

Recommendation to List MLC Building, North Sydney (former) on the State Heritage Register (SHR)

Issue: Heritage Council of NSW recommendation to list MLC Building, North Sydney (former) on the SHR.

Purpose

To recommend the Minister list MLC Building, North Sydney (former), 105-153 Miller Street, North Sydney on the SHR. Recommended curtilage maps are at **Attachments 1A and 1B**.

Analysis of issues / sensitivities

At its meetings of [3 and 5 February 2021](#) the Heritage Council of NSW considered listing the MLC Building, North Sydney (former) on the SHR and found the item to be of state heritage significance meeting six of the seven criteria for listing on the SHR: historical values, associations with people or groups of people, aesthetic values, community esteem, rarity and representative values.

At its November 2020 meeting the Heritage Council met to consider submissions received on the proposed listing, including one from the owner IOF Custodian (Investa) objecting to the SHR listing. The submission cited objections based on heritage significance, that listing would cause undue financial hardship and that listing would render the item incapable of reasonable or economic use. In order to thoroughly consider these matters the Heritage Council sought expert advice in the form of a peer review of the objections in the owner's submission.

The peer review demonstrated that the building is capable of sympathetic adaptive reuse and that careful and considered intervention into fabric would not diminish the significance of the building. A range of adaptive reuse scenarios were explored and costed including the proposed demolition and redevelopment. An economic analysis provided in the peer review demonstrated that there are a number of economically viable options should this building be retained in full or in part. Consideration of these issues formed a large part of the Heritage Council's consideration of this matter

The report including the peer review reports the Council considered when making its recommendation to list is at **Attachment 1C** and resolutions of [3 and 5 February 2021](#) are at **Attachment 1D**.

The Council's report includes the full statutory statement of heritage significance for MLC Building, North Sydney (former).

Consultation

The nomination arose from the National Trust of Australia, NSW Branch and is not supported by the owner, IOF Custodian (Investa).

On 18 August 2020 the owner met with the Heritage Council and provided a presentation on the MLC Building, North Sydney's proposed redevelopment.

In addition, Heritage NSW met with the owner on two occasions in September and October 2020 to discuss the implications and process of listing on the SHR and to conduct a site visit of the building.

The proposed listing was advertised for public comment from 9 September 2020 to 8 October 2020. The submissions received are included at **Attachment 1E**. 26 submissions were received within the exhibition period. One objection was received from the owner, IOF Custodian (Investa). Summary details of the owner's objection are contained above in Analysis and Sensitivities and the full submission from the owner is available at **Attachment 1F**.

Recommendations

- **Consider** listing MLC Building, North Sydney (former) on the SHR and **sign** the direction to list (**Attachment 1G**).
- **Note** the listing will be gazetted within 14 days of receiving the Minister's decision

<u>Heritage Council final approver</u>	 Frank Howarth, Chair Heritage Council of NSW 9 February 2021
---	---

<u>Minister Harwin's comments</u>	Date:	Noted
--	--------------	--------------

Responsible Officer	Pauline McKenzie, Executive Director, Heritage NSW, 0410 543 631
----------------------------	--

Attachments

1A	Location map
1B	Recommended curtilage
1C	Heritage Council's recommendation to list report
1D	Heritage Council's resolution
1E	Submissions
1F	Submission from owner
1G	Direction to list on the State Heritage Register