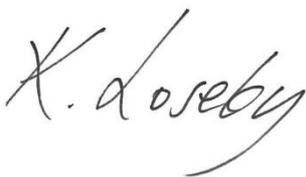
- It demonstrates aesthetic characteristics and a high degree of creative and technical achievement through the first US influenced Post-War International Style modern commercial high-rise.
- The building is one of the earliest of its type and one of the few to survive.

Not only is the building an early Sydney example of the Post-War International Style, detailed for commercial office uses, it is also possibly the earliest surviving curtain wall building in Australia. The importance of this building as an exemplar of the style is confirmed by its inclusion in Richard Apperly, Robert Irving and Peter Reynold's book *A Guide to Identifying Australian Architecture*. One of the closest comparable buildings in Australia, also by Bates Smart McCutcheon, is the ICI House in Melbourne, which is listed on Victoria's State Heritage Register (VHR number H0786).

We believe this building meets the criteria for listing on the State Heritage Register and accordingly should be listed on it.

If you have any questions or would like to discuss the matter, please don't hesitate to contact the Institute on 9246 4055.

Yours faithfully,

A handwritten signature in black ink that reads "K. Loseby". The signature is written in a cursive, flowing style.

Kathlyn Loseby FRAIA
NSW Chapter President
Australian Institute of Architects

From: [Mark Singer](#)
To: [OEH HD Heritage Mailbox](#); [Warwick Hatton](#)
Subject: SHR listing for the MLC Centre North Sydney
Date: Tuesday, 6 October 2020 1:53:05 PM

Please consider the MLC Centre for SHR listing. My understanding, as an architect (retired), a long-time resident and worker in the North Sydney municipality and an ex-councillor of North Sydney Council, is that the Centre has State significance as a social/community icon since completion in 1956-7.

This iconic status extends beyond the local area as the building brought commercial modernism out of the Sydney CBD to announce a new urban centre at scale, cutting edge and proud. Generations of office workers have eaten their lunch-time sandwiches on the grassed forecourt, or checked the MLC weather forecasting beacon on their commute.

The technological innovations of the MLC design mark this building as State significant including the curtain wall glazing, steel structure and lightweight fireproofing, and services integration. The fact that the building has been upgraded previously to reflect changing work cultures demonstrates the building's adaptability and capacity to further adapt to future needs.

The MLC design is a classic modernist tour de force, matching it with the Mies New York Seagram Building (well protected with heritage controls). It still looks fresh and sharp, and these qualities will be accentuated in the future.

I am dismayed by InvestaCorp comments who appreciate the '*sentimentality*' of those wishing to retain the building but that the building has reached "*the end of its life cycle*". The proposed demolition of the MLC Centre building bears the hallmarks of Australia's 'blow 'em up' corporate culture, overriding community values and interests with a financial concoction of estimates and profits. More Juukan Gorge thinking ...

The Heritage Council must rightfully place the MLC Centre on the State Heritage Register without hesitation, and take a firm stand for the values of an SHR for the future benefit of our community and culture.

Yours sincerely,

Mark Singer

marksinger8@gmail.com

15 September 2020

Heritage Council of NSW
Locked Bag 5020
PARRAMATTA NSW 2124

Peter Andrew Barrett

Architectural Conservation
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Dear Sir/Madam,

**Re: MLC Building
105-153 Miller Street, North Sydney**

I am surprised to hear that plans are underway to remove the MLC Building in North Sydney. The MLC Building is considered to be Australia's first truly Post-war office block, demonstrating not only an International-style aesthetic but many construction and technological advances. For this reason, I support the proposal to include the building on the State Heritage Register of NSW.

The ongoing destruction of Sydney's Post-war Modernist building stock has been of concern to me for some time. It is sad to see in recent decades the removal of Unilever House (1955), Commonwealth Centre (1963), the State Office Block (1967), and now potentially the MLC Building at North Sydney.

In any master narrative on this building, it is important not to overlook its owner, the Sydney-based MLC (Mutual Life & Citizens Assurance Company) and the leading role this company took in building innovative and cutting edge Modernist buildings throughout Australia in the Post-war period. Apart from AMP (to a lesser extent), the other large insurers' (T&G, National Mutual, Colonial Mutual and City Mutual) their Post-war buildings tended to be less remarkable and less innovative.

In light of MLC's significant contribution to the modernisation of Australia's cities, the MLC's North Sydney headquarters of 1957, was the largest of its series of developments throughout Australia's State capitals. Others completed around the same time were at Brisbane (1957), Adelaide (1957) Perth (1957 – now remodelled) and Hobart (1961). The MLC Building at North Sydney is the key building in this MLC Post-war typology.

At the time of writing, another MLC Building at Melbourne (1969-73), a bold and interesting design, is currently being proposed for heritage protection in a planning scheme amendment initiative by the City of Melbourne.

Peter Andrew Barrett

It would be a great shame for this architecturally important building to be demolished, further eroding Sydney's rich history of Modernist design. It is for this reason that I encourage the Heritage Council of NSW to ensure that the MLC Building at North Sydney is protected, by adding it to the State Heritage Register of NSW.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Peter Barrett', with a stylized flourish at the end.

Peter Barrett
Master of Architectural
History & Conservation (Melb.)

Peter Andrew Barrett

P.A. BARRETT

1803/31 SPRING STREET, MELBOURNE 3000

54 Minna Street
Burwood
NSW 2134

17.09.2020

Heritage Council Of NSW
Locked Bag 5020
Parramatta
NSW 2124

To the Heritage Council,

I wish to submit that the NSW Heritage Council recommend that the MLC Building located at 105-153 Miller Street North Sydney be listed on the NSW State Heritage Register in the acknowledgement of its Heritage Significance.

My reasons for this is that this building is of heritage and historic significance and also a well-preserved example from its era; therefore worthy of listing and preserving from demolition.

This structure, built circa 1960 is now also a rare example of its type.

Despite being sixty years old; it still has a contemporary design look and I feel that unlike some towers constructed near it; it will not look 'dated' even in another sixty years.

I also have a personal reason for wanting this building preserved. In 1964 I worked in this building and after recently visiting it and photographing it; saw that it seems little changed since 1964 and so is even more deserving of listing; being almost as originally constructed.

I also must declare that I am a member of the Royal Australian Historical Society and through RAHS Grants funding completed a project done over several years, to photographically record all the pre-1940's shop structures still existing in Sydney's Inner-West suburbs.

I hope the MLC building will be saved from destruction. At least, I now have a large photographic print of it framed and on the wall of my photo-office.

Sincerely,



Russell J Workman

LOUISE COX AO

BArch Dip T & C P LFRAIA RIBA LFRSA Chevalier d'Ordre des Arts et des Lettres République Français
Hon FAIA Hon FCARM Hon FKIA Hon FNZIA Hon FUAP Hon JIA Hon KIRA Hon RAIC
70A Blues Point Road
McMahons Point, NSW, 2060, Australia

25th September 2020

Heritage Council of NSW
Locked Bag 5020
Parramatta, NSW, 2124

Dear Members

Proposal to list the MLC Building, 105 – 153 Miller Street, North Sydney, NSW, 2060 on the State Heritage List

I support the proposal to list the MLC Building, North Sydney on the State Heritage Register and I also support Docomomo Australia's submission to the Heritage Council that this building be listed.

The NSW Chapter of the Australian Institute of Architects' *Register of Nationally Significant 20th Century Architecture* lists it as item 105, an early addition to its list, and Docomomo Australia listed it in 2004. In 2013, the MLC Building was identified as a potential item for listing on the State Heritage Register. Although its listing was not prioritised then because it was already listed on a statutory instrument as an item of environmental heritage (North Sydney LEP 2013), now it appears that this listing at a Local level is not sufficient to prevent the building's demolition in the upscaling of sites adjacent and now on top of the Victoria Cross Metro Station, which are currently under construction or just completed.

The MLC Building at North Sydney, completed the year before the ICI Building in Melbourne (State Heritage listed in Victoria), is of at least equal importance to the ICI building in terms of its design and historical importance and should be listed on the NSW State Heritage Register. The building is a heritage item, currently listed as having Local significance and has been recognised as having at least State, and possibly National, significance under assessment Criteria a) and c) and regional significance under Criterion g) in the current North Sydney LEP listing. As demolition of heritage items can only be justified in the most exceptional circumstances, every effort must be made to find compatible uses for heritage items and to apply re-use and refurbishment strategies.

If North Sydney Council adopted a Heritage Floor Space Ratio Transfer System for Heritage buildings in the Municipality, the air rights could have been transferred to another site and the building could remain where it is and continue to enhance the surrounding area. This would have provided funding for the building's conservation and refurbishment.

The evidence presented in the development application to North Sydney Council for the replacement of the MLC Building does not demonstrate in any detail that alternative strategies to demolition have been pursued with any rigor and that there is, indeed, any pressing need for the building's demolition.

The MLC Building of 1957, North Sydney is significant at a State level as the first high-rise building in North Sydney, signalling the commencement of the development of North Sydney as Sydney's (and NSW's) second CBD. Now the surrounding buildings are overshadowing this area and the centre of North Sydney is being lost by inappropriate, hovering development which creates hostile spaces and places for people, which is the opposite of what is wanted. Any more unmodulated tall tower blocks in this vicinity of the North Sydney CBD will cause it to become a more unusable and unpleasant place next the already unusable and uncomfortable spaces in Mount Street.

The scale of the current MLC Building anchors and emphasises it as the heart of North Sydney and, in contrast to the over-scaled, tall towers surrounding Victoria Cross and the Pacific Highway adjacent, the MLC Building's height does not overpower the open expanse at Victoria Cross and the long, slab-like rectilinear nature of the building acts as an urban space-defining "wall". The existing wide area of lawn and carriageway is a pleasant, relaxed area for pedestrians, for people waiting for buses and a place in which one can linger to enjoy the scale of Victoria Cross. The mid-rise height of the MLC Building now complements Victoria Cross in conjunction with the lower rise podiums of the surrounding buildings which emphasise this and make it a proper Cross, a better urban space. It also complements the SHR listed North Sydney Post Office diagonally opposite.

Not only is the MLC Building the earliest of the Australian Skyscrapers, it also demonstrates a high level of aesthetic sophistication and skill by its architects. Its aesthetic and technical significance is recognised by the architectural profession through their non-statutory listings and by the academic community through the building's inclusion as a significant building in important books on the development of Australian architecture. The MLC Building is now compatible with the City in its maturity, in style, in scale, and in sun-design because of its modern context.

The importance of the MLC Building at North Sydney to the development of the modern high-rise office building in Australia cannot be overstated. The building is recognised by North Sydney Council, the Australian Institute of Architects, Docomomo Australia and academics around Australia as a rare, surviving, seminal work of Modern Australian architecture that should be retained for future generations.

The building should be listed on the State Heritage Register as a minimum step in preserving the building and consideration should be given to listing it on the National Heritage List. An update of the 20 year old Conservation Management Plan should be undertaken before any decisions are made regarding the building's future.

Yours sincerely



Louise Cox AO

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Architect QLD registration number 2600 (Non Practising)

7 October 2020

Heritage Council of NSW
heritagemailbox@environment.nsw.gov.au

Dear Members of the Heritage Council of NSW,

Re: MLC Building, 105-153 Miller Street, North Sydney. Subject of DA 147/20

The purpose of this letter is to support "State heritage listing" of the MLC Building at 105-153 Miller Street, North Sydney. I do this from the perspective of a user of the building (1993-2004) and my experience as GM, People and Business Transformation, MLC, between 1998 and 2004.

The lens through which I view the MLC Building's significance is inevitably a "people" one, in particular the flexible design of the base building which is so facilitative of change and which ensures the building its continued relevance despite the enormous business and societal change in the decades following its completion in the mid '50's.

The following points are made in support of its listing as an item of State Heritage significance.

Corporate Courage and Leadership

The MLC Building is the result of a courageous decision by MLC in 1954 to move its head office from Martin Place to North Sydney. It marked the beginning of a distinctive North Sydney business community, complementary to the CBD.

MLC occupied the building until 1998 and continued to lease it beyond their acquisition by NAB in 2000. It was the pre-eminent building in a suite of similar buildings developed by MLC around Australia and is one of the few, if not the only one, still in existence. It is Australia's version of the celebrated Lever House and Seagram's Building in New York.

As a measure of the respect for MLC's leadership and innovation the building was opened in 1957 by Sir Robert Menzies.

Enduring "People-Centric" Design

The significant architectural and construction innovation which accompanied the building's development is well understood. What is less discussed is the investment made in designing for people. Natural light, transparency, recreational and dining spaces, theatre, squash courts, roof gardens, useable lawns and landscaping on Miller Street were part of the original brief. They could equally be part of a contemporary brief, the pandemic notwithstanding.

This investment in its people has characterised each decade of MLC's occupation of the building but it took different forms as the business and the generations within it changed. Arguably paternalistic in 1957, in keeping with the times, the redesign of the interior in 1998 deeply engaged a new generation in designing for new behaviours.

Support for Change over Six Decades

The MLC Building was designed for change.

MLC always understood the power of the design of this base building to support change in its business and it has been used to do that cost effectively over six decades. One such example is the development of what came to be known as "Campus MLC".

"Campus MLC" was the outcome of a radical redesign of the interior in 1998-2000, completed in parallel with redesign of the business and its culture.

Critically, the building, stripped of its mid-80's fitout, provided exactly the flexibility needed to design new ways of working. By involving over 1,000 people in the design process the result was a workplace that has been celebrated internationally and much awarded locally.

The design team were challenged to:

- Rationalise space
- Anticipate the future
- Integrate the businesses
- Inspire creativity
- Create the basis for a very special community
(For the outcome, see article referred to below)

The transition of MLC to NAB in 2000-2004 was achieved with only minor adjustments to the built environment in North Sydney.

It received, and continues to receive, acclaim internationally as well as in Australia.

I commend to you an article by Professor Philip Goad of Melbourne University who reviewed the "Campus MLC" project for Architecture Australia in 2000.

<https://architectureau.com/articles/office-revolution/>

"To restore a 1950's skyscraper takes some courage. Not every corporation chooses to revive a potential dinosaur. Restoration is not necessarily a cheap solution or a sensible investment. To their credit MLC chose to stay and they did so throughout the refurbishment process. Inside the changes were dramatic. The new interior that is "Campus MLC" represents one of the most profound shifts in the history of post War Australian office design."

It is difficult to find a building whose history better captures the evolution of Australian business, society and innovation over 60 years of substantial change.

Commitment to Sustainability – Economic, Environmental, Social

When MLC made the decision in 1998 to stay in the building and invest it was a significant and very public commitment to sustainability (environmental, economic and social) and it was in line with the concerns of a new generation of people in the building.

The impact of "Campus MLC"s innovative work practices can be seen in the buildings commissioned by the banking sector following the acclaim given the MLC interior redesign.

In 2007 Professor Jeremy Myerson, Helen Hamlyn Chair of Design, the Royal College of Art wrote: *"As the global workplace explores themes related to neighbourhood and community – what (Professor) Franklin Becker has called the "eco-system of the office" – architects and designers Down Under can rightly claim to be at the forefront of the field. And the key driver is the banking sector."*

Westpac, ANZ, CBA, NAB, Deutsche Bank all followed MLC's lead but they needed to build a new typology of building to achieve the same outcomes. MLC led with a 45 -year -old building, a commitment to sustainability in the widest sense.

Can it do the same in the post pandemic era?

Post-Pandemic Workplace Design

We don't yet know what form our working futures will take although we do know that "place" will continue to be very important as an adjunct to working remotely. What we do know is that this building will be able to support a more flexible way of working as well as the ability to "pivot" quickly and cost-effectively. In a presentation to MLC Board in 1999 the project team hypothesised a time when people might be working remotely, on-line, coming to the building only to meet. For many that time has arrived and the MLC building is capable of meeting the challenge.

Living Heritage

The MLC Building is a mid-Century architectural prize, not frozen in time but constantly evolving to support a rapidly changing world of work. The integrity of its original design has been retained but that has never been an impediment to changes internally. Quite the opposite. It has many practical lessons and sources of inspiration for those who work in it or on it, including

- Those who work in its spaces
- Those who commission new workplaces post-pandemic
- Architects and students of architecture
- Other Property and Urban Planning professionals
- Sustainability practitioners
- Human resource professionals and other business and people leaders

The economic and social challenges facing Australia over the next decade will require new levels of collaboration, problem-solving and innovation in our workforce. It is also likely that people who spend much of their time working remotely will also look for spaces which are nurturing and provide a sense of community. The MLC Building has already demonstrated its capacity to support all these needs in different ways over six decades. It is a very human-centric place. Should it be lost our experience of North Sydney as a community, our pride in our past as well as optimism about our future would surely be diminished.

The MLC Building owes much to the far-sighted tenants who have invested in its interiors and to owners who accepted their responsibility to maintain the underlying building. In a future dominated by concerns about climate change owners are likely to face increased scrutiny of their behaviour and must be held to account in the protection of these assets.

I urge the Heritage Council to support the continued evolution of this remarkable building by approving its listing on the State Heritage Register.

Yours sincerely



Rosemary Kirkby
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REFERENCES

Professor Philip Goad, University of Melbourne

<https://architectureau.com/articles/office-revolution/>

published in Architecture Australia Jan/Feb 2001

"In such a complex weave of clients and architectural experts, the role of the solo architect has been jettisoned. There is no one author. Grose says this is not a traditional piece of architecture. That is true. While the architectural gestures are stylish, assured, and deliberate fun, what is innovative here is the entire package of program, architecture and the passion for change embraced by the organisation."

Professor Graham Brawne, University of Melbourne

<https://architectureau.com/articles/national-docklands/>

"The Architecture of the Workplace"

published in Architecture Australia Jan/Feb 2005

"NAB recently acquired MLC – a financial services company based in Sydney- in part, to introduce the latter's workplace culture into the bank."

Penelope Barker

Indesign Magazine, August 2001

"Human Interest."

"Forget the plush CEO's office and the corporate lobby as power statement: Campus MLC is a potent symbol of sweeping change in the workplace and of the value of design in facilitating cultural change and creating an environment conducive to the needs of people and community."

"FIBRO HOUSE TO OPERA HOUSE"

Conserving Mid-Twentieth Century Heritage.

Ed Sheridan Burke

Proceedings of a conference convened by the Historic Houses Trust

Of New South Wales, 23-24 July 1999

Chapters by Peter Mckenzie and Rosemary Kirkby

Jennifer Hewett

"Zen and The New Art Of Banking"

Sydney Morning Herald

Saturday September 2, 2000

Paul McGillick

In Design. Issue 52. 2013

<https://www.indesignlive.com/the-ideas/indesign-workplace-evolution-issue>

“

“Still Leading Edge”

“An iconic workplace has been refurbished paying respect to its history.

The MLC & NAB Wealth Campus at North Sydney brings together a number of stories – like the tributaries of river coming together. The commercial story involves a company MLC, which traces its history in insurance and superannuation back to 1887. After being acquired by Lend lease in the 1980’s, it was subsequently acquired by NAB in 2000.

Then there is the architectural story, because the North Sydney building is iconic – designed by Bates Smart, it was the first glass curtain wall building in Sydney when it opened in 1957, representing the birth of North Sydney as a satellite commercial hub for the city of Sydney.

Finally there is its history as a work environment. Refurbished in 1998/99 by what I snow

BVN Architecture, and re-named Campus MLC, it was widely celebrated and it revolutionised workplace design in Australia. The campus idea re-conceived the workplace as a kind of community living and working together in the same place – hence, a workspace without physical barriers, fully connected in planm but also vertically with a connecting stairway.

This was open plan with no enclosed offices and the workstations supplemented by a variety of informal meeting and workspaces, reflecting the cafes, town squares and other meeting places of a town.”

Chris Larsen

BRW May17-23 2007

From the Ground Up

Cultural Constructions

“The Campus MLC project, described as revolutionary when it opened in 1999, threatened to make all other headquarters buildings obsolete.”

Submission from Warrwick Hatton to the Heritage Council of NSW in support of listing the MLC Building 105-153 Miller street, North Sydney on the State Register as of State (and National) heritage significance.

On 1 September 2020, the Heritage Council of NSW noted that the building “may be of state heritage significance” and resolved to notify the owner that it will be considering whether or not to list the item. As an architect and planner (retired) and past member, and chair, of the Urban Conservation Committee of the National Trust (NSW), I wish to support the listing of the MLC Building and its protection from demolition.

The MLC Building North Sydney, designed by Walter McCutcheon, of Bates Smart McCutcheon, is the first high-rise modernist commercial building in Australia. The Modernist movement grew out of the Industrial Revolution, the development of modern science and the discovery and invention of new materials and technology which led to radical changes in our understanding of our place in relation to the world around us. Modernism developed late in Australia; it was part of the post-war era of growth and change. The new architecture, drawing from innovation overseas, was part of this radical change and the MLC Building was a significant and pioneering example, and signalled the founding of a second CBD in North Sydney.

This building was recognised at the time it was built as of major significance nationally. It should be recognised as such now, conserved and adapted as necessary for continued use. It is the first and one of the very few commercial buildings of this era of post-war modernity and urban design which survives. The plans to demolish it and replace it with a new office tower should not proceed.

It is as significant as the later ICI Building in Melbourne, by the same architects, which is on state and national heritage lists, yet in NSW it has only local heritage listing. It is arguably of greater significance to the history of Australian architecture and urban development than the MLC Building in the Sydney CBD, also by the same architects, which is listed as of state significance.

Whereas the city building, fine as it is, is in the derivative Art Deco style, the North Sydney building was a pioneering modernist structure, using the most advanced technology, materials and aesthetic expression of its time, the first and for some time the largest of its type in Australia, and incorporating a designed public space and public artwork. It is more significant than the AMP Building at Circular Quay which is being conserved.

The building’s major innovations include curtain walls of glass and aluminium, modular panels, steel frame construction, heat resistant double glazing, glazed ceramic cladding, and the incorporation of landscaped public open space designed by Gerard and Margo Lewers and public artwork - sculptures by Gerard Lewers and Andor Meszaros.

Significant architecture tells the history of a city. It helps to forge a sense of identity. Sydney has a sad record, dating back to the mid-19th century of neglecting and destroying important buildings. As a result, we have little appreciation of our past. The MLC Building needs to be retained, conserved and adapted for contemporary use to celebrate its key place in Sydney’s development, and provide an inspiration for future directions.



North Shore Historical Society Inc.

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ABN 58 742 490 986

Secretary ph: 0414416802 President ph: 99296637

He Lives Doubly Who Also Enjoys the Past

5 October, 2020

Re: MLC Building - State Heritage Listing

The North Shore Historical Society wishes to register its strong support for the proposal to place the MLC Building at North Sydney on the New South Wales State Heritage Register.

The MLC Building is already listed on the North Sydney Council's LEP and the NSW Heritage Inventory.

As outlined in the nomination on the Heritage NSW website, the building:

- Is one of the first high rise office blocks in Sydney and Australia - "making the MLC Building of national significance" (NSW Heritage Listing Assessment Criteria c)). It has also previously been assessed as "a significant piece of modern architecture of rare quality" (Criteria g))
- Constitutes a seminal building for subsequent high-rise design in Sydney
- Is the work of architects (Bates Smart McCutcheon) who were influential in the design of high-rise buildings within Australia
- Utilised construction and structural techniques not previously used in Australia
- Was Australia's first use of curtain wall design
- Was the first use of modular units in Australia
- Exhibits use of exceptional modernist building materials
- Incorporates works by significant modern artists within the fabric of the design
- Contains interiors, exteriors and a landscape setting of significance to the local streetscape
- Remains a major Sydney landmark for modern office development

The building currently sits in a precinct with several other heritage-listed buildings. On other corners of Victoria Cross (Miller and Mount Streets and the Pacific Highway) are the heritage listed North Sydney Post Office (State listed) and the former Bank of NSW (locally listed), while four other listed buildings are within the vicinity. These buildings are of very different architectural styles – the Post Office Building, for example, was designed in Victorian Free Classical Style by Government Architect James Barnet, while the MLC Building is an early modernist skyscraper in post-WWII international style. However, both these buildings provide an aesthetically pleasing architectural contrast to the even more modernist buildings which have subsequently come to surround them.

The building is currently under threat of demolition under a proposal for construction of a new 27 storey commercial building on its site. Instead the developers should be encouraged to revisit alternative options which would ensure the preservation of this important part of Sydney's built history. State heritage listing of the MLC building will be an important contribution to ensuring that such demolition does not occur, and thus is particularly urgent at the present time.

Gaynor Austen AM
President, NSHS

JACKSON TEECE

07 October 2020

Heritage Council of NSW
Locked Bag 5020
Parramatta NSW 2124

By email: heritagemailbox@environment.nsw.gov.au

Dear Chair

MLC BUILDING NORTH SYDNEY

I am the heritage conservation architect who prepared the Conservation Management Plan dated 1998 for the MLC Building North Sydney. This CMP guided the major upgrading works on both the interior spaces and the Miller Street entrance undertaken at this time.

In addition, I was involved in the later repair/replacement works on the glazed terracotta facings on the north and south external walls of the office wings and the services core.

The importance of MLC North Sydney is well illustrated by the following extract from a listing report prepared by the ACT Heritage Council in June 2015 outlining the heritage significance of the many MLC buildings designed by Bates Smart + McCutcheon [BSM] in the 1950's and erected throughout Australia.

MLC [Company] expanded rapidly after WWII and started increasing their property portfolio with a series of buildings that would be "...distinctly recognisable as being owned by MLC." (Montagnana-Wallace, 2012 p.79). Planning for the series of buildings started in 1952 and 1953 saw the first of the 'modern' BSM designed MLC buildings with the International Style MLC building in Geelong. This was quickly followed by a succession of similar buildings, the epitome of which was the North Sydney MLC building. This was Australia's biggest building at the time with the biggest air-conditioning system and even had its own power plant. It also included the first of the MLC weather beacons that became a signature of the buildings and led the way for future weather systems that now appear on several buildings.

Revolutionary at the time, the building used a lightweight construction system that used prefabricated sections that could be dry-connected in a modular system, allowing the building to be quickly and economically erected. This paved the way for a series of buildings across Australia based on the same design with McCutcheon overseeing the projects which sometimes used local firms to sort out the site-specific details. MLC buildings were erected in Geelong (1953), Ballarat (1954), Brisbane (1955, extended in 1959), Wollongong (1956), Adelaide (1957), North Sydney (1957), Newcastle (1957), Perth (1959), Shepparton (1959), and Canberra (1958, extended 1963). Arguably the most significant of these is the North Sydney MLC Building which was the largest building in the country at the time and, in reference to the lightweight modular systems introduced by McCutcheon, "the most impressive exposition of BSM's newly acquired expertise." (Goat 2004, p164). Ogg (2001, p165) lists the main MLC buildings to be Brisbane, Adelaide, Sydney and Perth with the others noted as "...multistorey buildings of a similar kind but smaller in scale...". While these smaller scale MLC buildings use the same techniques and design, they are often overlooked for the more impressive large scale buildings and are rarely covered in much detail in architectural journals, books and histories.

Ogg (2001, p.165) goes on to say that, "Now largely lost among clones or mutations of a different and varied kind, this family of MLC buildings can now be looked upon as pivotal in the dramatic post-war shift towards a different way of designing, contracting and constructing inner-city buildings. To herald the change, these buildings looked quite different from commercial buildings which had preceded them. They presented an office environment which was comparatively open, light and airy as well as being fully air-conditioned."

Together with the ICI Building in Melbourne, also designed by BSM, completed one year after MLC North Sydney, and now listed on the Victorian State Heritage Register, MLC North Sydney is the most significant large office building in Australia surviving from the decade after WW2. Its rarity is beyond question.

JACKSON TEECE

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JACKSON TEECE

The MLC North Sydney building is of the highest cultural significance to Australia. It is the last, most intact of the long list of office buildings erected throughout Australia and New Zealand by MLC Limited in the decade or so after WW2. It was conceived as the flagship national headquarters of MLC. When officially opened in August 1957 by the Prime Minister of Australia RG Menzies it was the largest office building in Australia.

As outlined in the CMP, MLC North Sydney building arguably easily fulfils all the criteria for listing on the NSW State Heritage Register – it is of social, historical, technical and aesthetic significance to the people of NSW and Australia.

As described in the CMP the architectural character of MLC North Sydney derives largely from two New York City buildings: the UN Secretariat [1950, Wallace K Harrison et al] and Lever House [1952, Skidmore, Owings and Merrill].

I find it difficult to contemplate that either of these buildings would be considered for demolition despite their many functional shortcomings arising from 70 year old design; to the contrary, they are cherished, respected and cared for by Americans for what they are – fine examples of International Modern architecture, just like MLC North Sydney.

In fact, both of these buildings have undergone major conservation works:

- A major repair program on the glazed curtain walls of Lever House was undertaken in the 1990's under the direction of the original architects SOM.
- Remediation of the glazed curtain walls and tiled facades of UN Secretariat was completed in 2015 under the direction of Heintges + Associates façade consultants. See <https://heintges.com/united-nations-headquarters/>

The need for maintenance and repair of the external envelope [curtain wall, tiling] and replacement of mechanical services is grossly insufficient justification for demolition of any building, let alone MLC North Sydney.

The MLC North Sydney building is arguably the greatest legacy of its distinguished architect Sir Osborn McCutcheon.

Yours faithfully



Peter McKenzie
Director
Heritage Conservation and Building Diagnostics

Robert Gasparini
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West Ryde, NSW 2114

7 October 2020

Heritage Council of NSW
Locked Bag 5020
Parramatta, NSW 2124

heritagemailbox@environment.nsw.gov.au

Dear Members

Proposal to list the MLC Building - 105 – 153 Miller Street, North Sydney, NSW, 2060 on the State Heritage List

I write in support the proposed listing of the MLC building, North Sydney, on the State Heritage Register. I note that the MLC building is already listed on the following statutory and non-statutory registers:

- 105-153 Miller Street, “MLC Building”, North Sydney LEP 2013, Item number I0893
- The Australian Institute of Architects Register of Significant Architecture in NSW, Item number 4703034
- The Australian Institute of Architects List of Nationally Significant 20th century Architecture
- Docomomo Australia, NSW Register

I agree and support the assessment of significance in the proposed listings. The building meets at least five the seven SHR criteria for State listing including Criterion (a), (b), (c), (e) and (g). Of most significance, the building is a seminal work in the development of high-rise buildings in Australia and marking the beginning of the transformation of NSW from low scale to high rise CBD. It also used construction and detailing that was not seen in Australia with the use of curtain wall construction. Despite being surrounded by taller buildings, the MLC building retains its landmark status in the City and an important anchor within the urban landscape.

In terms of comparative significance, the building is of similar importance to ICI House in Melbourne. ICI House, also designed by Bates Smart and McCutcheon, is recognised on the National Heritage listing. There are few comparative curtain wall buildings in Sydney and many of the surviving examples are listed on the SHR:

- Commonwealth Bank building – 46-48 Market Street, Sydney, c1952 (curtain wall including art works from Gerald Lewers). Listed on the SHR.
- Berger House – 86 Elizabeth Street, 1955
- ICI House – 61-69 Macquarie Street, East Circular Quay. 1956. Demolished
- Caltex House – 167-187 Kent Street, Sydney 1957 Demolished
- Qantas House – 68-96 Hunter Street. 1957. Listed on the SHR
- Unilever Building 1-33 Macquarie Street North Sydney 1958 Demolished.
- William Bland Centre - 229-231 Macquarie Street 1958
- Former Burns Philp Trustee Building – 51-57 Pitt Street, Sydney 1959. Listed on the SHR
- Kindersley House – 33 Bligh Street, Sydney 1960 – Demolished
- Phoenix House – Corner of Bridge, Pitt and Dalley Streets – Demolished.
- Liner House - Bridge Street (smaller scale example). Listed on the SHR
- AMP Building – 33 Alfred Street, Sydney, 1962

In addition to the assessment of significance in the draft listing, it is relevant to note that the BVN works in 2002 headed by James Grose, won several awards in recognition as a leading interior design:

- The Royal Australian Institute of Architects Commendation for Interior Architecture (NSW)
- The Royal Australian Institute of Architects National Award for Interior Architecture

At the time, Philip Goad described the interiors as "The new interior that is "Campus MLC" represents one of the most profound shifts in the history of post-war Australian office design." (Philip Goad, ArchitectureAU – <https://architectureau.com/articles/office-revolution/> Accessed 1 October 2020).

In addition to the listing, I recommend that a Conservation Management Plan be developed or updated to help ensure the significance of the building is retained and managed. The CMP should be central to the identification of user needs and to develop conservation policies that will manage any changes, adaptations, and conservation into the future.

I support the listing of the MLC Building on the SHR as a minimum step in helping to ensure the building is retained and protected.

Yours Sincerely

A handwritten signature in black ink that reads "Robert Gasparini". The signature is written in a cursive, flowing style.

Robert Gasparini
Architect reg. 7616.
AIA. M.ICOMOS,

08 October 2020

Heritage Council of NSW
Locked Bag 5020
Parramatta
NSW 2124

Dear Sir/Madam

Subject Submission – Notice of intention to consider listing on State Heritage Register
Property: MLC Building, North Sydney

We refer to your Notice of Intention to consider the listing of the MLC Building, North Sydney (**MLC Building**) and its curtilage on the State Heritage Register under the *Heritage Act, 1977*.

As the owner of the MLC Building, we **strongly object** to it being listed on the State Heritage Register for several reasons, including that:

- the item does not satisfy the yardstick of having significance to the State pursuant to section 4A of the Heritage Act with previous heritage studies only noting its significance to the North Sydney area;
- a listing will cause undue financial hardship to the owner of the MLC Building because the financial outlay required to conserve the MLC Building will result in a replica of the original item with all heritage significance being lost;
- a listing will render the item incapable of both reasonable and economic use. Specifically, the costs of the conservation works will require a rental return 40% above market rent to ensure that the MLC Building remains a viable commercial investment. This is unlikely to be achieved for a B-grade asset in a strong-performing North Sydney market; and
- the Heritage Council considered whether to list the MLC Building on the State Heritage Register in circa 2013 as part of the Thematic Listing Program for that year. The Heritage Council decided not to pursue listing the MLC Building as being of State heritage significance. The owner has since relied upon that decision and has embarked on a lengthy and costly process with respect to the redevelopment of the site.

Accordingly, for the reasons set out above and detailed below, the Heritage Council should decide to not make a recommendation to the Minister that the MLC Building be listed on the State Heritage Register.

You will note that several of the consultants' reports referenced in this submission have not been annexed because they contain commercially sensitive information. However, if the Heritage Council requires a copy of any of the referenced reports these can be provided on a commercial-in-confidence basis.

1. The MLC Building is not of State Heritage significance

We accept that at the time of the initial listing in circa 1989 the MLC Building was assessed and found to be an item of local heritage significance on the basis set out in the statement of significance because of its significance to the local area. However, the MLC Building has never been regarded as having "*significance to the State*" which is the relevant yardstick in s4A of the *Heritage Act, 1977*.

A review of the North Sydney heritage studies undertaken over the years (including the North Sydney Heritage study, 1981 Latona Masterman; North Sydney Heritage Study Review, 1989 Conybeare Morrison; and the North Sydney heritage Study Review, 1993 Godden Mackay) make it clear that the significance of the MLC Building was the change it brought to the North Sydney area. For example:

- the 1981 Heritage Study described the MLC Building as being "*the first multi-storey commercial building constructed outside the Sydney CBD, which established the contemporary office function **for North Sydney***" [emphasis added]; and
- the 1993 Heritage Review described the MLC Building as "*the vanguard of commercial high rise in North Sydney*" with its construction reviving talk of North Sydney as a twin-city to Sydney.

Further, since the original decision to list the MLC Building as having local heritage significance, circumstances have materially changed, including:

- a) the condition of the remaining original fabric of the MLC Building has deteriorated and requires replacement for it to continue to be used for commercial office accommodation at an estimated cost of \$212 million. A copy of the costings prepared by WT Partnership that show the breakdown of these costs may be found at Annexure "A" to this submission¹;
- b) the original fabric of the MLC Building has been significantly altered from its original form, including:
 - i. changes to the internal fit out and finishes;
 - ii. removal of the goods lifts;
 - iii. redesign of the lobby including its vertical subdivision;
 - iv. removal of the bridge from Miller Street;
 - v. division and repurposing of various rooms;
 - vi. replacement of ceiling fabric and light fittings;
 - vii. removal of internal sliding glass on the entirety of the curtain walls;
 - viii. significant changes to a achieve fire-rating upgrade and the introduction of new services;
 - ix. alterations to the main entrance with the removal of the former stairs from Street level to level 1 and the building no longer being accessed from the lower ground floor;
 - x. opening-up of the forecourt;
 - xi. removal of rock garden to the landscaped area;
 - xii. addition of intrusive awnings over the footpaths on the side and rear streets; and
 - xiii. extensive refurbishment of the building's interior in 2013 which has led to an almost complete strip-out of the original fabric on all floors.

¹ The costings prepared by WT Partnership have increased from the DA figure as a consequence of both time and a change to scope relating to structural integrity.

- c) the building's context has changed dramatically from the time of its initial construction and has further changed since its local heritage listing in circa 1989, adversely impacting on its significance by obliterating its former "landmark" quality in the North Sydney CBD;
- d) the exterior of the building has reached the end of its useful life, despite having been the subject of repair and refurbishment throughout the years, including a major works program of repairs and refurbishments of the curtain wall and roof membrane in the 1990s;
- e) facade audits undertaken by Core Project Consulting carried out in 2016 and 2017 found a raft of elements requiring repair or replacement including key elements such as:
 - i. windows;
 - ii. the aluminium curtain wall;
 - iii. the roofing;
 - iv. the side wall tiling;
 - v. waterproofing; and
 - vi. drainage;
- f) it is apparent from the detailed analysis undertaken by our experts that conservation of the building will involve:
 - i. replacement of all lifts;
 - ii. replacement of all building services;
 - iii. replacement of end wall glazed ceramic tiles;
 - iv. replacement of the entire curtain wall façade; and
 - v. replacement of the entire building's fire rating system.

In summary, this involves stripping the building back to its structural frame and then rebuilding the MLC Building as a facsimile of the original with new materials and technology.

The owner also notes that the Heritage Council considered whether to list the MLC Building on the State heritage register in circa 2013 as part of the Thematic Listing Program for that year. The Heritage Council decided not to list the MLC Building as being of State heritage significance (this was confirmed in the Minutes of Heritage Council dated August 2020). The owner has since relied upon that decision and has embarked on a lengthy and costly process with respect to the redevelopment of the site. See paragraph 2 below for more information on this matter.

The matters outlined above indicate that the building ought not be regarded as having significance to the State.

2. Conservation of the MLC Building could not be achieved without causing undue financial hardship to the owner

For the purposes of section 33(2)(d) of the Heritage Act, conservation of the MLC Building cannot be achieved without causing undue financial hardship to the owner of the MLC Building on the basis that:

- a) the MLC Building is the owner's only real property asset;
- b) a listing on the State heritage register is likely to result in a 40% loss in value of the building;
- c) the conservation works that will be required to be undertaken to the MLC Building will cost approximately \$212M which the owner will need to obtain funding to undertake. The rental return for a B-grade building in North Sydney (estimated between \$600-\$775) that will be able to be received following the conservation works will not be at a level capable of servicing the funding costs; and
- d) the funds expended by the owner to date on the proposed redevelopment of the site since the Heritage Council's decision in 2013 not to recommend State heritage listing for the building (approximately \$5M to-date) are sunk costs that the owner will not be able to recover other than through rental received which will be insufficient to cover those costs in addition to the funding costs identified above; and
- e) the listing will bring the owner additional financial obligations to meet the minimum maintenance standards as required by the Heritage Act and its regulations. In order to meet those obligations, the owner will be required to:
 - achieve reasonable weather protection for the building – as indicated in more detail below this will mean works to replace the roof, curtain wall and windows will need to be undertaken; and
 - achieve a reasonable level of protection for the building against fire – this will mean the works to replace the fire rating and services will need to be undertaken.

MLC Building is the owner's only asset

The MLC Building is owned by the 105 Miller Street North Sydney Trust (the registered proprietor is IOF Custodian Pty Limited as trustee for the 105 Miller Street North Sydney Trust) (**Trust**). The Trust structure is analogous to a corporate landowner in which shareholders own shares.

In the same way that shareholders in a company are entitled to trade their shares or receive dividends on those shares, the unit holders in the Trust can trade their units for value and are entitled to receive distributions of profit from the Trust. The unit holders, like shareholders, cannot be required to contribute any funds to the Trust which must operate for the benefit of the unit holders to which the trustee owes fiduciary duties. Therefore, there is no recourse to the unit holders for money to conserve the MLC Building and the unit holders have no liability to creditors of the Trust.

The MLC Building is the **only asset** of the Trust. As the MLC Building is the Trust's only asset, the ownership structure is clearly distinguishable from the ownership structure considered in the decision of ***Millers Point Community Association Incorporated v Property NSW [2017] NSWLEC 92 (Sirius Decision)***. In that case, the owner was Property NSW and it held a very substantial number of assets of which the Sirius building was a very small component.

Section 5 of the *Property NSW Act, 2006* identifies Property NSW as a statutory body representing the Crown, subject to the control and direction of the Minister (s6) with a CEO (s7) and staffed by public servants (s7A). It is clear from Schedule 1 of the Property NSW Act that Property NSW is the entity holding a considerable amount of properties with its key function being to hold property for the government and its agencies (s11(a)).

The ownership structure in the Sirius Decision can be contrasted to that of the Trust ownership structure in which the owner holds a single property and has no right to call for an injection of funds from elsewhere.

Extensive conservation works required to the MLC Building

In considering the impact on the owner, it is important to appreciate that the effect of the listing will be to require retention and conservation of the MLC Building, since s63 of the Heritage Act operates as a prohibition on demolition of that building unless the building constitutes a danger to the users or occupiers of the building.

In order to conserve the MLC Building for State heritage purposes, considerable works will need to be undertaken to both the façade and services. This will involve stripping the building back to its structural frame and then rebuilding the MLC Building as a facsimile of the original with new materials and technology. Except for the original steel beams which are capable of being re-used, the balance of the original fabric comprising the MLC Building (including both the glazed curtain wall and tiled façade) will need to be replaced as part of the required conservation works.

The estimated cost to the owner of the conservation works to both the façade and services is \$212M, including \$142.8M for the total trade costs for these items (see Annexure "A" for details of these costings). Accordingly, a vast amount of money will be required to be spent upgrading the MLC Building which will result in a fake replica of the original item. The financial outlay from this spend will result in a hardship to us, the owner, that is undue because the conserved building will have lost nearly all its original fabric and therefore heritage significance.

With respect to the conservation works to the façade, Bates Smart has advised that these will comprise the following works:

- a) replacement of the entire original external fabric of the building due to corrosion and waterproofing issues;
- b) replacement of the entire original glazed curtain wall with a replica due to serious deficiencies including leaking glazing gaskets and deteriorated & corroded aluminium framing; and
- c) replacement of the end original masonry walls due to deteriorations in the glazed masonry from water and movement. Since 1999 regular checking of the masonry walls is required with all loose tiles having to be mechanically fixed to the façade.

As the primary heritage value of the MLC Building is as an early example of a modular glazed curtain wall, this would be lost, as the curtain wall would be replaced with a highly expensive replica. WT Partnership has calculated the total cost of the façade works to be \$21.8M for the total trade costs alone.

We have further been advised by our consultant team that the conservation works required to the services of the building are extensive as they all (mechanical, electrical, hydraulic, communications etc.) need to be replaced because they are at the end of their design life and would not meet current commercial leasing standards for performance. Due to the light steel floor construction combining and concealing fire barriers and services (see typical floor section showing the intertwining issues in Figure 1 below), the fire/service upgrades would require the building to be stripped back to its structural frame, and consequent removal of nearly all remaining internal heritage fabric.

The conservation works required to ensure the services of the MLC Building are brought up to code include upgrades to fire rating and additional lateral stability for earthquake loading. These issues cannot be resolved with retention of the existing building fabric and will require major interventions to primary elements of the structure. WT Partnership has calculated the total cost of these works to be \$121M for the total trade costs alone.

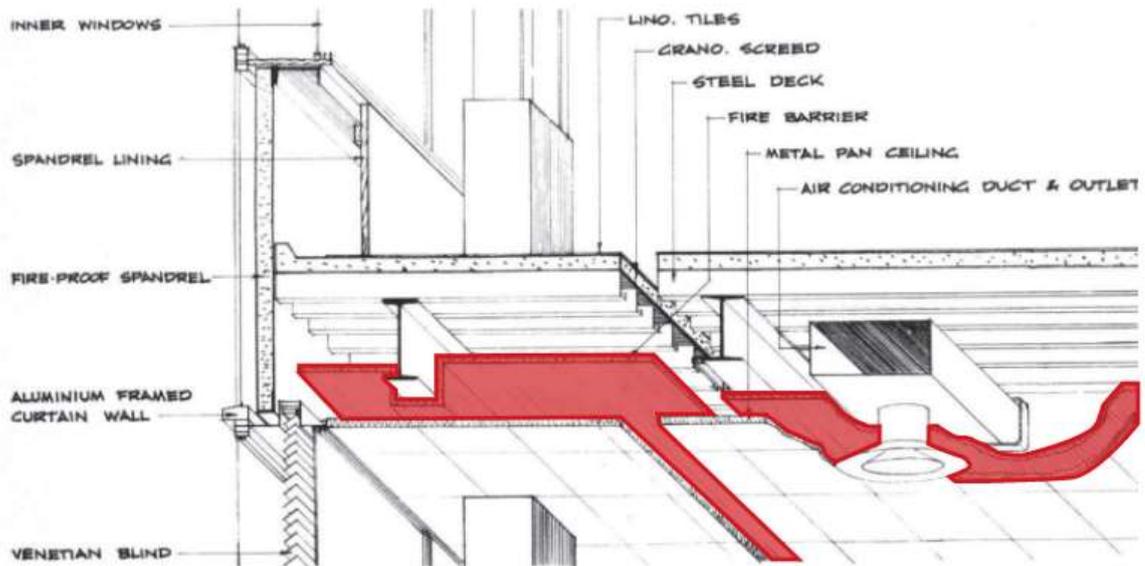


Figure 1: Typical section showing intertwining of structure, fire protection and services (Bates Smart).

Conservation works will result in the building no longer being a viable commercial investment

In order to fund the conservation works, we have been advised by Ethos Urban (Economics) that we would have to achieve a rental return at 50%-100% **above market** rent to ensure that the MLC Building remains a viable commercial investment with an acceptable annual rate of return to the owner. We have been further advised that we would require a rental return in the order of 40% over the market rent to just breakeven. These rental returns are considered unlikely to be achieved for the MLC Building (even after the conservation works have been undertaken) in the current or future markets as the building would be considered a B grade asset when compared with modern Class A-grade buildings.

Research undertaken by our consultants from early 2020 indicated that the prevailing passing market rent in North Sydney was in the order of \$760/m² NLA (based on net face rent from Knight Frank and PCA). Rental return for a B-grade building in North Sydney is estimated between \$600-\$775/m²). We have been advised that even after the conservation works are undertaken the MLC Building is likely to achieve rents in line with secondary grade stock (i.e. B-grade) under a best-case scenario, reflecting the lower quality structural aspects of the building. These rental levels, combined with the significant amount of new commercial office floorspace (i.e. 1 Denison, 100 Mount Street and the future Victoria Cross Over-station Development) highlights the strong competition in the market in which the MLC Building competes.

Further, the above figures do not include the financing of the works. Based on the financial metrics likely to be required, securing finance for the asset is likely to be very challenging.

Accordingly, any decision to list the MLC Building on the State heritage register will have serious implications to the owner and the long-term viability of the MLC Building because conservation cannot be achieved.

Heritage listing will result in loss in value of building

As at 31 December 2019, the MLC Building was independently valued by Cushman & Wakefield at \$263M. If the building were to be State heritage listed and the required conservation works be undertaken to the building (assuming a reasonable market rent could be obtained which is unlikely for the reasons outlined below), we have been advised that the valuation of the MLC Building would be reduced by approximately 40%. This alone has significant financial implications to the owner in circumstances where the MLC Building is the only asset of the Trust.

Sunk DA costs

In 2017, we resolved to investigate redevelopment options for the site. We subsequently briefed approximately 30 consulting firms to provide specialist advice over a three-year period resulting in the

lodgement of a redevelopment proposal with North Sydney Council in July 2020. We have expended considerable funds (approximately \$5M) in pursuing this DA which will be sunk costs if the MLC Building is listed as being of State heritage significance by virtue of s63 of the Heritage Act.

All these costs were incurred after the 2013 decision by the Heritage Council not to list the MLC Building on the State register.

Costs of minimum standards for maintenance and repair

The listing of the MLC Building on the State heritage register will bring with it the obligation for the owner to meet minimum maintenance and repair standards under section 118(1) of the Heritage Act. To-date the Owner has maintained the building in accordance with its obligations as a commercial landlord. Part 3 Division 1 of *Heritage Regulation, 2012* sets out the minimum maintenance and repair standards of a State listed item and these include:

- a) a requirement for an owner to achieve a reasonable level of protection for the building against damage or deterioration due to weather. This includes minimum maintenance obligations with respect to the roof, windows, drainage, etc and any components which might be at risk of damage or dislodgment by high winds; and
- b) a requirement for an owner to ensure that a fire system or components of that system, if present, must be maintained and repaired to the standard necessary to ensure a reasonable level of protection for the building damage or destruction by fire.

In order to be able to comply with the minimum maintenance and repair standards under the Heritage Act it would require the owner to spend \$21.8M to fix the façade or to board up the windows and leave the building unoccupied.

Accordingly, should the MLC Building be listed on the State Heritage register, the owner will automatically be required to undertake upgrades to the MLC Building to satisfy the minimum maintenance and repair obligations regardless of the cost to the owner or it will be in breach of the Heritage Act.

For the reasons outlined above, when the financial impact to the owner of conserving the building is weighed against the heritage significance of the building either now or in its state following the carrying out of the conservation works identified as being necessary for the building to be able to be used for commercial office use (or indeed any other use of the building) it is demonstrably clear that the listing of the MLC Building on the State heritage register will cause undue financial hardship to the owner.

3. The MLC Building should not be listed as it will render the item incapable of economic use

It is the owner's submission that the listing of the MLC Building will render that item incapable of economic use for the following reasons:

- a) the MLC Building has reached the end of the building's useable life at circa 60years (compared to typical average of c40-50years) and no longer responds to the North Sydney market and objectives;
- b) the costs of undertaking the conservation works required for the MLC Building should it be listed are exorbitant at \$212M which the Trust will need to obtain funding to undertake;
- c) the rental return that will be able to be received following the conservation works will not be at a level capable of servicing the funding costs;
- d) even with the conservation works, the MLC Building will be considered a B-grade commercial office building as compared to the increasing A and premium-grade commercial office buildings available in North Sydney – this impacts negatively on the rent which will be paid for the space, makes it impossible to attract premium tenants likely to be prepared to take the whole building or large parts of it, making it more likely that a large number of smaller tenancies will have to

be attracted to the building, accommodated with internal partitioning capable of separating tenancies and then managed by the owner and will have a material impact on the long-term viability of the building;

- e) there are internal constraints with the existing floor plate configuration of the MLC Building that mean that leasing the MLC Building is compromised and will be priced by tenants at below passing market rent;
- f) the Miller Street frontage is subject to major flood damage which will not be addressed as part of the conservation works and will result in potential ongoing issues for the 10 tenancies on this frontage.

With respect to the matters raised in 3(a) to (d) (inclusive), these issues have already been addressed in detail in Part 2 of this submission. With respect to the matter raised in 3(e) and 3(f), we address these matters in more detail below.

Existing Building – Inherent Internal Constraints

The existing building floorplate configuration has inherent constraints from a commercial leasing and investment perspective.

From a commercial lease perspective, the floorplate is compromised in two ways;

- a) low floor-to-ceiling heights; and
- b) a configuration contrary to modern expectations in terms of length, width and separation.

The maximum floor-to-ceiling height that could be achieved with a typical design would be 2.5m, whereas modern buildings and expectations require 2.7m. This constraint is driven by the structural system of the existing building and cannot be resolved within the existing building fabric.

The floorplates in commercial buildings constructed today are designed to connect people; whereas the current floorplate for the MLC Building separates people and teams. The Miller Street wing is 100m long by 17m wide with the core centrally located, and thus the northern and southern portions of the floorplate are disconnected. This is further exacerbated by the Denison Street wing being disconnected from the 'primary' Miller Street wing by the core. The resulting configuration creates three distinct and separate pods disconnected from each other and thus limits its desirability for contemporary leasing purposes.

The consequence of these inherent internal constraints is a leasing product that is compromised and will be priced by prospective tenants at below passing market rent.

Miller Street Flooding issue will remain

The Miller Street frontage is subject to major flood damage every time there is a 1:20 year flood event. Flooding of the Miller Street frontage occurs every 2 years (on average) with the last flood event occurring in November 2018 causing approximately \$266,000 worth of damage. This has potential implications for the re-letting of these premises.

We have been advised that one of the reasons that the Miller Street frontage is susceptible to flooding is that the height of the surveyed levels of the kerb line adjacent to the boundary of the MLC Building and the height of the lobby entrance at RL6.2.2 are both below the minimum building floor level of the 1%AEP level, in this instance RL63.5².

Given the level difference between 1%AEP and the kerb line, we have been advised by our consultants that the risk of flooding cannot be resolved without significant intervention by public authorities with respect to network capacity and existing road levels, or significant changes to levels and introduction of stormwater treatment as part of a redevelopment of the building. Changes to the floor level of the lobby entrance to ensure a minimum building floor level of RL63.5 cannot be accommodated with retention of the existing form and building fabric.

² (City of Sydney, 2014, p. 13)

4. The MLC Building should not be listed as it will render the item incapable of reasonable use

The term “reasonable use” as referred to in section 33(2)(c) of the Heritage Act should be interpreted by reference to the planning (including social and economic) framework existing at the time of the listing decision for that item. It is the owner’s submission that the listing of the MLC Building will render that item incapable of reasonable use for the following reasons:

- a) the current planning framework for the North Sydney area envisages increased height and densities for buildings in the North Sydney area – a State heritage listing of the item will mean that any uptake in development potential cannot be achieved;
- b) the conservation works that will be required to be undertaken will not address significant underlying infrastructure and public domain issues concerning the MLC Building.

Current planning framework for the North Sydney Area

The existing building is a significant underutilisation of the site’s development potential based on a compliant building envelope, and relative to the surrounding context and comparative city centre densities.

A commercial CBD core with excellent transport access, such as the MLC Building should expect Floor Space Ratio’s (FSRs) of over 12:1. The City of Sydney FSR’s range from 13.75-22:1. In North Sydney, the recent major developments 1 Denison, 100 Mount, 177 Pacific Highway and Victoria Cross all have FSRs ranging between 13:1 and 19:1. The MLC Building has an FSR of just 4.3:1.

A State heritage listing of the item will mean that any uptake in development potential to increase the FSR cannot be achieved and will place the owners of the MLC Building at a commercial disadvantage in trying to re-lease the building once the current tenant vacates in 2021. Further, any listing will result in the lost opportunity to leverage Victoria Cross Metro station and surrounding high-rise developments and evolution of the North Sydney CBD in line with key strategic planning objectives in the Greater Sydney Region Plan and the Eastern City and North District Plans.

Miller Street frontage flood issues will remain

As advised in part 3 above, the Miller Street frontage is subject to major flood damage every time there is a 1:20 year flood event, with the last event occurring in November 2018 resulting in \$266,000 worth of damage. The ‘semi-submerged’ tenancies on the ground floor along Miller Street do not provide street activation due to being disconnected from Miller Street. As a result, it attracts low class retail tenancies and fails to positively contribute to the North Sydney public domain. This issue cannot be addressed with retention of built form and fabric.

Public Domain – Denison Street issue will remain

The Victoria Cross Over Station Development for Sydney Metro sits immediately adjacent to the MLC Building’s northern boundary, loading and parking vehicular access points on Denison Street. The current Denison Street vehicular access to the MLC Building now causes a major pedestrian/vehicle conflict with the Metro exit from Victoria Cross Station.

Pedestrian modelling by Sydney Metro³ indicates that ~6,947 pedestrians will exit onto Denison Street in the morning peak period, creating a conflict with the existing vehicular access to the building which is located to the south of the Victoria Cross Metro pedestrian crossing. This conflict and pedestrian safety issue cannot be resolved without major works that cannot be accommodated with should the building be listed as a State heritage item.

In addition, approximately 50% of the Denison Street frontage houses ‘back of house’ (loading dock, sub-station, carpark entry, miscellaneous service connections, etc) elements. While this was appropriate for Denison Street in the 1950’s when it was a service lane it is now the main north-south pedestrian

³ (Jacobs, 2016, p. 185)

spine through North Sydney as nominated in the North Sydney Public Domain Plan, and as such is nominated to have active street frontages.

5. Conclusion

In summary, the MLC Building should not be listed on the State heritage register because:

- the item is of local heritage significance only and does not satisfy the yardstick of having "*significance to the State*" pursuant to section 4A of the Heritage Act;
- the listing of the item will cause undue financial hardship to the owner, because the financial outlay in the amount of \$212M that will be required to be spent upgrading the MLC Building will result in a fake replica of the original item and its heritage significance will be lost;
- the rental return that will be able to be received following the conservation works will not be at a level capable of servicing the funding costs resulting in an item that is incapable of economic use;
- even with the conservation works, the MLC Building will be considered a B-grade commercial office building as compared to the increasing A and premium-grade commercial office buildings available in North Sydney which will have a material impact on the long-term viability of the building; and
- the conservation works will not allow any uptake in the site's development potential nor will it address the significant infrastructure and public domain issues concerning the MLC Building resulting in an item that is incapable of reasonable use.

Therefore, in accordance with its obligations under s33 of the Heritage Act, the Heritage Council should decide not to make a recommendation to the Minister that the MLC Building be listed on the State heritage register because not only will it cause undue financial hardship to the owner but it will also render the item incapable of both reasonable and economic use.

Yours sincerely,



Andrew Murray
Company Secretary, IOF Custodian Pty Ltd

Annexure A – WTP Refurbishment Cost Plan

105 MILLER STREET

REFURBISHMENT ORDER OF COSTS

05 October 2020

Code	Description	Quantity	Unit	Rate	Total
PRELIMINARY BUDGET ESTIMATE FOR 105 MILLER STREET NORTH SYDNEY REFURBISHMENT OPTION FOR INVESTA OCTOBER 2020					
	GROSS FLOOR AREA OF EXISTING MLC	48,180	m2		
<u>DESIGN & CONSTRUCT REFURBISHMENT</u>					
<u>DEMOLITION</u>					
	SITWORKS				880,000
	SCAFFOLDING				4,492,030
	DEMOLITION				8,901,490
	HAZARDOUS MATERIAL REMOVAL				505,926
	FACADE REMOVAL				3,323,560
				<i>Sub-total</i>	18,103,006
<u>BASEMENT</u>					
	BULK EXCAVATION & RETENTION SYSTEM				Nil
	SUBSTRUCTURE	4,577	m2	505.49	2,313,640
	COLUMNS	4,577	m2	39.33	180,000
	UPPER FLOORS	4,577	m2	0.00	Excluded
	STAIRCASES	4,577	m2	0.00	Excluded
	EXTERNAL WALLS	4,577	m2	0.00	Excluded
	INTERNAL WALLS	4,577	m2	177.16	810,850
	INTERNAL DOORS	4,577	m2	16.53	75,650
	WALL FINISHES	4,577	m2	23.45	107,310
	FLOOR FINISHES	4,577	m2	15.40	70,490
	CEILING FINISHES	4,577	m2	14.23	65,130
	FITMENTS	4,577	m2	3.28	15,000
	HYDRAULIC SERVICES	4,577	m2	160.00	732,320
	FIRE PROTECTION	4,577	m2	65.00	297,505
	ELECTRICAL SERVICES	4,577	m2	70.00	320,390

105 MILLER STREET
105 MILLER STREET - REFURB OPTION



Code	Description	Quantity	Unit	Rate	Total
	MECHANICAL SERVICES	4,577	m2	77.00	352,429
	VERTICAL TRANSPORTATION	4,577	m2		Included
	BWIC	4,577	m2	11.16	51,079
	<i>Sub-total</i>	4,577	m2	1,178	5,391,793
<u>MAIN TOWER (LEVELS LOWER GROUND - 15)</u>					
	COLUMNS	43,603	m2	138.81	6,052,500
	UPPER FLOORS	43,603	m2	369.26	16,100,845
	STAIRCASES	43,603	m2	99.19	4,325,000
	ROOF	43,603	m2	15.02	654,810
	EXTERNAL WALLS & DOORS	43,603	m2	500.17	21,808,967
	INTERNAL WALLS	43,603	m2	69.25	3,019,300
	INTERNAL DOORS	43,603	m2	17.48	762,200
	WALL FINISHES	43,603	m2	28.38	1,237,255
	FLOOR FINISHES	43,603	m2	69.91	3,048,430
	CEILING FINISHES	43,603	m2	85.54	3,729,610
	FITMENTS	43,603	m2	31.15	1,358,250
	HYDRAULIC SERVICES	43,603	m2	162.57	7,088,400
	FIRE PROTECTION	43,603	m2	89.72	3,912,100
	ELECTRICAL SERVICES	43,603	m2	347.65	15,158,445
	MECHANICAL SERVICES	43,603	m2	377.77	16,472,000
	VERTICAL TRANSPORTATION	43,603	m2	111.00	4,840,000
	BWIC	43,603	m2	32.66	1,424,128
	<i>Sub-total</i>	43,603	m2	2,546	110,992,240
<u>EXTERNAL WORKS & SERVICES</u>					
	FOOTPATHS, LANDSCAPING & PLANTING				5,776,002
	EXTERNAL SERVICES				3,102,000
	<i>Sub-total</i>				8,878,002
TOTAL TRADE COSTS EXCLUDING GST					143,365,041
HEAD CONTRACTORS DESIGN & PROFESSIONAL FEES - 6%					8,601,902
PRELIMINARIES & SUPERVISION - 22%					33,432,728

Code	Description	Quantity	Unit	Rate	Total
	MARGIN/OVERHEAD - 5.25%				9,733,483
	<i>Sub-total</i>				195,133,154
	RISK CONTINGENCY - 2%				3,902,663
	TOTAL FOR DESIGN & CONSTRUCTION REFURBISHMENT				199,035,817
	<u>INVESTA DIRECT COSTS</u>				
	ESCALATION				Excluded
	STATUTORY FEES & CHARGES - 1%				1,990,358
	DESIGN & PROJECT MANAGEMENT FEES - 8%				11,628,432
	<i>Sub-total</i>				13,618,790
	TOTAL PROJECT COSTS	48,180	m2	4,414	212,654,607
	CONTINGENCY (CONSTRUCTION & DESIGN)				Excluded
	TOTAL PROJECT COSTS - OCTOBER 2020	48,180	m2	4,414	212,654,607
TOTAL COST					212,654,607

Code	Description	Quantity	Unit	Rate	Total
<u>SITWORKS</u>					
<u>Site Preparation</u>					
1/A	Allowance for disconnection of all major services in preparation for demolition	1	Item	50,000.00	50,000
1/B	Erection of B Class Hoarding to perimeter of site in preparation for demolition	332	m	2,500.00	830,000
1/C	Temporary Services Diversion or the like	1	Item		Excluded
Total SITEWORKS					880,000
<u>SCAFFOLDING</u>					
<u>Scaffolding</u>					
1/D	Allowance for external demolition scaffolding to perimeter of tower	19,473	m2	110.00	2,142,030
<u>General</u>					
1/E	Demolition craneage	12	mths	150,000.00	1,800,000
1/F	Traffic & Pedestrian Control	12	mths	25,000.00	300,000
1/G	Noise Monitoring & Vibration Reports	1	Item	250,000.00	250,000
Total SCAFFOLDING					4,492,030
<u>DEMOLITION</u>					
<u>Internal Finishes</u>					
<u>Internal Wall</u>					
1/H	Demolish masonry walls	15,678	m2	25.00	391,950
1/J	Demolish plasterboard walls	2,110	m2	25.00	52,750
1/K	Demolish glazed partitions	347	m2	25.00	8,675
<u>Internal Door</u>					
1/L	Remove single door	523	No	150.00	78,450
1/M	Remove leaf and half door	14	No	200.00	2,800
1/N	Remove double door	131	No	200.00	26,200
1/P	Remove glazed single door	8	No	150.00	1,200
1/Q	Remove sliding door	3	No	250.00	750
<u>Wall Finishes</u>					
1/R	Remove wall lining to core, assume 3m high	4,943	m2	25.00	123,575
<u>Floor Finishes</u>					

Code	Description	Quantity	Unit	Rate	Total
2/A	Remove carpet to core	505	m2	20.00	10,100
2/B	Remove tiling to amenities	745	m2	50.00	37,250
2/C	Remove non static vinyl to comms	90	m2	35.00	3,150
2/D	Allow for removal of carpet tiles to office space	22,073	m2	20.00	441,460
2/E	Allow for removal of carpet tiles to lift lobby	1,094	m2	20.00	21,880
2/F	Remove flooring to childcare	587	m2	35.00	20,545
2/G	Remove flooring to meeting/project rooms	164	m2	20.00	3,280
2/H	Remove flooring to conference room	611	m2	20.00	12,220
2/J	Remove flooring to retail tenancy	2,209	m2	50.00	110,450
2/K	Remove flooring to entry/waiting/reception area	193	m2	50.00	9,650
2/L	Remove flooring to kitchen	15	m2	50.00	750
2/M	Remove flooring to circulation	332	m2	20.00	6,640
2/N	Remove flooring to store/BOH	618	m2	20.00	12,360
2/P	Remove flooring to Squash Courts	182	m2	50.00	9,100
<i><u>Ceiling Finishes</u></i>					
2/Q	Allow for removal of ceiling tile to office space	22,073	m2	15.00	331,095
2/R	Allow for removal of plasterboard ceiling	6,332	m2	15.00	94,980
2/S	Allow for removal of moisture resistant plasterboard ceiling	760	m2	15.00	11,400
<i><u>Fixtures & Fitments</u></i>					
2/T	Remove reception joinery	15	m	50.00	750
2/U	Remove joinery bench to retail tenancy	10	m	50.00	500
2/V	Remove kitchen joinery	9	m	50.00	450
2/W	Remove vanity unit	131	m	50.00	6,550
2/X	Remove toilet / shower partitions	159	No	75.00	11,925
2/Y	Remove hand basin	101	No	50.00	5,050
2/Z	Remove WCs	154	No	50.00	7,700
2/AA	Remove urinals	42	No	50.00	2,100
2/AB	Remove shower	10	No	50.00	500
2/AC	Remove sink	1	No	50.00	50
2/AD	Allow for removal of miscellaneous metalwork to plant area	1	Item	5,000.00	5,000
<i><u>General</u></i>					

Code	Description	Quantity	Unit	Rate	Total
3/A	Allow for removal of retail and commercial tenancy fitout not shown on drawings or included above	24,282	m2		Excluded
	Structure				
3/B	Demolish inter-tenancy stairs 1, from Ground Floor to Level 2 [34m2]	9	mrise	1,500.00	13,500
3/C	Demolish inter-tenancy stairs 2, from Level 2 to Level 11 [12m2]	33	mrise	1,500.00	49,500
3/D	Demolish inter-tenancy stairs 3, from Level 3 to Level 12 [14m2]	33	mrise	1,500.00	49,500
3/E	Demolish suspended concrete slab and expose steel beams	40,980	m2	100.00	4,098,000
	Removal of concrete encasement to columns included in the cost of column strengthening in new works		Note		
	Services				
3/F	Demolish services to Basement floor	4,577	m2	65.00	297,505
3/G	Demolish services to Lower Ground floor	6,636	m2	50.00	331,800
3/H	Demolish services to Ground floor	5,977	m2	50.00	298,850
3/J	Demolish services to Level 1-12, excluding Level 6 plant room	28,100	m2	50.00	1,405,000
3/K	Demolish services to Level 6 plant room & L13-15	2,892	m2	50.00	144,600
3/L	Demolish existing lifts from Basement to Level 13	7	No	50,000.00	350,000
Total DEMOLITION					8,901,490

HAZARDOUS MATERIAL REMOVAL

Hazardous Material Removal

Coffey Asbestos & hardous Materials Re-Inspection dated 27 March 2018

Refer to Section 6.1 for Actions for Asbestos Materials

Refer to Appendix B for Register & Estimated Quantities

Note: Due to total demolition of 105 Miller Street, Treatment to surfaces after removal of Asbestos is EXCLUDED

Friable Asbestos

3/M	Basement AHU room, black CAF material in storage cabinet, gasket	1	m2		
3/N	Basement AHU room, pink CAF material in storage cabinet, gasket	1	m2		

Code	Description	Quantity	Unit	Rate	Total
4/A	Basement AHU room, grey CAF material in storage cabinet, gasket	1	m2		
4/B	Basement archive room, two high level pipe elbows, insulation	3	m2		
4/C	Basement archive room, high level to beam in centre of room, sprayed insulation	3	m		
4/D	Basement AHU room, metal bilt wormwald brothers' fire door	2	no		
4/E	Basement diesel tank room fire door single	2	no		
4/F	Basement boiler and chiller room, 16" CAF gaskets to chiller 2	2	units		
4/G	Basement generator room, 12" CAF gaskets to generator 3 exhaust	1	unit		
<u>Cost to remove above friable asbestos</u>					
4/H	Provisional Allowance for encapsulation, showers etc	1	Item	50,000.00	50,000.00
4/J	Labour (licensed asbestos contractor)	136	hr	140.00	19,040.00
4/K	PPE/Consumables/Decontamination unit/Tools (assumed allowance per person/day)	21	No	500.00	10,500.00
4/L	Disposal of ACM (extra over on normal demolished materials)	4	t	475.00	1,900.00
4/M	Assessor supervision incl sampling	7	day	1,800.00	12,600.00
4/N	Air monitoring	7	day	750.00	5,250.00
4/P	Waste classification report (assumed 1 per location/room)	4	no	750.00	3,000.00
4/Q	Clearance certificate (assumed 1 per location/room)	4	no	400.00	1,600.00
<u>Non-friable Asbestos</u>					
4/R	Level 15 external floor lining at top of southern stairwell	265	m2		
4/S	Level 13 south plant room penetrations cement pipe sleeve	4	units		
4/T	Level 13 blue fins panels, compressed cement sheet (26 x 5m2)	130	m2		
4/U	Level 13 water tank over southern stairwell, asbestos moulded cement	2	tanks		
4/V	Level 6 plant room top of HDB6-CB supply box, asbestos mastic sealant	1	m2		
4/W	Level 6 external blue fin panels, compressed cement sheet (8 x 5m2)	40	m2		

Cost to remove above non-friable asbestos

Code	Description	Quantity	Unit	Rate	Total
5/A	Provisional Allowance for encapsulation, showers etc	1	Item	100,000.00	100,000
5/B	Labour (licensed asbestos contractor)	576	hr	140.00	80,640.00
5/C	PPE/Consumables/Decontamination unit/Tools (assumed allowance per person/day)	72	No	500.00	36,000.00
5/D	Disposal of ACM (extra over on normal demolished materials)	110	t	475.00	52,250.00
5/E	Hygienist	156	hr	175.00	27,300.00
5/F	Air monitoring	20	day	750.00	14,625.00
5/G	Waste classification report (assumed 1 per location/room)	6	no	750.00	4,500.00
5/H	Clearance certificate (assumed 1 per location/room)	6	no	400.00	2,400.00

Synthetic Mineral Fibres (SMF)

L14 hydrant room, insulation wrap to hydrant pump

L13 AHU room to pipework, insulation

L13 AHU room within A/C ducting, insulation

L13 plant room, pillow insulation

L13 plant room riser, pillow insulation

L12 plant room at base of electrical riser and top of columns, pillow insulation

L6 plant room to pipework, insulation

Basement archive room to pipework SW corner, insulation

Basement AHU room to pipework, insulation

Basement AHU room to diesel pump exhausts, insulation

Basement boiler and chiller room, boilers 1 and 2, insulation

Basement boiler and chiller room, boilers 1 and 2 flues, insulation

Basement generator room to standby generators 1-3, pillow insulation

Basement generator room to standby generator exhausts, insulation

PCBs

Capacitors in fluorescent light fittings throughout the building

Ozone depleting substances

Code	Description	Quantity	Unit	Rate	Total
	Lower ground carparking - Mitsubishi, Email Air, National, Gree and Alcair Air Conditionings - Air conditioning units with suspected ODS refrigerant gas type				
	sub-total				421,605
6/A	Provisional Allowance for Additional Inspections & Identified Areas in addition to Coffey Report	0.20	%	421,605	84,321
Total HAZARDOUS MATERIAL REMOVAL					505,926
<u>FACADE REMOVAL</u>					
<u>Facade</u>					
<u>Tiled area</u>					
6/B	Glazed terracotta tile	5,352	m2	75.00	401,400
6/C	Reinforced concrete shear walls	5,352	m2	200.00	1,070,400
6/D	Steel mesh reinforcing	5,352	m2	15.00	80,280
6/E	Metal shelf angles for additional support (at two-floor intervals)	593	m	35.00	20,755
<u>Glazing</u>					
6/F	Shopfront to Lower Ground and Ground Floor	744	m2	100.00	74,400
6/G	Extra over for single glazed door	16	No	250.00	4,000
6/H	Extra over for double glazed door	9	No	250.00	2,250
6/J	Extra over for automatic glazed door	6	No	250.00	1,500
6/K	Aluminium framed clear glazing to typical floors	5,424	m2	100.00	542,400
6/L	Opaque spandrel panel to typical floors	901	m2	200.00	180,200
<u>Aluminium panel</u>					
6/M	Corrugated aluminium panels	3,463	m2	75.00	259,725
6/N	Aluminium composite panels above Ground Floor retail shops and main entrance	284	m2	75.00	21,300
<u>Awning</u>					
6/P	Steel framed with metal sheet roof and perimeter clad in composite panelling consisting of aluminium and plywood	77	m2	350.00	26,950
<u>Screen</u>					
6/Q	To Level 6 plant area	304	m2	100.00	30,400
<u>Door</u>					
6/R	Roller doors to carpark entrance & truck load [4 no.]	67	m2	100.00	6,700

Code	Description	Quantity	Unit	Rate	Total
7/A	Single door	15	No	150.00	2,250
7/B	Double door	2	No	200.00	400
	<u>Roof</u>				
7/C	Steel roof to plant rooms on Level 6 and 13	2,393	m2	250.00	598,250
Total FACADE REMOVAL					3,323,560
	<u>SUBSTRUCTURE</u>				
7/D	Allow for investigation of existing foundations	1	Item	100,000.00	100,000
7/E	Allow for foundation strengthening (scope not defined)	6,149	m2	360.00	2,213,640
Total SUBSTRUCTURE					2,313,640
	<u>COLUMNS</u>				
7/F	Allow for investigation of existing column, included in Main Tower section	1	Item		Incl
7/G	Allow for column strengthening (scope not defined, assume 10% column need strengthening)	9	No	20,000.00	180,000
Total COLUMNS					180,000
	<u>INTERNAL WALLS</u>				
7/H	Allow for masonry walls	3,032	m2	250.00	758,000
7/J	Allow for plasterboard walls	302	m2	175.00	52,850
Total INTERNAL WALLS					810,850
	<u>INTERNAL DOORS</u>				
7/K	Allow for single door	43	No	1,100.00	47,300
7/L	Allow for leaf and half door	2	No	1,350.00	2,700
7/M	Allow for double door	11	No	1,650.00	18,150
7/N	Allow for sliding door	3	No	2,500.00	7,500
Total INTERNAL DOORS					75,650
	<u>WALL FINISHES</u>				
7/P	Allow for wall lining to core, assume 3m high	122	m2	45.00	5,490
7/Q	Allow for painting to wall lining	122	m2	15.00	1,830

Code	Description	Quantity	Unit	Rate	Total
8/A	Allow for painting to plasterboard wall	603	m2	15.00	9,045
8/B	Allow for painting to masonry wall	6,063	m2	15.00	90,945
Total WALL FINISHES					107,310
<u>FLOOR FINISHES</u>					
8/C	Allow for carpet tiles to lift lobby	65	m2	85.00	5,525
8/D	Allow for finishes to Squash Courts	182	m2		Excluded
8/E	Allow for re-seal the concrete floor	4,331	m2	15.00	64,965
Total FLOOR FINISHES					70,490
<u>CEILING FINISHES</u>					
8/F	Allow for plasterboard ceiling to Lift Lobby Assume no ceiling finishes to other areas	65	m2	115.00	7,475
8/G	Allow for insulation to areas under retail tenancy	887	m2	65.00	57,655
Total CEILING FINISHES					65,130
<u>FITMENTS</u>					
8/H	Allow for misc metalwork to Basement	1	Item	15,000.00	15,000
Total FITMENTS					15,000
<u>HYDRAULIC SERVICES</u>					
8/J	Allow for Hydraulic Services	4,577	m2	160.00	732,320
Total HYDRAULIC SERVICES					732,320
<u>FIRE PROTECTION</u>					
8/K	Allow for Fire Protection	4,577	m2	65.00	297,505

Code	Description	Quantity	Unit	Rate	Total
Total FIRE PROTECTION					297,505
<u>ELECTRICAL SERVICES</u>					
9/A	Allow for Electrical Services	4,577	m2	70.00	320,390
Total ELECTRICAL SERVICES					320,390
<u>MECHANICAL SERVICES</u>					
9/B	Allow for Mechanical Services	4,577	m2	77.00	352,429
Total MECHANICAL SERVICES					352,429
<u>COLUMNS</u>					
<u>Column Strengthening</u>					
9/C	Allow for investigation of existing column	1	Item	100,000.00	100,000
9/D	Allow for column strengthening (scope not defined, assume 10% of existing columns need strengthening)	82	No	20,000.00	1,640,000
<u>Lateral Strengthening Steelwork</u>					
9/E	Allow for steelwork to resist all of the design lateral load	250	t	15,000.00	3,750,000
9/F	Allow for connections	38	t	15,000.00	562,500
Total COLUMNS					6,052,500
<u>UPPER FLOORS</u>					
<u>Rebuild Concrete Slab</u>					
9/G	Allowance for testing and investigation of existing steel beams	1	Item	50,000.00	50,000
9/H	Fire protection of steel beams, assumed vermiculate spray	27,323	m2	115.00	3,142,145
9/J	Shear studs welded to existing beams to provide composite action between the beam and slab	40,980	m2	15.00	614,700
9/K	120mm thick bondek slab on existing steel beams with 40mm midspan ponding allowance (effective slab thickness to be 140mm)	40,980	m2	300.00	12,294,000
Total UPPER FLOORS					16,100,845
<u>STAIRCASES</u>					
9/L	Assume no changes to existing fire stairs	1	Item		Excluded

Code	Description	Quantity	Unit	Rate	Total
<u>Inter-tenancy Stairs</u>					
10/A	Allow for inter-tenancy stairs 1, from Ground Floor to Level 2	2	floor	200,000.00	400,000
10/B	Allow for inter-tenancy stairs 2, from Level 2 to Level 11	10	floor	150,000.00	1,500,000
10/C	Allow for inter-tenancy stairs 3, from Level 3 to Level 12	10	floor	150,000.00	1,500,000
<u>Balustrade</u>					
10/D	Allow for glazed balustrade around stair void	370	m	2,500.00	925,000
Total STAIRCASES					4,325,000
<u>ROOF</u>					
Roof slab included in Upper Floors			Note		
10/E	Allow for waterproofing and surface treatment to roof area	1,679	m2	90.00	151,110
10/F	Allowance for paving or equal to roof	1,679	m2	300.00	503,700
Total ROOF					654,810
<u>EXTERNAL WALLS & DOORS</u>					
<u>Facade Restoration</u>					
<u>Tiled area</u>					
10/G	Glazed terracotta tile	5,352	m2	350.00	1,873,200
10/H	Reinforced concrete shear walls	5,352	m2	476.00	2,547,552
10/J	Steel mesh reinforcing	5,352	m2	35.00	187,320
10/K	Metal shelf angles for additional support (at two-floor intervals)	593	m	85.00	50,405
<u>Glazing</u>					
10/L	Shopfront to Lower Ground and Ground Floor	744	m2	1,500.00	1,116,000
10/M	Extra over for single glazed door	16	No	1,000.00	16,000
10/N	Extra over for double glazed door	9	No	2,000.00	18,000
10/P	Extra over for automatic glazed door	6	No	5,000.00	30,000
<u>Aluminium panel</u>					
10/Q	Aluminium composite panels above Ground Floor retail shops and main entrance	284	m2	850.00	241,400
<u>Awning</u>					

Code	Description	Quantity	Unit	Rate	Total
11/A	Steel framed with metal sheet roof and perimeter clad in composite panelling consisting of aluminium and plywood <u>Screen</u>	77	m2	2,500.00	192,500
11/B	To Level 6 plant area <u>Door</u>	304	m2	1,100.00	334,400
11/C	Roller doors to carpark entrance & truck load [4 no.]	67	m2	500.00	33,500
11/D	Single door	15	No	1,100.00	16,500
11/E	Double door <u>Replication of Existing Curtain Wall</u> <u>Spandrel</u>	2	No	1,650.00	3,300
11/F	Fire rated aluminium/steel framed front spandrel panel, approx 1500mm high overall, consisting of 2 layers fyrecheck, including all necessary fixings, flashings etc	4,498	m2	410.00	1,844,180
11/G	Steel/Aluminium framed box section to internal face, approx 600mm high, complete with secondary framing for internal lining	1,737	m2	170.00	295,290
11/H	Corrugated Spandrel Cladding to centre section, approx 4000 x 1500mm, including subframe fixed to backing fyrecheck panel complete with all necessary fixings, flashings and extruded aluminium cappings	2,850	m2	850.00	2,422,500
11/J	Spandrel Cladding to ends, approx 2000 x 1500mm, consisting of opaque glazed section and corrugated spandrel cladding centre section, including subframe fixed to backing fyrecheck panel complete with all necessary fixings, flashings and extruded aluminium cappings <u>Glazing</u>	1,648	m2	850.00	1,400,800
11/K	External Framed Glazing sections, approx 6000 x 2000m in size, with mullions every 900mm, fixed between spandrels, complete with all necessary fixings, flashings and extruded aluminium cappings	5,424	m2	650.00	3,525,600
11/L	Internal Framed Glazing sections, approx 6000 x 2000m in size, with mullions every 900mm, complete with hinges to access blind cavity, fixed between spandrel and internal finished ceiling, complete with all necessary fixings, flashings and aluminium trims	5,424	m2	600.00	3,254,400
11/M	150mm Wide top capping to spandrel panel, to enable glazed section to be fixed	2,712	m	100.00	271,200
11/N	150mm Wide Extruded Aluminium soffit reveal, to enable glazed section to be fixed and incorporating blind pelmet	2,712	m	200.00	542,400
11/P	Perforated metal blinds to windows, mounted within recessed pelmet, with approx 2000mm drop	5,424	m2	150.00	813,600

Code	Description	Quantity	Unit	Rate	Total
12/A	Allowance for adaption and extended hire for external facade scaffolding to perimeter of tower	19,473	m2	40.00	778,920
Total EXTERNAL WALLS & DOORS					21,808,967
<u>INTERNAL WALLS</u>					
12/B	Allow for masonry walls	12,647	m2	200.00	2,529,400
12/C	Allow for plasterboard walls	1,808	m2	175.00	316,400
12/D	Allow for glazed partitions	347	m2	500.00	173,500
Total INTERNAL WALLS					3,019,300
<u>INTERNAL DOORS</u>					
12/E	Allow for single door	480	No	1,100.00	528,000
12/F	Allow for leaf and half door	12	No	1,350.00	16,200
12/G	Allow for double door	120	No	1,650.00	198,000
12/H	Allow for glazed single door	8	No	2,500.00	20,000
Total INTERNAL DOORS					762,200
<u>WALL FINISHES</u>					
12/J	Allow for wall lining to core, assume 3m high	4,821	m2	120.00	578,520
12/K	Allow for painting to wall lining	4,821	m2	15.00	72,315
12/L	Allow for painting to plasterboard wall	2,941	m2	15.00	44,115
12/M	Allow for painting to masonry wall	12,647	m2	15.00	189,705
12/N	Allow for wall tiling to amenities, assume 2.7m high	1,763	m2	200.00	352,600
Total WALL FINISHES					1,237,255
<u>FLOOR FINISHES</u>					
12/P	Allow for carpet to core	505	m2	85.00	42,925
12/Q	Allow for tiling to amenities	745	m2	200.00	149,000
12/R	Allow for non static vinyl to comms	90	m2	140.00	12,600
12/S	Allow for carpet tiles to office space	22,073	m2	85.00	1,876,205
12/T	Allow for stone tiles to lift lobby	1,030	m2	400.00	412,000
12/U	Allow for flooring to childcare	587	m2	130.00	76,310

Code	Description	Quantity	Unit	Rate	Total
13/A	Allow for flooring to meeting/project rooms	164	m2	85.00	13,940
13/B	Allow for flooring to conference room	611	m2	85.00	51,935
13/C	Assume no floor finishes to retail tenancy	2,209	m2		Excl
13/D	Allow for flooring to entry/waiting/reception area	193	m2	400.00	77,200
13/E	Extra over for rugs / feature finishes	1	Item	50,000.00	50,000
13/F	Allow for flooring to kitchen	15	m2	140.00	2,100
13/G	Allow for flooring to circulation	332	m2	70.00	23,240
13/H	Allow for flooring to store/BOH	618	m2	70.00	43,260
13/J	Allow for floor sealer to carpark, plant rooms	5,061	m2	15.00	75,915
13/K	Allow for floor tiles / pavers to Ground Floor terrace	406	m2	300.00	121,800
13/L	Allow for entry mat	2	No	10,000.00	20,000
				Total FLOOR FINISHES	3,048,430
<u>CEILING FINISHES</u>					
13/M	Allow for ceiling tile to office space	22,073	m2	70.00	1,545,110
13/N	Allow for plasterboard ceiling	3,029	m2	115.00	348,335
13/P	Allow for moisture resistant plasterboard ceiling	760	m2	120.00	91,200
13/Q	Allow for feature ceiling finishes to lobby	1,030	m2	450.00	463,500
13/R	Assume no ceiling to retail tenancy	2,209	m2		Excl
13/S	Allow for access panel (provision of 1 panel per 10m2)	2,690	No	400.00	1,076,000
13/T	Allow for insulation to area above carpark	3,161	m2	65.00	205,465
				Total CEILING FINISHES	3,729,610
<u>FITMENTS</u>					
13/U	Allow for reception joinery	15	m	4,000.00	60,000
13/V	Allow for joinery bench to retail tenancy	10	m	1,500.00	15,000
13/W	Allow for kitchen joinery	9	m	2,200.00	19,800
13/X	Allow for vanity unit	131	m	1,500.00	196,500
13/Y	Allow for toilet / shower partitions	159	No	1,800.00	286,200
13/Z	Allow for toilet roll holder	154	No	150.00	23,100
13/AA	Allow for robe hook	159	No	50.00	7,950

Code	Description	Quantity	Unit	Rate	Total
14/A	Allow for soap dispenser	101	No	200.00	20,200
14/B	Allow for grab rail	35	No	1,000.00	35,000
14/C	Allow for hand dryer	63	No	1,500.00	94,500
14/D	Allow for mirror	1	Item	50,000.00	50,000
14/E	Allow for miscellaneous metalwork to plant area	1	Item	50,000.00	50,000
14/F	Allow for security turnstiles	1	Item	500,000.00	500,000
Total FITMENTS					1,358,250
<u>HYDRAULIC SERVICES</u>					
<u>Sanitary Fixtures</u>					
Supply only, installation cost included in Hydraulic Services below					
14/G	Allow for hand basin	101	No	1,000.00	101,000
14/H	Allow for WCs	154	No	1,400.00	215,600
14/J	Allow for urinals	42	No	1,350.00	56,700
14/K	Allow for shower	10	No	400.00	4,000
14/L	Allow for sink	1	No	700.00	700
14/M	Allow for mixer to hand basin	101	No	1,200.00	121,200
14/N	Allow for mixer to sink	1	No	400.00	400
<u>Hydraulic Services</u>					
14/P	LG carpark/loading	3,161	m2	160.00	505,760
14/Q	Retail	2,209	m2	160.00	353,440
14/R	Foyer/Lobby	1,222	m2	160.00	195,520
14/S	Childcare	887	m2	160.00	141,920
14/T	Amenities	745	m2	160.00	119,200
14/U	Commercial	22,073	m2	160.00	3,531,680
14/V	Lifts/Stairs	2,527	m2	160.00	404,320
14/W	Plant/BOH	8,356	m2	160.00	1,336,960
Total HYDRAULIC SERVICES					7,088,400
<u>FIRE PROTECTION</u>					
14/X	LG carpark/loading	3,161	m2	95.00	300,295

Code	Description	Quantity	Unit	Rate	Total
15/A	Retail	2,209	m2	95.00	209,855
15/B	Foyer/Lobby	1,222	m2	95.00	116,090
15/C	Childcare	887	m2	95.00	84,265
15/D	Amenities	745	m2	95.00	70,775
15/E	Commercial	22,073	m2	95.00	2,096,935
15/F	Lifts/Stairs	2,527	m2	95.00	240,065
15/G	Plant/BOH	8,356	m2	95.00	793,820
Total FIRE PROTECTION					3,912,100
<u>ELECTRICAL SERVICES</u>					
15/H	LG carpark/loading	3,161	m2	225.00	711,225
15/J	Retail	2,209	m2	380.00	839,420
15/K	Foyer/Lobby	1,222	m2	380.00	464,360
15/L	Childcare	887	m2	380.00	337,060
15/M	Amenities	745	m2	380.00	283,100
15/N	Commercial	22,073	m2	380.00	8,387,740
15/P	Lifts/Stairs	2,527	m2	380.00	960,260
15/Q	Plant/BOH	8,356	m2	380.00	3,175,280
Total ELECTRICAL SERVICES					15,158,445
<u>MECHANICAL SERVICES</u>					
15/R	LG carpark/loading	3,161	m2	400.00	1,264,400
15/S	Retail	2,209	m2	400.00	883,600
15/T	Foyer/Lobby	1,222	m2	400.00	488,800
15/U	Childcare	887	m2	400.00	354,800
15/V	Amenities	745	m2	400.00	298,000
15/W	Commercial	22,073	m2	400.00	8,829,200
15/X	Lifts/Stairs	2,527	m2	400.00	1,010,800
15/Y	Plant/BOH	8,356	m2	400.00	3,342,400
Total MECHANICAL SERVICES					16,472,000
<u>VERTICAL TRANSPORTATION</u>					

Code	Description	Quantity	Unit	Rate	Total
16/A	Allow for new Goods lift, from basement to Level 13, serving 16 floors	1	No	720,000.00	720,000
16/B	Allow for new Passenger lift, from basement to Level 13, serving 16 floors	6	No	640,000.00	3,840,000
16/C	Allow for lift car finishes	7	No	40,000.00	280,000
Total VERTICAL TRANSPORTATION					4,840,000
FOOTPATHS, LANDSCAPING & PLANTING					
Reconfiguration of Miller Street Falls, Cross Falls and Paving					
Note: Due to extensive flooding, Miller Street colonnade requires a flood study and amendment to prevent flooding of Miller St ground floor					
16/D	Provisional Allowance for Miller Street Reconfiguration	1,460	m2	1,000.00	1,460,000
16/E	Extra for Flood management measures	1	Item	150,000.00	150,000
Paving					
16/F	Paving 600mm x 400mm Bruce Rock Granite - P1	2,946	m2	650.00	1,914,887
16/G	Paving 400mm x 150mm Bruce Rock Granite - P2	1,528	m2	450.00	687,425
16/H	Concrete banding - P3	238	m2	1,000.00	237,970
Low Walls					
16/J	Precast concrete & timber seating wall - W1	51	m	5,000.00	256,500
16/K	Precast concrete low wall - W2	40	m	5,000.00	200,000
Street scape furniture					
16/L	3800mm x 600mm Custom timber bench seat - S1	7	No	10,000.00	70,000
Landscaping & Planting					
16/M	Garden bed	184	m2	1,500.00	276,000
16/N	Lawn	198	m2	100.00	19,830
16/P	Planter	102	m2	1,500.00	153,390
16/Q	Allowance for new trees	25	No	4,000.00	100,000
Public Art					
16/R	Provision of Public art pavilion	1	Item		Excluded
16/S	Allowance for all associated builderswork for Public Artwork	1	Item	250,000.00	250,000
Total FOOTPATHS, LANDSCAPING & PLANTING					5,776,002

Code	Description	Quantity	Unit	Rate	Total
<u>EXTERNAL SERVICES</u>					
External Services					
<u>Sewer</u>					
17/A	Allowance for sewer connections	1	Item	25,000.00	25,000
<u>Stormwater</u>					
17/B	Allowance for stormwater connections	1	Item	25,000.00	25,000
<u>Water</u>					
17/C	Allowance for water connections	1	Item	15,000.00	15,000
<u>Telstra/Comms</u>					
17/D	Allowance for communication cable connections	1	Item	15,000.00	15,000
<u>Power</u>					
17/E	Allowance for HV feed and substation works including Level 3 ASP Designer fee as per email advice received from BECA on 16/10/2019	1	Item	3,022,000.00	3,022,000
Augmentation					
17/F	Sewer	1	Item		Excluded
17/G	Stormwater	1	Item		Excluded
17/H	Water Supply	1	Item		Excluded
17/J	Telstra	1	Item		Excluded
Total EXTERNAL SERVICES					3,102,000

From: [Phil W](#)
To: [OEH HD Heritage Mailbox](#)
Subject: Fw: MLC BUILDING-105-153 Miller St., North Sydney
Date: Thursday, 8 October 2020 6:52:54 PM

Attn please Ms Mary Ann Hamilton

Secretary,
Heritage Council of NSW

Dear Ma'am,

I commend listing of the above building on the State Heritage Register, on the grounds listed below:

1. Fine example of the International Style,with not many such notable examples still standing,and it deserves to be retained to hold its notable place amidst Sydney's building architectural history which has the context below;
2. When constructed in 1956 was notable as the tallest building in Australia. Akin in height history is the 1912 Queen Anne Culwulla Building,Castlereagh St,city, at the time holding the distinction of Sydney's tallest building and now wisely preserved in its 1985 restored state;
3. Construction in 1962 of the gracefully curved and like-style AMP building.Circular Quay, saw MLC superseded in height,but,with its distinctive weather beacon atop,it has remained a Sydney landmark and a key heritage feature of North Sydney's CBD Precinct.
4. There are likely to be historical anecdotes aplenty,as this building's role in the social fabric of Sydney evolved. My late father was an MLC employee,and although based more in MLC's Martin Place art deco building,we had visits to the North Sydney premises and these were special to me as an infant,particularly given 1. above. The building below the famous beacon also held special attraction for me,and beacon-interpretation paperweights were treasured. Crestfallen was the impact was felt when 2. above occurred and the building of MLC's close rival company emulated the height fame of the MLC building.
5. The DA building proposed as replacement structure holds a modern,Sci Fi and sustainability appeal, but for this vision,surely alternative sites are available that do not require destruction of a building with the history and special (fast disappearing)style of the MLC building. As demonstrated by Star Casino,Darling Hbr,other sites are surely available to invite buildings with futuristic,undeniably attractive appeal.
6. Further to 5, applied skill may well be to adapt (at lesser cost fiscally and environmentally)the present building's sustainabilities and even extend sympathetically to a limited extent skywards (as with the Culwulla building). The ground/foyer level and at lift/foyer lift arrival levels on floors above invite restoration sensitively ..and probably at not great expense.

I therefore commend retention, adaptation and restoration of the existing building as a special,generally intact example of the International Style.

Kindly acknowledge.

Sincerely,

Philip A Worrall

P.A.Worrall

Solicitors,

Cremorne 2090

Member Nth Syd Council Environm Reference Group

Former Councillor,NT of Aust (NSW)

From: [Ian Curdie](#)
To: [OEH HD Heritage Mailbox](#)
Subject: MLC building, North Sydney
Date: Friday, 9 October 2020 1:37:12 PM

I would like to support the preservation of the MLC building in North Sydney. It should be listed on the State Heritage Register.

The 1950's MLC building represents a significant and trend setting example of the emerging built environment of the time.

The form of the 1950's building with its glass and aluminium mixture of horizontal and vertical elements fronting Miller St is a unique example of the style of the times and is worth preserving, as is the south façade with its textured surface and sculptural logo.

It is important to have tangible reminders of our past to measure how we've changed.

The present lawn fronting Miller St is much loved and would be lost in any redevelopment.

The present lawn fronting Miller St would also enhance the Miller St pedestrian plaza, as proposed by North Sydney Council.

Thank you, Ian Curdie

0406 670 108

Darani Lewers AM
43 Seaforth Crescent Seaforth NSW
Ph: 02 9948 3724
Email: larsen_lewers@bigpond.com

Committee and panel members

Heritage Council of NSW

Phone: (02) 9873 8500

Email: heritage@heritage.nsw.gov.au

Level 6, 10 Valentine Ave, Parramatta NSW 2150

Date: 4 Oct 2020

Re: Submission to the Heritage Council of NSW in support of listing the MLC Building 105-153 Miller street, North Sydney on the State Register as of State (and National) heritage significance.

Dear committee members

The MLC Building North Sydney, designed by Walter McCutcheon, of Bates Smart McCutcheon, is significant for the following reasons:

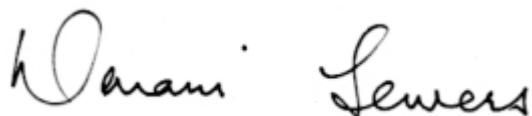
It is the first high-rise modernist commercial building in Australia. The Modernist movement grew out of the Industrial Revolution, the development of modern science and the discovery and invention of new materials and technology which led to radical changes in our understanding of our place in relation to the world around us. [...] Modernism came late to this country: it was part of the post-war era of growth and change in Australia. The new architecture, drawing from innovation overseas, was part of this radical change and the MLC Building was a significant and pioneering example, and signalled the founding of a second CBD in North Sydney.

The building's major innovations include curtain walls of glass and aluminium, modular panels, steel frame construction, heat resistant double glazing, glazed ceramic cladding, and the incorporation of landscaped public open space designed by Gerard and Margo Lewers and public artwork - sculptures by Gerard Lewers and Andor Meszaros.

A year later, McCutcheon designed and began construction of the ICI Building, a Modernist high-rise building in Melbourne. Unlike the MLC Building, [...] ICI's heritage significance has been properly recognised and it is listed on the Victorian State Heritage Register and is also one of the buildings in the Melbourne CBD which is included in the Australian National Heritage list. MLC North Sydney merits the same recognition.

Significant architecture tells the history of a city. It helps to forge a sense of identity. Sydney has a sad record, dating back to the mid-19th century of neglecting and destroying important buildings. As a result, we have little appreciation of our past. The MLC Building needs to be retained, conserved and adapted for contemporary use to celebrate its key place in Sydney's development, and provide an inspiration for future directions.

Yours sincerely

A handwritten signature in black ink that reads "Darani Lewers". The signature is written in a cursive, flowing style.

Darani Lewers

Darani Lewers AM
43 Seaforth Crescent Seaforth NSW
Ph: 02 9948 3724
Email: larsen_lewers@bigpond.com

Brief background details.

As a modernist artist, jeweller and silversmith I have exhibited widely in Australia, and overseas.

Selected appointments, awards and recognition include:

2007	Honorary Degree of Doctor of Visual Arts University of Sydney
1986 1988	A Retrospective, Jewellery, Hollow-ware and Sculpture national and international tour organised by the National Gallery of Victoria
1982 1986	Member Artworks Advisory Committee Parliament House Construction Authority
1982	Order of Australia (AM)
1981 1990	Trustee Powerhouse Museum
1976 1980	Chair, Crafts Board Australia Council

From: [Jillian Christie](#)
To: [OEH HD Heritage Mailbox](#)
Cc: [Terry Byrnes](#); [Elaine Wziontek](#); [Stephen Grenville](#); [Vilma Bowers](#); [precincts](#)
Subject: MLC Building North Sydney - support the Listing on State Register.
Date: Friday, 9 October 2020 12:58:22 PM

To whom it may concern,

Milson Precinct held their precinct meeting via Zoom last night, 8.10.2020, at which they discussed and voted on supporting the inclusion of the North Sydney MLC building on the NSW State Register. The Motion was as follows:

MOTION: Milson Precinct supports the Heritage Listing of the North Sydney MLC Building on the NSW State Register. This building has architectural significance for the curtain wall and green space in front; legislators need to take a long term view of heritage, to preserve the fabric of the buildings through the ages, within our North Sydney centre.

We hope that this submission will be included, even though it is a day late, for close of submissions, but the due date was our meeting date.

Thanking you,
Jillian Christie
Secretary,
Milson Precinct

Regards,

Jillian Christie
Mob: 0412 99 58 58

E: Jillian.Christie@gmail.com

Sent from my iPad

From: [Stephen Grenville](#)
To: [OEH HD Heritage Mailbox](#)
Subject: MLC Building
Date: Friday, 9 October 2020 1:52:48 PM

Please add my name to the petition in favour of heritage listing the MLC Building in North Sydney.

Stephen Grenville
34 Elamang Ave
Kirribilli