Draft Conservation Management Plan

AMP Building / 33 Alfred Street, Circular Quay

December 2012

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Background

This Conservation Management Plan (CMP) was prepared for AMP Capital Investors Limited. The purpose of this CMP is to guide the conservation and management of the heritage item in perpetuity and to assist property owners manage maintenance and new works to the site. The CMP provides a careful analysis of why the site is significant, policies on how to retain its heritage significance, and conservation strategies to ensure its long term viability. The CMP should be reviewed and updated in 10 years.

The AMP Building/ 33 Alfred Street is listed as a local heritage item on the City of Sydney LEP (2005) and the Draft LEP (2011).

What is the heritage significance of 33 Alfred Street, Circular Quay?

33 Alfred Street is of State heritage significance for its historic, aesthetic and representative values and for its rarity and research potential.

The AMP Building, designed by Graham Thorp of the prominent architectural firm Peddle Thorp & Walker in the Post-War International style, and completed in 1962, is historically and aesthetically significant as the first "skyscraper" in Sydney and the tallest building in Sydney for six years. By challenging the existing height limit of 150 feet, the Australian Mutual Provident Society (AMP) initiated legislative changes which paved the way for the development of Sydney with tall office towers. The building also has high historical and technical significance arising from the use of curved glass curtain walling, which was inspired by the use of the technique in American skyscrapers, and the desire to make a similar modern statement about the image and prosperity of AMP in Australia.

33 Alfred Street demonstrates innovative technology and design as the first freestanding skyscraper to be built in Sydney. It was the first to utilise sea water in the air conditioning plant, and incorporated an innovative cellular steel floor design and the longest span beams ever installed in an Australian office building and materials such as heat toughened window glass, with spandrel panels impregnated with gold dust. The curtain wall construction and dual crescent shape is architecturally distinctive and accomplished and was considered unique at the time of construction as a specific response to the environmental and planning constraints of the site.

The building is an important early work of Peddle Thorp & Walker Architects with Graham M Thorp the partner-in-charge. The AMP Building was Peddle Thorp & Walker's first major high-rise office development and arguably one of their best works. Their association with the site has continued, with various ongoing alterations and additions to the building since its completion in 1962. The site is also associated with consulting architects including Kahn and Jacobs of New York, who advised on technical matters and Slocum Fuller, also of New York, who consulted as reference mechanical and electrical engineers.

The position of the building at "Sydney's front door" provides a landmark entry to the city from the north and/ or from the Harbour.

It is a rare example of a relatively intact 1960s office tower displaying the international style and retaining its symbolic intentions, including the Tom Bass sculpture, and as such is significant at a State level.

The AMP building is a representative building of the post war International style and provides an excellent example of curtain wall construction, which was relatively new at the time of construction. The building further represents what was a relatively short-lived application of the method, given problems experienced with cracked glazing, heat load etc. and is considered rare.

It is also of local significance for its association with the Australian Mutual Provident (AMP) Society. AMP was founded in the 19th century and remains a pre-eminent provider of financial services. The AMP Building has had a continuous association with the company since 1962, and retains its use as an office tower.

How should 33 Alfred Street be managed and conserved?

Section 7 of this CMP provides conservation policies and guidelines to assist in the management of the places' heritage values. As the physical structure of 33 Alfred Street is of exceptional significance, any proposed modifications to the heritage item must take into consideration the identified significance and must have regard for the total resource.

When undertaking works to the site, assessment is required under legislation (refer section 6) and should consider whether the works are likely to impact on the site's heritage significance and/ or nominated significant fabric, as identified in this CMP. Reference should be made to the site's statement of heritage significance (Section 5.4), schedule of significant elements (Section 5.5) and its archaeological potential and aboriginal cultural heritage significance (Section 5.6). If works may impact on the site's heritage significance, a heritage impact statement should be prepared by a suitably qualified heritage consultant in accordance with guidelines of the Office of Environment and Heritage.

The AMP Building also requires regular maintenance and upgrade works to conserve its heritage significance and identified significant fabric. Maintenance should also be considered with a goal of conserving and enhancing the identified heritage values of the asset, wherever possible, while accommodating its continued use. Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2005*, are recommended to be applied to the asset to ensure its long-term conservation.

1 Introduction

1.1 BRIEF

Urbis has been engaged by AMP Capital Investors Limited to prepare the following Conservation Management Plan (CMP).

The purpose of a CMP is to assess and consider the significance of an item prior to submitting development proposals. The CMP provides a careful analysis of why the item is significant, policies on how to retain its significance, and conservation strategies to ensure its long term viability.

1.2 SITE LOCATION

The site is located at 33 Alfred Street, Sydney, bordered by Phillip Street to the east, Young Street to the west, and Alfred street and Circular Quay to the north (Figure 1).

FIGURE 1 – LOCATION OF THE SUBJECT SITE

[Source: Google Maps 2012]

1.3 METHODOLOGY

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (1999) and *The Conservation Plan* by James Semple Kerr (2000).

The report is structured as follows:

- **Section 1 – Introduction:** project brief, methodology, limitation, author identification and acknowledgements
- **Section 2 – Site Description:** site location, asset and site description, use and operation, curtilage and condition assessment

- **Section 3 – History:** historical overview of the heritage item and relevant historical themes
- **Section 4 – Comparative Analysis:** comparative assessment of the building considering national and international examples of the period and style and Peddle Thorp and Walker (PTW) works.
- **Section 5 – Significance:** assessment and statement of heritage significance, identification of significant elements and archaeological potential
- **Section 6 – Heritage Listing and Statutory Obligations:** statutory heritage listings, obligations under relevant legislation
- **Section 7– Conservation Policies:** policies to manage the items significance and implementation strategies for the policies
- **Section 8 – Conservation and Maintenance Schedule:** schedule of ongoing maintenance works
- **Section 9 – Bibliography and References**.

This report follows a site inspection undertaken on 12/10/2012. The site was inspected by Fiona Binns (Senior Heritage Consultant) and Stephen Davies (Director).

This report revises the previous CMP for the site undertaken by Clive Lucas Stapleton and Partners Pty Ltd October 1999 as referenced below.

1.4 AUTHOR IDENTIFICATION AND ACKNOWLEDGEMENTS

The following report has been prepared by Fiona Binns (Senior Heritage Consultant) and Pam Lofthouse (Heritage Consultant). Historical research has been compiled by Pam Lofthouse (Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

This report revises the following report:

The Australian Mutual Provident Building, 33 Alfred Street, Circular Quay, Sydney, Conservation Management Plan (CMP) prepared for Winton Associates Pty Ltd, by Clive Lucas Stapleton and Partners Pty Ltd, October 1999.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 LIMITATIONS

The interior of 33 Alfred Street has been extensively altered with various fit out works over the years. Subsequently, indicative floors only were inspected and known areas with original or fabric of high significance.

This report notes the potential for original fabric and finishes that were not able to be investigated as part of the brief for the provision of the CMP. For example original tiling and / or flooring within the lift lobby areas. Roof spaces were not investigated. The CMP makes recommendations with regard to the management of original fabric should this be recovered.

2 Site Description

2.1 SITE LOCATION, ACCESS AND SETTING

The subject site is located at 33 Alfred Street, Sydney, and is bordered by Alfred Street and Circular Quay to the north, Phillip Street to the east, Young Street to the west, and a plaza to the south, adjoining the AMP Centre known as 50 Bridge Street. Its legal description is Lot 1 of DP 1073376. The principal frontage and access are onto Alfred Street (northern elevation), with a large outdoor pedestrian area that does not form part of the site. There are secondary frontages and access points to Young Street and from the rear courtyard. Vehicle access is via Young Street. The site falls away to the north (towards Circular Quay).

FIGURE 2 – LOCATION OF THE SUBJECT SITE

Source: Google maps 2012

FIGURE 3 – STREETSCAPE AND NEIGHBOURING VIEWS

VIEWS TO CIRCULAR QUAY ACROSS THE CAHILL EXPRESSWAY FROM THE LEVEL 5 TERRACE

VIEW EAST TO THE JUSTICE AND POLICE MUSEUM

VIEW SOUTH ALONG PHILLIP STREET SHOWING THE STATE HERITAGE LISTED JUSTICE AND POLICE MUSEUM AND ADJACENT HERITAGE ITEMS

THE SOUTHERN PLAZA, LINKING 33 ALFRED STREET TO THE AMP CENTRE TOWER KNOWN AS 50 BRIDGE STREET

VIEW SOUTH TO 50 BRIDGE STREET (AMP CENTRE)

VIEW SOUTH ALONG YOUNG STREET SHOWING CUSTOMS HOUSE (AT RIGHT)

VIEW WEST ALONG ALFRED STREET SHOWING (PART VIEW) OF CUSTOMS HOUSE

THE CUSTOMS HOUSE FORECOURT AND VIEW WEST ALONG ALFRED STREET

2.2 CURTILAGE

For the purposes of this CMP "the site" comprises only the lot boundary of 33 Alfred Street and excludes the forecourt (which is not owned by AMP Capital Investors Limited) and the rear adjoining plaza, which connects the AMP Building to the AMP Centre at 50 Bridge Street.

FIGURE 4 – CURTILAGE PLAN OF THE SITE

SOURCE: RP DATA 2012

2.3 CONDITION ASSESSMENT

The descriptions of the exterior and interior of the AMP Building in the following sections will include an assessment of the condition and the integrity of any original fabric, focussing on any changes since the previous fabric survey was carried out in 1999.

The following sections 2.4 - 2.6 includes information summarised from the 1999 CMP.

2.4 33 ALFRED STREET, CIRCULAR QUAY – STRUCTURAL

The main frame of the building is a network of steel columns, with the main beams welded to the columns. Although the building is curved, the structural grid is modular, to allow for flexibility when creating internal office spaces. The size of the modules (4ft 2 ins, 1.27m) is related to the original light fittings, floor tiles, ceiling panels, partitioning etc.

The flooring system comprises cellular steel units which, once laid, were covered with concrete. Some floors used reinforced concrete instead - the basement, service core, 5th floor kitchen, 13th floor plant room, part of the 25th floor (air conditioning plant) and within the lift machinery tower.

Fireproofing (2 hours) was achieved with the application of a mix of cement and plaster vermiculite, sprayed onto the beams, columns and metal decking. Where the finish was exposed (for example in the Boardroom) decorative treatments were applied. This was an innovative fireproofing technique at the time. Fire-isolated concrete stairs and a sprinkler system were also installed. The terrazzo stairs appear to be original, although the balustrading is a more recent addition.

Structurally, the building is substantially intact. There have been some alterations to the fire stairs (sub basement, ground and 26th floor).

2.5 33 ALFRED STREET, CIRCULAR QUAY – THE EXTERIOR

The distinctive windows are Thermopane double-glazed units, with etched and anodised aluminium frames and toughened grey tinted plate glass on the outer panels. The curtain wall spandrel system, developed in America, incorporates a system of gold fused backing to the glazing to provide a reflective surface for passive sun control. The glazing was new at the time of the construction and most of the curtain walls are original fabric, although some gold spandrel panels are said to have been replaced with replicas.

The western wall and most of the eastern wall is of cavity brick masonry. The exterior of the podium is faced with Repin marble and the columns with white Carrara marble. Verde Issori marble is used for the recessed lower walls. The marble facings are original. The western and eastern masonry walls above the podium were originally faced with small white glass mosaic tiles. However, these were covered with the existing pebble-crete facing panels in 1972, following problems with the tiles falling from the building. Remnants of the mosaic tiling remain in the basement, where a tiled pillar (and what were originally marble-clad exterior walls) has been enclosed by the construction of the plaza linking the AMP Building and the AMP Centre, and on the exterior western wall where a small strip of tiles has been left.

Although the entrances to the building have been modified, most of the original street-level bronze mullioned glazing is intact. The original Phillip Street entrance to the Level 1 customer service areas has been closed.

The *Amicus Certus* sculpture by Tom Bass, located on the Young Street podium face, is original and intact, although the labels below the sculpture are more recent additions. The central figure of the sculpture represents the Goddess of Plenty, flanked by a figure personifying the spirit of Australia (wearing a hat) and a second figure representing the youth of Australia.

FIGURE 5 – EXTERIOR FINISHES

ALUMINIUM WINDOW FRAMES, GOLD SPANDRELS, A STRIP OF THE ORIGINAL MOSAIC TILING AND THE C1972 CLADDING WHICH REPLACED THE TILING.

The original forecourt with planter beds has been removed and the building fronts onto a large plaza (widened in the late 1970s and variously modified as part of City of Sydney street works).

FIGURE 6 – THE NORTHERN ALFRED STREET ELEVATION AND VIEWS

ALFRED STREET ENTRANCE

MODIFIED PLAZA SETTING

GROUND FLOOR CAFÉ AND STAIR ACCESS TO PHILLIP STREET

NORTHERN GLASS CURTAIN WALL

FIGURE 7 –THE WESTERN/ YOUNG STREET ELEVATION AND VIEWS

YOUNG STREET SHOWING THE PODIUM OF 33 ALFRED STREET AND ATTACHED PLAZA

VIEW NORTH TOWARDS ALFRED STREET THROUGH THE MAIN GROUND FLOOR LOBBY

THE WESTERN/ YOUNG STREET ENTRANCE

THE WESTERN AND NORTHERN ELEVATIONS WITH THE TOM BASS SCULPTURE ON THE PODIUM

FIGURE 8 – THE EASTERN/ PHILLIP STREET ELEVATION AND VIEWS

THE PODIUM OF THE TOWER FROM PHILLIP STREET

THE TWO AMP TOWERS FROM PHILLIP STREET (33 ALFRED STREET (AT RIGHT) AND PART VIEW OF 50 BRIDGE STREET (LEFT)

PODIUM VIEWED FROM ALFRED STREET

THE FORMER PHILLIP STREET ENTRY (NOW ENCLOSED).

FIGURE 9 – SOUTH ELEVATION

VIEWS FROM AMP PLAZA

VIEW OF THE PODIUM/ PLAZA AND INTERFACE WITH THE SUBJECT 33 ALFRED STREET

2.6 33 ALFRED STREET, CIRCULAR QUAY – THE INTERIOR

There are 26 levels in the AMP Building, comprising the lower five floors and the upper 21 floors, plus two basements. A full survey of the interior was not carried out for this CMP. Based on the levels of intact fabric on each general staff floor in 1999, which were detailed in the previous CMP, several representative floors have been chosen for inspections. The more important levels such as the public floors and the executive suites, plus the basements, have also been inspected.

The following discussion includes information summarised from the previous CMP. Original plans have been provided at Appendix C.

2.6.1 SERVICES AND FINISHES

The air conditioning system is a reverse cycle heat pump, which when it was installed was the largest of its type in the world. It uses sea water which is pumped from Sydney Cove through a tunnel under Alfred Street. Some separate air conditioning units have been installed in specific areas, but the original system is still in use and mostly intact. Some components have been replaced (for example chillers and fan motors) and the sea water heat exchangers in the basement require regular repairs.

Typical lighting to commercial floors features fluorescent light fittings recessed into ceiling panels, as per the original although most of the original lighting has been removed. Remnant lighting may survive in the plant areas and within basement and sub-basement WCs. Suspended ceiling panels have been replaced on the office floors although the suspension system is believed to be partially intact.

The original lift system, with both low rise and high rise lifts, was hailed as the “most advanced vertical transport system ever installed in an Australian building”. Five lift cars service up to Level 11 (the floors which were originally occupied by the NSW branch of the AMP Society) and seven high rise cars service the upper floors. There is also a goods lift. The system structure remains in use, however the lift cars are not original. Several of the lift lobby doors and surrounds (stainless steel on lower levels and painted steel on upper levels) remain intact, and some lift hall lamps and call buttons are original. Most of the lift lobbies were faced in filled or unfilled marble with the exception of levels 5 and 6 which featured abstract

mosaics. There is potential for surviving wall facings (including travertine and wombeyan blue marble wall facings and/ or tiled mosaics) within the lift lobbies though most floors have been modified with new cladding.

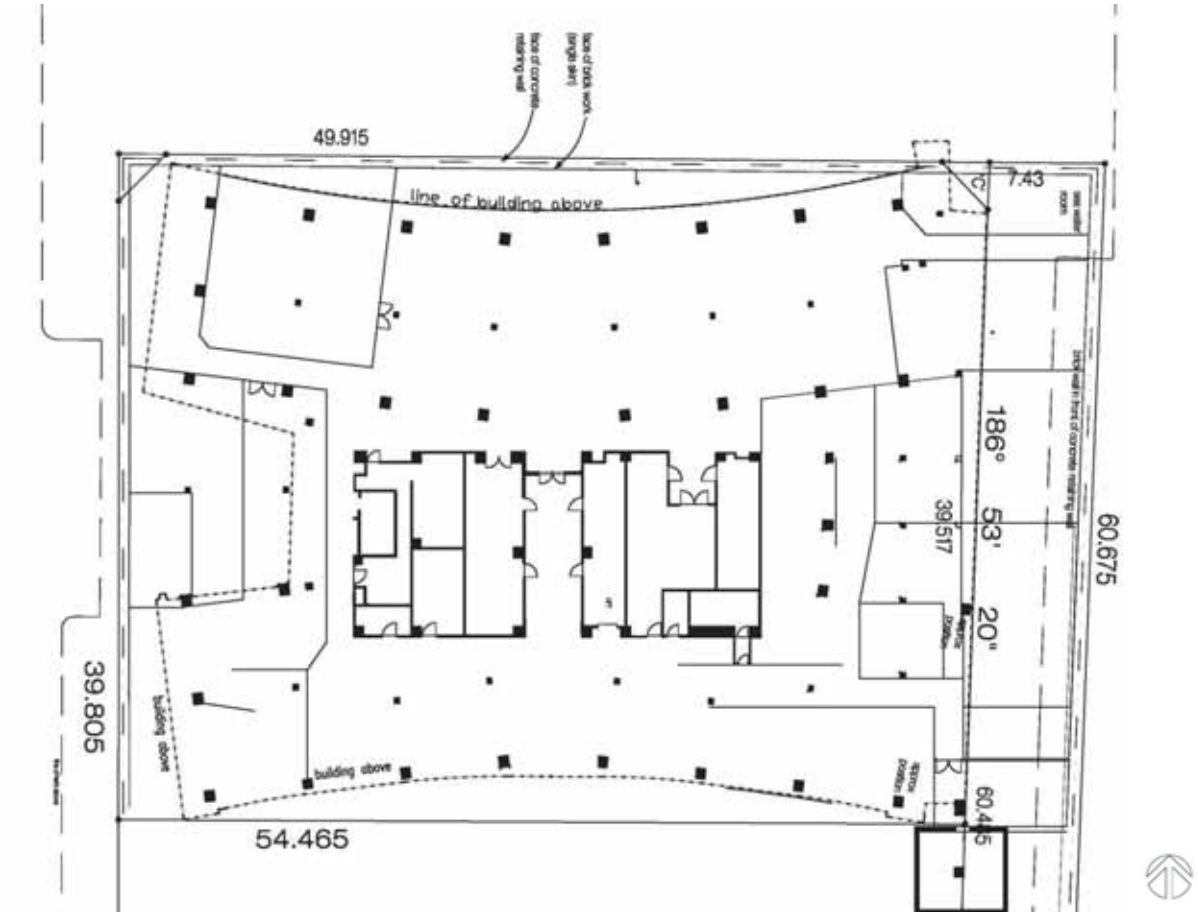
Some original chilled water drinking fountains are retained on the basement floors adjacent to the central core and there is potential for additional surviving fountains on the upper levels where retained behind new fitouts.

Many of the wall finishes throughout the AMP Building are original; for example the plaster on the column faces and the rendered staircase and basement walls. Floor coverings are largely modified on the commercial floors, with original vinyl flooring replaced with carpeting.

2.6.2 SUB BASEMENT

The sub-basement contains functions such as store rooms, the Facility Manager's Office, fire control room, electrical switchboard rooms, workshops, diesel generators, a ventilation system with exhaust fans and the sea water heat exchangers. The configuration of rooms and the equipment are substantially intact, although refurbishments have occurred. Significance/ integrity of the equipment was not assessed.

FIGURE 10 – SUB BASEMENT FLOOR PLAN



SOURCE: PSN, DRAWING NUMBER P42/6_33 ALFRED STREET_ SUB BASEMENT (UNDATED) PART PLAN ONLY

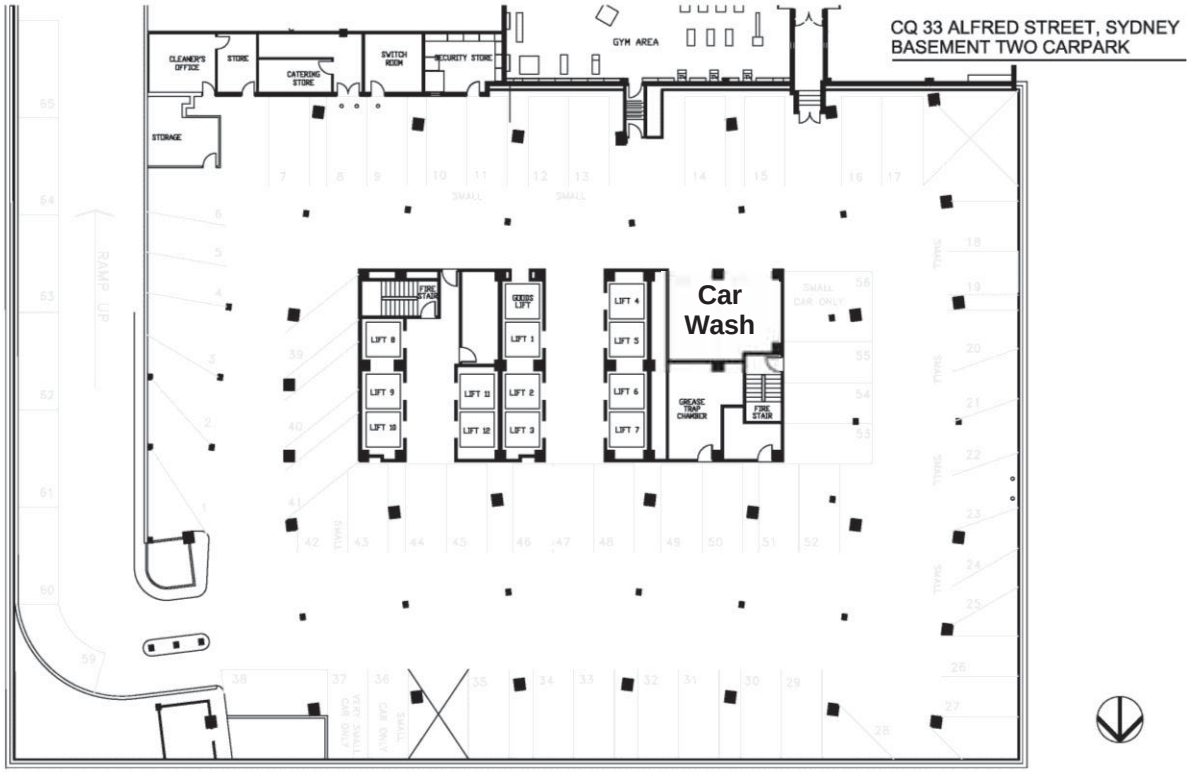
FIGURE 11 – SUB BASEMENT – GENERAL VIEWS AND PLANT

VIEW TO STORE ROOMS

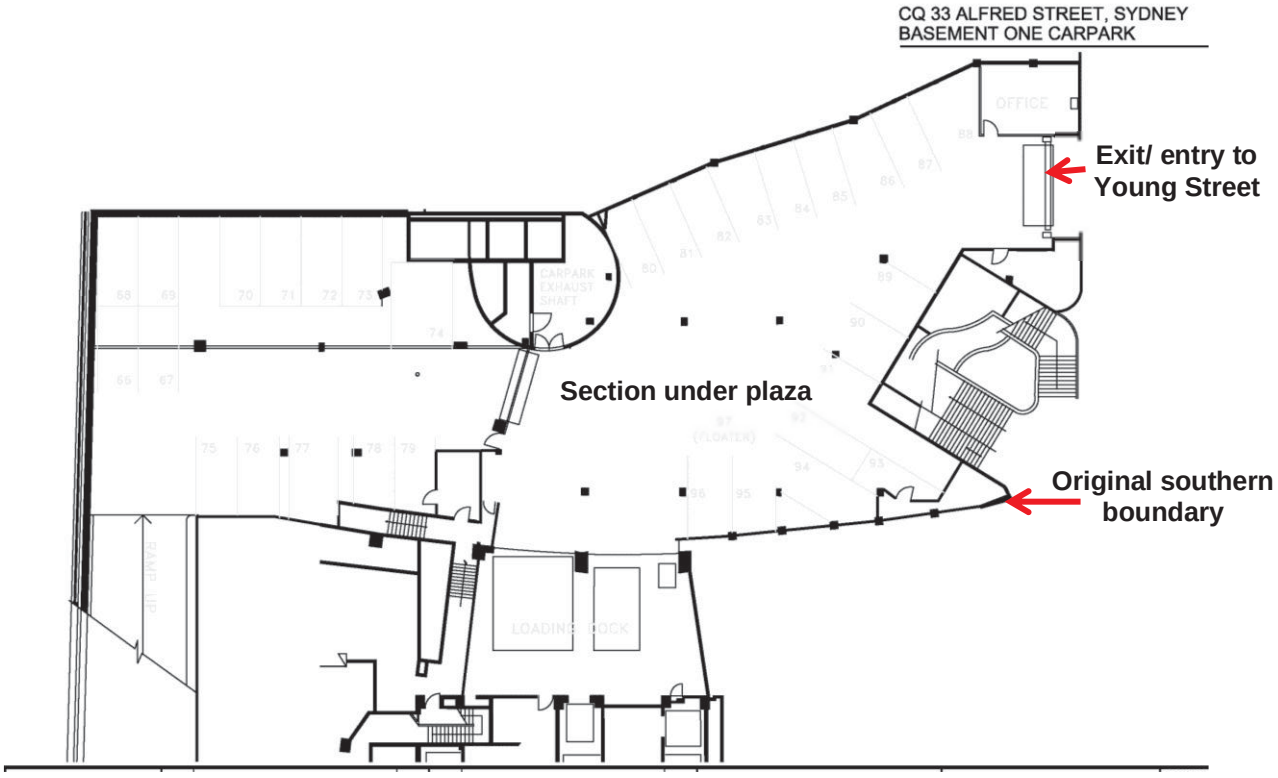
2.6.3 BASEMENT

The basement contains two levels of car parking (originally planned for 75 cars), a car wash, an electricity substation, a gym (Health Club), squash courts (one of which now contains exercise equipment), store rooms, a bicycle storage area and a new café. The gym is located in an extended area below the podium on the basement level 2 while the bicycle storage is situated in what was originally an external area under the podium on level 1 where some of the original marble-clad and mosaic tiled walls remain intact. The car park is accessible via Young Street and the security gatehouse dates from 2005.

FIGURE 12 – BASEMENT FLOOR PLANS



BASEMENT 2 CARPARK – FEATURING GYM AND STAFF FACILITIES, WCS AND STORES
SOURCE: AMP DRAWING NUMBER 2CQB2 (UNDATED)



BASEMENT 1 CARPARK PLAN – ORIGINAL FINISHES ARE RETAINED ON THE SOUTHERN WALL
SOURCE: AMP DRAWING NUMBER 2CQB1 (UNDATED)

FIGURE 13 – BASEMENT 2 CARPARK VIEWS

BASEMENT LIFT LOBBY

CARPARK VIEW WEST WITH THE SERVICE CORE AT RIGHT

ORIGINAL CARWASH FACILITY

ORIGINAL WATER FOUNTAIN ADJACENT TO THE LIFT CORE (CAR WASH AT LEFT)

SQUASH COURT

STAFF GYM FACILITY

FIGURE 14 – BASEMENT 1 CARPARK VIEWS

VIEW EAST TO RAMP TO BASEMENT CARPARK LEVEL 2

CARPARK VIEW WEST TO YOUNG STREET ACCESS (BENEATH THE PLAZA)

BICYCLE PARKING IN WHAT WAS ORIGINALLY AN EXTERNAL MARBLE-FACED AREA (BASE OF THE SOUTHERN ELEVATION)

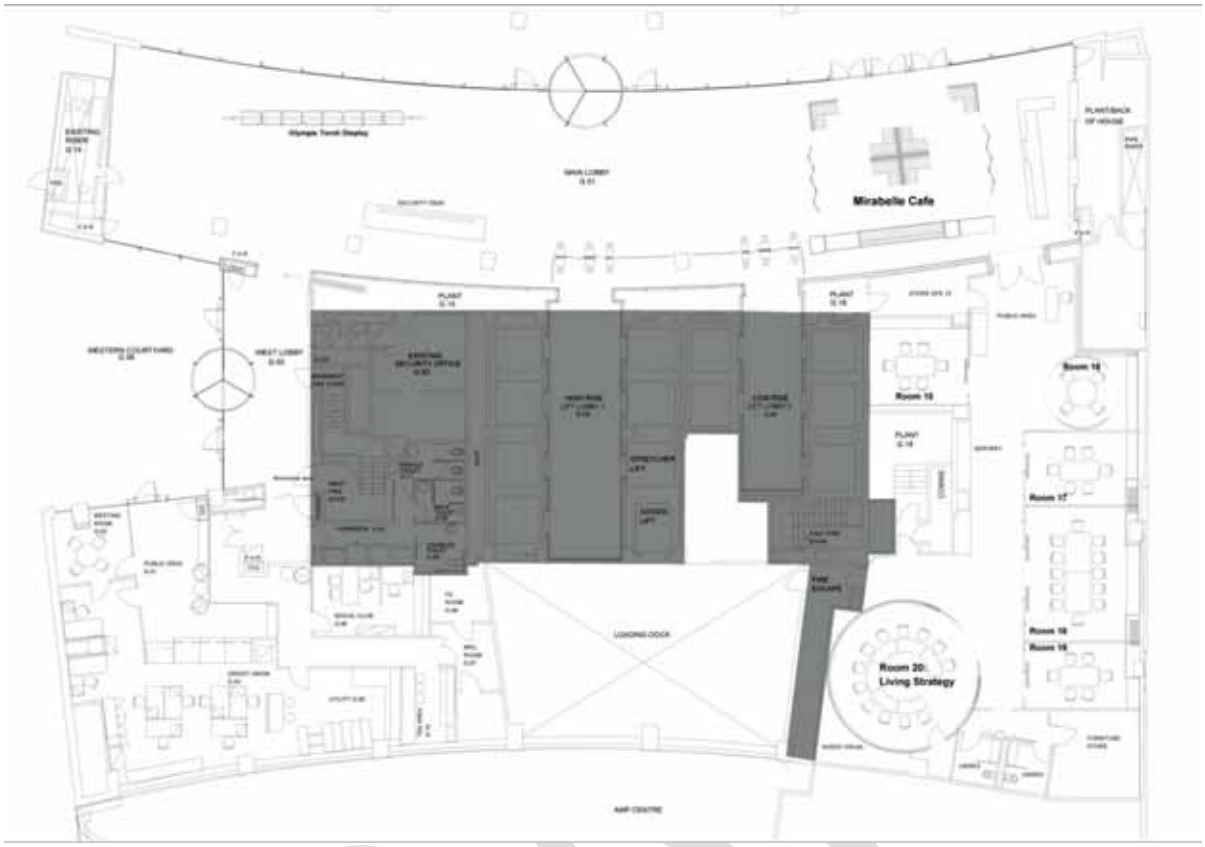
REMNANT MOSAIC TILING AND VERDE ISSORI MARBLE FINISHES

SECURITY OFFICE C2005

YOUNG STREET ENTRANCE TO THE BASEMENT CAR PARKING

2.6.4 GROUND FLOOR

FIGURE 15 – GROUND FLOOR PLAN



GROUND FLOOR PLAN
SOURCE: AMP LEVEL GD 2006

The ground floor has pedestrian entrances from Alfred Street and Young Street. The space remains the public reception area for the building, although it has been extensively modified and now has modern security and access facilities. The original escalators to the service areas on Level 1, which were noted in 1999 as disused but intact, have now been removed and Level 1 has been converted to a staff area. The café in the eastern end of the main lobby is a new fit out, which was under construction at the time of the site inspection. The lift core and back of house areas are secured by new turn stiles (c.2000) and the eastern section of the floor (former area of the auditorium) has been fitted out for new meeting rooms (c.2005). The southwestern corner features a contemporary tenancy fit out currently occupied by a Credit Union.

Original Italian Arabescato, antique travertine and green marble wall facings in the foyer are original (with the exception of the marble finishes to the structural columns which were originally finished in green marble) and nothing remains of the original floor and ceiling finishes. The revolving entrance doors are not original however the fenestration framing largely remains intact with some new glazing. AMP signage within the main lobby is contemporary.

The Lobby also features an Olympic torch display/ interpretation in the north western corner.

FIGURE 16 – GROUND FLOOR VIEWS

THE WESTERN LOBBY SHOWING THE MODIFIED REVOLVING YOUNG STREET ENTRY AND ACCESS TO SECURITY OFFICES AND FIRE STAIRS (AT LEFT)

MAIN LOBBY VIEW WEST SHOWING THE NEW REVOLVING DOORS, REFURBISHED FLOOR AND CEILINGS AND ORIGINAL MARBLE FINISHES

MAIN LOBBY VIEW NORTH EAST SHOWING THE CURVED CURTAIN WALL GLAZING AND TORCH DISPLAY

FORMER AUDITORIUM AREA CONVERTED TO SMALL MEETING ROOMS (C.2005)

MEETING ROOM 20

LOW RISE LIFT LOBBY WITH NEW CLADDING

2.6.5 LEVEL 1

Level 1 was formerly the main public business area for the society and comprised the cashiers and enquiries areas as well as staff office areas. The floor was accessible from the ground floor escalator (now demolished) or the eastern Phillip Street entry (enclosed). The floor has been substantially modified with the public areas removed and converted for contemporary office fit out. There is a secondary reception area on the southern side, where the floor connects to the plaza adjoining 50 Bridge Street. The level 1 lobby and entry from the plaza is finished in green marble, matching the ground floor lobby.

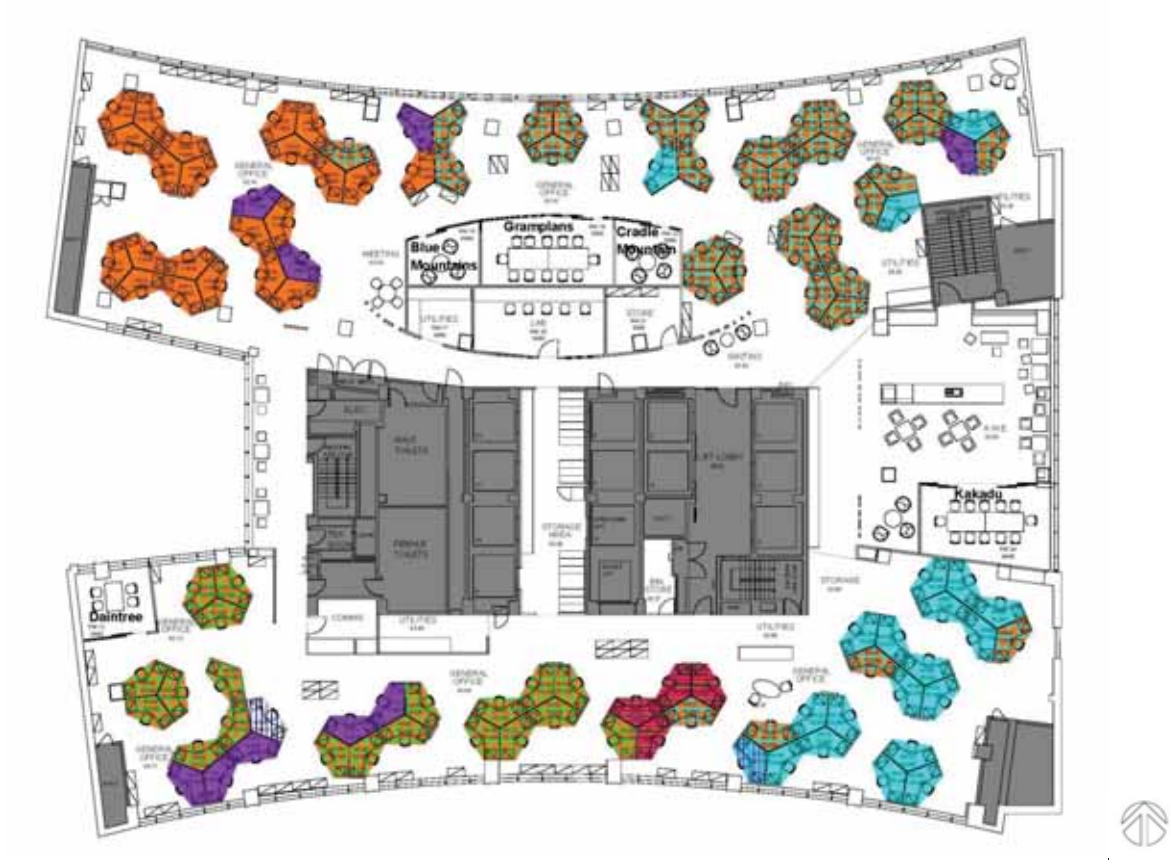
FIGURE 17 – FIRST FLOOR VIEWS

ENTRANCE FROM AMP PLAZA INTO THE AMP BUILDING (LEVEL 1 SOUTH)

2.6.6 LEVELS 2-4

The floors originally accommodated the Society's NSW branch staff and had a common floor plate with lifts, lobbies, stairwell (northeast corner) and WCs. The floors have been variously modified for contemporary office fit outs (refer indicative layout plan at Figure 18) featuring low rise partitioning, some offices/ meeting rooms and kitchenette facilities. There was no evidence of original partitions or furnishings.

FIGURE 18 – PLAN OF LEVEL 03 PROVIDED AS INDICATIVE OF THE LOW RISE LEVELS 2-4



SOURCE: AMP/ PLAN OF LEVEL 03, MAY 2008

2.6.7 LEVELS 5 – FORMER STAFF CAFETERIA

Level 5 was originally occupied by the staff cafeteria however has been converted for use as a commercial office floor. The commercial kitchen has been removed, although a small staff kitchen remains. The floor also contains meeting rooms, staff amenities, and document storage systems.

The floor plan is common to levels 2-4 and 6, with core services, WCs and the northeastern stairwell. Level 5 however is distinguished by its northern external terrace which creates the break in the northern curtain wall façade and architecturally distinguishes the lower podium. The terrace is generally in good condition, although some of the concrete drainage system is degraded. Original metal balustrading is intact, although a modern glass balustrade has also been added. The curtain wall façade fenestration remains intact along with the aluminium framed doors. The structural columns are faced in the original marble cladding (as per the ground floor columns). The terrace is typically locked and is generally not accessed by staff.

The lift lobby originally featured abstract mosaic wall tiling by Michael Santry (as extant on level 6) and there is potential for original wall finishes behind the contemporary cladding.

FIGURE 19 – LEVEL 5 PLAN SHOWING OFFICE FIT OUT AND EXTERNAL TERRACE

SOURCE: AMP LEVEL 5 PLAN MARCH 2008

FIGURE 20 – LEVEL 5 VIEWS

OPEN PLAN OFFICE FIT OUT WITH CONTEMPORARY PARTITIONS AND FURNISHING

CONTEMPORARY OFFICE AREAS

STAFF KITCHEN

CONTEMPORARY FIT OUT (GOODS LIFT AT RIGHT)

VIEW OF TERRAZZO FIRE STAIR FROM LEVEL 5 (INDICATIVE VIEW FOR COMMERCIAL FLOORS)

CONTEMPORARY WC FITOUT.

FIGURE 21 – LEVEL 5 - TERRACE

ORIGINAL CURTAIN WALLING, MARBLE CLADDING, PAVING AND BALUSTRADE

MODERN GLASS BALUSTRADE, DEGRADED CONCRETE DRAINAGE

THE EASTERN TERRACE LOOKING TOWARDS SYDNEY COVE

NORTH WESTERN CORNER ACCESS TO THE TERRACE.

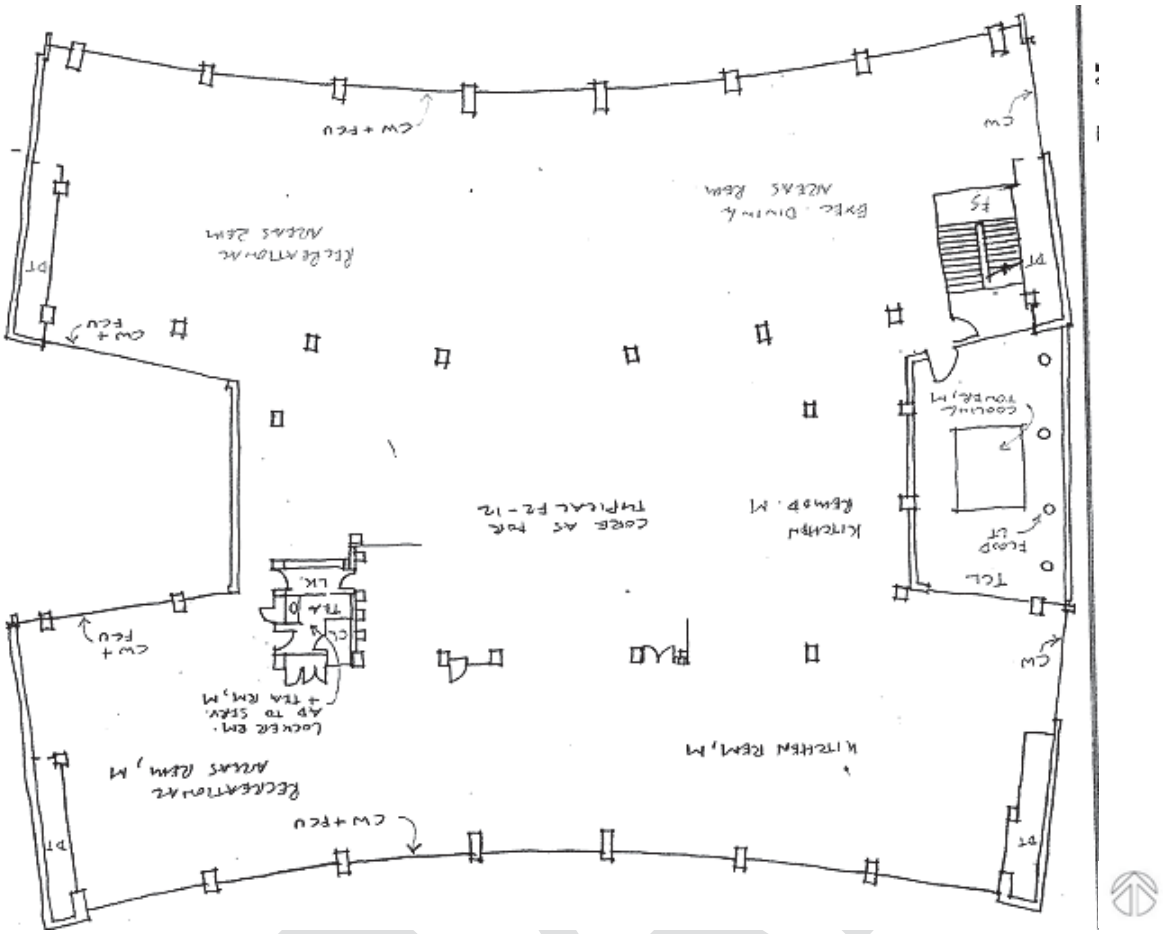
2.6.8 LEVEL 6 – FORMER KITCHEN/ EXECUTIVE DINING ROOM

Level 6 was originally occupied by the staff kitchen (connected via conveyor belts to level 5), executive dining room and conference room however has been converted for use as a commercial office floor. The floor plan is common to levels 2-5. The fitout is contemporary, consistent with most of the commercial floors with open plan workstations, a staff kitchen, utility area, a curved structure containing meeting rooms, staff amenities (modernised) and storage within the core (Figure 22). There are no original furniture items, ceilings or floor coverings.

The lift lobby retains the original abstract mosaic wall tiling by Michael Santry and original stainless steel lift doors.

On the eastern side, the floor incorporates an external terrace, housing the cooling tower.

FIGURE 22 – LEVEL 6 PLAN



SOURCE: CLIVE LUCAS STAPLETON 1999: FIGURE 3.7

FIGURE 23 – LEVEL 6 LOBBY AND GENERAL OFFICE FLOOR VIEWS

ORIGINAL MOSAIC TILING BY MICHAEL SANTRY

LIFT LOBBY, WITH MOSAIC TILING AND STAINLESS STEEL LIFT DOORS

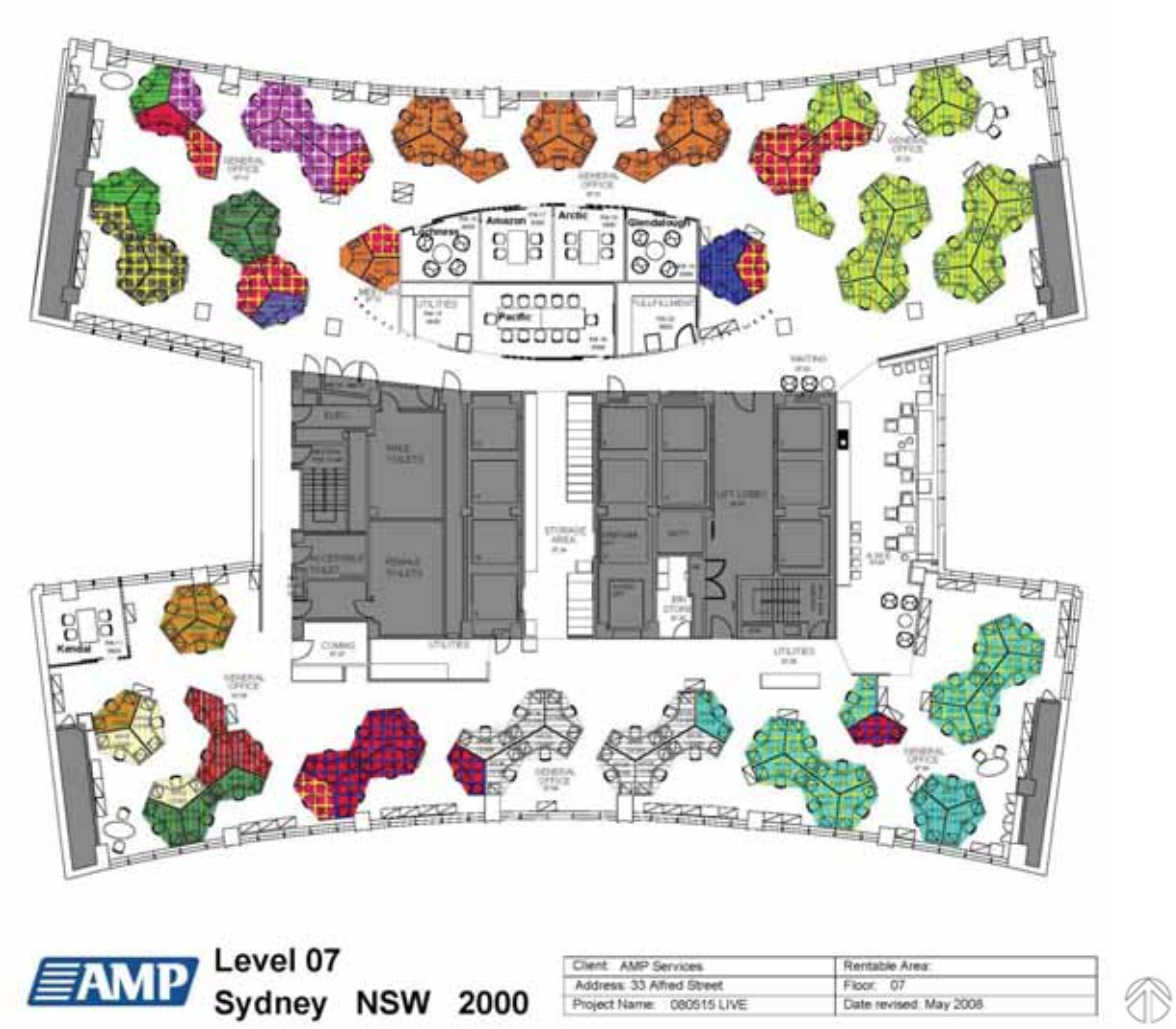
TYPICAL WORK STATION LAYOUT

MEETING ROOMS

2.6.9 LEVELS 7-8

These floors originally housed the IBM computers and have been converted for commercial use, with typical contemporary open plan layout and new facilities. Ceiling heights were higher on these floors to accommodate the installation of the mainframes. There is no surviving evidence of the original use.

FIGURE 24 – LEVEL 7 PLAN PROVIDED AS INDICATIVE FLOOR PLAN/ LAYOUT.

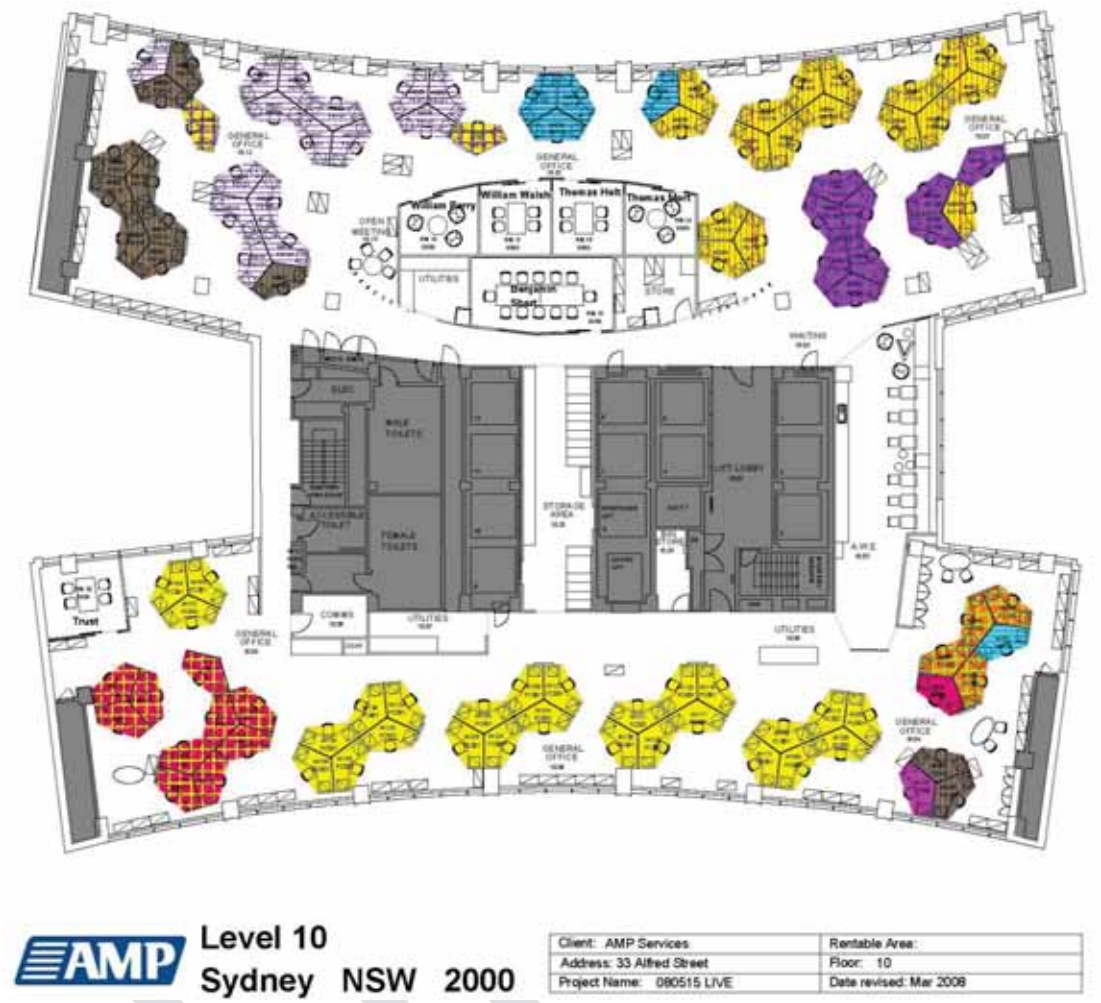


SOURCE: AMP LEVEL 07 PLAN (MAY 2008)

2.6.10 LEVELS 9-12

These floors had a common floor plate and housed the Society's NSW Branch staff. The original floors were largely open plan and as with all the commercial floors, have been variously refurbished with contemporary partitioning and office fit out. Indicative plan and views of Level 10 are provided below at Figure 25 and Figure 26.

FIGURE 25 – LEVEL 10 PLAN PROVIDED AS INDICATIVE FLOOR PLAN/ LAYOUT



SOURCE: AMP LEVEL 10 PLAN (MAR 2008)

FIGURE 26 – LEVEL 10 VIEWS

STAFF KITCHENETTE AND BREAK OUT AREA

MEETING ROOMS

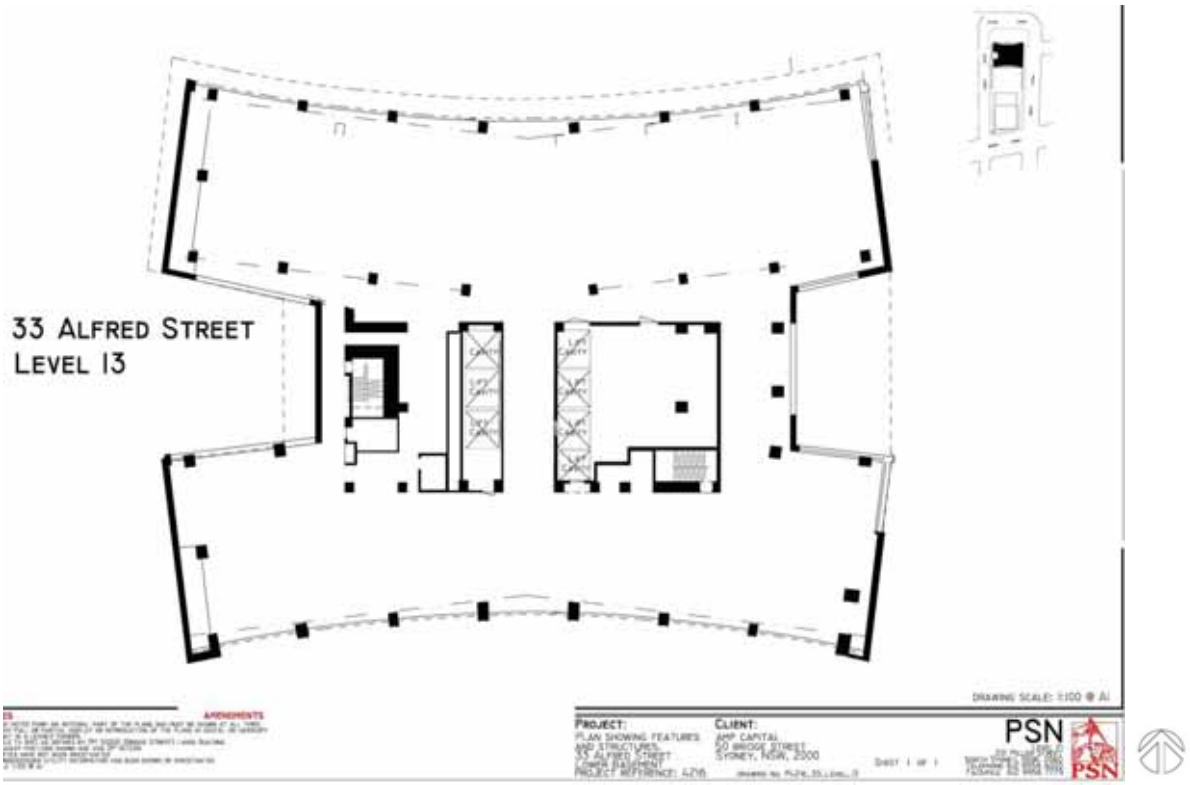
STORAGE AND AMENITIES

OPEN PLAN WORK STATIONS

2.6.11 LEVEL 13 – PLANT ROOM

This floor contains the air conditioning plant, low rise lift motors, hot and cold water storage and fire protection services supporting the building. The structures remain relatively intact, although much of the plant itself has been upgraded. Significance/ integrity of the plant/ equipment have not been assessed.

FIGURE 27 – LEVEL 13 PLAN



SOURCE: PSN (UNDATED)

FIGURE 28 – LEVEL 13 – GENERAL PLANT ROOM VIEWS

THE GOODS LIFT

GENERAL PLANT VIEW

MAINS SECONDARY WATER SUPPLY PLANT

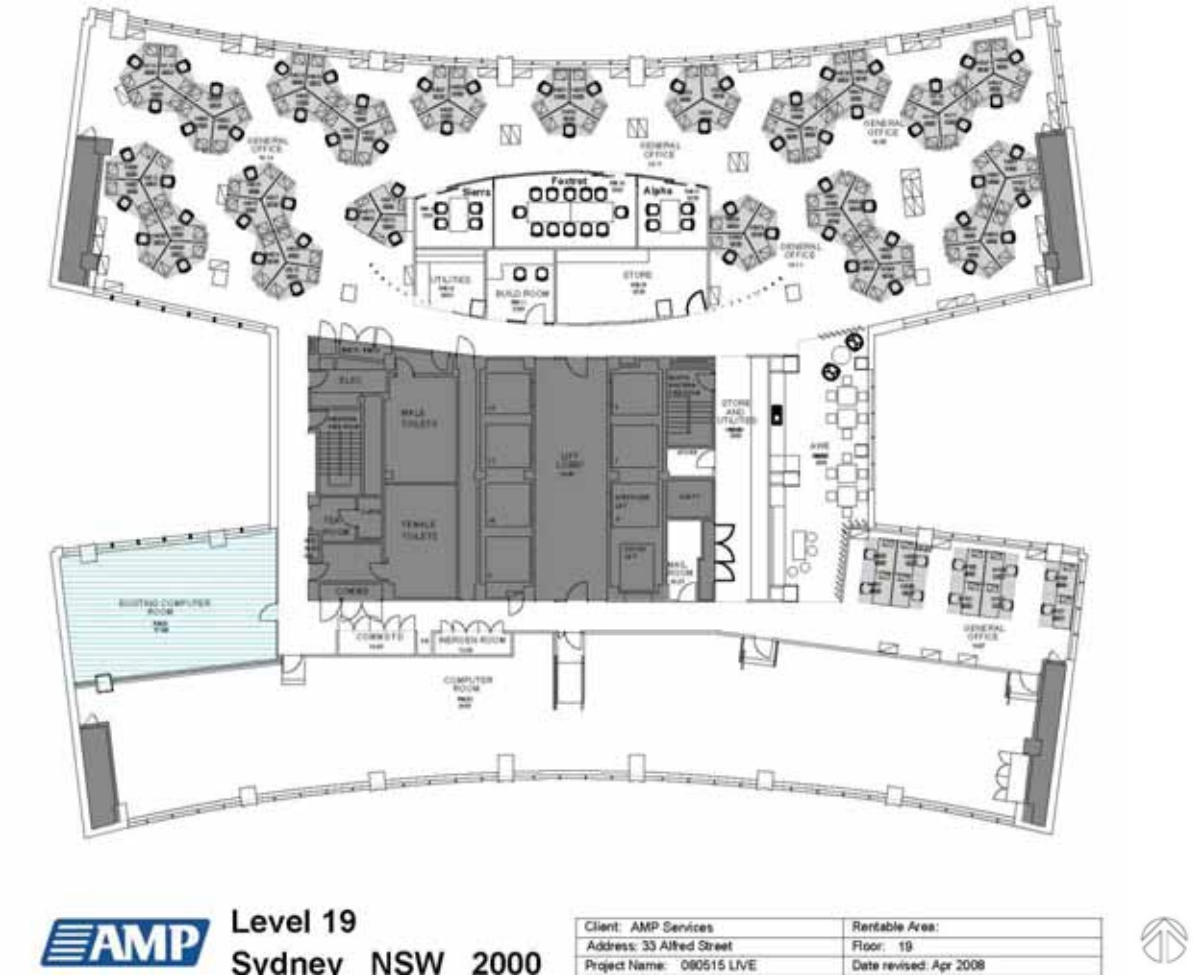
GENERAL PLANT VIEW INCLUDING ONE OF THE FLUSHING TANKS

2.6.12 LEVELS 14-23

These floors were not originally occupied by the AMP and instead were variously leased as commercial offices. Level 14 also featured a PABX installation.

The floors share a common floor plate (subject to some modifications within the core) with level 14 featuring an eastern external terrace. As indicated by the floor plan at Figure 29, the floors feature the characteristic predominantly open plan layout with additional meeting rooms/ utilities and staff kitchen facilities on the eastern side of the core.

FIGURE 29 – LEVEL 19 PLAN PROVIDED AS INDICATIVE FLOOR PLAN/ LAYOUT



SOURCE: AMP, LEVEL 19 PLAN (APR 2008)

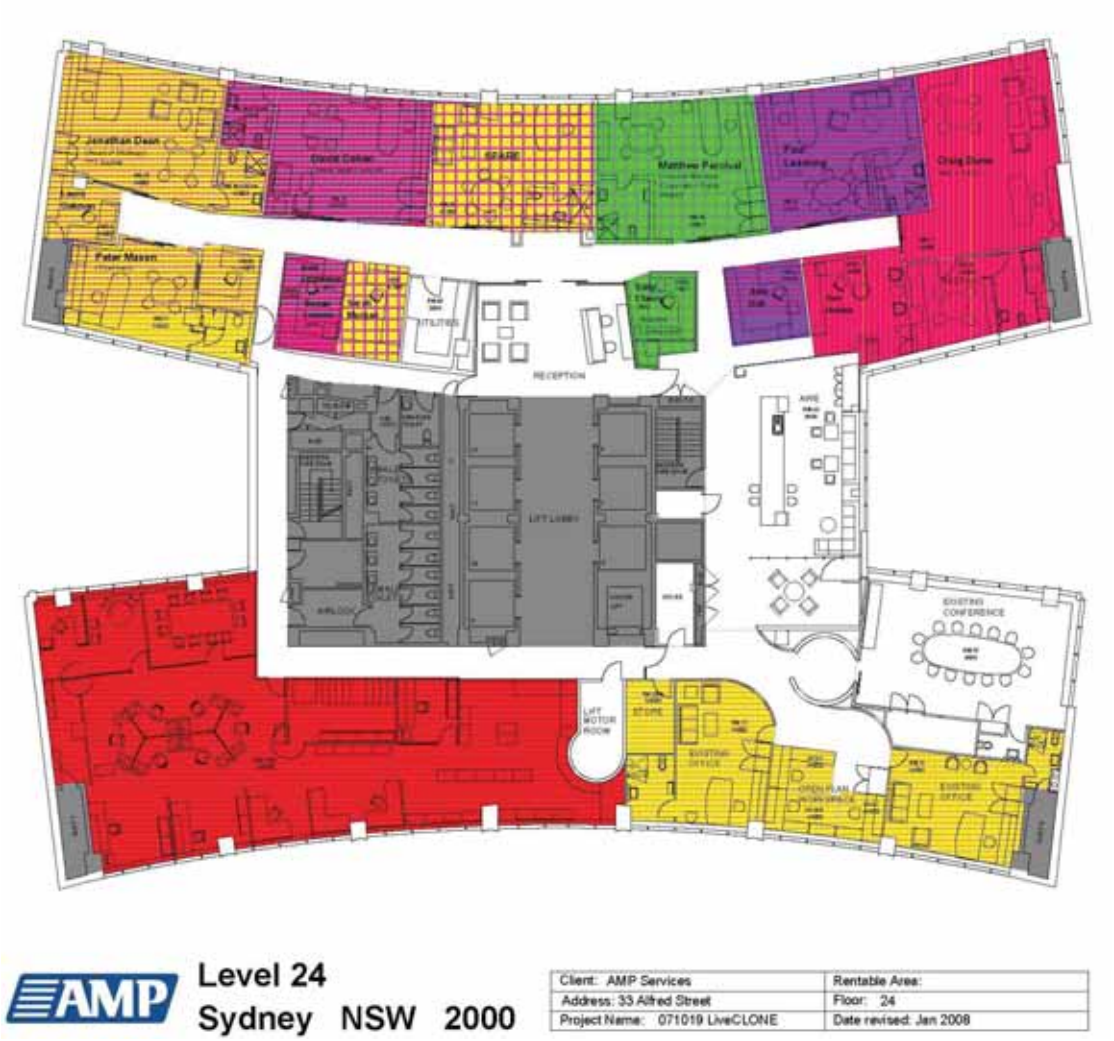
2.6.13 LEVEL 24 – FORMER HEAD OFFICE SUITES

This level retains its original function as an executive floor, although most of the original fittings, partitions and finishes have been removed. The lift lobby potentially retains original wall cladding behind new cladding as evidence by the returns within the lift recesses however the matching marble flooring is a later addition.

FIGURE 30 – LEVEL 24 LIFT LOBBY

THE LIFT LOBBY RETAINS ORIGINAL MARBLED FLOOR AND WALL FINISHES ALTHOUGH THERE HAS BEEN SOME OVER-CLADDING WITH NEW FINISHES

FIGURE 31 – LEVEL 24 FLOOR PLAN SHOWING THE LAYOUT OF THE EXECUTIVE OFFICE SUITES.



SOURCE: AMP LEVEL 24 PLAN (JAN 2008)

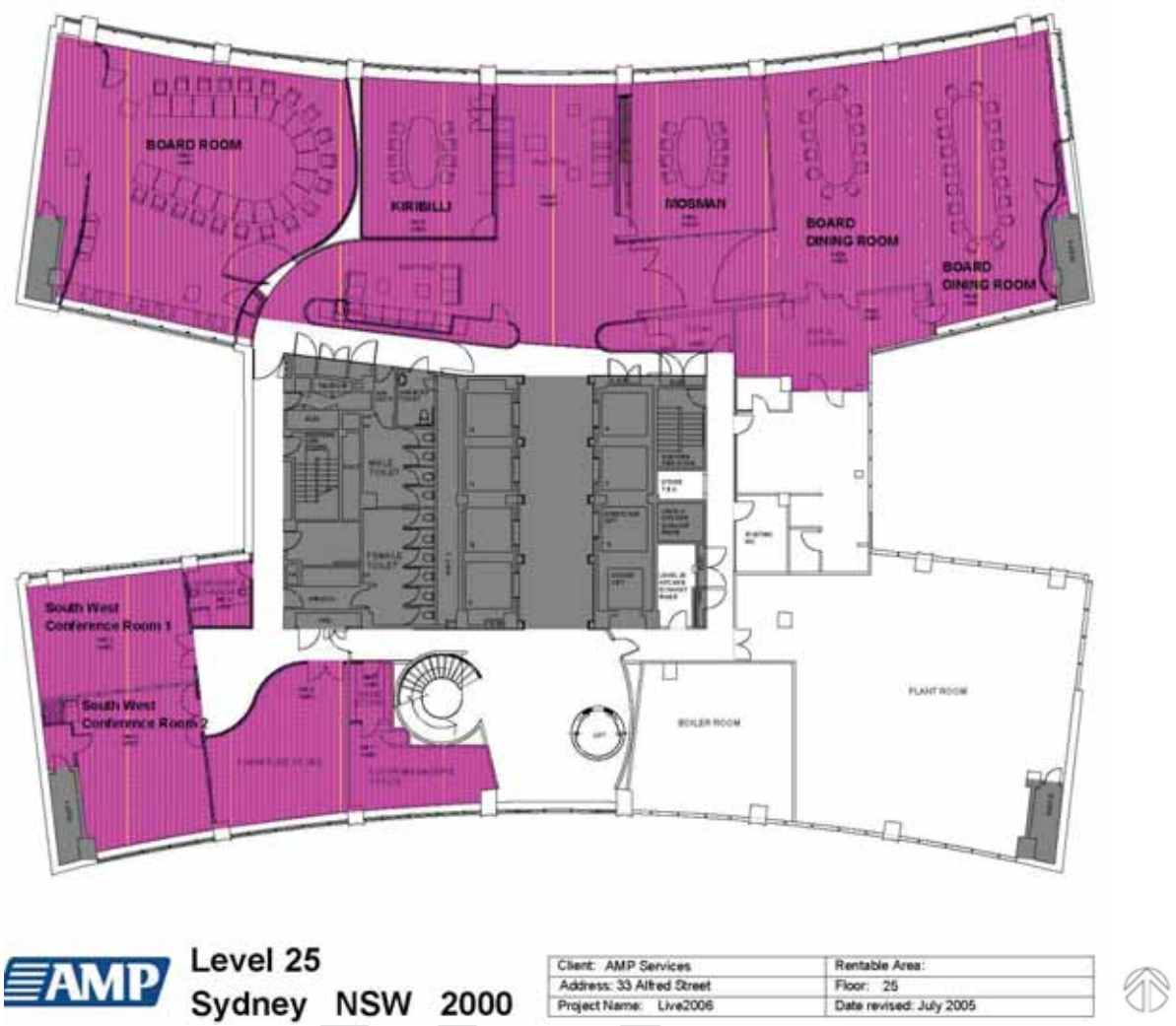
2.6.14 LEVEL 25 – EXECUTIVE FLOOR

As the second of the executive floors, level 25 accommodated the board members and the boardroom, dining room, director's office and lobby. The floor was lavishly decorated, however it has since been extensively altered and only remnants of this decoration remain. The Boardroom function remains (access to this room was not granted for this report) and a modern commercial kitchen supports the function and conference rooms on this level.

The original stair up to Level 26 has been removed and replaced by a circular lift and a spiral staircase on the southern side. There is a waiting area on the north side adjacent to the lift lobby which enables access to the harbour views.

The floor also houses the plant and boiler room on the south eastern side. The service area is largely within its original configuration however some equipment has been modified and new boilers installed.

FIGURE 32 – LEVEL 25 PLAN



SOURCE: AMP LEVEL 25 PLAN JULY 2005

FIGURE 33 – LEVEL 25 VIEWS

VINYL CLADDING IN THE LIFT LOBBY. THE ORIGINAL LOBBY WAS FACED IN TRAVERTINE

THE WAITING AREA NORTH OF THE CORE/ LIFT LOBBY

THE WAITING AREA ADJACENT TO THE BOARDROOM

COMMERCIAL KITCHEN

THE BOARD DINING ROOM

NEW LIFT TO LEVEL 26 AND SOUTHERN RECEPTION AREA

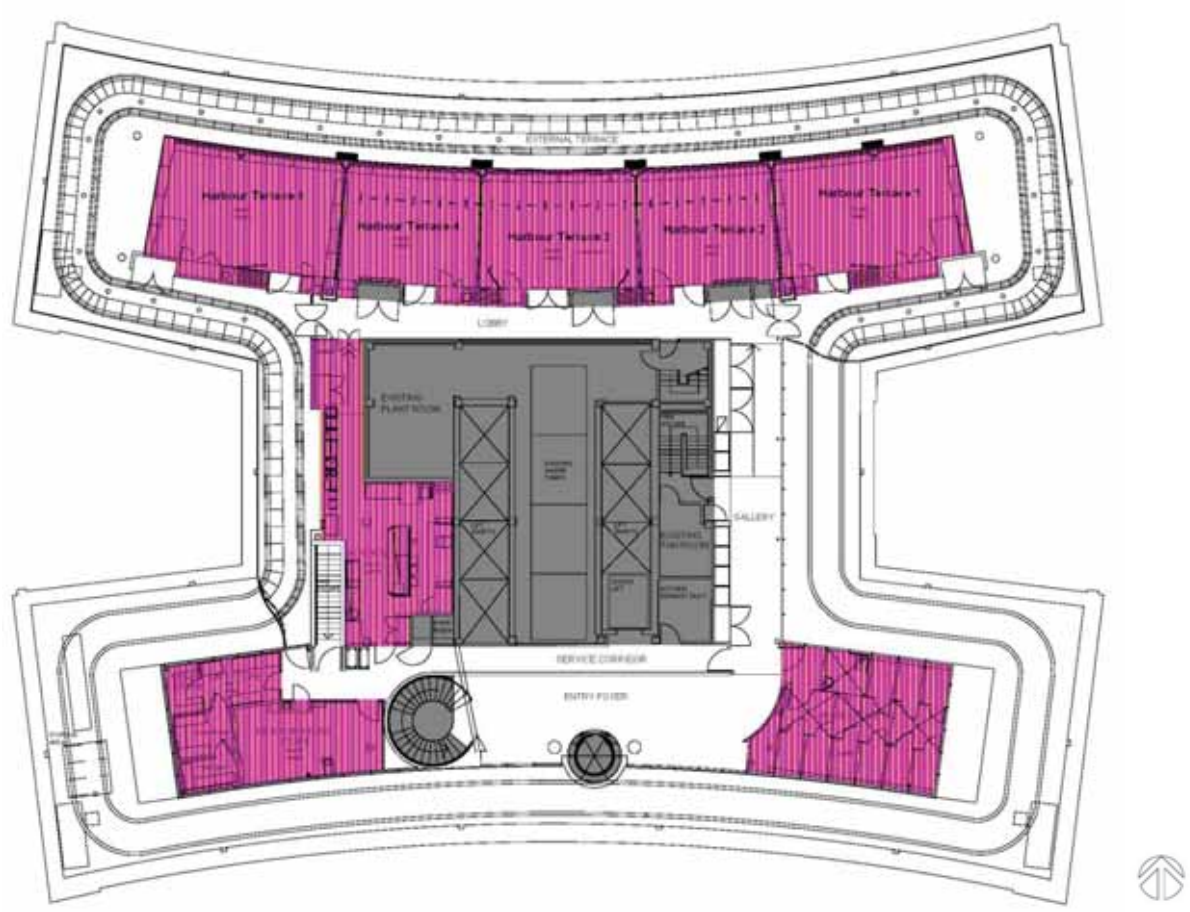
2.6.15 LEVEL 26 – FORMER OBSERVATION DECK

Level 26 was originally used as a public observation deck however public access has been discontinued and the area is now used primarily for in-house (AMP) functions. Level 26 was extensively modified in 2000 with new extended function facilities on the north side of the tower. The roof addition features a curved glazed façade (following the main curve of the curtain wall façade) and an extended concrete canopy over the external terrace. The wrap around terrace features timber decking and new glazed balustrade in place of the original metal. The addition incorporated the original kiosk space and retains the original external pillars enclosed within the addition and a reused remnant of the original gold mosaic tiled wall finish. Remaining interior finishes and fit out is contemporary.

The works in 2000 also created new lift access to the area on the southern side, a new commercial kitchen and associated cool room, pantry and stores and new WCs. The floor also includes some plant and water tanks and other utilities.

Interpretive panels with historical information and photographs of the building and former site are located within the foyer entry (south side) and eastern gallery.

FIGURE 34 – LEVEL 26 FLOOR PLAN



SOURCE: AMP LEVEL 26 JAN 2007

FIGURE 35 – LEVEL 26 EXTERNAL VIEWS

C|2000 GLASS-WALLED FUNCTION AREA AND WRAP AROUND TERRACE (NORTHERN ELEVATION)

VIEW SOUTH SHOWING C.2000 ADDITIONS (WESTERN SIDE)

VIEW SOUTH SHOWING C.2000 ADDITIONS (EASTERN SIDE)

FIGURE 36 – LEVEL 26 INTERNAL VIEWS

VIEW OF THE SOUTHERN FOYER FEATURING THE NEW LIFT AND INTERPRETATION PANELS

VIEW WEST ALONG THE NORTHERN LOBBY, WITH FUNCTION ROOMS AT RIGHT AND FIRE STAIR ACCESS AT LEFT

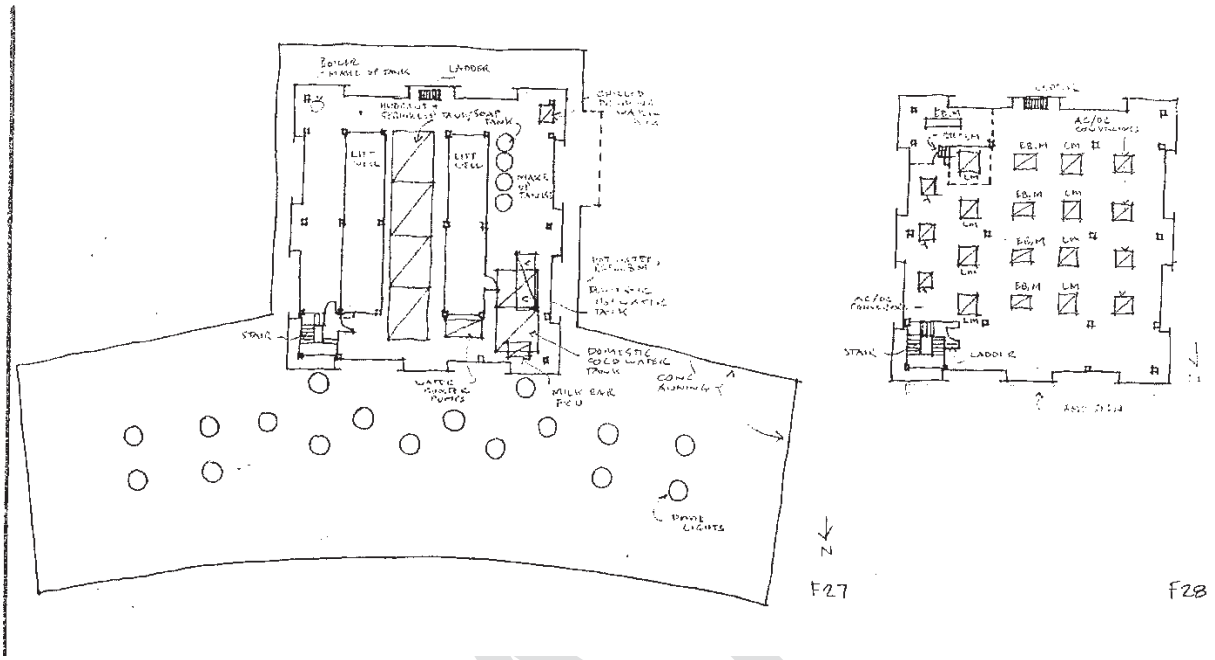
HARBOUR TERRACE FUNCTION ROOMS 1 AND 2

MOSAIC TILE PANEL, A REMNANT OF THE KIOSK WALL

2.6.16 SERVICE LEVELS 27-28

Above level 26 is the lift tower (levels 27 and 28) which emphasises the building core and also houses the main water tanks for the sprinklers and lift motors for the high rise lifts.

FIGURE 37 – PLAN OF LEVELS 27 AND 28 (1999)



SOURCE: CLIVE LUCAS STAPLETON 1999: FIGURE 3.15 (NOTE THAT THE CONCRETE CANOPY HAS SINCE BEEN MODIFIED (C.2000)

3 History

3.1 HISTORICAL SOURCES

Unless otherwise attributed, the information in this section has been summarised from the *Conservation Management Plan for the Australian Mutual Provident Building* prepared by Clive Lucas, Stapleton and Partners Pty Ltd in 1999, pages 4-14 (see Appendix A).

Other historical sources consulted include:

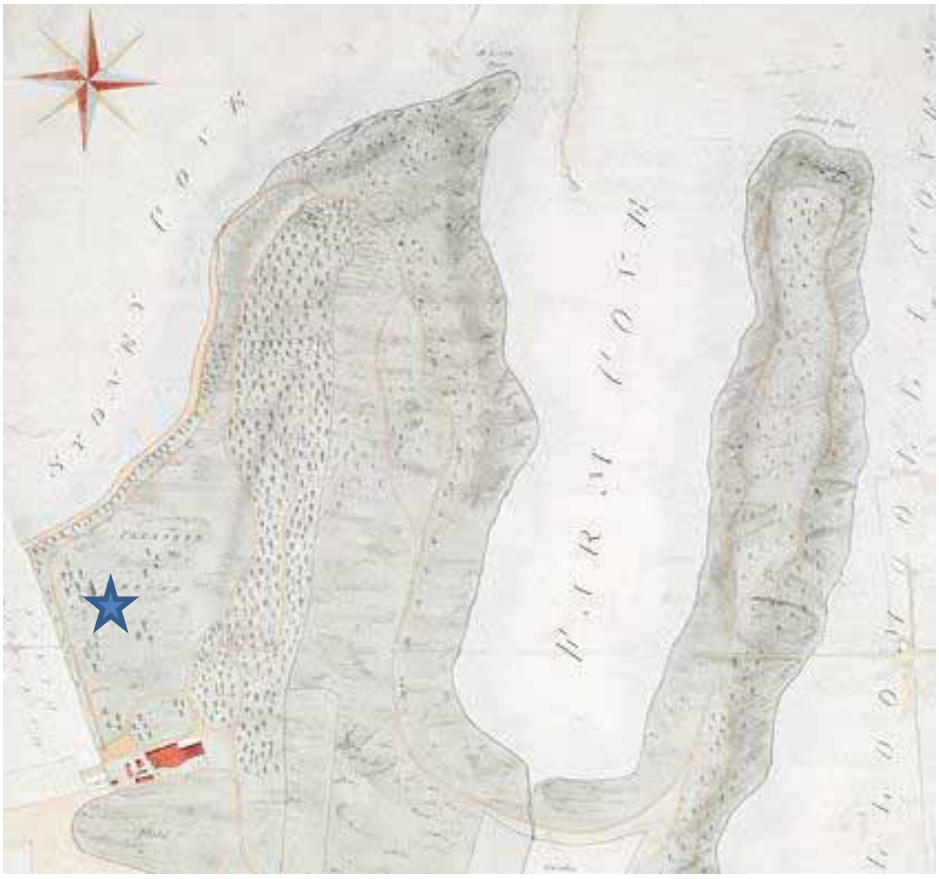
- Land Titles Office (LTO), Land and Property Information
- City of Sydney Archives.

3.2 HISTORICAL OVERVIEW

3.2.1 THE FORMER GOVERNOR'S DOMAIN

The subject site was formerly part of the grounds of the First Government House which was built soon after the arrival of the First Fleet. In a plan of the Governor's Domain dating to 1816, the area of the subject site is shown within a "Pleasure Ground" located between First Government House and the shore (Figure 38). As part of the Governor's Domain, the subject site remained largely undeveloped until after the completion of the new government house in the early 1840s. The former grounds were subdivided by the colonial administration by proclamation of 6 January 1845 and the First Government House was dismantled the same year.

FIGURE 38 – PLAN OF THE GOVERNOR'S DOMAIN 1816 SHOWING THE SITE AS PART OF THE PLEASURE GROUNDS



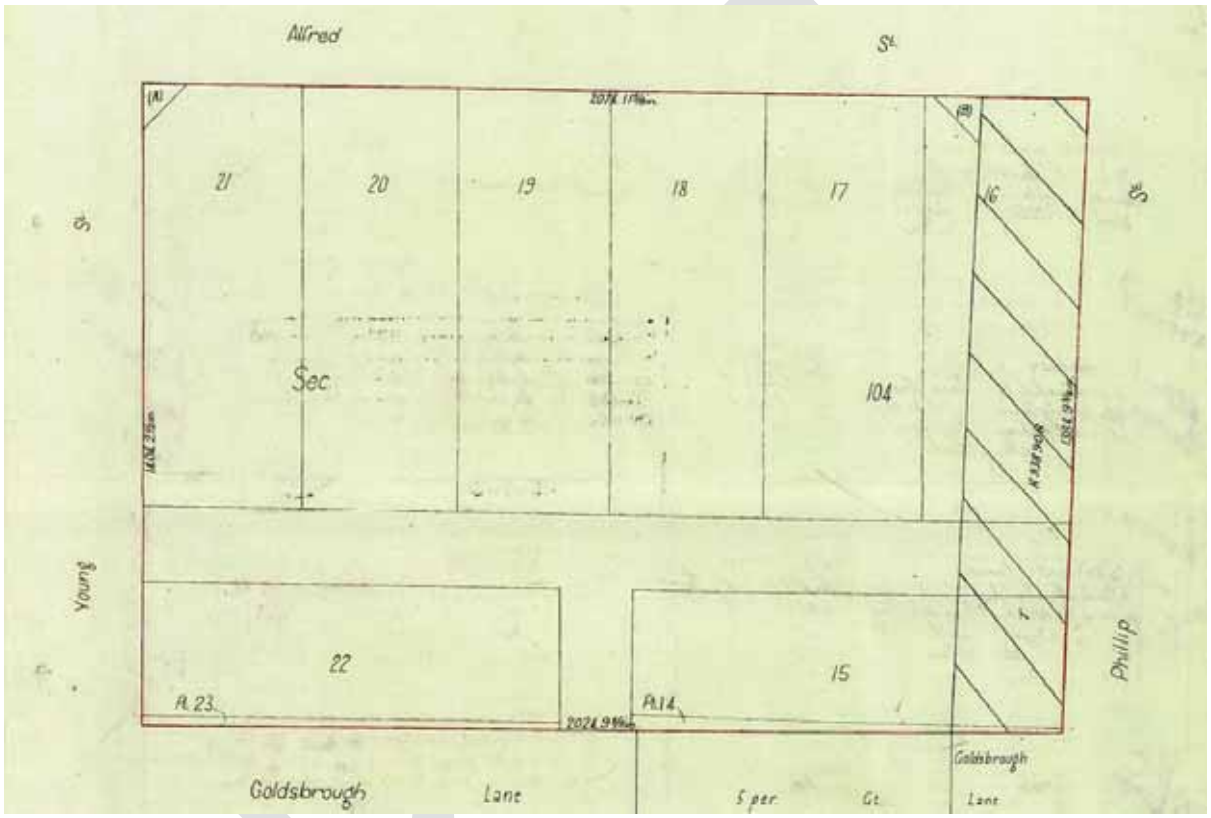
PLAN OF GOVERNORS DEMESNE LAND / SURVEYED IN THE YEAR 1816 BY C. CARTWRIGHT.
SOURCE: MITCHELL LIBRARY ML M3 811.172/1816/1

3.2.2 EARLY LAND GRANTS AND OCCUPATION

Following subdivision of the former Government Domain, a number of city streets were extended to the Semi-Circular Quay in Sydney Cove (then nearing completion) - Macquarie Street, Phillip Street, Elizabeth Street North (now Young), Castlereagh Street (now Loftus), Pitt Street and Bridge Street. Albert and Alfred Streets were also dedicated at this time. Construction of the Semi-Circular Quay, what is currently Circular Quay, had been in discussion since 1833. However, construction did not commence until 1839, with completion in 1847.[1]

The AMP building at 33 Alfred Street is located on a number of town allotments from the 1845 subdivision, which were purchased from the Crown between 1845 and 1847. Most of the allotments were purchased by members of the pioneering merchant and pastoral Campbell family, Robert 'the younger' (1789-1851) and his son Robert 'tertius' (1811-1887). In 1846 the Campbell family also acquired O'Connell's Lot 16[2] and Chisholm's Lot 18[3]. Solomon's Lot 21 was acquired in 1852.[4] The partial sites at Lots 23 and 14 were also purchased in 1852. Figure 39 illustrates the layout of the lots in 1961.

FIGURE 39 – 1961 LOT CONFIGURATION OF THE SITE



SOURCE: LAND TITLES OFFICE, VOLUME 8154 FOLIO 100, 1961.

3.2.3 CONSOLIDATION OF OWNERSHIP

The Campbells improved the town allotments (see Figure 40) with the construction of a row of triple-storey stone-built stores, shown in Figure 41.

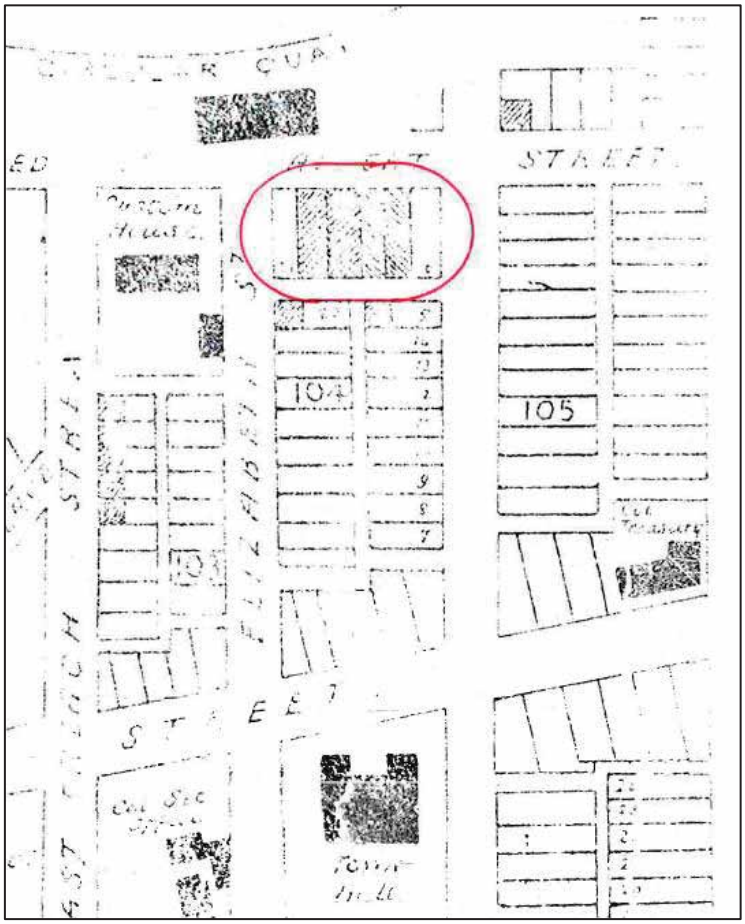
[1] Thorp, W 1995 (March), *Customs House, Sydney – Archaeological Assessment*, prepared for Sydney City Council, in Lucas, Stapleton and Partners 1999.

[2] LTO Bk. 12 No. 522

[3] LTO Bk 10 No. 528

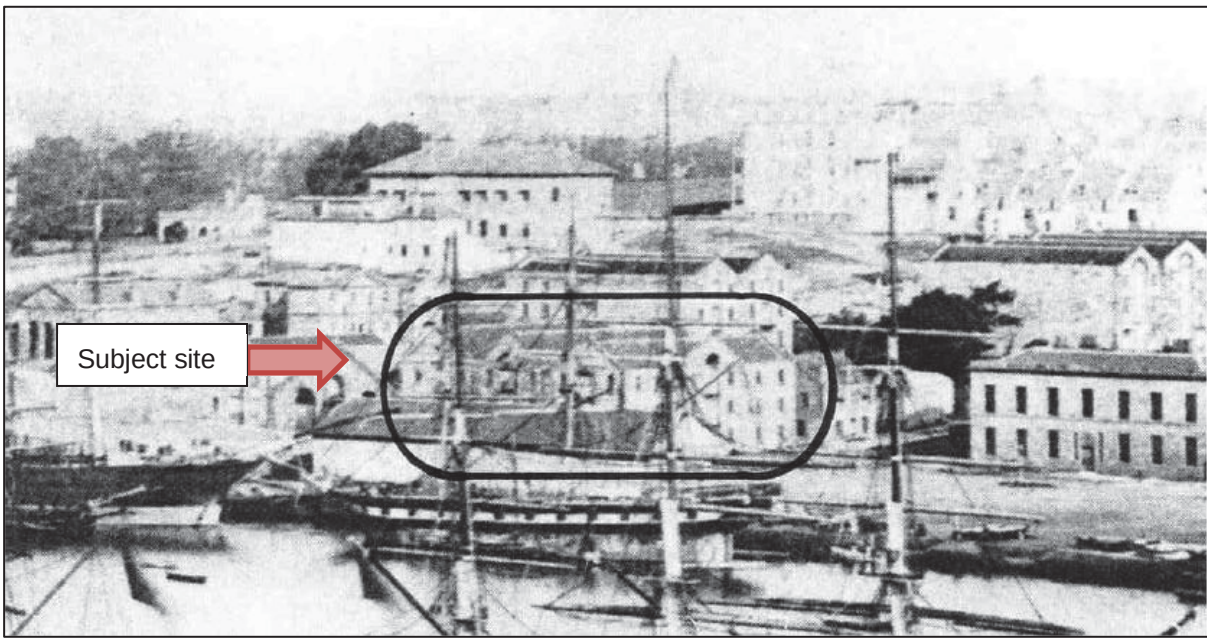
[4] LTO Bk 22 No. 477

FIGURE 40 –THE SITE DEVELOPMENT IN 1850



SOURCE: MITCHELL LIBRARY Z M4811.17 GBBD/1850/1.

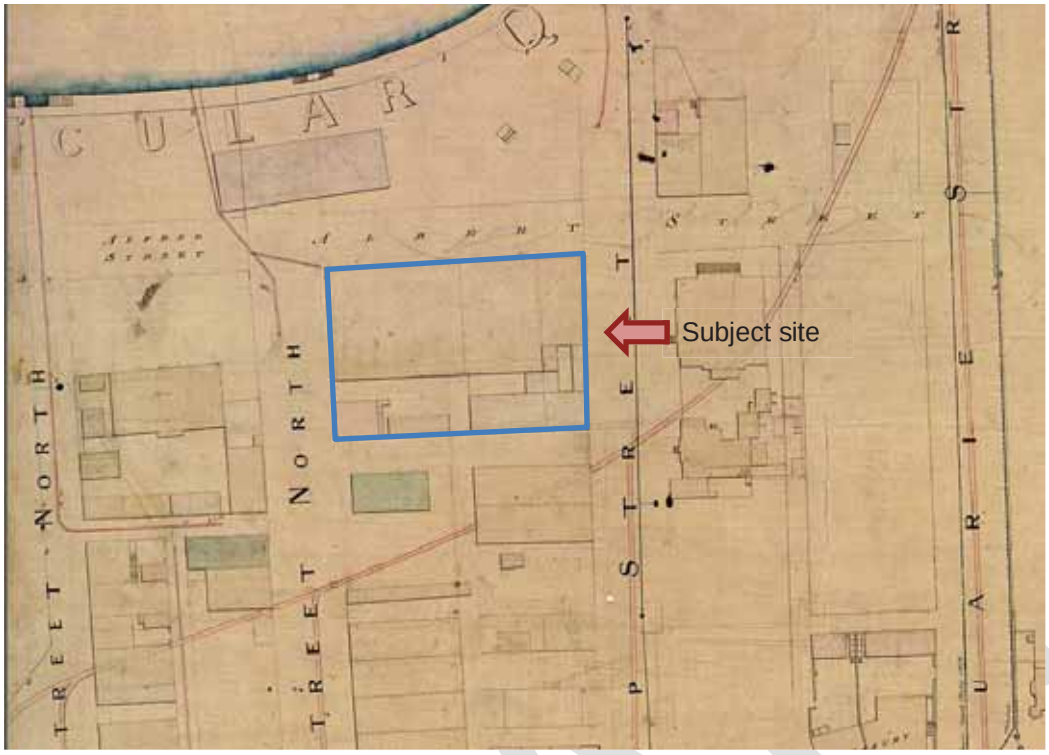
FIGURE 41 –PANORAMA OF CIRCULAR QUAY IN 1858, INCLUDING THE ROW OF SMALL THREE STOREY WAREHOUSES ON THE SITE



SOURCE: MITCHELL LIBRARY – SMALL PICTURE FILE, IN LUCAS, STAPLETON & PARTNERS 1999, PA.8.

An 1865 trigonometrical survey of the site is shown in Figure 42.

FIGURE 42 – TRIGONOMETRICAL SURVEY OF SYDNEY, 1865



SOURCE: CITY OF SYDNEY HISTORICAL ATLAS

3.2.4 CONSTRUCTION OF THE MORT & CO WOOL STORES

Between 1866 and 1868 the properties were leased to Thomas Sutcliffe Mort (1816-1878) by Robert 'Tertius' Campbell.[5] Mort had arrived in Sydney in 1838 and gone into business as a wool broker and auctioneer in 1843. This business soon developed into a major wool and broking interest. Mort later extended his business interests to include heavy engineering (Mort's Dock and Engineering Co Ltd in Balmain), dairying (the Bodalla Estate) and refrigeration (the NSW Fresh Food and Ice Co.).[6] The various existing stores on the subject site were demolished in stages, to make way for new premises built for Mort & Co. Ltd.

Mort's polychrome brick and stone wool store was constructed on the eastern part of the site between 1866 and 1870, and was designed by the important mid Victorian architect Edmund Thomas Blacket (1817-1883). The "striking monument" was described in detail in 1870:

> *Mr. Mort's spirited response to a loud and general call for improved facilities in this direction, the city is indebted for an edifice which will compare advantageously with any buildings of a similar character in the colonies. The new stores are erected upon the site of the old one, but they cover at least three times the extent of ground formerly occupied. The buildings are noticeable for an entire absence of florid ornamentation, regard having evidently been paid to the more appropriate features of a sedate style… The whole of the buildings were erected on the plans of Mr. E. T. Blacket, architect, at a cost of about £12,000, and we may compliment him upon this last addition to the many architectural works with which he has beautified the city*.[7]

An image of the site in 1870 is shown in Figure 43, and Figure 44 shows a plan of the site in 1880.

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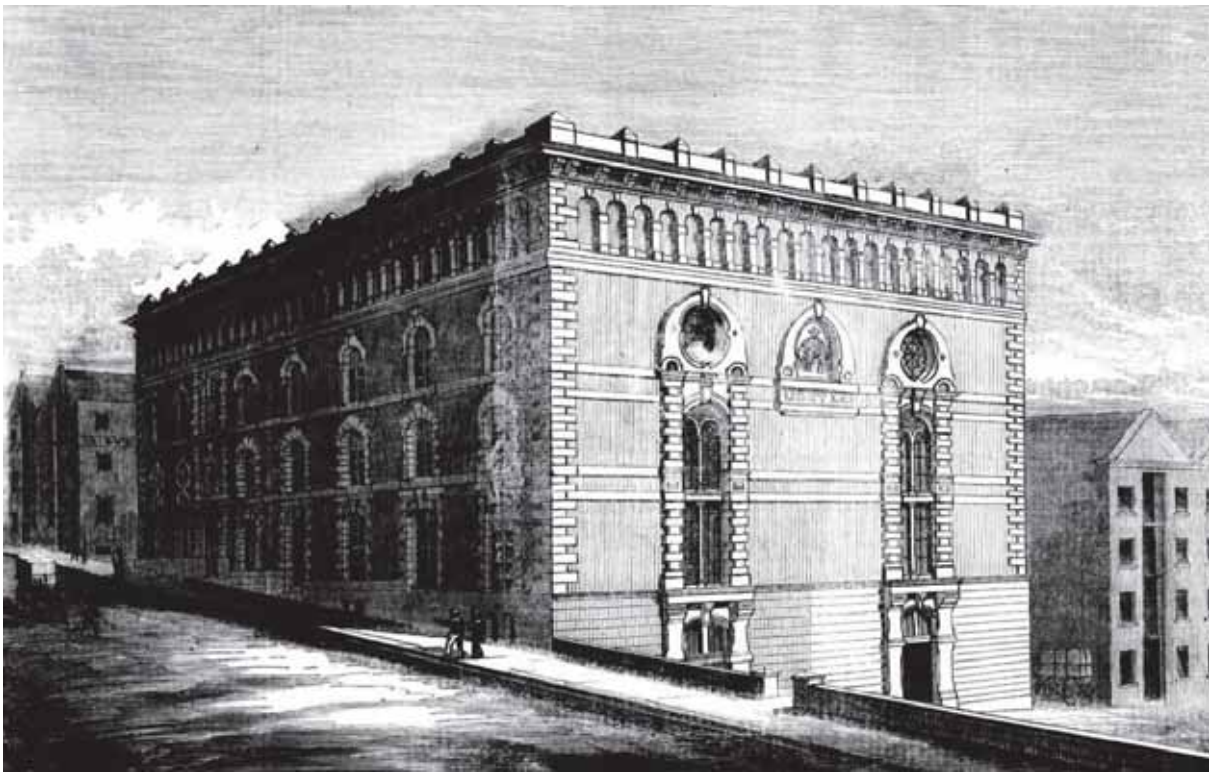
[5] LTO RPA 40422

[6] Anon, *Wool and the Nation*, 1946, in Lucas, Stapleton and Partners 1999.

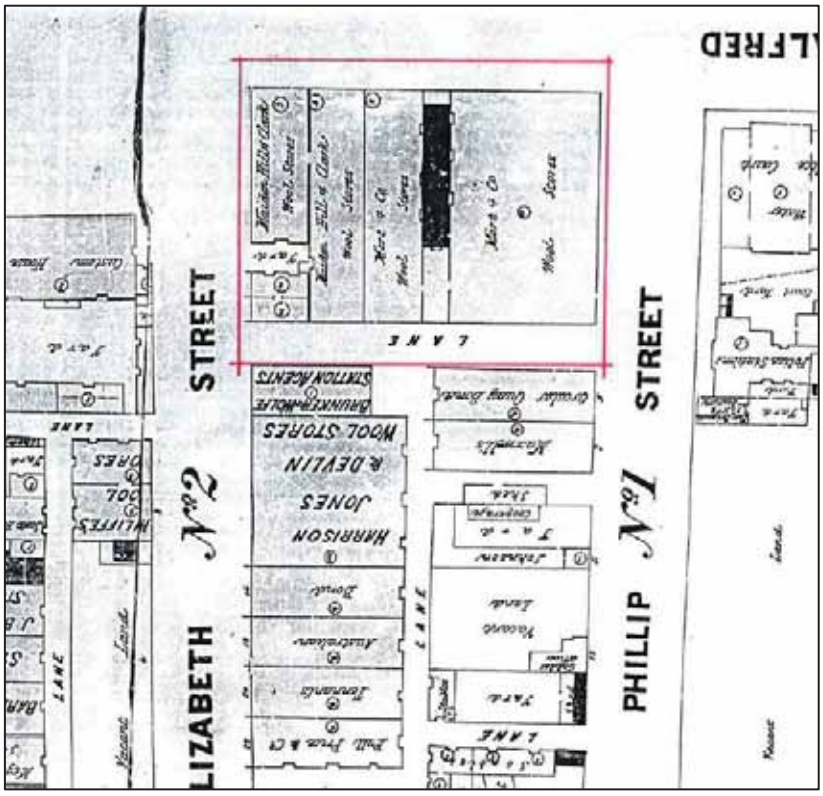
[7] Australian Town and Country Journal, 27 August 1870, p16.

FIGURE 43 – MORT & CO'S NEW WOOL STORES IN 1870



SOURCE: AUSTRALIAN TOWN & COUNTRY JOURNAL, 27 AUGUST 1870, P16.

FIGURE 44 – THE SITE IN 1880, WITH SEVERAL WOOL STORES, INCLUDING MORT'S WOOL STORES IN PHILLIP STREET



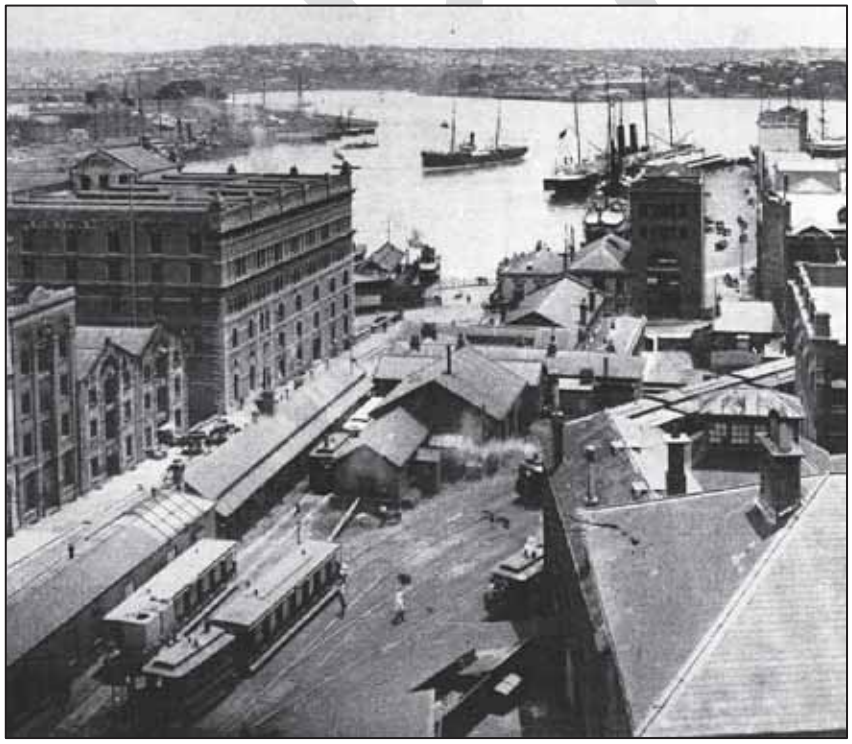
SOURCE: CITY OF SYDNEY ARCHIVES, IN LUCAS, STAPLETON AND PARTNERS 1999, PA.6.

As Mort acquired the rest of the subject site, further additions to the original wool stores building were made in 1883, creating a higher building across the whole site and extending to the western portion of the site, demolishing the remainder of Campbell's former stores. The wool store was a landmark in Sydney for many years (see Figure 45, Figure 46, and Figure 47).

FIGURE 45 – THE MORT & CO WOOL STORES IN THE 1880S

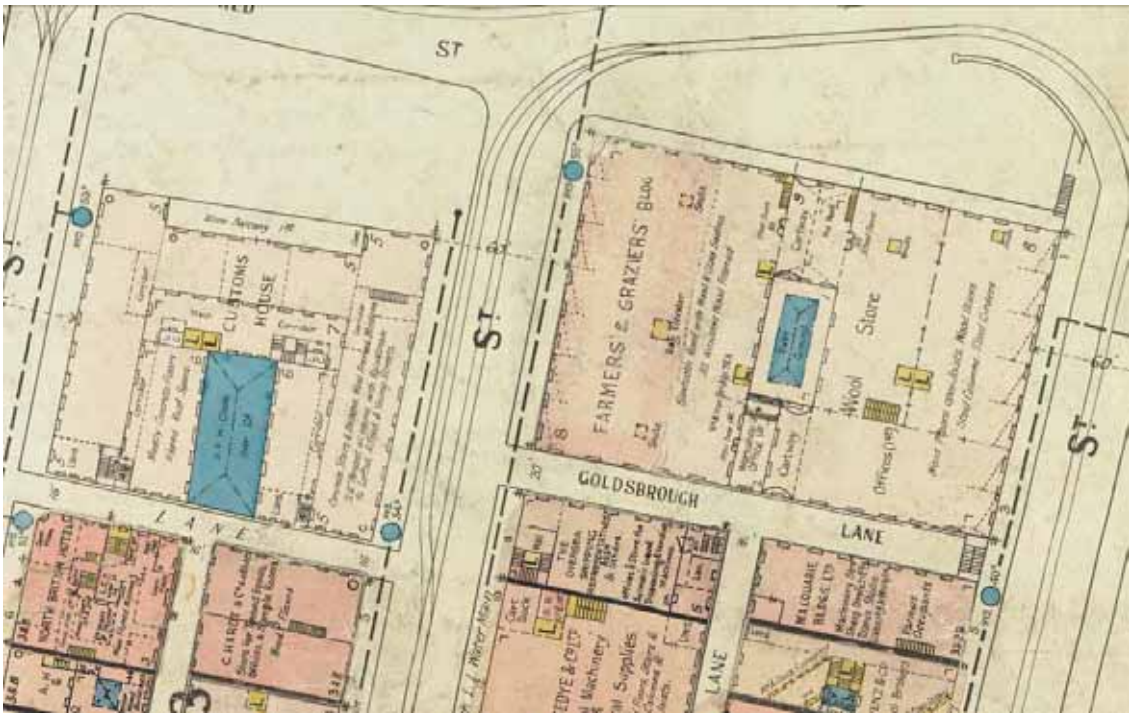
SOURCE: STATE LIBRARY NSW, SPF 764.

FIGURE 46 –THE MORT & CO WOOL STORES IN 1896



SOURCE: MITCHELL LIBRARY – SMALL PICTURE FILE, LUCAS, STAPLETON AND PARTNERS 1999, P.10.

FIGURE 47 – C.1917-1939 PLAN OF THE COVE AND SITE



SOURCE: CITY OF SYDNEY ARCHIVES: FIRE UNDERWRITERS' PLANS, CA 1917-1939 – BLOCK 113 (PART VIEW)

In 1887 Mort & Co amalgamated with R Goldsborough & Co, to form Goldsborough Mort & Co Ltd. Further amalgamations of the major wool broking firms occurred during the 1920s, and in 1928 Mort's wool stores at Circular Quay were sold to the Farmers' and Graziers Co-op, Grain Insurance and Agency Co Ltd.[8] This company had wide ranging pastoral interests in stock, produce, stud farms, hide and skins, as well as wool sales, and the Circular Quay stores were the company's central office. The building, shown in Figure 48, continued to be used as stores until the mid-1950s.[9]

FIGURE 48 – THE FARMERS AND GRAZIERS STORES IN 1958

SOURCE: CITY OF SYDNEY ARCHIVES, SRC9904.

[8] LTO Bk 1510 No. 975

[9] *Wise NSW Directory* 1947 & City Council DA 1200/59, in Lucas, Stapleton and Partners 1999.

3.2.5 CONSTRUCTION OF THE AMP BUILDING

In March 1956 Sydney City Council approved a development application to demolish the old Mort wool stores. This development application was submitted by Alistair Stephen of legal firm Stephen Jacques and Stephen, who at the time was acting on behalf of an undisclosed organisation who wished to build a new office building on the site. The application did not include any plans of the proposed building but it was understood that the building was to be occupied by the proposed purchaser of the site. The undisclosed purchaser was the Australian Mutual Provident Society (AMP), who were reported to have undertaken "a great deal of investigation" prior to actually purchasing the site from the Farmers and Graziers Co-op in March1957.[10] This preparation included a three-month tour by the architect Graham Thorp and Mr Smith of the AMP Society, looking at tall buildings in the USA and Canada.[11]

The AMP Society was established in 1849, initially as a non-profit insurance company, and one of its founders was Thomas Mort. Today it is a listed financial services company providing wealth management, banking and investment management. AMP had previously built two other post-war office blocks – in Miller Street, North Sydney (1954, now demolished, Stephenson and Turner architects) and in Lonsdale Street Melbourne (1958, Bates, Smart and McCutcheon architects). However, the new Sydney building was intended to be the Society's "flagship" building, a role which was originally expected to last for 50 years.

Planning by AMP for a new building commenced in April 1956 with the establishment of a Building Planning Committee, which formulated the following principles as the basis for the new building:

- The provision of adequate space for the conduct of a life insurance business on modern and efficient lines;
- Reasonable initial cost consistent with simple and economical maintenance to ensure sound investment of the Society's funds;
- Good working and recreational facilities;
- Provision for expansion of each part and of the whole of the Society's operations on economical lines.[12]

AMP also applied in March 1957 to have the 1912 *Height of Building Act* relaxed; to allow a breach of the old height limit of 150 feet (45m). This was approved, and legislative change followed; this allowed AMP to plan for a building which became Sydney's first "skyscraper".

The 1957 purchase by AMP of Lots 15 to 22, as well as parts of Lots 14 and 23, also included the part closure of public rights of way in Harrison and Goldsbrough Lanes.[13] Approval for a new laneway to replace Goldsborough Lane was granted in December 1957.[14]

The preliminary development application for a building at 33 Alfred Street was submitted in May 1959 (DA 1200/59). The letter accompanying the submission comments that AMP "feel that this building, which has already had extensive overseas publicity, should be an advertisement of our ability to get things done, of our contractor's ability to organise and of the progressive outlook of our public authorities"[15]. The letter describes the proposal including the design, overshadowing effects, innovative air conditioning system, method of calculation of the permissible area, and fire protection. It states that the intention was to

[10] LTO PRA 40422, Lucas, Stapleton and Partners 1999.

[11] City of Sydney Archives, letter from AMP to City of Sydney, 27 May 1959.

[12] Clive Lucas, Stapleton and Partners Pty Ltd 1999, *Conservation management plan: The Australian Mutual Provident Building, 33 Alfred Street, Circular Quay, Sydney*, prepared for Winton Associates Pty Ltd.

[13] LTO Vol 2401 Fol 931.

[14] City Council Proceedings 1957, p. 805 (Item 6005/57), in Lucas, Stapleton and Partners 1999.

[15] City of Sydney Archives, DA 1200/59, Letter from AMP General Manager's Department to The Town Clerk of the City of Sydney.

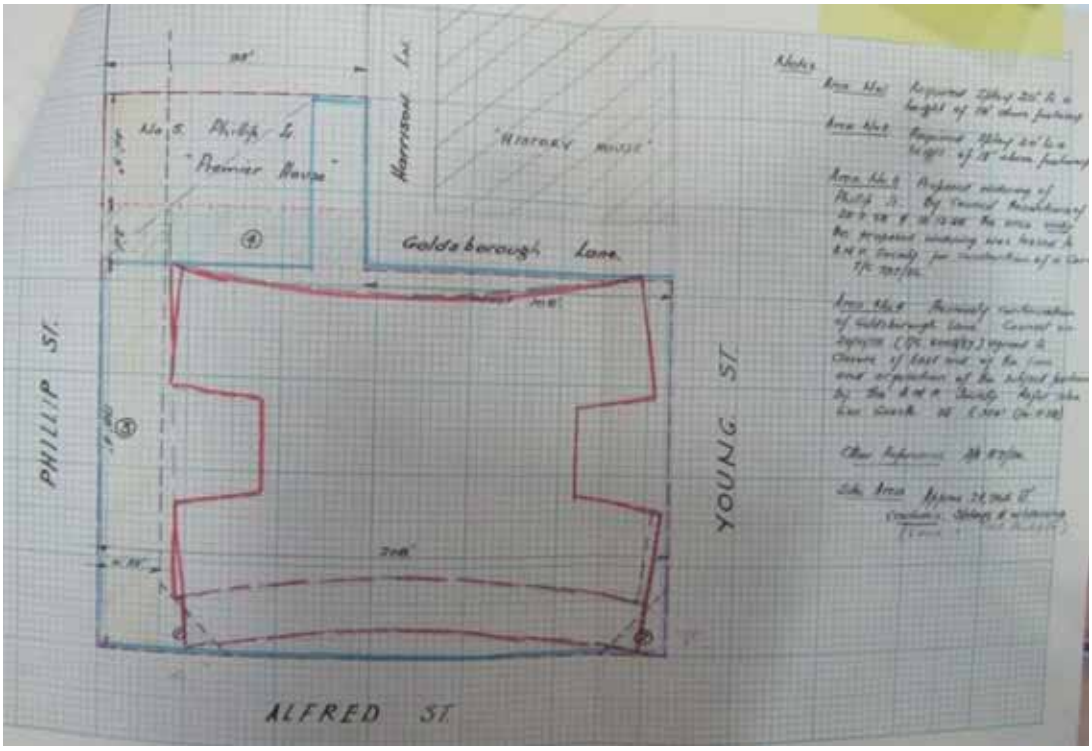
"design the best possible working conditions into this new building and to produce a building of which this City might well feel proud"[16].

This letter also listed the approvals which had so far been given, including:

- County of Cumberland Planning Scheme
  - 19 December 1958 – approval to develop a building as submitted
- Sydney City Council
  - 24 July 1957 – approved parking in basement.
  - 19 December 1958 – construction of car park below roadway
  - 19 December 1958 – open court fronting Alfred Street steps and planting boxes on footway, subject to the Society's acceptance of conditions
- Chief Secretary's Department
  - 12 July 1957 – Approval to develop site fully as calculated
  - 9 October 1958 – Approval of building as submitted subject to fire protection approval.

A preliminary site plan was included in this letter (see Figure 49) which includes an explanation of the changes to Goldsborough Lane, and the proposed widening of Phillip Street.

FIGURE 49 – SITE PLAN SUBMITTED WITH DA 1200/59



SITE PLAN WITH NOTES EXPLAINING CHANGES TO GOLDSBOROUGH LANE AND THE PROPOSED WIDENING OF PHILLIP STREET.

SOURCE: CITY OF SYDNEY ARCHIVES

[16] City of Sydney Archives, DA 1200/59, Letter from AMP General Manager's Department to The Town Clerk of the City of Sydney.

The innovative nature of the new building resulted in the construction of a test building in North Sydney.[17] Here aspects such as fire ratings and the properties of proposed materials and building techniques were tested.

Excavation of the site commenced in late 1959 and the main contract for the building's construction was signed on 15 January 1960 by then AMP Society General Manager, M.C. Buttfield. The contract called for two stages of construction, the first being the sub-basement to the 13th floor, and the 23rd to 26th floor with air conditioning and plumbing for the entire building. This was to be completed within 91 weeks. The second stage involved the completion of the tenanted floors – 14 to 22. This contract was required to be completed some 34 weeks after stage one completion.

FIGURE 50 – EXCAVATION OF THE AMP SITE, 1960

EXCAVATION UNDERWAY AT THE SITE OF THE AMP BUILDING, 1 MARCH 1960
SOURCE: AUSTRALIAN MUTUAL PROVIDENT SOCIETY, *COMMEMORATIVE BOOKLET,* 1962, NO PAGE NUMBER.

The principal contractor for the construction was Concrete Constructions Pty Ltd, an Australian company founded in 1920. The AMP Building contract was the company's largest undertaking to that date. The architect was Graham Thorp of the firm Peddle Thorp and Walker, with consulting architects Kahn and Jacobs, New York. [18] Contributing building and other consultants are listed in Table 1.

[17] The exact location of this has not been identified for this report.

[18] City of Sydney Archives, DA 1200/59, Letter from AMP General Manager's Department to The Town Clerk of the City of Sydney

TABLE 1 – SUMMARY OF PRINCIPAL CONSULTANTS[19]

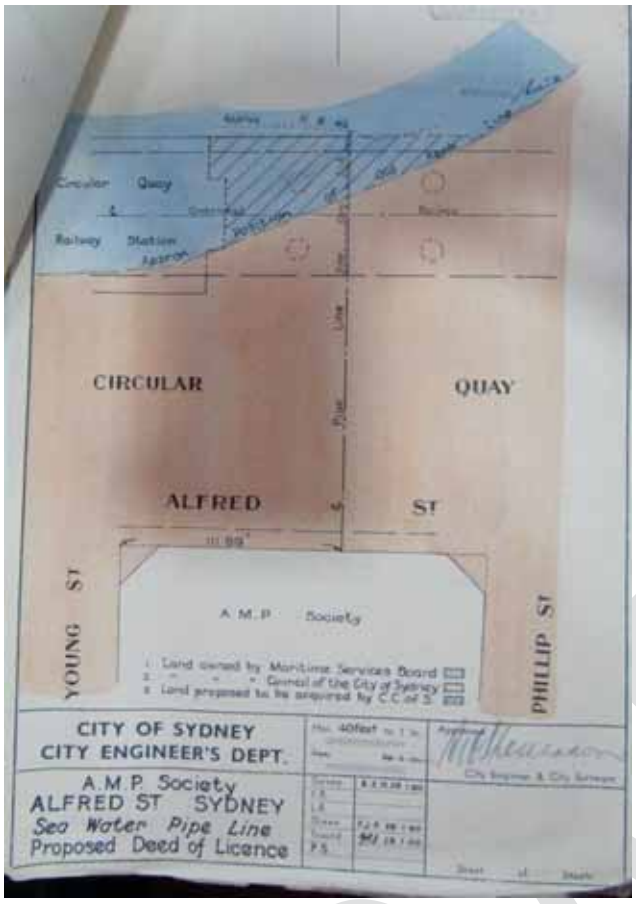
PROJECT ROLE	CONSULTANT
Architects	Peddle Thorp and Walker, Graham M Thorp
Consulting Architects	Kahn and Jacobs, New York
Consulting Structural Engineers	Rankine and Hill (John Rankine)
Consulting Mechanical Engineers	John R Wallis and Associates
Consulting Electrical Engineers	John R Wallis and Associates
Consulting Engineer (Air Conditioning)	Slocum and Fuller (New York and Sydney)
Reference Mechanical and Electrical Engineers	Slocum and Fuller (New York and Sydney)
Quantity Surveyors	Rider Hunt and Partners
Air Conditioning Supervision	Lloyds Register of Shipping
Kitchen Planning Consultants	Howard Post and Associates (New York)
Sound Isolation Consultants	M Kodaras (New York)
Auditorium Acoustic Consultants	Mrs A.L Lawrence
Amenities Wall Tile Design	Michael Santry
Sculpture on West Wall	Tom Bass
Fountain Lobby	Gerald Lewers
Abstract Mosaics	Michael Santry
Interior Design (Board and Head office Executive suites)	Donald Johnston
Constructional and Testing advice	Commonwealth Experimental Building Station (Ryde)
Traffic Analysis Consultant	George Connor
Photographer	David Moore
Computers	IBM

In a separate development application, approval was given for a tunnel under the roadway for seawater connections (in four pipes) to the air conditioning in the new building (DA 408/60). A 25-year licence was granted for the use of the tunnel linking a pump-house and the AMP Building. The position of the tunnel is indicated in Figure 51. A corollary to the innovative air conditioning system (built by Frigrite Ltd)[20] was that no windows in the new building could be opened.

[19] Refer Table 2.2 of the original 1999 CMP

[20] City of Sydney Archives, Drawing A9-142, 1960.

FIGURE 51 – PLAN OF PROPOSED POSITION OF TUNNEL

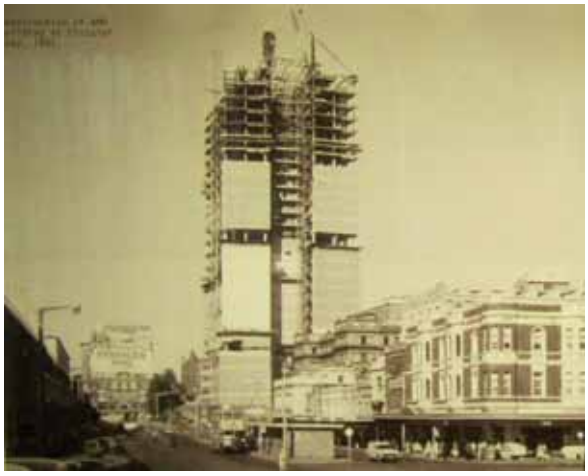


SOURCE: CITY OF SYDNEY ARCHIVES, DA 408/60.

In March 1961, the construction workers celebrated the completion of the structural framework of the building in a novel way by raising a 40-foot gum tree to the top of the building. This was in accordance with a European custom known as “Richtefest” (roof topping). The ceremony also reflects the multinational background of the immigrant workers (including Holland, Germany, Italy and Malta) engaged on the project[21].

FIGURE 52 – THE AMP BUILDING DURING CONSTRUCTION, 1961

SOURCE: CITY OF SYDNEY ARCHIVES, SRC 2462/8.



SOURCE: AMP INTERPRETATION (LEVEL 26)

[21] Lucas, Stapleton and Partners 1999.

SOURCE: STATE LIBRARY NSW AUSTRALIAN PHOTOGRAPHIC AGENCY - 1154613 NOV 1961

SCULPTOR TOM BASS SUPERVISES THE INSTALLATION OF THE AMICUS SCULPTURE

SOURCE: AMP INTERPRETATION (LEVEL 26)

FIGURE 53 – VIEWS OF THE COMPLETED AMP BUILDING, 1962

SOURCE: CITY OF SYDNEY ARCHIVES, NSCA CRS 48/2877.

SOURCE: STATE LIBRARY OF NSW/ AUSTRALIAN PHOTOGRAPHIC AGENCY 12120 - FEB 1962

1962 SKYLINE AT NIGHT

SOURCE: STATE LIBRARY NSW/ AUSTRALIAN PHOTOGRAPHIC AGENCY - 12572 -

SOURCE: CITY OF SYDNEY ARCHIVES [028\028850] (SRC2432)

FIGURE 54 – THE NEW AMP BUILDING IN THE SYDNEY SKYLINE, 1962

SOURCE: AMP 1962, NO PAGE NUMBER.

The first 13 floors were occupied in January 1962 and the building was officially opened on 23 February 1962 by the Prime Minister of Australia, Robert G Menzies (Figure 55). The invited audience of 800 included Graham Thorp (architect in charge), HBG Walker (AMP Society General Manager), CG Crane (AMP Society Chairman) and Ald. Jensen (Mayor).

FIGURE 55 – PRIME MINISTER OF AUSTRALIA, ROBERT G MENZIES ARRIVING AT THE OPENING

SOURCE: STATE LIBRARY OF NSW/ AUSTRALIAN PHOTOGRAPHIC AGENCY 12572

The new AMP Building was initially designed to accommodate the Australian Head Office of AMP and the New South Wales Branch Office, together with a number of leased floors. The 1999 CMP for the AMP Building contains detailed plans attached as Appendix C in this report. The original floor uses are outlined in Table 2.

TABLE 2 – ORIGINAL FLOOR USES

LEVEL OF BUILDING	ORIGINAL FLOOR USES
Sub-Basement	General store area
Basement	Car parking and sub station
Ground floor	Foyer, Auditorium, Bank of New South Wales banking chamber
Floor 1	Public enquiry, cashier and correspondence departments
Floors 2-4	New South Wales Branch Office staff
Floors 5-6	Staff amenities including cafeteria
Floors 7-8	Occupied by AMP's new extensive IBM 401 computer installation
Floors 9-12	New South Wales Branch Office staff
Floor 13	Air conditioning plant room and low rise lift motors
Floors 14-22	The 14th floor was fitted with a PABX installation. The remaining floors were leased by a number of tenancies including: ▪ Consolidated Gold Fields (Aust) Pty Ltd ▪ Bowater Paper Co Pty Ltd ▪ Stephen Jacques and Stephen (Solicitors) ▪ Atlantic Union Oil Co Pty Ltd ▪ Peddle Thorp and Walker (architects) ▪ North Ash and Mann (accountants) ▪ Australian Fertilisers Ltd ▪ Wormald Brothers Industries Ltd ▪ The Canadian Government Trade Commission ▪ Bisley and Co.
Floors 23-25	Head Office staff, executive suites and Board suite. Some plant on 25th floor
Floor 26	Observation deck and roof gardens
Floors 27-28	Tanks and plant, high rise lift motors

The building, at 383 feet (117 metres), was the first tower to exceed the 150 feet (45.7 metre) height limit in Sydney,[22]. The external skin of the AMP Building utilised a curtain wall system. It also constituted a number of other "firsts" and innovations for modern office buildings at the time, including:

- The first fully free-standing skyscraper in the city of Sydney; the tallest in Australia when constructed;
- A public observation deck;
- The use of sea water in an office building for cooling and heating in the air conditioning plant, using heat pump technology;
- A cellular steel floor designed to simplify the installation and maintenance of inter-office communications, power and telephone services;
- Modular partitions with clip-on panels, which increased the speed and simplicity of assembly;
- A new type of glare-free and shadow-free fluorescent light fitting with the highest level of illumination of any Australian building;
- A continuously moving document conveyor system;
- Heat toughened window glass, with spandrel panels impregnated with gold dust;
- The longest span beams ever installed in an Australian office building;
- The application of sprayed vermiculite plaster for fire proofing and an intricate system of automated fire control;
- An electricity substation in the basement.[23]

In a 1965 promotional brochure, AMP described their new building:

> Functional, yet aesthetically pleasing, efficient yet not too clinical, the building enhances the effectiveness of A.M.P. and provides staff conditions encouraging maximum efficiency.

Following the construction of the AMP Centre at 50 Bridge Street in the early 1970s, a low level pedestrian plaza was constructed to link the Alfred Street building with the new tower. This work also necessitated the closure of Goldsbrough and Harrison Lanes.[24]

The prominence of the AMP Building has been used by the AMP Society over the years to promote itself in association with a number of key events in Sydney's recent history, including decoration of the building in 1973 for the Sydney Opera House opening[25], and again in 1988 as part of the Bicentennial celebrations[26] and in 2000 as part of the celebrations for the Sydney Olympics.

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[22] Freedman Rembel 2010, *AMP Sydney Cove refurbishment*, Australian Institute of Architects.

Murray, L & Ward, R 2001, *National Trust of Australia (NSW) Classification report: Australian Mutual Provident (AMP) Building*.

[23] Taylor, J 1962, *Post World War II Multistoried OfficeBuildings in Australia 1945-1967 (Report*); Sydney Morning Herald, 26 February, 1962 in Murray, L & R Ward 2001, *National Trust of Australia (NSW) Classification report: Australian Mutual Provident (AMP) Building*.

[24] *Construction Review*, 8/1970, in Lucas, Stapleton and Partners 1999.

[25] Sydney City Council DA 521/73, in Lucas, Stapleton and Partners 1999.

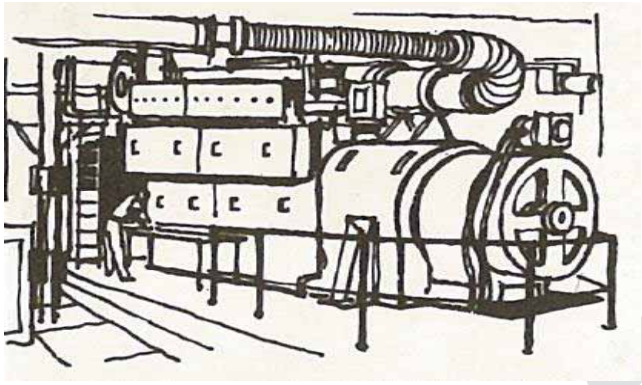
[26] Sydney City Council DA 1744/87, Lucas, Stapleton and Partners 1999.

* City of Sydney Council Heritage Listing, in Murray, L & R Ward, 2001, *National Trust of Australia (NSW) Classification report: Australian Mutual Provident (AMP) Building*.

3.2.6 INTERIORS

The interiors were also innovative for their time, with quality finishes. The sub-basement had storerooms, bulk fuel stores, electricity sub-station, workshops (machine, mechanical, electrical, plumbing), offices for the engineers, a sewerage ejector station, two emergency diesel generators, the switch boards, a mechanical ventilation system and the inlet for the sea water for the air conditioning system. The basement had staff and tenant car parking (85 bays) and a car wash, staff toilets, change rooms and lunch rooms.

FIGURE 56 – SUB BASEMENT, 1965

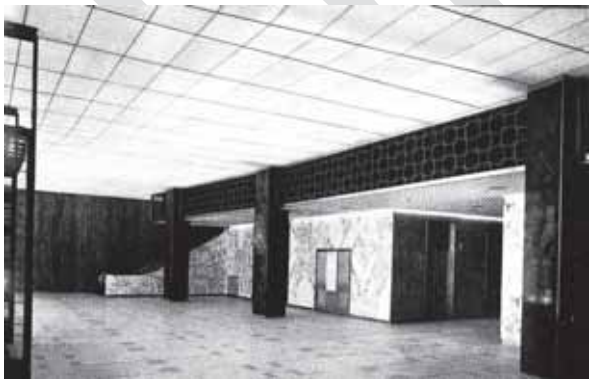


Source: AMP 1965, no page number.

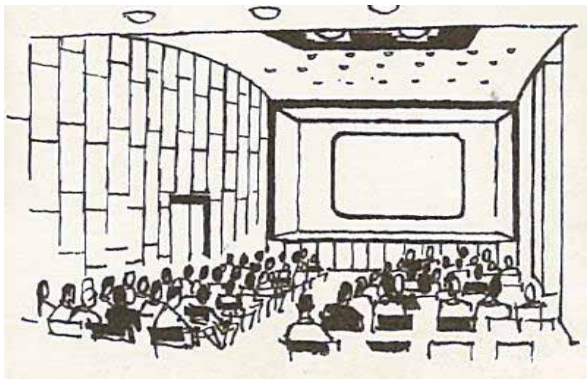
The ground floor comprised a public foyer area and an auditorium with a parquetry floor, a seating capacity of 250, stage, dressing rooms and projection equipment. This was used for staff meetings, conferences and theatrical productions. It was also available for hire. The southern part of the floor contained a Bank of NSW (now Westpac) banking chamber, and a guard room with monitored security. At the eastern end of the foyer, public escalators linked the ground floor with Level 1.

The foyer was accessed via two pedestrian entrances – one in Alfred Street and one off Young Street. The walls of the foyer were faced in Italian Arabescato and Travertine marbles, with green marble on the columns. The ceilings were translucent, with hidden light fittings, and the floors were marble. Both the ceiling and the floor finishes extended to the outside of the building.

FIGURE 57 – GROUND FLOOR



FOYER, LIFT LOBBY, ESCALATOR TO LEVEL 1, 1962
SOURCE: LUCAS, STAPLETON & PARTNERS 1999, PA.37.



AUDITORIUM
SOURCE: AMP 1965, NO PAGE NUMBER

Level 1 was the main public business chamber and had spaces for the cashier and enquiry counter, interview rooms, staff offices, records storage, the escalators from the ground floor, a stairwell between the first and sixth floors and staff toilets. An automated document conveyor system linked the staff floors to this level. There was an entrance to this floor from Phillip Street.

FIGURE 58 – LEVEL 1

SOURCE: AMP 1962, NO PAGE NUMBER.

SOURCE: AMP 1965, NO PAGE NUMBER.

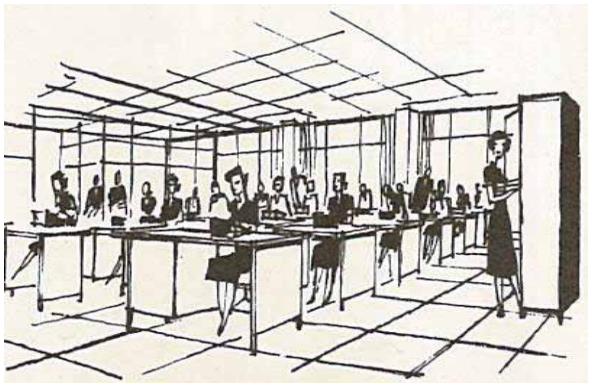
OFFICE VIEW FEB 1962

SOURCE: SLNSW AUSTRALIAN PHOTOGRAPHIC AGENCY – 12115 -

Levels 2, 3 and 4 were for branch office staff. The modular system used for constructing the building made reconfiguration of the staff areas relatively simple. Each floor had a similar floor plan, with lifts, lift lobbies, stairwell (linking the first and sixth floors) and staff toilets.

FIGURE 59 – LEVELS 2, 3 AND 4

SOURCE: STATE LIBRARY OF NSW AUSTRALIAN PHOTOGRAPHIC AGENCY – 11540 C.1961



SOURCE: AMP 1965, NO PAGE NUMBER.

SOURCE: SLNSW AUSTRALIAN PHOTOGRAPHIC AGENCY - 26682 - 1962

Levels 5 and 6 contained the staff amenities. Level 5 included a staff cafeteria, games room, library, billiards room, hairdresser, Staff Association Shop, staff lounges, phone booths with orange metal acoustic panels, showers and television rooms. There was a soda fountain and milk bar faced with white Formica. Automated conveyors brought the food from the kitchen on Level 6. An outdoor terrace, opening from the cafeteria, ran the full length of the fifth floor, overlooking Circular Quay and "subdued musical programmes, specially chosen to promote relaxation, were 'piped' in during meal breaks".[27]

The walls were finished in flecked brown vinyl sheeting, and the exposed pillars were painted light brown. The cafeteria had a parquetry floor in a miniature mosaic pattern.

Level 6 contained the commercial kitchen, a senior staff dining room and a conference room. Queensland blackbean veneer finishes were extensively used in the conference room and partitioning and the senior staff dining room had Tasmanian blackwood veneer.

Levels 7 and 8 contained state-of-the-art computing equipment.

FIGURE 60 – LEVEL 7 COMPUTER ROOM

Source: AMP 1965, no page number.

Branch Office staff were also accommodated on Levels 9 and 10. The NSW Administration and Field Representatives were located on Levels 11 and 12. These floors all shared a common layout with Levels 2 to 4 as mentioned above.

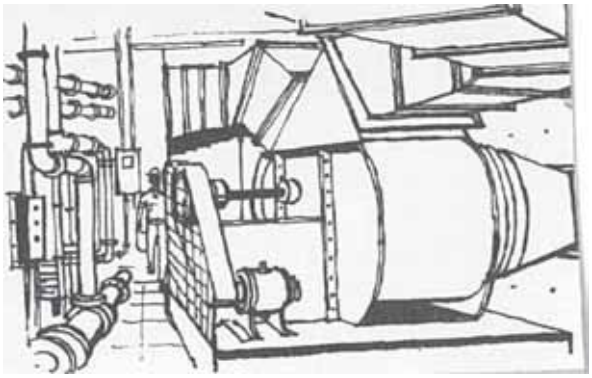
[27] AMP 1962, no page number.

FIGURE 61 – LEVELS 9 TO 12

SOURCE: AMP 1965, NO PAGE NUMBER.

Level 13 was chosen as the area to house the air conditioning plant room, fire protection equipment, hot and cold water storage, and the low rise lift motors. The choice of this floor as the plant floor was probably due to its “half way” status in the building, but may also have served to avoid using an unlucky number for an occupied floor.

FIGURE 62 – LEVEL 13 PLANT ROOM



SOURCE: AMP 1965, NO PAGE NUMBER.

Levels 14 to 22 were occupied by tenants who created their own fitouts within the standard floor layout. For example, Figure 63 shows the fitout for Esso, who occupied Levels 17, 18 and 19. Level 14 also included an eastern terrace.

FIGURE 63 – TENANT FITOUT - ESSO

OFFICE VIEW SHOWING ORIGINAL BROWNBUILT OFFICE FURNITURE, (ESSO)

SOURCE: SLNSW / AUSTRALIAN PHOTOGRAPHIC AGENCY - 12644 - JUNE 1962

The Head Office executive suite and Board suites were on Levels 23, 24 and 25. Levels 23 and 24 also included space for clerical staff, offices for the general manager, the assistant general manager and the chief actuary, waiting and reception areas, a conference room and a strong room. In addition to the boardroom Level 25 contained clerical staff, a dining room and waiting room, and the air conditioning plant and hot water boilers. An observation deck on Level 26 was accessed via stairs from Level 25.

The executive suite on Level 24 was lined with Queensland maple. Other offices were panelled in teak or mahogany. There were pendant down lights, supplemented by hidden lights in a coved ceiling. The conference room was also panelled in mahogany. Floors were covered with olive green carpet. The Level 25 boardroom walls were of Queensland walnut and rubber padding covered in beige vinyl. The boardroom table was made in Australia from Queensland walnut veneer. At the time it was "the world's largest in a single piece without scarf joins" and AMP proudly announced that it was made from "a tree growing when AMP was founded in 1849".[28] The table was so large it was lifted into position during the construction of the building.

FIGURE 64 – LEVELS 23 – 25, EXECUTIVE LEVELS

THE BOARDROOM UNDER CONSTRUCTION

SOURCE: STATE LIBRARY OF NSW / AUSTRALIAN PHOTOGRAPHIC AGENCY - 11553 - NOV 1961

COMPLETED BOARD ROOM

SOURCE: AMP 1962, NO PAGE NUMBER

GENERAL MANAGER'S OFFICE

SOURCE: LUCAS, STAPLETON & PARTNERS, 1999, PA.39

EXECUTIVE OFFICE

SOURCE: AMP 1965, NO PAGE NUMBER.

Level 26 was used as a public area for enjoying the spectacular views. The observation deck was on both the north and south tower roofs, and was reached via stairs from Level 25. AMP noted that visitors would not need to use the 550 steps to the top, but could use "Australia's fastest lifts" which would "whisk them up at 1,000 feet per minute".[29] The area was paved, with planter beds on the eastern side. The

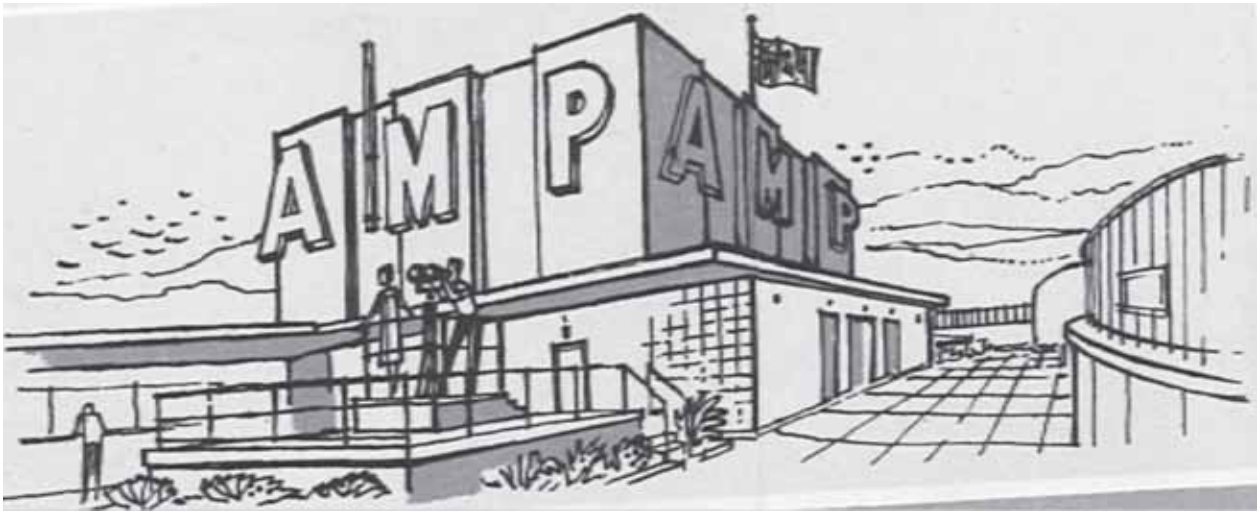
[28] AMP 1965, no page number.

[29] AMP 1965, no page number.

northern deck was protected by a concrete canopy with glass domes. At the centre of this was a refreshment kiosk, with full length glass windows facing north. The other three walls of the kiosk had blue and gold mosaic tiles. In 1963 a second set of stairs was built to link Levels 25 and 26. Above the observation deck the tower (Levels 27 and 28) contained the high-rise lift motors and water tanks.

FIGURE 65 – LEVEL 26 - OBSERVATION DECK

SOURCE: AMP 1962, NO PAGE NUMBER.



SOURCE: AMP 1965, NO PAGE NUMBER.

3.2.7 ALTERATIONS AND ADDITIONS SINCE 1962

During the planning and construction stages of the building additional Council consents included the following:

- Dec. 1957 – purchase and closure of the former Goldsborough Lane and part of Harrison Lane and for provision of a new laneway;
- Feb 1958 – construction of a car parking area beneath Phillip Street occupied under licence from Council by AMP for a period of 25 years;

- Dec 1958 – provision of an open court on the Alfred Street side with stair access at the eastern and western ends and planter boxes along the footway;

- Feb 1960 – license for construction of a tunnel conveying seawater to the buildings air-conditioning plant;

There have been numerous alterations to 33 Alfred Street since its completion. The majority of these have been internal alterations, mostly involving partitioning, signage, and fit outs. Alterations have also been made on the basement level to amenities and in parking areas to include bicycle parking, and to the air conditioning and mechanical plant of the building.

The applications for alterations and additions in Table 3 are recorded in the City of Sydney Planning Street Cards from 1962-1994. Except where further documented, it is not known whether all the works were approved or undertaken.

TABLE 3 – CITY OF SYDNEY PLANNING STREET CARDS FOR 33 ALFRED STREET, 1962-94

BA/DA NUMBER	WORKS	ESTIMATED COST
BA 276/62	Permission to operate a refreshment room for the sale of ice creams, etc. on the observation deck	
1962*	Roof sign	
1963*	New stairs to 25th and 26th floors	
1965*	Fire wall 8th floor	
BA 1058/72	White mosaic glass tiles from floors above 6th floor covered with new facing panels	
1972*	Major refacing east and west facades facing panels	
BA 1196/75	New partitioning in the sub-basement	
1975*	Walk way first floor	
44.77/1744	Installation bicentennial lighting AMP	
BA 560/78	Work to the mechanical ventilation system	
BA 137/78	Partitioning on level 1, 2-4, and 9-12	
BA 152/78	Partitioning on level 24	
BA 334/79 & BA 1727/79	Alterations and upgrading the illuminated ceiling on the ground floor	
45.81/1014	Peddle Thorp & Walker – alterations to ground floor foyer	$20,000
45/82/1730	Peddle Thorp & Walker, new revolving door	$30,000
45/87/0076	Alterations to toilet amenities, basement	$50,000
45.87/2546	Ray Harrison P/L, install festive lighting for bicentennial	$400,000
45.88/0966	Peddle Thorpe & Walker, install partitions level 1	$166,200
45/88/2625	David Hicks Peddle Thorp partitions, level 4	$48,000
45.89/232	David Hicks Peddle Thorp partitions, level 15	$48,000
45.89/234	David Hicks Peddle Thorp partitions, level 9	$103,000
45.89/444	David Hicks Peddle Thorp partitions, level 10	$120,000
45.89/608	David Hicks Peddle Thorp partitions, level 19	$87,000
45/89/785	David Hicks Peddle Thorp partitions, level 23	$119,000
45.89/921	David Hicks Peddle Thorp refurbish auditorium, construct mezzanine level	$700,000
45.89/997	E J Nicholls, partitions level 10	$12,000
45.89/1241	David Hicks partitions level 3	$164,000
45.89/1311	Peddle Thorp & Walker construct new plant rooms level 26	
45.89/673	David Hicks Peddle Thorp partitions level 15	$91,000
269/89	David Hicks Peddle Thorp construct mezzanine floor over ground floor auditorium for use as office space	$600,000

606/89	Peddle Thorp & Walker extend plant room facilities on roof	$653,740
527/90	David Hicks Peddle Thorp, demolish kitchen and reinstate as tenanted office space	$345,000
557/90	David Hicks Peddle Thorp use part level 6 as staff cafeteria, involving alterations	$275,000
45.90/0042	David Hicks Peddle Thorp partitions level 18	$96,900
B/A 127 13/3/90	David Hicks Peddle Thorp – relocate temp cafeteria level 6	$163,398
B/A 128 13/2/90	David Hicks Peddle Thorp – refurbish amenities & toilet block (basement level)	$50,000
45.90/160	David Hicks Peddle Thorp partitions level 14	$119,400
45.90/374	David Hicks Peddle Thorp partitions level 25	$123,750
45.90/559	Peddle Thorp (D Hicks) Refurbish cafeteria level 5	$315,000
45.90/846	David Hicks Peddle Thorp partitions level 17	$78,000
45.90/1220	David Hicks International – partitions level 12	$195,000
1062/92	Design International partitions Level 20	$30,000
1063/92	Design International partitions level 24	$60,000
1064/92	Design International partitions level 16	$50,000
544/92	Peddle Thorp Architects upgrade building services	$1,000,000
1255/92	Design International Partitions level 25	$60,000
1136/92	Roger J Thrum & Assoc. partitions level 6	$60,000
915/92	David Hicks partitions level 17	$85,000
916/92	David Hicks partitions level 1	$55,000
922/92	David Hicks partitions level 6	$85,000
43/92	Peddle Thorp Architects – alter shopfront, install ATM and flush wall sign, Young Street frontage	$40,000
205/92	Peddle Thorp Architects, upgrade building to drd. 70	$1,000,000
459/93	Roger J Thrum & Assoc. use part of the ground floor as customer service centre, construct shopfront on Alfred St, fire isolated corridor, disabled access from Young St, and partitions	$933,000
460/93	Roger J Thrum & Assoc. alterations to alcove to extend office area, eastern end, level 1	$80,000
775/93	Roger J Thrum & Assoc. AMP investment fit out part level 17 & 18	$400,000
54/93	Roger J Thrum & Assoc. partitions and raised floor level 14	
79/93	Design International/Peddle Thorp partitions level 6	$45,000
881/93	Roger J Thrum fit out ground floor	$933,000
412/94	Design International partitions level 22	$23,000

Alterations to 33 Alfred Street according to the City of Sydney Development Applications since 2000 are summarised in Table 4. Note that due to the limited availability of Council records, this table is not exhaustive.

TABLE 4 – RECORD OF ALTERATIONS AND ADDITIONS TO THE AMP BUILDING, POST THE 1999 CMP

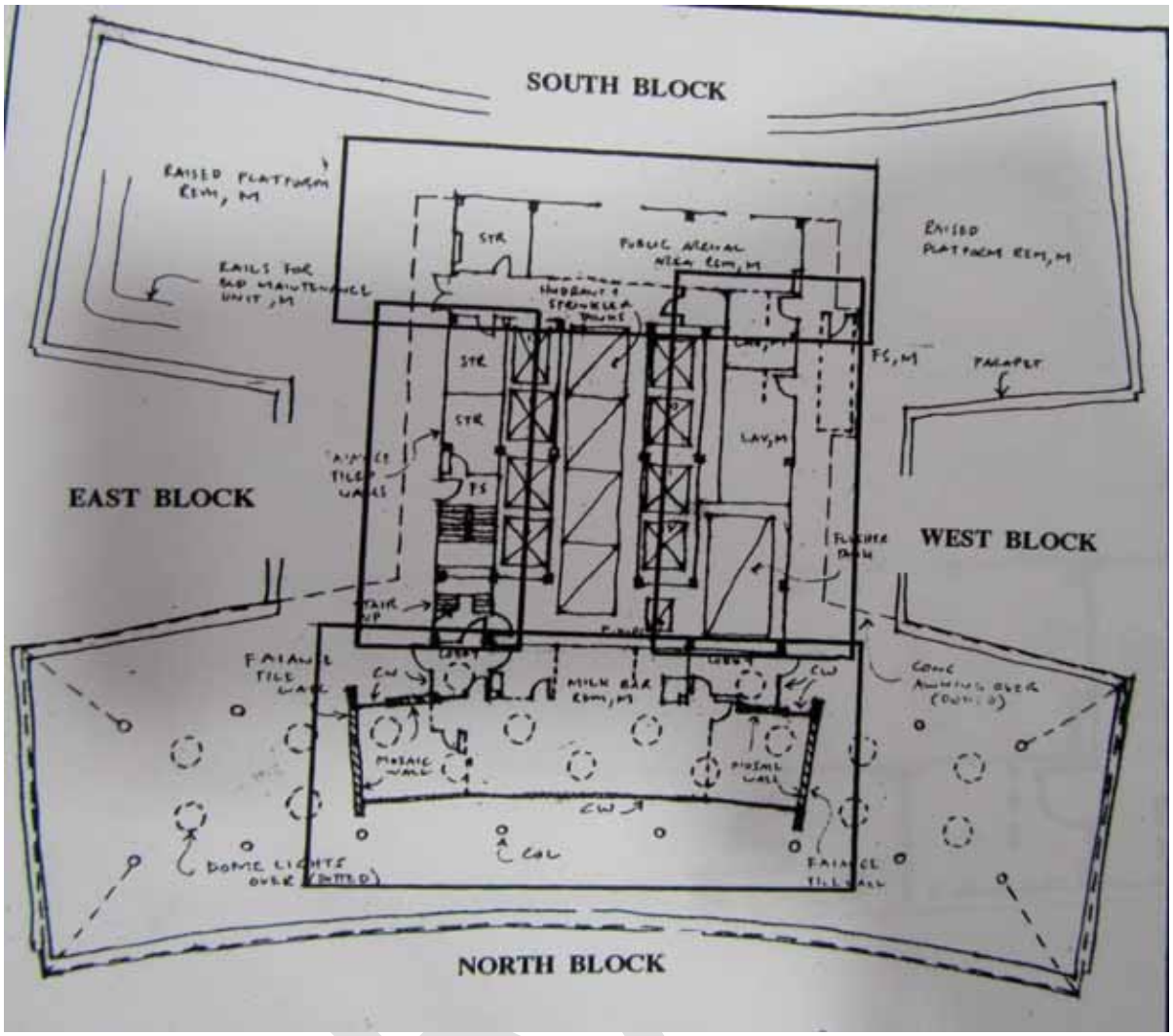
DECISION DATE	DA NUMBER	ALTERATION/ADDITION	FLOOR OF BUILDING
8 February 2000[30]	D/1999/00827	Carry out alterations and additions to the top of the building to facilitate new function rooms and extension (to the design of Peddle Thorp	Level 26

[30] The 2000 dates reflect the date of submission of archival recording reports lodged with the City of Sydney Archives; and as such no information about the outcome of the proposals is available.

DECISION DATE	DA NUMBER	ALTERATION/ADDITION	FLOOR OF BUILDING
		and Walker) Refer 1999 plan at Figure 66 below.	
22 January 2000	D/1999/01004	Carry out internal and external alterations to the ground floor area, including re-definition of the main entries, re-design of the foyer, reinstatement of the glazed ceiling, replacement of the northern façade glazing, and installation of a new glazed entry canopy (to the design of Peddle Thorp and Walker) Refer Figure 67 below.	Ground floor
29 January 2000	D/1999/00732	Carry out internal alterations to level 25	Level 25
29 January 2000	D/1999/00802	Carry out internal alterations to level 25 (PTW design)	Level 25
2 February 2000	D/1999/00939	Carry out alterations to the ground and first floor levels of the building to remove existing internal escalators, and install security “speed stiles” and associated sliding doors (to the design of Peddle Thorp and Walker)	Ground floor, level 1
11 March 2005	D/2005/290	Fit out of ground floor area as conference and meeting rooms	Ground floor
9 November 2005	D/2005/1755	Construct a security gatehouse room within the street level car park entry of the low rise podium building at the above property	Street level (within connecting podium)
15 December 2005	D/2005/1987	Renewal of consent for the existing “AMP” building identification sign on the north face of the rooftop plant room wall	
16 January 2006	D/2005/2230	Demolition and replacement of the existing showers and toilets in the basement level of the premises	Basement
22 June 2007	D/2007/879	Replace existing mechanical plant with new supplementary cooling towers. An anodised aluminium louvered screen to be constructed as part of the proposal to screen the plant from public view	
13 November 2008	D/2008/1829	Installation of two chiller units and associated equipment within the level 13 plant room of the AMP building and the installation of additional window louvers to the northern	Level 13

DECISION DATE	DA NUMBER	ALTERATION/ADDITION	FLOOR OF BUILDING
		elevation of the building	
7 April 2012	D/2012/868	Install bike storage racks within existing ground floor parking area (These works were under construction at the time of the site inspection)	Ground floor parking area
16 July 2012	D/2012/581	Replacement of signage at the upper level of the building to include a 'spark' logo which will be animated during certain times of the year, including New Year's Eve, Australia Day, Vivid Festival, and the Cove 50th Anniversary (Approved though unbuilt at the time of the site inspection).	Roof
24 September 2012	D/2012/1330	Minor refurbishment to existing licensed café located in the lower lobby including furniture, replacement of feature lighting and installation of new joinery (Approved and under construction at the time of the site inspection).	Ground floor

FIGURE 66 – PLAN OF LEVEL 26 PRIOR TO THE 2000 WORKS



PLAN OF LEVEL 26 PRIOR TO THE 2000 EXTENSION (D1999/00827)
SOURCE: CLIVE LUCAS STAPLETON (ARCHIVAL RECORDING)

FIGURE 67 – GROUND FLOOR AND MAIN LOBBY VIEWS C.2000 (PRIOR TO BUILDING WORKS)

THE MAIN LOBBY VIEW WEST SHOWING ORIGINAL FINISHES

SOURCE: CLIVE LUCAS STAPLETON/ ARCHIVAL RECORDING FOR CONDITION OF CONSENT D99/01004

THE ORIGINAL WESTERN LOBBY (YOUNG STREET ENTRY)

SOURCE: CLIVE LUCAS STAPLETON/ ARCHIVAL RECORDING FOR CONDITION OF CONSENT D99/01004

There have also been notable changes to the streetscape since the building's completion in 1962. The widening of footpaths along Alfred Street commenced after 1977, following the release of Council's Strategic Plan Objectives and Action 1977-80, which advocated widened footpaths and new tree planting at Circular Quay as part of the "greening" of Sydney. Before and proposed after photos from this time are included in Figure 68 overleaf. It is noted that the "after" illustration does not yet include the existing forecourt of the AMP Building, or the pedestrianized area of Alfred Street in front of Customs House. However, a photograph taken in 1968 by the Daily Telegraph (Figure 69) of a model showing a spacious square fronting Circular Quay between Gold Fields House and the AMP Building includes new buildings and footpath widening and landscaping in front of the AMP Building. This bears a significant resemblance to the site today, shown in Figure 70.

Further redevelopment to Alfred Street was approved by Council on 22 June 1998 (DA 1998/00613). This was part of an overall pre-Olympic city improvements plan. The redevelopment of Alfred Street included new paving and lighting, installation of Smartpoles, landscaping and reduction in traffic lanes, traffic re-routing and kerb alignment.[31]

FIGURE 68 – PROPOSED FOOTPATH WIDENING 1977-80

PROPOSED FOOTPATH WIDENING – BEFORE

PROPOSED FOOTPATH WIDENING - AFTER

SOURCE: CITY OF SYDNEY ARCHIVES, 69/109/20.

[31] City of Sydney Archives

FIGURE 69 – PHOTO OF CIRCULAR QUAY MODEL, 1968

MODEL OF CIRCULAR QUAY, INCLUDING FOOTPATH WIDENING AND LANDSCAPING IN FRONT OF THE AMP BUILDING

FIGURE 70 – AMP BUILDING AND ALFRED STREET TODAY

ALFRED STREET SHOWING THE FOOTPATH WIDENING, FORECOURT IN FRONT OF THE AMP BUILDING AND LANDSCAPING AS PROPOSED.

SOURCE: GOOGLE MAPS 2012

3.3 HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to the AMP Building are provided in Table 4.

TABLE 5 – HISTORICAL THEMES FOR THE AMP BUILDING

AUSTRALIAN THEME	NSW THEME	LOCAL THEME	EXPLANATION
3 Developing local, regional and national economies	Commerce	Money in the city	The use of the site by the prominent colonial wool broking firm, Mort and Co, and the subsequent use by the AMP Society.
4 Building settlements, towns and cities	Towns, suburbs and villages	Shaping the city	The development of two landmark buildings at the entrance to the city.
4 Building settlements, towns and cities	Land tenure	Shaping the city	The changes to the street and lane configurations in the vicinity over time.
7 Governing	Government and administration	Regulation	The repeal of the restrictions on the height of buildings in Sydney

4 Comparative Analysis

4.1 OFFICE TOWERS

The AMP Building is an example of the Post-War International architectural style. This style signalled a new beginning for Australia after the end of World War II, and was inspired by modernism rather than historicism. There was a need for intensive building programs caused by a post-war boom, and the style was embraced for flat-roofed private homes with extensive glazing (for example, Rose Seidler House, 1948, Harry Seidler architect). However, the international style was particularly favoured by large corporations who were building new office blocks.

The international style of office block is large and vertical, characterised by sleek, streamlined forms with relatively uninterrupted surfaces. Construction materials included steel and reinforced concrete framing, which facilitated greater heights of buildings. This structure also allowed the use of external curtain walls, which unlike the traditional function of external walls on buildings, are not load-bearing.

One of the first international style office towers was Lever House in New York (1952)[32] which "showed the world that American capitalism had embraced the rectangular prism (or 'matchbox on its end') wrapped in a glossy, impersonal curtain wall".[33] Some of its features, including the public areas, glass curtain walls with sealed windows and staff facilities are similar to those in the AMP Building, probably as a result of architect Graham Thorp's lengthy overseas research trip on behalf of AMP. Other overseas examples of office towers which inspired local architects included the Seagram Building, New York (1958). The Union Carbide Building, New York (1960) by the same architects as Lever House was much higher, but with similar glass curtain walling. However, unlike Lever House, which over subsequent years lost almost all of its original window glass to cracking caused by the rusting of the metal window frames, the AMP Building's window frames are of aluminium.

Inspiration for the AMP Building may also have arisen from Melbourne, where Skidmore, Owings & Merrill, the architects of Lever House in New York, collaborated on several new buildings (for example Shell House, Melbourne 1960). Gilbert Court, Melbourne (1955) and the H C Sleigh Building, Melbourne (1955) both had the glass curtain wall structure, although they were not skyscrapers. Gilbert Court has been described as "probably the first true glass box in Australia, and the first multistorey building to embody the principles of modernism".[34] In 1958 ICI House was completed in Melbourne, becoming the tallest building in Australia, by challenging and overcoming the height restrictions with trade-offs such as public access. This 19-storey tower has a steel frame clad with framed glass curtain walling, and floors of precast concrete panels. The heritage listing for ICI House notes that "while curtain walling had previously been used to a small degree on facades in Melbourne, its use on ICI House was especially important in that the whole main body of the building is clad with it".

Sydney experienced a building boom during the 1950s and 1960s. A glazed building was particularly appealing for post-war Australia, as it "symbolised American prosperity"[35] and even before the relaxation of the height limitations in Sydney, some new office blocks had begun to display the international style in lower buildings. Examples from the 1950s include Qantas House, Chifley Square, Sydney (1957), which like the AMP Building has curved glass curtain walling, and the MLC Building, Miller Street, North Sydney (1958). The MLC Building was the first post-war office block in which lightweight construction and a modular system were used.[36] At East Circular Quay ICI House (1956, now demolished) became a landmark. Some other office blocks from the 1950s, such as Caltex House, Kent Street, Sydney (1957) and the Western Assurance Building, Pitt Street (1960) reflected the more solid, traditional style of construction, with a concrete frame rather than a curtain wall.

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[32] Further details about the buildings mentioned in this section may be found in Table 5, where unless otherwise stated the information is drawn from Jennifer Taylor (1994) *Post World War II Multi-Storied Office Buildings in Australia 1945-1967 (Report)* which was cited as the source of information in Lucas, Stapleton & Partners 1999.

[33] R Apperley, R Irving & P Reynolds (1994) *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*, p214.

[34] Jennifer Taylor (2001), *Tall Buildings Australian Business Going Up: 1945-1970,* p31.

[35] Taylor (2001), p16.

[36] Apperley, Irving & Reynolds (1994), p217.

After the removal of height restrictions, other office towers were built in Sydney. These include the P&O Building, Hunter Street (1960), the IBM Building, Kent Street (1964), the Water Board Building, Pitt Street (1965) and the Australia Square Tower, cnr Bond and George Streets (1968). The State Office Block, Bent Street (1967, now demolished) was described as "the most sophisticated and urbane tall building of its era".[37] The Reserve Bank Building, Martin Place (1964) had stone cladding on its street level columns, similar to that on the AMP Building and marble spandrel panels which created a more solid external appearance.

Jennifer Taylor notes that the glass curtain wall was "short-lived", and that although the Sun Alliance Building (1965, also by Peddle Thorp & Walker, now demolished) used this feature, it had poor thermal and material performance, and was soon replaced by other treatments such as stone cladding (for example Melbourne's P&O Building 1964) and prefabricated panels (for example the Water Board Building, 1965).[38] Most towers, even if glass curtain walling was used, incorporated external louvres (for example Lend Lease House, 1961) or canopies (for example the IBM Building, 1963). Even these facades have since been greatly modified. In the Water Board Building (1965) the starting point for the architects was the sun, and the different responses for each façade became a defining characteristic of office towers in Australia. By 1970 the exterior walling style of the first glass box offices such as Gilbert Court (Melbourne) and the AMP Building had been replaced by a more developed curtain wall style. This was exemplified by Melbourne's Eagle House (1971) which has "glass and natural aluminium sheet (forming) a sophisticated 'skin' over the structural frame, creating a form of pseudo-structure".[39] This tower has a Victorian state heritage listing as the best example of the refinement of contemporary American multi-storey office design, inside and outside, reduced to its simplest expression".[40] The relative intactness of the AMP Building's façade, and its simple, elegant design dating from the introduction of glass curtain walling in city buildings, makes it rare in Sydney.

Stone, terrazzo, mosaics, timber panelling, glass panelling and other finishes such as vinyl which were modern at the time were widely used in the interiors of 1960s office towers. Jennifer Taylor notes that "the difference between structure and finish was carefully articulated. Contrasts between the natural colour, grain and texture of materials such as stone and timber, and the vibrant and saturated colours of manufactured plastics and ceramic tiles were fully exploited".[41] The AMP Building, like the other towers which have so far escaped demolition, has been internally refurbished several times, with the loss of most of this fabric. Any remaining original surfaces, such as those in the lift lobbies are rare.

Many of the city property developments contemporary with the AMP Building continued to be generally of an infill design, rather than having new open spaces incorporated as part of the overall site design. The AMP Building is situated on a large city block comprising several 19th century town allotments, which were originally bounded by public streets and lanes, but which were consolidated into a single holding. While the major example of this process is Australia Square (1968), the AMP Building is a representative example of the 1960s site consolidations in Sydney.

The construction of corporate office buildings usually involves the creation and display of corporate image. In many cases this requires a landmark building as a display of corporate strength. The development of the AMP Building required the demolition of a 19th century landmark, the architecturally-designed Mort & Co wool stores, to create a new landmark building. The corporate image was also enhanced by the provision of landscaped elements, particularly at ground level, which could be accessed by the public. This included gardens, paved areas, sculptures and fountains. Examples of this include Australia Square (1968) with its plaza and fountain and the Reserve Bank (1964) with a large forecourt. The AMP Building is a representative example, with planter boxes, large paved areas and the extension of the entry foyer onto Alfred and Young Streets.

Public art was also an element in the creation of a suitable corporate image. The sculpture on the Young Street face of the AMP Building is *Amicus Certus*[42], completed in 1960 by the renowned Sydney sculptor

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[37] Peter Webber, in Taylor (2001), p7.

[38] Taylor (2001), p63.

[39] Victorian Heritage Register, H1087.

[40] Nationa l Trust listing, B6262.

[41] Taylor (2001), p142.

[42] The AMP motto *Amicus certus in re incerta* translates as "a sure friend in uncertain times"

Tom Bass (1916-2010) who in the post-war period became Australia's most sought-after sculptor for large buildings. Works by Bass are found across Australia, in public places such as universities and the National Library in Canberra, where they express the ideas of each institution. A sculpture based on AMP's original seal (featuring Australia as a goddess receiving the gifts of peace and plenty) first appeared on AMP's Sydney headquarters in 1863. Copies of it were mounted above each AMP office built across Australia and New Zealand until the mid-20th century. In the spirit of post-war modernism, the AMP Building has a contemporary interpretation of this sculpture.

Works by Bass appeared on several office towers during the 1950s and 1960s, including *Research* on the now-demolished ICI House (1956). This sculpture has now been reinstalled at East Circular Quay. AGC House, Hunter Street (1963) has also been demolished, with the Bass sculpture relocated to its replacement, Deutche Bank Place. More controversial was the wall fountain in the P&O Building (1964) which at the time was likened to a urinal but which survives intact (Figure 71).

FIGURE 71 – SCULPTURES BY TOM BASS

AMICUS CERTUS, AMP BUILDING, 1960
SOURCE: WIKIPEDIA

RESEARCH, ICI HOUSE, 1956, NOW AT EAST CIRCULAR QUAY
SOURCE: WIKIPEDIA

AGC HOUSE, 1963, NOW IN DEUTCHE BANK PLACE
SOURCE: WIKIPEDIA

WALL FOUNTAIN, P&O BUILDING, 1964
SOURCE: FLICKR

Despite the new office towers being a modern architectural form, some designers took great care to respect the more traditional urban context of their buildings. One of the most acknowledged is Liner House, Bridge Street (1960) which won the Sulman Medal for architects Bunning & Madden, and is heritage listed in part because of its contribution to the streetscape. Australia Square (1968) with its twin towers and plaza is another celebrated example, while Shell House, Melbourne (1960) "demonstrated little concern for (its) neighbours or life on the street".[43] Despite its strong verticality, the AMP Building is a representative example of respect for the existing streetscape, with a horizontal line on the 5th floor recessed colonnade, reflecting the height of the nearby Customs House.

Relatively few of the 1960s office towers remain intact. The Water Board Building (1965), Australia Square (1968) and the AMP Building all have exteriors which have survived, although most of their internal fittings have been replaced. Towers which have been substantially altered include the P&O Building (1960) and Kindersley House (1960). Some, such as the IBM Building (1964) have also had their uses changed; many having become city apartment towers.

Some early examples of the lower office towers, such as the ICI House (1956) and Unilever House (1957), both of which, like the AMP Building, were constructed on sites previously occupied by wool stores at Circular Quay, have been demolished. Even some highly regarded tall towers, such as the State Office Block (1967), have disappeared, and the demolition of Goldfields House (1966) was recently approved.

In the opinion of Graham Jahn the 1960s "demonstrated that architects could deliver the economic and efficient rentable tower, free of architecture".[44] He goes on to suggest that following a hiatus for office building during the 1970s recession, the "expressive object-in-the-round of Harry Seidler" and the "contextual experimentation of Denton Corker Marshall" marked a trend during the 1980s for "welding convention and abstraction with tradition and imagery" and once more embracing architectural ideas.[45]

However, despite this criticism, other commentators believe that the skyscraper of the 1960s is:

> … a celebration of modern building technology. But it is just as much a product of zoning and tax law, the real-estate and money markets, code and client requirements, energy and aesthetics, politics and speculation.[46]

The architect Harry Seidler asserted that "both from a rational and aesthetic viewpoint modern architecture can only begin to express itself in the free-standing building".[47] Jennifer Taylor said that:

> No other building type so clearly represents the excitement, the prosperity and vision of Australia as it embarked on the second half of the 20th century. No other building type is more indicative of the economic rationalism and more demonstrative of the widespread destruction of the historic urban fabric that characterised the 'renewal' of the city in the rush to 'progress'.[48]

The AMP Building was not the first tall building in Australia (although on completion it was the tallest) and it was soon eclipsed in height by newer skyscrapers. However, it is an early 1960s innovator from which sun-control lessons were learned and applied to later building designs. Its elegant curved glass curtain walling, while perhaps not ideal for Sydney's climate, is aesthetically accomplished and remains intact. The building heralded a new age in the planning of Sydney, where the height of a building could be "traded-off" with other aspects such as the site coverage ratio and public access. As other 1960s glass box office towers in Sydney are demolished or extensively rebuilt and modified, the AMP Building survives as a rare intact example of the introduction of the international architectural style to Sydney. It is also a rare example of a pioneering, post-war, purpose-built office tower which is still occupied by its original owner and together with the adjacent AMP Centre tower continues to make a bold statement about the security and trust inherent in a large financial organisation with its headquarters at a prestigious city address.

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[43] Jennifer Taylor (1986) *Australian Architecture Since 1960,* p21.
[44] Graham Jahn (1994), *Contemporary Australian Architecture*, p9.
[45] Jahn (1994), p9.
[46] Ada Louise Huxtable (1982) *The Tall Building Artistically Reconsidered: The Search for a Skyscraper Style,* p8.
[47] Cited in Taylor (1986) p21.
[48] Taylor (2001), p13.

4.2 PEDDLE THORP & WALKER, ARCHITECTS

The AMP building was designed by Peddle Thorp & Walker Architects, with Graham M Thorp the partner-in-charge. Peddle Thorp & Walker, established in 1889, is one of the oldest established Sydney architectural practices still operating.[49] The firm is listed amongst the "Key Practitioners" of the Post-War International style, others being Ancher, Mortlock & Murray; Bates, Smart & McCutcheon; Conrad & Gargett; Ford, Hutton & Newell; Hassell & McConnell; Philp, Lighton & Floyd; Harry Seidler; Stephenson & Turner; Reginald Summerhayes & Assoc and Woods, Bagot, Laybourne-Smith & Irwin.[50] When chosen for the AMP Building, they had already produced a number of Sulman award-winning buildings, including Science House (1932) the inaugural winner of the award, and the Swedish government legation buildings in Canberra (1952).

PTW Architects has been responsible for more than 50 commercial office buildings in Sydney and more than 150 throughout Australia, New Zealand and South-East Asia. They have been involved with many of the high-profile developments around Sydney Harbour, including Walsh Bay (1997-2009), East Circular Quay (1999), and the Barangaroo project.

The AMP Building was Peddle Thorp & Walker's first major high-rise office development, and they went on to design AMP Place (Brisbane, 1977) and the AMP Centre (1977), adjacent to the AMP Building. During the 1960s the firm's other office towers included the Sun Alliance Building, Bridge Street, Sydney (1965, now demolished) (Figure 72).

FIGURE 72 – SUN ALLIANCE BUILDING, 1965

THE BUILDING WAS DEMOLISHED IN 1998.
SOURCE: TAYLOR (2001), P63.

The following year saw the completion of two other Peddle Thorp & Walker-designed office towers - Goldfields House at Circular Quay (1966, approved for demolition in 2012) and Eagle Towers, also known as the Sun Alliance Building, Brisbane (1966) . Eagle Towers has a curved glass curtain wall, and is located close to the wharves, similar to the AMP Building.

[49] The firm is now known as PTW Architects.
[50] Apperley, Irving and Reynolds, 1994, p217.

FIGURE 73 – TWO PEDDLE THORP & WALKER OFFICE TOWERS COMPLETED IN 1966

EAGLE TOWERS (LEFT, ALSO KNOWN AS THE SUN ALLIANCE BUILDING),

BRISBANE, DATE UNKNOWN

SOURCE: NATIONAL ARCHIVES OF AUSTRALIA, IMAGE NO A1200, L58221

GOLDFIELDS HOUSE, ALFRED STREET, CIRCULAR QUAY, 2011.

SOURCE: WWW.SMH.COM.AU, 16 MAY 2011.

When problems with glass curtain walls became evident during the late 1950s, Peddle Thorp and Walker was responsive to the new demands by clients. For example, Custom Credit Corporation (Melbourne 1961) requested from the firm "a dignified building…not a flimsy glass box…something to reflect the stability of the credit system".[51] Dalgety House, Bourke Street, Melbourne was another Peddle Thorp & Walker project, completed in 1968 (Figure 74).

FIGURE 74 – DALGETY HOUSE, MELBOURNE, 1968

SOURCE: NATIONAL LIBRARY OF AUSTRALIA, IMAGE NO VN3408918-V

This later adaptation of the glass curtain wall in towers, to better cope with the Australian climate, makes the AMP Building a rare surviving example of Peddle Thorp & Walker's early 1960s high-rise glass box output, particularly as it retains its original use as an office block.

[51] Taylor (2001), p63.

TABLE 6 – COMPARATIVE ANALYSIS

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
AMP Building, 33 Alfred Street, Sydney	1959-61	Peddle, Thorp and Walker	▪ Fully glazed curtain wall construction ▪ Fully air conditioned, no operating windows ▪ Included podium that stepped back only slightly from the tower, using a recessed colonnade at the lowest tower level to enhance the division through the creation of a shadow line ▪ Hand landscaping of urban plaza including simple materials in form, the extension of finishes and character of the building into its surrounds, and the provision of seating and other amenities for passers-by ▪ Includes artwork by Tom Bass	Sydney LEP 2005, Item No 154	Heat overload caused major problems in the early years and at times the building was almost uninhabitable. This was an issue with many early glass box curtain wall buildings The building helped establish guidelines for future development in Sydney	 Source: www.sydneyarchitecture.com
Lever House, New York	1952	Skidmore, Owings and Merrill	▪ Modular construction, moveable internal partitioning, air conditioning, double glazing ▪ Curtain wall construction ▪ No operating windows.	New York City Landmark National Register of Historic Places	This was the first building to use the curtain wall construction technique in New York. Innovative courtyard and public space. Staff cafeteria and terrace. Curtain wall remediation (most of the glass had been replaced due to cracking, and water had penetrated the metal frames) was undertaken to the curtain wall of the building in 2001 by Skidmore, Owings and Merrill architects according to the guidelines of the New York City landmarks commission. The building is 24 storeys tall.	 Source: Wikepedia

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
H.C. Sleigh Building Corner of Bourke and Queen Streets, Melbourne	1955	Bates Smart & McCutcheon	▪ Curtain wall construction ▪ Glazed façade ▪ Full air conditioning ▪ Steel frame and hollow-block floor ▪ Absence of traditional upstanding fire-retarding spandrels between floors, no longer required under the fire codes		8 storeys	 Source: National Archives of Australia, Image No J2669, 445, photograph dated 1957.
Seagram Building New York	1958	Mies van der Rohe with Philip C Johnson	▪ Curtain wall construction ▪ Luxurious materials used include marble, travertine for lobby walls and floor, tinted glass and bronze for the curtain wall[52]		▪ Building does not occupy the entire allowable building envelope, leaving space for a granite-paved public plaza enhanced by reflecting pools and marble benches	 Source: www.theage.com.au, 2010.

[52] New York University Department of Art History, *Architecture in New York: a field study - Seagram Building*, NYU, http://www.nyu.edu/classes/finearts/nyc/park/seagram.html.

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
Gilbert Court Collins Street, Melbourne	1955	J A La Gerche	▪ Curtain wall construction ▪ Reinforced concrete frame ▪ Absence of traditional upstanding fire-retarding spandrels between floors, no longer required under the fire codes	▪ National Trust – regionally significant	Gilbert Court is symbolic of the recovery in commercial building after World War Two and the onset of Olympic Games preparation. It provided a novel form of building development in its co-operative ownership and is claimed to be the first true multi-storey commercial "glass box" built in Australia. Receiving much national publicity, it was the first Australian commercial building to fully express the new international Modern aesthetic then epitomized by New York's Lever House.[53] Gilbert Court and the HC Sleigh Building were considered to pave the way for Bates Smart & McCutcheon's more sophisticated structures of following years.	 Source: National Trust listing, B6095.
Qantas House Chifley Square, Sydney	1957	Rudder, Littlemore and Rudder	▪ Curtain wall construction, curved glass façade ▪ Cantilevered entry awning	▪ State Heritage Register, 01512 ▪ Sydney LEP 2005, Item No 184	Qantas House represents transitional aspects of 'moderate' 1930s European modernism, combined with the latest in post-war curtain wall technologies and materials and is the best design response to its setting in Australia from this period.[54] The exterior of the building generally retains its original appearance, except that the original cantilevered entrance awning and external signage have been lost.	 Source: www.sydneyarchitecture.com

[53] National Trust listing, B6095.
[54] NSW Heritage Branch, Statement of Significance (extract), 01512.

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
ICI House Macquarie Street, Sydney	1956 (now demolished)	Bates, Smart & McCutcheon			Was one of the landmark buildings at East Circular Quay. Included artwork by Tom Bass. Demolished in 1996 for the Bennelong Apartments.	 Source: National Archives of Australia, Image No A1200, L31256, photographed in 1959..
Unilever House Macquarie Street, Sydney	1957 (now demolished)	Stephenson and Turner	▪ Curtain wall construction ▪ Modular interiors with moveable prefabricated partitions		The first 'modern' office building to be built on the site of the East Circular Quay wool and bond stores[55] Was demolished in 1996 to make way for the Bennelong Apartments	 Source: National Library of Australia, Image No 14156207.4.v, date unknown.

[55] http://www.dictionaryofsydney.org/entry/east_circular_quay

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
ICI House Melbourne	1958	Bates, Smart & McCutcheon	▪ Concrete encased steel framed structure ▪ Curtain wall construction off the main body ▪ Floors of precast concrete flat panels	▪ Victorian Heritage Register, HO786	Tallest building in Australia from November 1958 to 1961 (when it was eclipsed by the AMP Building); it broke the Victorian 40.2m height restriction by 43.6m, standing at 84m tall. This height, combined with its position on the eastern hill of the CBD, made it a landmark.[56] The building is 19 storeys tall.	 Source: Victorian heritage listing, H0786, image dated 2008.
MLC Building Miller Street, North Sydney	1957	Bates, Smart & McCutcheon	▪ Curtain wall construction ▪ Glass double glazing and venetian blinds between double skins ▪ Rigid steel frame and hollow steel floors ▪ Modular system throughout ▪ Fully air conditioned	▪ North Sydney LEP Item No 0854	"The first high rise office block in North Sydney and the largest for a number of years after its construction. Seminal building on subsequent high-rise design in Sydney and utilised construction and structural techniques not previously used in Australia. First use of curtain wall design; first use of modular units in Australia. Major landmark in North Sydney".[57] Other similar landmark buildings include MLC Adelaide (with Cheesman Doley Brabham and Neighbour, architects in association) and Perth (with FGB Hawkins and Desmond Sands, architects in association).	 Source: The Twentieth Century Heritage Society of NSW 2010

[56] Victorian heritage listing, H0786.
[57] North Sydney Council, Statement of Significance.

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
Caltex House Kent Street, Sydney	1957	Eric Nicholls	▪ Concrete frame and flat slab construction		Part of a group of buildings that do not include curtain wall enclosures, most representative of quality office buildings of the 1950s. This building appears to bridge the more solid and textured buildings of the pre-war years and those of the 1960s. Was converted to luxury apartments (Stamford on Kent Apartments) in 2000, with the addition of 10 storeys and total reconfiguration of the facade.	 Source: www.skyscrapercity.com
Union Carbide Building, New York	1960	Walter Severinghaus of Skidmore, Owings and Merrill	▪ Structural engineering design responded to the constraints of the building site located over railroad tracks ▪ Glass curtain wall, black steel spandrels and stainless steel mullions[58]		52 storeys, set back in a plaza Winner of several building awards in 1961 The building has been renovated to the level of LEED platinum certification in order to modernise it and make it more energy efficient.[59] (now called JP Morgan Chase Tower)	 Source: Skidmore Owings & Merrill, www.som.com

[58] http://www.celluloidskyline.com/dream/menus/plates/2_11.swf
[59] Metro Manhattan Office Space 2011, *270 Park Avenue, JP Morgan Chase Headquarters is an option for commercial real estate, New York*, www.nyc-officespace-leader.com/270-park-avenue.

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
Shell House Melbourne	1960 (now demolished)	Buchan, Laird and Buchan in association with Skidmore, Owings and Merrill			Demolished in the 1980s	 Source: National Library of Australia Image No 4081915-v, photograph dated 1960.
Liner House Bridge Street, Sydney	1960	Bunning & Madden	▪ Modelling of façade of the building through the use of expressed frame ▪ Curtain wall construction of façade, recessed behind the strongly expressed steel frame allowing for horizontal sun louvres between the frame and wall	▪ State Heritage Register Item No 00589 ▪ Sydney LEP 2005 ▪ National Trust of Australia register	This infill building in a densely developed area of the city incorporated great sensitivity to proportion and form. Liner House contributes to a significant streetscape, complementing its neighbours in alignment and height, in the stone claddings chosen for its flanking walls.	 Source: www.sydneyarchitecture.com

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
Kindersley House Bligh Street, Sydney	1960	McConnel Smith and Johnson	▪ Patterned façade treatment ▪ Projecting frame to relieve the planar quality of the wall ▪ Stone facings to the frame and spandrel panels ▪ Fully air conditioned ▪ Included vertically hinged rotating sashes		Built for the firm Royal Exchange Assurance. This construction rejected the curtain wall technique in favour of a more sculpted façade with stone or aggregate veneer cladding to accord more with the Sydney sandstone of surrounding buildings, and express the qualities of light and shade possible in the Sydney climate.	 Source: City of Sydney Archives, SRC1162.
Western Assurance Building Pitt Street, Sydney	1960	McConnel Smith and Johnson	▪ Patterned façade treatment comprised of a geometric pattern of panels over the steel frame, and walls clad with various stones and brickwork ▪ Projecting frame to relieve the planar quality of the wall ▪ Stone facings to the frame and spandrel panels ▪ Fully air conditioned ▪ Roof shadings		This construction rejected the curtain wall technique in favour of a more sculpted façade with stone or aggregate veneer cladding to accord more with the Sydney sandstone of surrounding buildings, and express the qualities of light and shade possible in the Sydney climate.	 Source: City of Sydney Archives, SRC 10068, photograph dated 1990s
Australia Square Tower Cnr Bent and George Streets	1968	Harry Seidler	▪ Includes a central, poured-in-place concrete core with pre-cast units serving as formwork and finish for the surrounding concrete frame. ▪ Hand landscaping of urban plaza including simple materials in form, the extension of finishes and character of the building into its surrounds, and the provision of seating and other amenities for passers-by	▪ Sydney LEP 2005, Item No 121 ▪ “Nominated place” on the National Heritage List	Office accommodation is arranged in a circular tower of 50 floors standing on an elevated podium which produces a sunny, sheltered public square. Block was amalgamated by G J Dusseldorp, the founder of Lend Lease, through a lengthy acquisition process of nearly 30 properties since 1959.	 Source: NSW Heritage Branch, online database, Item No 2423763

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
Lend Lease House Macquarie Street, Sydney	1961 (now demolished)	Harry Seidler	▪ Adjustable external aluminium sun control louvres over three foot double hung windows on east and west facades		Demolished 1988	 Source: www.gallery.mdaa.com.au
IBM Building Bradfield Highway, Sydney	1963	Stephenson and Turner	▪ Utilised projecting, pre-cast concrete canopies on all sides that gave the building a pagoda-like appearance ▪ Curtain wall construction[60] ▪ 20 storeys		The use of white concrete louvred subhoods was intended to assist in shielding the interior from the sun, as part of the brief to cope with the climatic conditions in Sydney. The windows could be opened. The building was in 1996 stripped of its sunhoods, the exterior was remodelled, it had further storeys added and was painted. It is now the 27-storey Observatory Tower apartments.	 Source: State Library of NSW, d2_25981, no date
Reserve Bank Building Martin Place, Sydney	1964	Commonwealth Department of Works	▪ Steel frame and glazed wall, using marble spandrel panels ▪ Façade subdivided into smaller vertical bays to assist with sun control	Sydney LEP 2005, Item No 311	Granite faced columns and a decorative gold anodised aluminium luminous ceiling on the grand lobby are intended to display the Reserve Bank as a symbol of national and civic importance	 Source: Reserve Bank, www.rba.gov.au/media/building.html

[60] Dunn, J 2008, *Comeng: A history of Commonwealth engineering 1955-1966*, Rosenberg Publishing Pty Ltd, Dural.

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
Water Board Building Pitt Street, Sydney	1965	McConnel, Smith and Johnson	▪ Pre cast concrete floors, stairs and walls supported on a steel frame ▪ Sun protection provided by lightly textured concrete spandrel panels		This type of construction – pre-cast concrete cladding – became popular due to changing aesthetic preferences in the 1960s, and better suitability for Australia's climate.	 Source: www.skyscrapercentre.com/sydney
State Office Block Bent Street, Sydney	1967 (now demolished)	Ken Woolley	▪ Solid concrete core and perimeter columns of composite steel and concrete ▪ Dark tinted windows recessed behind a squared, bronze-clad exterior frame		Displaced the AMP Building as the tallest in Sydney until 1967. This building included measures to reduce effects of excessive sun in the building which was an issue for many curtain wall buildings of the time. Demolished to make way for Aurora Place, a move which was opposed by many architects who considered it to be an excellent example of modernist architecture.	 Source: www.sydneyarchitecture.com

NAME OF BUILDING	DATE OF CONSTRUCTION	DESIGNER	TYPE OF CONSTRUCTION	LISTINGS	OTHER DETAILS	PHOTO
P&O Building Hunter Street, Sydney	1964	Fowell Mansfield Jarvis & Maclurcan	▪ Frame of building carried up beyond the building's roof, giving a skeletal silhouette ▪ Widely spaced columns ▪ Façade subdivided into smaller vertical bays to assist with sun control ▪ Includes artwork by Tom Bass		26 storeys	 Source: State Library of NSW, Image No d2_25990, date unknown

5 Significance

5.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

5.2 LEVELS AND GRADING OF SIGNIFICANCE

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them. For instance, 33 Alfred Street is listed on the City of Sydney LEP as a local heritage item.

5.3 SIGNIFICANCE ASSESSMENT

TABLE 7 – ASSESSMENT OF HERITAGE SIGNIFICANCE

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance *An item is important in the course or pattern of the local area's cultural or natural history.*	33 Alfred Street is of historic significance as the first tower to exceed the 150 feet (45.7 metre) height limit in Sydney and as the first free standing skyscraper. When constructed the building was Australia's tallest high rise office development. The site has been continuously occupied by AMP since 1962. Following the application to breach the *Building Height Act* of 1912 a bill to remove the height limit was passed by the NSW Parliament. Thereafter there was no absolute height limit under the Provisions of the *Height of Buildings (Amendment) Act* 1957. The planning and construction of the AMP Building therefore set a significant precedent for development within the City of Sydney LGA. The site is representative of the building boom of the 1950s and 60s which saw a significant increase in high rise commercial building stock. The AMP Building was purpose built as the flagship offices of the Australian Mutual Provident (AMP) Society, which is one of Australasia's most important financial institutions. Satisfies this criterion at a State level
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 ☐
B – Associative Significance	The AMP Building was purpose built as the flagship offices of the Australian Mutual Provident (AMP) Society and was initially designed to accommodate the Head Office and New

CRITERIA	SIGNIFICANCE ASSESSMENT
An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.	South Wales Branch Office, together with a number of leased floors. The AMP Society was established in 1849 initially as a non-profit insurance company. Today it is a listed financial services company providing wealth management, banking and investment management. The building has retained its original use and association to the company and was originally planned to meet projected needs of the Society for up to 50 years. The prominence of the AMP Building has been used by the AMP Society over the years to promote itself in association with a number of key events in Sydney's recent history, including the Sydney Opera House opening and Bicentennial and Sydney Olympic celebrations. The AMP building/ 33 Alfred Street was designed by and is associated with Peddle Thorp & Walker Architects and Graham M Thorp the partner-in-charge. Satisfies this criterion at a Local level
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 ☐
C – Aesthetic Significance *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.*	33 Alfred Street demonstrates innovative technology and design as the first freestanding skyscraper to be built in Sydney. Although much of the technology would now be considered the norm, at the time it was quite innovative and necessitated the construction of a prototype building in North Sydney specifically to test many of the design concepts materials. Planning for the AMP Building followed extensive research into the high rise blocks of North America and the study of planning and fire regulations. It was the first to utilise sea water in the air conditioning plant, and incorporated an innovative cellular steel floor design and the longest span beams ever installed in an Australian office building. The façade is distinguished by heat toughened window glass, with spandrel panels impregnated with gold dust. Interiors and services were also innovative for the period and the building utilised new types of lighting and modular partitioning, with quality finishes (most of which are no longer extant). The curtain wall construction and dual crescent shape is architecturally distinctive and accomplished and was considered unique at the time of construction as a specific response to the environmental and planning constraints of the site. The position of the building at "Sydney's front door"[61] provides a landmark entry to the city from the north and/ or from the Harbour. The AMP building/ 33 Alfred Street was designed by and is associated with Peddle Thorp & Walker Architects and

[61] Clive Lucas Stapleton and Partners 1999: 7

CRITERIA	SIGNIFICANCE ASSESSMENT
	Graham M Thorp the partner-in-charge. Peddle Thorp & Walker, established in 1889, is one of the oldest established Sydney architectural practices still operating and are recognised as key practitioners of the Post-War International style. The AMP Building was Peddle Thorp & Walker's first major high-rise office development, and they went on to design AMP Place (Brisbane, 1977) and the AMP Centre (1977), adjacent to the AMP Building and have since been responsible for more than 200 commercial office buildings in Australia, New Zealand and South-East Asia. The building is arguably one of the best examples of the firms work and their association with the site has continued, with various ongoing alterations and additions to the building since its completion in 1962 (including provision of the c.2000 roof additions and renovations to the ground floor main lobby). The site is also associated with consulting architects including Kahn and Jacobs of New York, who advised on technical matters and Slocum Fuller, also of New York, who consulted as reference mechanical and electrical engineers. Satisfies this criterion at a State level
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 ☐
D – Social Significance *An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.*	As a landmark building and the first skyscraper, construction of the building generated considerable public interest and debate. Key milestones in the construction phases were reported to the general public via local television networks and the building was also promoted internationally. Public interest is also demonstrated by the issue of a 12 page supplement prepared by the Sydney Morning Herald on the opening of the building. The Society has also promoted itself in conjunction with the building through landmark events such as Olympic and Bicentennial celebrations and as the control centre of the New Year's Eve fireworks. The building remains one of the most recognisable Sydney buildings and many of the Sydney community would either recall its construction or former use of the 26th floor as a publically accessible observation deck. Satisfies the criterion at a local level.
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 ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
E – Research Potential *An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.*	As the first skyscraper, the building is an important benchmark of post –war International construction and was regarded as technologically innovative at the time of its construction. The building provides an excellent example of curtain wall construction technology. Satisfies this criterion at the state level The site is identified as having no historical or Aboriginal archaeological potential due to the extensive excavation for the construction of the AMP Building.
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 ☐
F – Rarity *An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.*	The AMP building is rare with consideration for its date of construction, innovative technologies and services and unique building form, It is also considered rare as a surviving example of a relatively intact 1960s multistorey commercial office tower. Satisfies this criterion at the state level
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 ☐
G – Representative *An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):* ▪ *cultural or natural places; or* ▪ *cultural or natural environments.*	The AMP building is an excellent example of curtain wall construction, which was relatively new at the time of construction and the building further represents what was a relatively short-lived application of the method, given problems experienced with cracked glazing, heat load etc. The AMP building is a representative building of the post war International style. At the time of its construction it was the tallest building in Australia positioned at the gateway to Sydney from the Quay. Satisfies this criterion at the State level

CRITERIA		SIGNIFICANCE ASSESSMENT	
Guidelines for Inclusion		**Guidelines for Exclusion**	
▪ is a fine example of its type	☒	▪ is a poor example of its type	☐
▪ has the principal characteristics of an important class or group of items	☐	▪ does not include or has lost the range of characteristics of a type	☐
▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	☒	▪ does not represent well the characteristics that make up a significant variation of a type	☐
▪ 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	☒		

The below Statement of Significance has been prepared by Urbis following further historical research. The LEP listing inventory and Statement of Significance is provided in Appendix D.

5.4 STATEMENT OF SIGNIFICANCE

33 Alfred Street is of heritage significance for its historic, aesthetic and representative values and for its rarity and research potential.

The AMP Building, designed by Graham Thorp of the prominent architectural firm Peddle Thorp & Walker in the Post-War International style, and completed in 1962, is historically and aesthetically significant as the first “skyscraper” in Sydney and the tallest building in Sydney for six years. By challenging the existing height limit of 150 feet, the Australian Mutual Provident Society (AMP) initiated legislative changes which paved the way for the development of Sydney with tall office towers. The building also has high historical and technical significance arising from the use of curved glass curtain walling, which was inspired by the use of the technique in American skyscrapers, and the desire to make a similar modern statement about the image and prosperity of AMP in Australia.

33 Alfred Street demonstrates innovative technology and design as the first freestanding skyscraper to be built in Sydney. It was the first to utilise sea water in the air conditioning plant, and incorporated an innovative cellular steel floor design and the longest span beams ever installed in an Australian office building and materials such as heat toughened window glass, with spandrel panels impregnated with gold dust. The curtain wall construction and dual crescent shape is architecturally distinctive and accomplished and was considered unique at the time of construction as a specific response to the environmental and planning constraints of the site.

The building is an important early work of Peddle Thorp & Walker Architects with Graham M Thorp the partner-in-charge. The AMP Building was Peddle Thorp & Walker’s first major high-rise office development and arguably one of their best works. Their association with the site has continued, with various ongoing alterations and additions to the building since its completion in 1962. The site is also associated with consulting architects including Kahn and Jacobs of New York, who advised on technical matters and Slocum Fuller, also of New York, who consulted as reference mechanical and electrical engineers.

The position of the building at “Sydney’s front door” provides a landmark entry to the city from the north and/ or from the Harbour.

It is a rare example of a relatively intact 1960s office tower displaying the international style and retaining its symbolic intentions, including the Tom Bass sculpture.

The AMP building is a representative building of the post war International style and provides an excellent example of curtain wall construction, which was relatively new at the time of construction. The building further represents what was a relatively short-lived application of the method, given problems experienced with cracked glazing, heat load etc and is considered rare.

It is also of local significance for its association with the Australian Mutual Provident (AMP) Society. AMP was founded in the 19th century and remains a pre-eminent provider of financial services. The AMP Building has had a continuous association with the company since 1962, and retains its use as an office tower.

5.5 SCHEDULE OF SIGNIFICANT ELEMENTS

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been modified as part of this report for 33 Alfred Street, Circular Quay as follows:

TABLE 8 – GRADINGS OF SIGNIFICANCE DEFINITIONS

GRADING	JUSTIFICATION	STATUS
Exceptional	Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric	Fulfils criteria for local or state listing
High	Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations should not detract from significance	Fulfils criteria for local or state listing
Moderate	Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance	Fulfils criteria for local listing
Little	Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall heritage significance	Does not fulfil criteria for local or state listing
Neutral	Elements do not add or detract from the site's overall heritage significance; change allowed	Does not fulfil criteria for local or state listing
Intrusive	Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration	Does not fulfil criteria for local or state listing

Various elements of 33 Alfred Street, Circular Quay have been graded below in relation to their contribution to the site's overall heritage significance. Elements may include facades, structure, finishes and equipment that are located within the site's curtilage.

TABLE 9 – GRADINGS OF HERITAGE SIGNIFICANCE

STRUCTURE, SPACE OR ELEMENT	LOCATION	GRADING
Exterior		
Overall form and configuration	-	Exceptional
Curtain wall facades and spandrel system (including thermopane double-glazed units, aluminium frames,	All facades	Exceptional

STRUCTURE, SPACE OR ELEMENT	LOCATION	GRADING
toughened grey tinted plate glass and gold fused backing to the glazing. Excluding modified elements outlined below)		
Cavity brick/ masonry walls (excluding pebblecrete finishes and pre-cast concrete panels)	Eastern and western facades	Exceptional
Marble finishes (including repin marble to podium, white Carrara marble to ground floor and level 5 terrace columns and Verde Issori marble to the recessed lower walls)	All facades (including the base of the former southern façade enclosed within the podium)	Exceptional
Remnant mosaic tiling to masonry walls	Western façade (level 5 approx) and ground floor southern façade (within carpark basement 1)	Exceptional
Amicus sculpture	Western façade (podium)	Exceptional
Level 5 terrace (including aluminium framed fenestration and doors, concrete paving and metal balustrades- excluding glazed balustrades)	Northern elevation and returns	Exceptional
Glazed balustrade	Level 5 terrace/ northern elevation and returns	Neutral
Level 6 terrace	Eastern elevation	High
Level 14 terrace	Eastern elevation	High
Bronze mullioned glazing (excluding the modified entries and revolving doors)	Street level facades	High
PhillipStreet entry	Eastern elevation	Moderate
Alfred Street entry (revolving doors)	Northern elevation	Little
Young Street entry (including revolving door and awning)	Young Street/ western elevation	Little
c.2000 Roof additions	Level 26	Little
Interior		
Steel structural system, exposed pillars and modular grid	All floors	Exceptional
Configuration of the high and low rise lift and service core (including fire stair and WCs – excluding WC fit out.)	Service core	High
Lift Cars	Service core	Neutral
North eastern stair	Between levels 1-6	High

STRUCTURE, SPACE OR ELEMENT	LOCATION	GRADING
Plant/ services	Sub- basement, Level 13, part 25, part 26, 27-28	Not assessed
Chilled water drinking fountains	Basement 2 car park	Moderate
Car wash	Basement 2 car park	Moderate
Remnant external wall finishes (including Verde Issori marble and mosaic tiling	Basement 1 car park	Exceptional
Marble wall finishes (excluding modified finishes to structural columns)	Ground Floor main lobby	Subject to investigation
Revolving entry doors	Ground Floor Main Lobby	Little
Floor and ceiling finishes	Main lobby	Neutral
Café fit out	Eastern main lobby	Neutral
Security stiles enclosing lift	Main Lobby	Neutral
Reception desk	Main Lobby	Neutral
Meeting rooms	Eastern ground floor	Neutral
Credit union/ tenancy fit out	Ground floor south	Neutral
Contemporary patterned wall cladding	Ground Floor Western Lobby	Neutral
Wall cladding	Lift lobby	Neutral
WCs	Ground Floor	Neutral
AMP logo signage	Ground Floor Main Lobby West wall	Neutral
Olympic Torch display	Ground Floor Main Lobby	Neutral
Phillip Street entry	Phillip Street elevation/ Level 1	Moderate
Plaza entry/ reception	Southern elevation/ Level 1	Neutral
Contemporary partitioning, fit out and furnishings (including ceilings (excluding suspended system) and floor finishes)	Levels 1-12, 14-26	Neutral
Abstract mosaic wall finishes (by Michael Santry) and original stainless steel lift doors	Level 6 lift lobby (potential level 5)	Exceptional
Marble wall cladding	Level 24 lift lobby	Subject to investigation

STRUCTURE, SPACE OR ELEMENT	LOCATION	GRADING
Vinyl wall cladding	Level 25 lift lobby	Subject to investigation
Remnant abstract mosaic wall finishes (by Michael Santry)	Level 26 (area of former kiosk)	High
Original structural columns	Level 26 (enclosed within the c.2000 addition)	High

5.6 ARCHAEOLOGY AND ABORIGINAL CULTURAL HERITAGE

5.6.1 ABORIGINAL CULTURAL HERITAGE

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history. It provides evidence of the lives and existence of Aboriginal people before European settlement through to the present.[1]

Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and each other. It recognises that Aboriginal people understand cultural heritage and cultural practices as being part of both the past and the present and that cultural heritage is kept alive and strong by being part of everyday life.

Cultural heritage is not confined to sites; it also includes peoples' memories, storylines, ceremonies, language and 'ways of doing things' that continue to enrich local knowledge about the cultural landscape. It involves teaching and educating younger generations. It is also about learning and looking after cultural traditions and places, and passing on knowledge. It is enduring but also changing. It is ancient but also new. Aboriginal cultural knowledge provides crucial links between the past and present and therefore represents an essential part of the identities of Aboriginal people and all Australians.

The traditional owners of the land on which the AMP Building stands are the Gadigal (Cadigal, Cadi) people who lived on the southern shore of Port Jackson, from South Head west to the Darling Harbour area. The subject site and immediately surrounding area were an integral part of the pre- and post-contact history of both the Gadigal people and the Aboriginal peoples across the surrounding region.[62]

The creation of Semi-Circular Quay during the 1840s required the construction of a stone wall, behind which “huge quantities of rubble, soil and waste”[63] were deposited to provide a firm foundation. These deposits buried the original shoreline. An archaeological assessment conducted for Customs House, located to the west of the subject site, indicated that there was a small possibility that Aboriginal archaeological deposit may be located across the former foreshore area at depths of two to three metres below the current ground surface. However, when the subject site was cleared in preparation for the construction of the AMP Building, the sandstone bedrock was removed to a depth of 50 feet (15.2 metres) below the level of the road or 32 feet (9.8 metres) below sea level.

An assessment by Artefact Heritage in November 2012 therefore concluded that there is no potential for Aboriginal archaeological resources on the subject site, due to the major subsurface disturbance during the latter half of the 20th century[64].

[1] Office of Environment and Heritage 2011a

[62] Artefact Heritage (2012) *Assessment of Aboriginal and Historical Archaeological Potential,* p 15.

[63] Artefact Heritage (2012), p 38.

[64] Artefact Heritage 2012

5.6.2 HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains, it is also about landscapes and links between sites.

Archaeological Potential is defined as[2]:

> *The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:*
>
> - known archaeological features/sites (high archaeological potential);
> - potential archaeological features/sites (medium archaeological potential);
> - no archaeological features/sites (low archaeological potential).

The site of the AMP Building was originally part of the Government House gardens and was then occupied by Mort & Co's wool stores before the AMP Building was constructed. An assessment by Artefact Heritage in November 2012 concluded that due to the extensive excavations on the site, the site has no archaeological potential[65]. The report states:

The Bridge and Alfred Block has been assessed to be of no archaeological potential, as plans supplied by Urbis show that underground basements and car parking are present beneath the entire area. However, these plans also show the Bennelong SWC passing intact beneath the AMP plaza, which would suggest that the basement in this area is shallow enough to have avoided impacts to the drain, in which case other deep subsurface features may also have survived.[66]

[2] Department of Urban Affairs and Planning 1996

[65] Artefact Heritage 2012:ii

[66] Ibid

6 Heritage Listings and Statutory Obligations

6.1 HERITAGE LISTINGS

The following heritage listings apply to the subject site.

TABLE 10 – HERITAGE LISTINGS

TYPE OF LISTING	NAME OF ITEM
STATUTORY LISTINGS	
City of Sydney Local Environmental Plan 2005 Schedule 8 – Central Sydney heritage items (items of local significance)	33 Alfred Street Sydney AMP Building CSHI No 2000
Draft Sydney Local Environment Plan 2011 Schedule 5 Items of Environmental Heritage (items of local significance)	33 Alfred Street Sydney AMP Building Lot 1, DP 1073376 - inventory number I1662
NON-STATUTORY LISTINGS	
National Trust of Australia (items of local, state or national significance)	Alfred Street 33 Australian Mutual Provident (AMP) Building C6593
Australian Institute of Architects 20th Century register of significant buildings	Alfred, Young and Phillip Streets AMP Building Number 4703158

6.2 STATUTORY OBLIGATIONS

Works to the AMP Building at 33 Alfred Street may require particular approvals depending on the nature of proposed works.

Key commonwealth, state and local legislation, plans, policies and programs and committees affecting the management of the place are described below.

This Section should be referred to in additional to other management plans for the site.

6.2.1 COMMONWEALTH LEGISLATION

Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance, including world heritage areas, Commonwealth marine areas, nationally threatened species and communities and migratory birds. The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant impact on matters of national environmental significance. These actions require approval from the Commonwealth Minister, Environment and Heritage.

A new national heritage system was established in January 2004 under the EPBC Act. This led to the introduction of the National Heritage List, which recognises and protects places of outstanding heritage to the Nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value. The AMP building/ 33 Alfred Street is not listed on the National and/or Commonwealth Heritage Lists.

6.2.2 NSW LEGISLATION

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. The Act requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to provide guidance on the level of environmental assessment required. Development approval for works may be required under Part 3A, Part 4 or Part 5 of the Act.

The subject 33 Alfred Street falls within the boundaries of the Sydney LGA and is covered by the Sydney LEP 2005 and the Sydney Heritage DCP 2006. City of Sydney has also drafted Sydney Local Environmental Plan 2011 and DCP 2010 however the instruments have not yet been gazetted.

Approval is required under this Act for alterations and additions to the site. Heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance.

Heritage Act 1977

The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the Heritage Act 1977 is to ensure cultural heritage in NSW is adequately identified and conserved. The Act is the primary item of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act and are given automatic protection against any activities that may damage an item or affect its heritage significance.

33 Alfred Street is not currently listed on the SHR however has fulfilled the criterion for state significance.

Historical Archaeology

Historical relics are also protected under the Heritage Act throughout all areas of NSW. If historic relics are discovered on the site during any maintenance or construction works, the Office of Environment and Heritage of the NSW Department of Planning must be notified under Section139 of the Act.

Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

"relic means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance."

Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit. Section 60 excavation permits are required to disturb relics within State Heritage Register (SHR) sites, while Section 140 permits are required for sites that are not listed on the SHR. Under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), excavation permits to disturb relics under Section 60 or Section 140 of the Heritage Act are not required for SSD projects.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW

(consisting of any material evidence of the Aboriginal occupation of NSW) under Section 90 of the Act, and for 'Aboriginal Places' (areas of cultural significance to the Aboriginal community) under Section 84.

If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

The protection provided to Aboriginal objects applies irrespective of the level of their significance or issues of land tenure. However, areas are only gazetted as Aboriginal Places if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is, of special significance to Aboriginal culture.

The Act was recently amended (2010) and as a result the legislative structure for seeking permission to impact on heritage items has changed. An s.90 permit is now the only AHIP available and is granted by the OEH. Various factors are considered by OEH in the AHIP application process, such as site significance, Aboriginal consultation requirements, ESD principles, project justification and consideration of alternatives. AHIPs are not required for projects assessed as State Significant Developments (SSD).

As part of the administration of Part 6 of the Act OEH has developed regulatory guidelines on Aboriginal consultation, which are outlined in *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (2010). Guidelines have also been developed for the processes of due diligence - *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (2010), and for investigation of Aboriginal objects - *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010) in accordance with the 2010 amendment to the Act.

An assessment by Artefact Heritage in November 2012 concluded that there is no potential for Aboriginal archaeological resources on the subject site, due to the major subsurface disturbance during the latter half of the 20th century. The subject site was cleared in preparation for the construction of the AMP Building; the sandstone bedrock was removed to a depth of 50 feet (15.2 metres) below the level of the road or 32 feet (9.8 metres) below sea level.

6.2.3 COMMONWEALTH POLICIES

Building Code of Australia 1996

The Building Code of Australia guides all construction work in Australia. Under the *Local Government (Approvals) Regulation 1993* the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The BCA provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of 33 Alfred Street comply with the BCA should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursed to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

6.2.4 STATE GOVERNMENT POLICIES

State Environmental Planning Policies

State environmental planning policies (SEPPs) deal with issues significant to the state and people of New South Wales. Various SEPPs may apply to development at 33 Alfred Street.

6.2.5 LOCAL GOVERNMENT POLICIES

City of Sydney Local Environmental Plan (LEP) 2005

A Local Environmental Plan is the principal legal document for controlling development and guiding planning decisions made by Council.

The aims of this plan are:

(a) to protect and enhance the diversity and special qualities of the City of Sydney, and its surrounding areas, and

(b) to establish the City of Sydney as the best place to live in, work in and visit, and

(c) to foster environmental, economic, social and physical well-being so that the City of Sydney continues to develop as an integrated, balanced, sustainable and prosperous living city of world standing, and

(d) to encourage orderly, sustainable and high quality development of land and other resources within the City of Sydney, and

(e) to conserve the environmental heritage of the City of Sydney.

33 Alfred Street is listed as a heritage item under Schedule 8 of the LEP. The LEP requires consent for certain types of development (including development affecting heritage items) and the consent authority, in considering any proposed development, must have regard to the relevant aims, strategies and principles contained in this plan and may have regard to any published planning and design provisions and policies adopted by the Central Sydney Planning Committee or the Council. Heritage provisions for the Central Sydney area are incorporated under Chapter 2 Part 6 of the instrument. Clause 68 nominates consent required for certain development as outlined below:

(1) The following development may be carried out only with development consent:

(a) demolition of a heritage item or building in a heritage streetscape,

(b) structural or non-structural alterations to the exterior or interior of a heritage item,

(c) structural or non-structural alterations to the exterior of a building in a heritage streetscape that is not a heritage item,

(d) erection of a sign or advertising structure on a heritage item,

(e) erection of a building on the site of a heritage item or building in a heritage streetscape,

(f) subdivision of a site of a heritage item.

The management recommendations of the Heritage Inventory are as follows:

General: *The overall form of the AMP should be retained and conserved. A conservation plan should be prepared to guide the future use and maintenance of the building. Finishes never intended for painting, such as the marble, granite and curtain wall should remain unpainted and should continue to be appropriately maintained. Surfaces intended for painting should continue to be painted in appropriate colours.*

Exterior: *All remaining intact fabric on the external facades of the tower, such as the marble, granite and curtain wall, should be retained and conserved. As the original building is a significant feature within Circular Quay the addition of further floors to the building should not be contemplated. Any future development should preserve the existing form, external surfaces and materials of the facade. Door and window openings should not be enlarged or closed in.*

Interior: *All remaining intact fabric on the interior such as the ground floor foyers and upper lift lobbies should be retained and conserved. As the general office interiors have been extensively remodelled and there is little of significance remaining inside the building, further alterations could be carried out, provided any future internal work does not further compromise the facades of the building.*

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Draft Sydney Local Environmental Plan (LEP) 2011

The draft LEP has been exhibited in accordance with the Environmental Planning and Assessment Act 1979 however has not yet commenced. When gazetted, all local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed (including the City of Sydney LEP 2005).

As with the 2005 LEP, the plan aims to conserve the environmental heritage of the City of Sydney. Under the Sydney LEP 2011, provisions 5.10 refer to heritage conservation.

33 Alfred Street is listed as a heritage item under Schedule 5 of the LEP.

City of Sydney Heritage DCP 2006

The Heritage Development Control Plan (DCP) provides objectives and provisions for the development of buildings with heritage significance, either individually or as part of their street or area. The aims in relation to heritage are to:

- Establish the framework for detailed heritage and conservation planning; and
- Ensure that development applications for heritage items and works within heritage conservation areas and heritage streetscapes are assessed on the basis of heritage significance and desired heritage outcomes.

This DCP is based on the underlying principles that:

- Change should be based on an understanding of heritage significance; and
- The level of change should respect the heritage significance of the item, building site, streetscape and/or area.

The intention of the DCP is to ensure that decisions about change are made with due regard to heritage significance, and that opportunities to improve the understanding and appreciation of this significance are taken. The DCP should be considered in relation to future development proposals affecting the site.

6.3 NON STATUTORY LISTINGS

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, but does demonstrate the recognised heritage value of items.

Register of the National Trust

The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia.

33 Alfred Street, Sydney is listed on the Register of the National Trust.

6.4 MANAGEMENT PLANS AND GUIDELINES

This Conservation Management Plan revises the following report:

The Australian Mutual Provident Building, 33 Alfred Street, Circular Quay, Sydney, Conservation Management Plan (CMP) prepared for Winton Associates Pty Ltd, by Clive Lucas Stapleton and Partners Pty Ltd, October 1999.

Policy recommendations from the above report have been considered and incorporated in this CMP (refer section 7 and this report therefore supersedes the policy recommendations of the 1999 report.

7 Conservation Policies

7.1 WHAT IS A CONSERVATION POLICY?

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be maintained and enhanced. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The below policies and guidelines are informed by background discussion which explains the reasoning behind the policy. It is noted that not all of the guidelines and/ or policy may be achievable when external matters are taken into account such as condition or owners requirements (within reason).

7.2 STATUTORY OBLIGATIONS

The subject site is listed as a heritage item in Schedule 8 of the City of Sydney Local Environment Plan 2005 and the Draft LEP 2011. Approvals are required for development works to the heritage item except where exemptions apply or for maintenance or minor works.

Guidelines

- Management of the site under legislation should be guided by the site's significance, this CMP and the following policies.
- Future proposed changes to the building need to be undertaken in accordance with the relevant LEP and DCP. A heritage impact statement may be required to assess any works to the place or to items/ elements in the vicinity of 33 Alfred Street.
- If future development is proposed, it may not be necessary to prepare archaeological impact assessments or research designs prior to the works beginning. However, if unexpected archaeological material is encountered during works, it will be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council should be notified and a qualified archaeologist engaged to assess the significance of the material and recommend whether further investigation is required.
- City of Sydney should refer to the CMP when considering proposed changes to the building.

7.3 HERITAGE SIGNIFICANCE

Background

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage resource.

33 Alfred Street is of local significance for its historical, social, aesthetic and representative values and for its rarity. The research undertaken for this report has resulted in an assessment that the AMP Building is also of State significance although it is not listed on the SHR. Various built components contribute in different ways to the overall significance of the building and the degree of change considered appropriate is dependent on its assessed level and grading of significance. Elements with a higher grade of significance will have greater constraints on change.

Guidelines

- The Statement of Significance embodies the core heritage values of the building and all future decisions and works to the building must be guided by the Statement of Significance and the

identified significant spaces, fabric and building elements identified in this CMP, together with any additional detailed research and assessment. The significance is defined in section 5.4 of this report with a schedule of significant elements provided in section 5.5.

- Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the building should be aware of the identified significance and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.

- Works should be undertaken in accordance with the principles of the Australia ICOMOS Burra Charter.

Policies

Policy 1. Elements of **exceptional significance** are rare or outstanding elements that directly contribute to the place's overall heritage significance. They demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved in-situ. Any change should be minimal and retain significant values or fabric

Elements of **high significance** have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved.

Elements of **moderate significance** have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance.

Elements of **little significance** do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may also reflect fabric that may have been substantially altered or modified or may reflect non-significant phases of development. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance.

Elements identified as **neutral** do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes are allowed so long as they do not impact on associated fabric of higher significance.

Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration;

Policy 2. All future decisions and works to the building must be guided by the Statement of Significance and the significant spaces, fabric and building elements identified in this CMP together with any additional detailed research and assessment.

Policy 3. Elements of high or exceptional significance should not be materially obstructed by new works, structures or services, and they should be clearly visible and interpreted as part of any new works;

Policy 4. Where elements of high or exceptional significance have been damaged they should be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ where-ever practicable;

Policy 5. Any significant elements proposed for demolition or removal should be subject to archival photographic recording, copies of which should be retained on site and provided to the consent authority. This should include photography and/ or measured drawings. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording Managing Cultural Significance

Policy 6. Fabric or elements of high/ exceptional significance uncovered in new works or investigations (such as original terrazzo or marble floor or wall finishes) should be exposed and restored where their condition permits and with consideration for tenancy use.

7.4 MAINTENANCE

Background

The AMP Building requires regular maintenance and upgrade works to conserve its heritage significance and identified significant fabric. Change should also be considered with a goal of conserving and enhancing the identified heritage values of the asset, wherever possible, while accommodating its continued use.

Guidelines

- Fabric identified as highly significant should have priority works undertaken when required. Impact on significant fabric should be considered and the appropriate approvals sought.
- Management and maintenance of the asset should aim to conserve its heritage significance to the greatest extent feasible. Works should be sympathetic to highly significant fabric and repairs should be undertaken over replacement, if possible.
- Maintenance works to the building should be undertaken on a regular basis to avoid substantive future conservation works.
- Minimum standards of maintenance and repair under Section 118 of the *Heritage Act 1977* and as specified in the *Heritage Regulations 2005*, is recommended to be applied to the asset to ensure its long-term conservation. The minimum standards refer to weatherproofing, fire protection, security and essential maintenance, to ensure that the significance of the place is retained.

Façade Management Guidelines

- Façade works should be undertaken in consultation with specialist or conservation advice.

Policies

Policy 7. The significant fabric of the building should be maintained by the implementation of a cyclical maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric. Maintenance should be in accordance with the Heritage Office Guidelines and Minimum Standards of Maintenance and repair;

7.5 USES

Background

The ongoing use of heritage items is vital to retention of heritage significance and maintenance of the item. The AMP Building was purpose built as commercial offices for the company and has maintained its original use. The consideration of any future uses of the building must be mindful of its original historical use as a commercial office space. A range of uses may be permissible, providing that the use does not negatively affect and interprets the identified significance.

Guidelines

It is preferable that the building retain a commercial use such as office space or restaurant/ retail use.

Policies

Policy 8. Any proposed adaptive re-use of the AMP Building should be compatible with the nature and significance of the building. Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance would not be acceptable;

Policy 9. The external appearance of the building as a commercial premises should be maintained although this does not preclude activation of the Alfred Street forecourt or street levels generally.

Policy 10. Any works to facilitate public access to and use of the Level 5 terrace should not include enclosure of the terrace or structural pillars and should retain the current setbacks and significant external finishes;

7.6 ALTERATIONS AND NEW WORKS

Background

Any proposed modifications to the heritage item must take into consideration the identified significance and must have regard for the total resource.

Guidelines

- The original external envelope and significant character as a post war International commercial premises is to be retained, conserved and interpreted;
- Unsympathetic alterations and additions or alterations that dominate the heritage character of the building are discouraged;
- Removal of intrusive fabric (as identified in the CMP) is encouraged;
- Any modifications to the building envelope are subject to undertaking a formal heritage impact statement in accordance with Office of Environment and Heritage Guidelines.
- Proposed alterations should consider heritage items in the vicinity including Customs House, Hinchcliff Wool Store, the Justice and Police Museum and others;

Signage

- New signage should be consistent with relevant City of Sydney signage policy and/ or guidelines.

Compliance and services

- New works should comply with the Building Code of Australia unless the heritage significance determines that the matter will be professionally determined under performance standards.
- Any modification to significant fabric or spaces in the building for BCA compliance purposes may be subject to undertaking a formal Heritage Impact Statement in accordance with the Office of Environment and Heritage Guidelines.
- Where practicable works for fire safety should not detract from significant facades, finishes or elements.

Sustainability

- New works should aim to reduce the environmental impact of new construction and building fit-outs;
- Building users and Managers should understand the impacts that the ‘use’ of the building will place on the existing thermal properties of the building. If the use will increase the levels beyond that which

can be managed by passive solutions, and the required modifications present an unacceptable level of intervention, the use may not be supported.

- Works to achieve sustainability outcomes should also consider conservation objectives and may not be supported where required modifications may detrimentally impact on identified significant fabric or finishes.

Policies

Policy 11. No vertical additions to 33 Alfred Street should be permitted;

Policy 12. Modifications to the existing altered roof level and terrace (Level 26) may be permitted subject to assessment;

Policy 13. The double crescent shape of the building should be retained with no infill of the eastern and western voids. Additions or new works should not compromise the streamlined curtain wall facades or the definition of the podium base;

Policy 14. Sympathetic additions are permitted to the southern elevation only, at or below the podium height (i.e. level 5) and subject to assessment;

Policy 15. Any modifications to the external fabric, form or design of the elevations and/ or building entry (including the enclosed Phillip Street entry) should be cognisant of the original plans and the original design intent;

Policy 16. Except where required by condition, the existing curtain wall fenestration design and fabric should be retained and preserved with consideration for the significance of the gold dust impregnated panels and the resultant finish;

Policy 17. Where possible, preserve original balcony parapets, copings, flagpoles and handrails. Glazing may be added to balustrades for code compliance;

Policy 18. The original externally mounted Tom Bass sculpture should be retained and conserved in situ;

Policy 19. Where signage is required for future commercial tenancies, signage should be limited to areas of existing or original signage;

Policy 20. Lighting strategies should consider City of Sydney Council lighting policy and should be minimal and sympathetic to the heritage character of the façade. There is an opportunity for external lighting to enhance architectural features;

Policy 21. The internal configuration of lift lobbies and split high and low rise lifts should be retained;

Policy 22. Internal partitioning for office fit outs should not impact on the legibility of curtain wall glazing or proportions;

Policy 23. All remaining intact interior fabric and finishes of high or exceptional significance (as identified in Table 9) should be retained and conserved. As the general office interiors have been extensively remodelled, further alterations could be carried out, provided any future internal work does not further compromise the facades of the building;

Policy 24. There is potential for original finishes to be identified in lift lobbies, including original tiled or marbled wall finishes. Alterations to these areas should only be considered where works will not further impact on original finishes or investigations have been undertaken to demonstrate that finishes are no longer extant. Where later fit-outs have obscured original finishes, the original fabric should preferably be preserved and presented in accordance with the original design;

Policy 25. There is potential for original services within the core such as letter slits and water fountains/ bubblers to be intact behind later fit outs. Where possible these features should

be exposed, or archivally recorded in conjunction with new works. Where possible, these features should be retained in situ. A representative sample of the elements may be exposed with consideration for the owners/ tenancy requirements;

Policy 26. Internal lighting should not impact on identified significant spaces or finishes;

Policy 27. Finishes never intended for painting, such as marble and the curtain walling, should remain unpainted, while painted surfaces should continue to be painted in appropriate colours;

Policy 28. Significant door and/ or window openings should not be enlarged or closed in;

Policy 29. All applications for building modifications and fit-outs are to demonstrate sustainability objectives, where this does not conflict with best practice conservation;

7.7 ARCHAEOLOGY

A detailed expert assessment has concluded that the site has no archaeological potential, due to extensive excavations on the site.

Guidelines

There are no known archaeological remains on the subject site; however the following recommendations are made:

- If any Aboriginal remains were discovered during works, works should immediately cease and the National Parks and Wildlife Service of the Office of Environment and Heritage should be contacted for further advice, as required under Section 91 of the *National Parks and Wildlife Act 1974.*
- If historical archaeological remains were found during works, works should immediately cease and the Heritage Branch of the Office of Environment and Heritage should be contacted for further advice, as required under Section 139 of the *Heritage Act 1977*.

Policy 30. Allow subsurface disturbance without the necessity for archaeological supervision.

7.8 MOVABLE HERITAGE

Background

Extensive refurbishment and modernisation of the interiors has removed most of the original partitions and furnishings. It is not clear how much of the original plant equipment (such as lift machinery and air conditioning) has survived.

Policies

Policy 31. If any significant early items are identified and able to be provenanced to the original AMP use (such as furnishings from the original managers' offices or boardroom, or lift machinery), the items should be catalogued and retained on site.

7.9 CURTILAGE SETTING AND VIEWS

Background

The AMP Building retains its distinctive original form however has been incorporated as part of a larger city block complex with the new AMP building at 50 Bridge Street, with some modifications to the adjoining podium at the rear of the original tower and extension of the forecourt in front of the tower on Alfred Street.

Policies

Policy 32. Views to and from the site from Circular Quay, the Harbour and the Cahill Expressway should remain unimpeded;

Policy 33. The significant façades, overall form and landmark quality of the building should be retained;

Policy 34. Vehicular access must have regard to original and significant fabric and should not detract from significant elevations. No additional openings should be permitted on the Young, Alfred or Phillip Street elevations of the building. However access may form part of new extensions to the podium of the complex to the south on Young or Phillip streets;

Policy 35. Any new works or addition to 50 Bridge Street should allow views of the southern elevation of 33 Alfred Street from Young and Phillip Streets to interpret its original form. Any proposed podium link should respect the original form of the AMP Building.

7.10 INTERPRETATION

Background

There are opportunities to interpret the diverse cultural values of the AMP Building and the former Mort & Co wool stores to the public. Low-key, robust and largely self-guided interpretation would be most appropriate and may include (but is not limited to) signage or website information. The site comprises interpretation on the corporate floors however this is not publically accessible.

Policies

Policy 36. An interpretation strategy should be prepared for the site that interprets the significant use and historical values of the site to the general public. This should consider the existing interpretation on the upper corporate floors.

Policy 37. Interpretation of the site should incorporate retention of significant fabric, spaces and or elements as identified in the schedule of significant elements

Policy 38. Any Interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access and amenity issues and ordinance compliance.

Policy 39. Where consistent with the use of the building, appropriate public access is encouraged.

7.11 FURTHER INVESTIGATION

Background

There is potential for original fabric and finishes within previously altered areas including (but not limited to) lift lobbies and service core areas. This may include original terrazzo and/ or marble flooring and/ or wall finishes. Investigations would assist in future management of the interiors and broader interpretation however these investigations are not required as a priority and may be undertaken where possible, as time, resources and opportunity permits or in conjunction with proposed building works.

There are also opportunities to investigate and catalogue original furnishings potentially stored on the premises and further assess significance of plant/ services.

Guidelines

Further investigation may consider the following:

- Investigation of the physical fabric of the upper floor lift lobbies to determine whether original finishes are retained behind later fit out works;

- Investigation of the service core areas to determine the extent of retained services and features such as original water fountains, mailing slots etc retained behind new fit outs;

- Archival recording of any of the identified elements in conjunction with new works.

- Further assessment of the significance of plant and utilities (such as air conditioning, heating/ cooling elements and fire proofing/ controls) by a suitably qualified engineer;

- Surveying and cataloguing any original or stored furniture items (e.g. boardroom table, remnant partitions and/ or work stations)

7.12 ADOPTION, IMPLEMENTATION AND REVIEW

Background

Any works to the property should comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the Heritage Act 1977 (NSW), the Building Code of Australia, the Australia ICMOMOS Burra Charter 1999 and relevant City of Sydney Council LEP and DCP documentation.

Guidelines

- Any works to the place should be carried out in accordance with the principles set out in the Australia ICOMOS Burra Charter.

- Any works to make the place comply with Building Code of Australia requirements should be governed by the heritage significance of the place.

- This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the place

- All persons responsible for the management and maintenance of the 33 Alfred Street should be familiar with the significance of the place and the conservation policies in this report.

- This CMP should be reviewed and updated within 10 years to remain relevant to ongoing change and use of the place, and statutory compliance. Prior to the review, if substantial change in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be reviewed. Irrespective of the requirement to review the document every 10 years, the CMP should remain as a valid basis for on-going heritage management until such reviews are completed. Reviews of the CMP should be based on The Burra Charter and other guidelines by the NSW Heritage Branch. Reviews should also take into account any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures. Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.

- Conservation works undertaken in accordance with the CMP should involve experienced heritage and conservation professionals.

Policies

Policy 40. A copy of this conservation management plan should be retained on site at all times for use by those responsible for the management and conservation of the place.

Policy 41. A copy of the plan should be submitted to City of Sydney Council and the Office of Environment and Heritage for research purposes.

Policy 42. This CMP should be submitted to City of Sydney Council or consent authority as part of any application for new works. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal.

Policy 43. This CMP should be adopted by present and future owners and used as a guide for the management and conservation of the place;

Policy 44. The CMP should be reviewed at regular intervals (for example 10 years from its adoption).

7.13 IMPLEMENTATION STRATEGIES

The following table lists strategies for implementing the conservation policies for 33 Alfred Street, Sydney.

The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- high priority works should be undertaken within the next two to four years;
- medium priority works should be undertaken within the next four to six years, and
- low priority works should be undertaken within the next six years.

TABLE 11 – IMPLEMENTATION STRATEGIES FOR CONSERVATION POLICIES

STRATEGY	CONSERVATION POLICY	PRIORITY
Adopt CMP to guide management and conservation	Policy 43	Following finalisation of draft
Undertake interpretation strategy	Policy 36	High
Provide copies of the CMP to OEH, council, tenants, and relevant stakeholders	Policy 41	Following finalisation of draft
Undertake further investigations as outlined in section 7.11 guidelines	Section 7.11	Medium
Undertake CMP review	Section 7.12 and Policy 44	As directed in the Guidelines

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

Appendix A NSW Heritage Inventory Form

Heritage Data Form

ITEM DETAILS						
Name of Item	AMP Building / 33 Alfred Street, Circular Quay					
Other Name/s Former Name/s						
Item type (if known)	Post-War International style skyscraper					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	33					
Street name	Alfred Street					
Suburb/town	Circular Quay				Postcode	2000
Local Government Area/s	City of Sydney					
Property description	Post-War International style office building completed in 1962 and known as “Sydney’s first skyscraper”.					
Location - Lat/long	Latitude			Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Australian Mutual Provident Society (AMP)					
Current use	Commercial offices for AMP					
Former Use	Commercial offices for AMP and leased commercial tenancies					
Statement of significance	33 Alfred Street is of State heritage significance for its historic, aesthetic and representative values and for its rarity and research potential. The AMP Building, designed by Graham Thorp of the prominent architectural firm Peddle Thorp & Walker in the Post-War International style, and completed in 1962, is historically and aesthetically significant as the first “skyscraper” in Sydney and the tallest building in Sydney for six years. By challenging the existing height limit of 150 feet, the Australian Mutual Provident Society (AMP) initiated legislative changes which paved the way for the development of Sydney with tall office towers. The building also has high historical and technical significance arising from the use of curved glass curtain walling, which was inspired by the use of the technique in American skyscrapers, and the desire to make a similar modern statement about the image and prosperity of AMP in Australia. 33 Alfred Street demonstrates innovative technology and design as the first freestanding skyscraper to be built in Sydney. It was the first to utilise sea water in the air conditioning plant, and incorporated an innovative cellular steel floor design and the longest span beams ever installed in an Australian office building and materials such as heat toughened window glass, with spandrel panels impregnated with gold dust. The curtain wall construction and dual crescent shape is architecturally distinctive and accomplished and was considered unique at the time of construction as a specific					

Heritage Data Form

	response to the environmental and planning constraints of the site. The building is an important early work of Peddle Thorp & Walker Architects with Graham M Thorp the partner-in-charge. The AMP Building was Peddle Thorp & Walker's first major high-rise office development and arguably one of their best works. Their association with the site has continued, with various ongoing alterations and additions to the building since its completion in 1962. The site is also associated with consulting architects including Kahn and Jacobs of New York, who advised on technical matters and Slocum Fuller, also of New York, who consulted as reference mechanical and electrical engineers. The position of the building at "Sydney's front door" provides a landmark entry to the city from the north and/ or from the Harbour. It is a rare example of a relatively intact 1960s office tower displaying the international style and retaining its symbolic intentions, including the Tom Bass sculpture, and as such is significant at a State level. The AMP building is a representative building of the post war International style and provides an excellent example of curtain wall construction, which was relatively new at the time of construction. The building further represents what was a relatively short-lived application of the method, given problems experienced with cracked glazing, heat load etc and is considered rare. It is also of local significance for its association with the Australian Mutual Provident (AMP) Society. AMP was founded in the 19th century and remains a pre-eminent provider of financial services. The AMP Building has had a continuous association with the company since 1962, and retains its use as an office tower.	
Level of Significance	State ☒	Local ☐

DESCRIPTION	
Designer	Graham Thorp, Peddle Thorp & Walker with consulting architects Kahn and Jacobs, New York.
Builder/ maker	Concrete Constructions Pty Ltd
Physical Description	The AMP building is an 1960s office tower displaying the post-war international style. The building incorporates an innovative cellular steel floor design and the longest span beams ever installed in an Australian office building (at the time of construction). The building utilised a curtain wall construction and dual crescent shape, which is architecturally distinctive. The main frame of the building is a network of steel columns, with the main beams welded to the columns. Although the building is curved, the structural grid is modular. The curtain wall glazing is distinctive and comprises Thermopane double-glazed units, with etched and anodised aluminium frames and toughened grey tinted plate glass on the outer panels. The curtain wall spandrel system, incorporates a system of gold fused backing to the glazing to provide a reflective surface for passive sun control. The western and most of the eastern walls of the building are of cavity brick masonry. The exterior of the podium is faced with Repin marble and the columns with white Carrara marble. Verde Issori marble is used for the recessed lower walls of the building.

Heritage Data Form

	There is a sculpture, Amicus Certus by Tom Bass, located on the Young Street podium face. The central figure of the sculpture represents the Goddess of Plenty, flanked by a figure personifying the spirit of Australia (wearing a hat) and a second figure representing the youth of Australia.
Physical condition and Archaeological potential	Structure & Exterior Structurally, the building is substantially intact. There have been some alterations to the fire stairs. While most of the curtain walls are original fabric, some gold spandrel panels are said to have been replaced with replicas. The western and eastern masonry walls above the podium were originally faced with small white glass mosaic tiles. However, these were covered with the existing pebble-crete facing panels in 1972, following problems with the tiles falling from the building. Although the entrances to the building have been modified, most of the original street-level bronze mullioned glazing is intact. The original Phillip Street entrance to the Level 1 customer service areas has been closed. The original forecourt with planter beds has been removed and the building fronts onto a large plaza (widened in the late 1970s and variously modified as part of City of Sydney street works). Interior The ground floor public lobby is partially intact while the first floor former public areas have been converted for commercial uses. The core is largely intact with changes to the fit-out of lift lobbies and services. Fit-out of upper floor commercial areas has been variously and extensively altered with no evidence of original partitioning or furnishing. Typical lighting to commercial floors features fluorescent light fittings recessed into ceiling panels. Suspended ceiling panels have been replaced on the office floors although the suspension system is believed to be partially intact. Floor coverings are largely modified on the commercial floors, with original vinyl flooring replaced with carpeting. The original air conditioning system is still in use and mostly intact. The original lift system, hailed as the "most advanced vertical transport system ever installed in an Australian building", remains in use. Several of the lift lobby doors and surrounds (stainless steel on lower levels and painted steel on upper levels) remain intact, and some lift hall lamps and call buttons are original. Most of the lift lobbies were faced in filled or unfilled marble. There is potential for surviving wall facings within the lift lobbies though most floors have been modified with new cladding. Archaeological potential The site of the AMP Building was originally part of the grounds of the First Government House and was then occupied by Mort & Co's wool stores before the AMP Building was constructed. An assessment by Artefact Heritage in November 2012 concluded that due to the extensive excavations on the site, the site has no archaeological potential.
Construction years	Start year: 1959 — Finish year: 1962 — Circa: ☐
Modifications and dates	There have been numerous alterations to 33 Alfred Street since its completion, the majority of these have been internal, mostly involving partitioning, signage, and fit outs. Alterations have also been made on the basement level to amenities and in parking areas to include bicycle parking, and to the air conditioning and mechanical plant of the building.

1972	White mosaic glass tiles from floors above 6th floor covered with new facing panels / Major refacing east and west facades facing panels
1979	Alterations and upgrading the illuminated ceiling on ground floor
1981	Alterations to ground floor foyer
1982	New revolving doors
1987	Alterations to toilet amenities, basement.

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	1993	Construct shopfront on Alfred St, fire isolated corridor, disabled access from Young St
	2000	Carry out internal and external alterations to the ground floor area, including re-definition of the main entries, re-design of the foyer, reinstatement of the glazed ceiling, replacement of the northern façade glazing, and installation of a new glazed entry canopy / Carry out alterations to the ground and first floor levels of the building to remove existing internal escalators, and install security "speed stiles" and associated sliding doors Carry out alterations and additions to the top of the building to facilitate new function rooms and extension (to the design of Peddle Thorp and Walker)
	2005	Fit out of ground floor area as conference and meeting rooms
Further comments		

HISTORY	
Historical notes	The site was formerly part of the grounds of the First Government House which was built soon after the arrival of the First Fleet. In a plan of the Governor's Domain dating to 1816, the area of the subject site is shown within a "Pleasure Ground" located between First Government House and the shore. The AMP building at 33 Alfred Street is located on a number of town allotments from the 1845 subdivision, which were purchased from the Crown between 1845 and 1847. Most of the allotments were purchased by members of the pioneering merchant and pastoral Campbell family, Robert 'the younger' (1789-1851) and his son Robert 'tertius' (1811-1887). The Campbell's built a row of triple-storey stone-built stores. Mort's polychrome brick and stone wool store was constructed on the eastern part of the site between 1866 and 1870, and was designed by the important mid Victorian architect Edmund Thomas Blacket (1817-1883). Mort gradually acquired the rest of the site, and further additions were made to the original wool stores building in 1883, creating a higher building across the whole site and extending to the western portion of the site, demolishing the remaining of Campbell's former stores. The wool store was a landmark in Sydney for many years. In 1887 Mort & Co amalgamated with R Goldsborough & Co, to form Goldsborough Mort & Co Ltd. Further amalgamations of the major wool broking firms occurred during the 1920s, and in 1928 Mort's wool stores at Circular Quay were sold to the Farmers' and Graziers Co-op, Grain Insurance and Agency Co Ltd. This company had wide ranging pastoral interests in stock, produce, stud farms, hide and skins, as well as wool sales, and the Circular Quay stores were the company's central office. The building continued to be used as stores until the mid-1950s. Demolition of the stores was approved in 1956. The preliminary development application for a building at 33 Alfred Street was submitted in May 1959 (DA 1200/59). Excavation of the site commenced in late 1959 and the main contract for the building's construction was signed on 15 January 1960 by then AMP Society General Manager, M.C. Buttfield. The contract called for two stages of construction, the first being the sub-basement to the 13th floor, and the 23rd to 26th floor with air conditioning and plumbing for the entire building. This was to be completed within 91 weeks. The second stage involved the completion of the tenanted floors – 14 to 22. This contract was required to be completed some 34 weeks after stage one completion.

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	The first 13 floors were occupied in January 1962 and the building was officially opened on 23 February 1962 by the Prime Minister of Australia, Robert G Menzies. The invited audience of 800 included Graham Thorp (architect in charge), HBG Walker (AMP Society General Manager), CG Crane (AMP Society Chairman) and Ald. Jensen (Mayor). The new AMP Building was initially designed to accommodate the Australian Head Office of AMP and the New South Wales Branch Office, together with a number of leased floors The building, at 383 feet (117 metres), was the first tower to exceed the 150 feet (45.7 metre) height limit in Sydney. The external skin of the AMP Building utilised a curtain wall system. It also constituted a number of other "firsts" and innovations for modern office buildings at the time, including: ▪ The first fully free-standing skyscraper in the city of Sydney; the tallest in Australia when constructed; ▪ A public observation deck; ▪ The use of sea water in an office building for cooling and heating in the air conditioning plant, using heat pump technology; ▪ A cellular steel floor designed to simplify the installation and maintenance of inter-office communications, power and telephone services; ▪ Modular partitions with clip-on panels, which increased the speed and simplicity of assembly; ▪ A new type of glare-free and shadow-free fluorescent light fitting with the highest level of illumination of any Australian building; ▪ A continuously moving document conveyor system; ▪ Heat toughened window glass, with spandrel panels impregnated with gold dust; ▪ The longest span beams ever installed in an Australian office building; ▪ The application of sprayed vermiculite plaster for fire proofing and an intricate system of automated fire control; ▪ An electricity substation in the basement. Interiors were also quite innovative for its time, with quality finishes and staff services and amenities.

THEMES	
National historical theme	Developing local, regional and national economies / Building settlements, towns and cities / Governing
State historical theme	Commerce / towns, suburbs and villages / land tenure / government and administration

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	33 Alfred Street is of historic significance as the first tower to exceed the 150 feet (45.7 metre) height limit in Sydney and as the first free standing skyscraper. When constructed the building was Australia's tallest high rise office development. The site has been continuously occupied by AMP since 1962. Following the application to breach the Building Height Act of 1912 a bill to remove the height limit was passed by the NSW Parliament. Thereafter there was no absolute height limit under the Provisions of the Height of Buildings (Amendment) Act 1957. The planning and construction of the AMP Building therefore set a significant precedent for development within the City of Sydney LGA.

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	The site is representative of the building boom of the 1950s and 60s which saw a significant increase in high rise commercial building stock. The AMP Building was purpose built as the flagship offices of the Australian Mutual Provident (AMP) Society, which is one of Australasia's most important financial institutions. Satisfies this criterion at a State level
Historical association significance SHR criteria (b)	The AMP Building was purpose built as the flagship offices of the Australian Mutual Provident (AMP) Society and was initially designed to accommodate the Head Office and New South Wales Branch Office, together with a number of leased floors. The AMP Society was established in 1849 initially as a non-profit insurance company. Today it is a listed financial services company providing wealth management, banking and investment management. The building has retained its original use and association to the company and was originally planned to meet projected needs of the Society for up to 50 years. The prominence of the AMP Building has been used by the AMP Society over the years to promote itself in association with a number of key events in Sydney's recent history, including the Sydney Opera House opening and Bicentennial and Sydney Olympic celebrations. The AMP building/ 33 Alfred Street was designed by and is associated with Peddle Thorp & Walker Architects and Graham M Thorp the partner-in-charge. Satisfies this criterion at a Local level
Aesthetic significance SHR criteria (c)	33 Alfred Street demonstrates innovative technology and design as the first freestanding skyscraper to be built in Sydney. Although much of the technology would now be considered the norm, at the time it was quite innovative and necessitated the construction of a prototype building in North Sydney specifically to test many of the design concepts materials. Planning for the AMP Building followed extensive research into the high rise blocks of North America and the study of planning and fire regulations. It was the first to utilise sea water in the air conditioning plant, and incorporated an innovative cellular steel floor design and the longest span beams ever installed in an Australian office building. The façade is distinguished by heat toughened window glass, with spandrel panels impregnated with gold dust. Interiors and services were also innovative for the period and the building utilised new types of lighting and modular partitioning, with quality finishes (most of which are no longer extant). The curtain wall construction and dual crescent shape is architecturally distinctive and accomplished and was considered unique at the time of construction as a specific response to the environmental and planning constraints of the site. The position of the building at "Sydney's front door" provides a landmark entry to the city from the north and/ or from the Harbour. The AMP building/ 33 Alfred Street was designed by and is associated with Peddle Thorp & Walker Architects and Graham M Thorp the partner-in-charge. Peddle Thorp & Walker, established in 1889, is one of the oldest established Sydney architectural practices still operating and are recognised as key practitioners of the Post-War International style. The AMP Building was Peddle Thorp & Walker's first major high-rise office development, and they went on to design AMP Place (Brisbane, 1977) and the AMP Centre (1977), adjacent to the AMP Building and have since been responsible for more than 200 commercial office buildings in Australia, New Zealand and South-East Asia. The building is arguably one of the best examples of the firms work and their association with the site has continued, with various ongoing alterations and additions to the building since its completion in 1962 (including provision of the c.2000 roof additions and renovations to the ground floor main lobby). The site is also associated with consulting architects including Kahn and Jacobs of New York, who advised on technical matters and Slocum Fuller, also of New York, who consulted as reference mechanical and electrical engineers. The AMP building/ 33 Alfred Street was designed by and is

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	associated with Peddle Thorp & Walker Architects and Graham M Thorp the partner-in-charge. Peddle Thorp & Walker, established in 1889, is one of the oldest established Sydney architectural practices still operating and are recognised as key practitioners of the Post-War International style. The AMP Building was Peddle Thorp & Walker's first major high-rise office development, and they went on to design AMP Place (Brisbane, 1977) and the AMP Centre (1977), adjacent to the AMP Building and have since been responsible for more than 200 commercial office buildings in Australia, New Zealand and South-East Asia. The building is arguably one of the best examples of the firms work. The site is also associated with consulting architects including Kahn and Jacobs of New York, who advised on technical matters and Slocum Fuller, also of New York, who consulted as reference mechanical and electrical engineers. Satisfies this criterion at a State level
Social significance SHR criteria (d)	As a landmark building and the first skyscraper, construction of the building generated considerable public interest and debate. Key milestones in the construction phases were reported to the general public via local television networks and the building was also promoted internationally. Public interest is also demonstrated by the issue of a 12 page supplement prepared by the Sydney Morning Herald on the opening of the building. The Society has also promoted itself in conjunction with the building through landmark events such as Olympic and Bicentennial celebrations and as the control centre of the New Year's Eve fireworks. The building remains one of the most recognisable Sydney buildings and many of the Sydney community would either recall its construction or former use of the 26th floor as a publically accessible observation deck. Satisfies the criterion at a local level.
Technical/Research significance SHR criteria (e)	As the first skyscraper, the building is an important benchmark of post –war International construction and was regarded as technologically innovative at the time of its construction. The building provides an excellent example of curtain wall construction technology. Satisfies this criterion at the state level The site is identified as having no historical or Aboriginal archaeological potential due to the extensive excavation for the construction of the AMP Building.
Rarity SHR criteria (f)	The AMP building is rare with consideration for its date of construction, innovative technologies and services and unique building form, It is also considered rare as a surviving example of a relatively intact 1960s multistorey commercial office tower. Satisfies this criterion at the state level
Representativeness SHR criteria (g)	The AMP building is an excellent example of curtain wall construction, which was relatively new at the time of construction and the building further represents what was a relatively short-lived application of the method, given problems experienced with cracked glazing, heat load etc. The AMP building is a representative building of the post war International style. At the time of its construction it was the tallest building in Australia positioned at the gateway to Sydney from the Quay. Satisfies this criterion at the State level
Integrity	

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HERITAGE LISTINGS	
Heritage listing/s	City of Sydney Local Environmental Plan 2005 Schedule 8 – Items of Environmental Heritage (items of local significance)
	Australian Institute of Architects 20th Century register of significant buildings
	National Trust of Australia (items of local, state or national significance)

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
CMP	Clive Lucas Stapleton and Partners Pty Ltd	Conservation Management Plan	1999	
CMP	Urbis	Conservation Management Plan (Revised)	2012	

RECOMMENDATIONS	
Recommendations	Management should be as per the policy recommendations of the Conservation Management Plan (2012) . The overall form and façades of the building should be retained and conserved with no vertical additions. The double crescent shape of the building should be retained with no infill of the eastern and western voids. Additions or new works should not compromise the streamlined curtain wall facades or the definition of the podium base. Sympathetic additions are permitted to the southern elevation only, at or below the podium height (i.e. level 5) and subject to assessment. The internal configuration of lift lobbies and split high and low rise lifts should be retained Any proposed adaptive re-use of the AMP Building should be compatible with the nature and significance of the building.

SOURCE OF THIS INFORMATION			
Name of study or report	Conservation Management Plan, AMP Building / 33 Alfred Street, Circular Quay	Year of study or report	2012
Item number in study or report			
Author of study or report	Urbis - Fiona Binns (Senior Heritage Consultant)		
Inspected by	Urbis - Stephen Davies (Director) and Fiona Binns (Senior Heritage Consultant)		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Urbis – Guy Smith (Planning Consultant) and Fiona Binns (Senior Heritage Consultant)	Date	December 2012

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IMAGES - 1 per page

Image caption	AMP Building – Northern Elevation				
Image year	2012	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd

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IMAGES - 1 per page

Image caption	AMP Building – Western Elevation				
Image year	2012	Image by	Fiona Binns	Image copyright holder	Urbis Pty ltd

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IMAGES - 1 per page

Image caption	AMP Building – Eastern Elevation				
Image year	2012	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd

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Image caption	AMP Building – Southern Elevation				
Image year	2012	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd

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Image caption	AMP Building – Ground floor foyer				
Image year	2012	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd

Appendix B Historical Analysis, 1999 CMP

The following pages are extracted from *Conservation Management Plan for the Australian Mutual Provident Building* prepared by Clive Lucas, Stapleton and Partners Pty Ltd in 1999.

2. Historical Background

Preamble
Unless otherwise stated, secondary sources used in the preparation of this section are:-

* *Building: Lighting: Engineering*, January, 1962
* *News and Views,* various dates
* 'A.M.P. at Sydney Cove', 1962
* *Sydney Morning Herald*, 26th February, 1962
* *Architecture Today*, February, 1962
* *Architecture in Australia*, June 1962

2.1 Pre -A.M.P. Ownership of the Site

2.1.1 Crown Grant
The A.M.P. Building is situated on six town allotments of 11 perches in area which were purchased from the Crown between 1845 and 1847 in the following manner:-

Table 2.1 - Summary of Crown Grants by Purchase

Allotment in City Section 104	Area of Grant	Grantee (Purchaser)	Date of Grant	Purchase Price
No. 16	11 perches	Maurice Charles O'Connell	30th September 1846	£415[1]
No. 17	11 perches	Robert Campbell (Younger)	30th September 1846	£415[2]
No. 18	11 perches	Archibald Chisholm	18th March 1846	£415[3]
No. 19	11 perches	Robert Campbell (Tertius)	18th June 1846	£415[4]
No. 20	11 perches	Robert Campbell (Tertius)	18th June 1846	£415[5]
No. 21	11 perches	Vieben Solomon	29th October 1845	£415[6]

These city allotments, which front Alfred Street, once formed part of the original government house grounds which, with the completion of the new government house in the early 1840s, was subdivided by the colonial administration by proclamation of 6th January 1845 when a number of city streets were extended to the 'Semi-Circular Quay in Sydney Cove' (then nearing completion).

These streets were Macquarie Street, Phillip Street, Elizabeth Street (now Young), Castlereagh Street (now Loftus), Pitt Street, and Bridge Street; Albert and Alfred Street were also dedicated at this time.[7]

The 'Semi-Circular Quay', a stone built quay which offered a safe and convenient mooring with a reclaimed area behind, had been under discussion since 1833. Construction however did not commence until 1839, with completion coming in 1847.[8]

[1]LTO Serial 220, No. 66
[2]LTO Serial 220, No. 27
[3]LTO Serial 219, No. 100
[4]LTO Serial 219, No. 166
[5]LTO Serial 219, No. 165
[6]LTO Serial 218, No. 229
[7]*NSW Government Gazette*, 10/1/1845
[8]Thorp, W., 'Customs House, Sydney - Archaeological Assessment'. Prepared for Sydney City Council, March 1995.

2.1.2 Campbell Family Interest

The majority of the purchases of these town allotments were made by two members of the pioneering merchant and pastoral Campbell family: Robert 'Younger' (1789-1851) and his son Robert 'Tertius' (1811-1887). During 1846 the Campbell family extended their interest in the area through the acquisition of O'Connell's Lot 16,[9] and Chisholm's Lot 18.[10] Solomon's Lot 21 was similarly acquired in 1852.[11]

The Campbells improved the town allotments with the construction of a row of triple storey stone built stores. These were later demolished in stages from c.1864 for new premises built for Mort & Co. Ltd. (**See Figures A3.1 and A4.1**)[12]

2.1.3 Mort & Co. Ltd.

In 1866 and 1868 the properties were leased to Thomas Sutcliffe Mort (1816-1878) by Robert 'Tertius' Campbell.[13] Mort had arrived in Sydney in 1838 and gone into business as a broker and auctioneer in 1843. This business soon developed into a major wool broking interest. Mort later extended his business interests into heavy engineering (Mort's Dock and Engineering Co. Ltd. in Balmain), dairying (the Bodalla Estate), and refrigeration (the N.S.W. Fresh Food and Ice Co.). [14]

Mort's enormous polychrome brick and stone wool store, which was demolished for the construction of the A.M.P. Building, was constructed during 1866 to 1870, with further additions made toward Young Street in 1883. This woolstore (**See Figures A4.2 & A4.3**), a landmark in Sydney for many years, was designed by the important mid Victorian architect Edmund Thomas Blacket (1817-1883).[15]

2.1.4 Goldsbrough, Mort & Co. Ltd.

In 1887 Mort's company Mort & Co. Ltd. amalgamated with R. Goldsbrough & Co. Ltd. to form Goldsbrough, Mort & Co. Ltd. The founder of R. Goldsbrough & Co. Ltd. was Richard Goldsbrough (1821-1886). Goldsbrough after arriving in Melbourne in 1847 had developed a highly successful wool broking firm.[16]

Further amalgamations with major wool broking firms were undertaken in the early 1920s: in 1922 with the merger of Goldsbrough, Mort & Co. Ltd. with the Sydney wool broking firm of Harrison, Jones & Devlin Ltd., and in 1924 with the Adelaide based company Bagot, Shales and Lewis Ltd.[17]

2.1.5 Farmers' and Graziers Co-op, Grain Insurance and Agency Co. Ltd.

Shortly after these mergers, in 1928, Mort's Circular Quay wool stores were sold to The Farmers' and Graziers Co-op, Grain Insurance and Agency Co. Ltd.[18] This company had wide ranging pastoral interests in stock, produce, stud farms, hide and skins, as well as wool sales. The Circular Quay stores was the company's central office. The building continued to be used as a wool store and wool dumping operation until the mid 1950s.[19]

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[9]LTO Bk. 12 No. 522
[10]LTO Bk. 10, No. 528
[11]LTO Bk. 22, No. 477
[12]City Council Archives, Bourke Ward, Rate Assessment for March 1861
[13]LTO RPA 40422. Date of acquisition of title is not presently understood.
[14]Anon, *Wool and the Nation*, 1946
[15]Kerr, J., *Our Great Victorian Architect*, Sydney, 1983
[16]Anon, *Wool and the Nation*, 1946
[17]Ibid.
[18]LTO Bk. 1510, No. 975
[19]*Wise NSW Directory*, 1947 & City Council DA 1200/59

2.2 Australian Mutual Provident Society

2.2.1 Purchase of the Site

In March 1957 the Australian Mutual Provident Society (Society) purchased the old Mort and Co. premises from The Farmers' and Graziers Co-op, Grain Insurance and Agency Co. Ltd. for the sum of £375,000. The purchase included in addition to the aforementioned town allotments, Allotment 15 fronting Phillip Street and Allotment 22 fronting Young Street, part Allotments 14 and 23 (which may have been nineteenth century encroachments) and part closed public rights of way of Harrison and Goldsbrough Lanes.[20]

The Society wanted a site which was of sufficient size to allow for a building which would accommodate all of the Society's needs, but with minimal site coverage. The Society is reported to have undertaken a 'great deal of investigation' prior to the purchase of the old Mort premises.

Part of this 'investigation' appears to have been the testing of the City Council's attitude to development proposals for the site, for in March 1956 the Council approved a development application to erect on the site a new building for commercial purposes, to the then maximum height of 150ft., and the demolition of the old Mort woolstore.

This development application was submitted by Alistair Stephen of the legal firm Stephen Jacques and Stephen. Stephen was acting on behalf of an undisclosed organisation. No plans had been prepared for the development application, but the proposed building, if built, was intended for the occupation of the undisclosed purchaser. The projected cost of the building was £3,750,000.[21] This undisclosed organisation was in all probability the Society.

2.2.2 Background to the A.M.P. Society

The A.M.P. Society commenced business in January 1849 when the first policy was written for a William Perry for an assurance of £300 with an annual premium of £7/11/10. The first directors and trustees included some the most prominent bankers and merchants in the colony including David Jones, John Fairfax and Thomas Sutcliffe Mort (previously cited). The impetus for the establishment of the Society came from Canon W.H. Walsh and Thomas Holt. Holt proposed the establishment of a mutual provident society to provide an impetus for people to provide for their present and future financial security. The Society's own Act of Incorporation became law in 1857.

The Victorian branch of the Society was opened in 1863, New Zealand followed in 1871, South Australia in 1872, Queensland in 1875, Tasmania in 1877, and Western Australia in 1884. The first district office in New South Wales was opened in Newcastle in 1881.

In 1958 the Society formed the A.M.P. Fire and General Insurance Co. Ltd. with a nominal capital of £1,000,000. The entry of the Society into fire and general activities was to provide fire cover for properties mortgaged to it as security on loans. In 1960 a wholly owned subsidiary, A.M.P. Superannuation Pty. Ltd., with a capital of £1,000,000 was formed to administer the underwriting of superannuation plans for large and small organisations. At the time the Society moved into its new head office building at Circular Quay it was the largest mutual life office in the British Commonwealth with assets totalling £550 million.

[20] LTO Bk. 2401 Fol. 931
[21] City Council File - DA 85/56

2.2.3 The Need for New Premises

The Society's first meetings in 1849 were made in rented premises in George Street. In 1851 the Society relocated to a number of rented premises in Pitt Street, and then, within a comparatively short period of time, relocated again to Hunter Street in 1858. In 1864 the Society moved to its first purpose built and wholly owned premises at 60 Pitt Street (designed by Edmund Blacket). In 1880 the Society relocated for the penultimate time to new larger premises at no. 87 Pitt Street (designed by George Allen Mansfield). The Society continued to occupy these premises (and other leased offices in George Street) until the completion of the building at Circular Quay, which was in effect the last of its eight homes to that date.

The reasoning behind the choice of the old Mort & Co. site at Circular Quay appears to have been motivated by the recognition of the special attributes of this part of the city and how these could be made to advantage in a new modern building. The feasibility of changing the 1912 building height regulations was being raised at the time. In such a case a tall building 'would not only dominate the Quay area but viewed from the bridge or from the northern side of the harbour it will also dominate the city'. Such a building 'standing at Sydney's front door' would be 'a landmark to all who enter the city by water or from its northern side'. The north face which offered 'a perfect aspect for an office building' could not be built out.

The suitability of the site for the needs of the Society was also seen in terms of providing the opportunity for 'the erection of a building of a quality and dignity which it is believed will be to the mutual advantage and prestige of both the City of Sydney and the Society.'[22] As such the decision to construct such a large and expensive head office can been as a statement of faith in Australia's future.

The proximity of the site to the new Circular Quay railway station was considered not only beneficial in terms of public transport but also aesthetically in 'providing a strong horizontal line across the Quay area which should contrast with and set off the verticality of the Society's tall building'. The open public space offered by the Custom House forecourt, Alfred Street and the proposed widening of Phillip Street (see below) was also seen as positive attributes which would 'ensure a full sense of scale and allow the building to be seen at close quarters to its best advantage'.

Circular Quay was also experiencing during the late 1950s a construction boom with significant commercial and government developments including new offices for Imperial Chemical Industries (I.C.I.) and Lever Bros Pty. Ltd., the completion in 1962 of the Cahill Expressway, the completion in 1961 of the Overseas Passenger terminal on West Circular Quay, and the site of the proposed new State opera house on Bennelong Point.

2.3 Planning the A.M.P. Building

2.3.1 Preliminary Goals

While the construction of the building was undertaken over a period of two years (commencing in late 1959), the planning of the building had commenced in April 1956 with the establishment of a Building Planning Committee by the Society which formulated the following principles as a basis for the new building:-

> *The provision of adequate space for the conduct of a life insurance business on modern and efficient lines.*

[22] G. J. Connor, in City Council DA File 871/56

Reasonable initial cost consistent with simple and economical maintenance to ensure sound investment of the Society's funds.

Good working and recreational facilities.

Provision for expansion of each part and of the whole of the Society's operations on economical lines.

The Sydney based architectural practice of Peddle Thorp and Walker were appointed architects for the new office building. The partners at Peddle Thorp and Walker at this time were Samuel George Thorp, F. Thorp and Graham M. Thorp. Up to that date the firm had won the prestigious architectural Sulman award twice, initially in 1932 for Science House, Sydney and again in 1953 for the Royal Swedish Legation Building, Canberra. The project architect for building was Graham M. Thorp.

Graham Thorp was the son of Samuel George Thorp (d.1967) who went into partnership in 1920 with James Peddle, founder of the firm in 1894. Graham Thorp entered Sydney University in the 1930s, but due to war service graduated in 1947. Following a post-graduate study tour in Europe, Graham Thorp was elevated to partnership in 1950. In 1956 he graduated Master of Architecture at Sydney University.

Peddle Thorp and Walker also engaged a number of overseas consultants to advise on the technicalities required for the such a tall modern building. These included Kahn and Jacobs of New York as Consulting Architects and Slocum & Fuller also of New York as Reference Mechanical and Electrical Engineers.

At the very commencement of the planning process for the new building the Society was aware that the old Mort's store site with its 25,000 square feet of available space could satisfy the Society's requirement for 400,000 square feet gross of building accommodation within a building which was within the 150 ft. height limit,[23] however from the outset the proposal by the architects was for a high rise office block (initially 250 ft. and then increased to 370 ft.).

In doing so the first problem facing the architects was the preparation of a programme for the investigation of the problems likely to be encountered in designing and completing such as structure. This planning addressed matters which today would be considered the norm, but were at that time quite innovative. The investigations for example studied matters such as prevailing wind direction, sun angles, temperature and humidity. Wind resistance, for example, was found to be an important factor in influencing the design of the building's height and its height-to-width ratio. The central core was therefore designed to carry the forces generated by wind resistance down to the foundations by means of three concrete walls at the back of the vertical lift shafts.

In terms of the standard of construction required, a series of tests were undertaken which addressed matters such as noise penetration, the degree of dust and grime in the atmosphere and the impact of these on the air condition filtration plant and window cleaning. Studies of maintenance cleaning costs had a heavy influence on the selection of materials, design, etc. A prototype building, being a full-size replica of a portion of the north-east corner of the proposed building including the roof and a typical floor area, was constructed in North Sydney specially to test many of the proposed design concepts and materials.

[23] Ibid.

The degree of testing and analysis, in particular into the question of implementing cost savings was quite extraordinary. These tests for example included a study of the amount of paper generated in each department, and the number of staff and public passing between departments. In each of the departmental areas of the Society, the present and future requirements of the building (in terms of five and ten years) was planned. In fact the planning took into consideration the projected needs of the Society for a period of 50 years and it was believed that the building would satisfy these needs for this estimated period.

Also in this preliminary stage, a team of architectural consultants was established which included the services of structural, mechanical and electrical engineers, quantity surveyors, etc. The services of the C.S.I.R.O. Experimental Building Station at Ryde was also engaged.

Within this period of planning, the architect, Graham Thorp, and an employee of the Society, Russell Smith, undertook a three months tour inspecting some 40 city high rise office blocks in North America. Detailed notes and reports on each of these visits were made. The town planning and fire regulations of 18 cities were also studied. Much of the eventual planning of the building appears to have followed a careful analysis of these inspection reports as detailed planning for the building only commenced after this analysis was made.

2.3.2 Design Concepts

At the time of the completion the shape of the building was reported as being unique in the world, being a 'form springing from the site and the natural development of planning'. In this development the opportunities for the site were fully explored in models which expressed the widest variety of shapes possible with some five final designs being prepared.

The double crescent H-shaped building form with its curved facades on the north and south sides was developed from splitting the east and west ends to allow for greater use of available interior space, and greater protection from the western and eastern sun.

The location of the staff amenities on the fifth and sixth floors with balcony accommodation provided a form of division which defined the podium from the tower block. The external appearance of this podium at the junction of the Alfred and Young Street facades in early concept designs provided for blanked-off walls (as opposed to a continuous curtain wall along Alfred Street). In this concept the Tom Bass sculptural work was intended to be located on the Alfred Street side (**See Figure A6.6**). The reasoning behind this and the decision to reject it is not known to the authors.

2.3.3 Council and Other Authority Approvals

In May 1957, the City Council granted development consent for the Society[24] to erect a commercial office building, approximately 270ft. in height, subject to at least three floors (later reduced to two) of the proposed building being reserved for the provision of off street parking[25] and that portions of the site needed to be reserved from development due to future road widening proposals being considered by the council at that time.[26]

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[24]City Council Proceedings, 1957, p. 237 (Item 738/56)

[25]The provision for off street parking was a concern held by the Council that the construction of the building would lead to traffic congestion which would 'cause injury to the amenity of the neighbourhood'.

[26]Prior to the submission of a development application to erect new commercial premises for the Society, the City Council under the City of Sydney Planning Scheme (approved in principle in 1952) resolved to widen Phillip Street by 24ft and to provide 20ft spays for road widening purposes at the south-western corner of Alfred Street and at the south-eastern corner of Alfred and Young Streets. The Council sought the transfer from the Society the land required for the splays and road widening. The Society retained the right to build

Development consent was however subject to the approval of the N.S.W. Chief Secretary in pursuance of the provisions of the *Height of Buildings (Amendment) Act, 1952* where control over buildings exceeding 80' in height had to be approved by both the Council and Chief Secretary.

Since 1912 the city's maximum building height had been limited to 150' by the *Building Height Act* of that year. Negotiations between the Society and the City Council regarding breaching the height limit commenced in late 1956 and in March 1957 the Society applied to the Chief Secretary for permission to exceed the height limit by at least 100'. In April 1957 a bill to remove the height limit was introduced and passed by the N.S.W. Parliament. Under the provisions of the *Height of Buildings (Amendment) Act, 1957*, there was no absolute height limit, but all proposed development over 80' in height was referred to the Height of Building Advisory Committee.[27]

In December 1958 a second development application made by the Society was approved by the City Council for the erection of an office building *345 ft. in height above the mean level in the Alfred Street frontage with a height of 370 ft. to the top of the machinery rooms and comprising two basements, ground floor and twenty-six upper floors and to erect an associated three-storeyed building on the site of portion of Goldsbrough Lane and No. 5 Phillip Street for use, together with one basement, for parking of approximately one hundred and fifteen motor cars.*[28] As the Chief Secretary's second approval had been granted in October 1958 (subject to fire protection approval), the Society's new building therefore became the city's (and Australia's) tallest high rise office development.

Other particular Council consents granted during the planning and construction stages of the building included the following:-

- In December 1957 the City Council approved the Society's proposals to close and purchase Goldsbrough Lane (between Phillip Street and Harrison Lane) and part of Harrison Lane, and for the Society to construct a new laneway in place of Goldsbrough Lane.[29]

- In February 1958 Council consent was given for the Society to construct a car parking area beneath Phillip Street.[30] This area was occupied under licence by the A.M.P. from the Council for periods of 25 years.[31]

- In December 1958 Council granted permission for the Society to provide for an open court on the Alfred Street, with steps at the intersection of Phillip Street and Alfred Street, and Young and Alfred Streets, and the construction of planter boxes on the footway of Alfred Street.[32]

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over the areas for the splays above a height of 18ft (later reduced in 1959 to 9ft at Alfred Street and 16ft from Young Street) from the adjacent footway levels (City Council Proceedings, 1957, pp. 38 & 328 (Item 797/56))

[27]Ashton, P., *The Accidental City: Planning Sydney Since 1788*, Sydney, 1993, p.77

[28]City Council Proceedings, 1958, p.742 (Item 738/56) One of the conditions of the Council approval was the need for car parking of 115 motor cars to be accommodated within a three storey building at No. 5 Phillip Street. This building was not eventually built by the Society, and the number of car parking spaces constructed within the tower building was limited to 75, far short of the requirement.

[29]City Council Proceedings, 1957, p.805 (Item 6005/57)

[30]City Council Proceedings, 1958, p.52 (Item 1363/57)

[31]City Council Proceedings, 1959, p.663 (Item 1363/57)

[32]City Council Proceedings, 1958, p.755 (Item 6005/57). One of the conditions of this consent was the Council's reservation of its right to remove this encroachment at any time. The Council has within the last year enacted this right as part of the upgrading work of the city's streets.

. In February 1960 Council granted the Society a licence (renewable for periods of 25 years) to construct a 6ft. x 4ft. tunnel, 130ft. long beneath Alfred Street for the purpose of conveying seawater in four 12" pipes to the building's air conditioning plant. Permission was also given in 1961 to install a grating 4ft. x 2ft. over the pump house situated beneath Alfred Street.[33]

In consideration of the height of the building, other approvals regarding aspects of the building code needed to the sought. In some instances no precedent for this was available, and overseas examples were used for guidance.

2.3.4 Public Interest

Public debate accompanied the construction of the A.M.P. Building including objections to its height, impact on Circular Quay, and the curved facade.

During the excavation and construction works the level of public interest (known as 'footpath foremen') was so great as to hinder the progress of work, and 'peep holes' were cut into the hoardings around the site in an attempt to accommodate this curiosity. Signs (one of which was illuminated for night time) and a tape recording were similarly strategically placed around the site to inform the public of the progress of the work and its technicalities. There was also a viewing stand for those who had the 'leisure to permit them to sit and watch proceedings'.

An architectural model of the building was included in a Qantas worldwide promotion titled "Australia Builds". The model was displayed in the company's overseas offices.

A number of key milestones in the construction of the building (see below) were regularly broadcast on the local television networks. To celebrate the opening of the building, the *Sydney Morning Herald* provided its readers with a twelve page supplement outlining the features of the building with extensive photographic illustrations. The supplement was also profusely illustrated with advertisements placed by the consultants and contractors.

2.4 Constructing the A.M.P. Building

2.4.1 Demolition Work

City Council approval for the demolition of the then 92 year old Mort & Co. wool store was granted in November 1956, with demolition commencing in November 1958.

Work on excavation of the sandstone bedrock for the new building commenced in June 1959 by A. Bradshaw (Excavations) Pty. Ltd. of Roseberry. The excavation removed 40,000 cubic yards of material, excavating the foundations down to 50 ft. under road level or 32ft. below sea level.

2.4.2 Tenders and Documentation

Tenders for the main contract closed in late September 1959. Fifteen firms were expected to tender. The specifications for the project were presented in a document of 700 pages - six inches thick (twice as thick as the Sydney Telephone Directory of the day). The document identified 51 trades and their respective specialist's sub-sections. Some 75 copies of the specification were prepared for distribution. Eventually the construction entailed the completion of more than 600 drawings. From the architect's office alone some 46,000 prints were issued.

2.4.3 Contractors and Consultants

[33]City Council Proceedings, 1960, p.65 (Item 408/60) and 1961, p.414 (Item 408/60)

2.4.3 Contractors and Consultants

The main contract for the building's construction was signed on 15 January 1960 by the then Society General Manager, M.C. Buttfield. The contract called for two stages of completion. The first being the sub-basement to thirteenth floor, and twenty third to twenty sixth floor complete with air conditioning, and plumbing for the entire building which was required to be completed with 91 weeks. The second stage was the completion of the tenanted floors - fourteen to twenty-second. This contract was required to be completed some 34 weeks after stage one completion.

The principal contractor for the construction was Concrete Constructions Pty Ltd., an Australian company founded in 1920. The A.M.P. Building contract was the company's largest undertaking to that date, and the general manager of the project, Mr. R.W. Thomas, was specially brought to Australia from America for the project. The appointment of Thomas brought with it considerable experience in the construction of similar office buildings in North America.

Other principal consultants and contractors included the following:-

Table 2.2 - Summary of Principal Consultants

Architects:	Peddle Thorp and Walker, (Graham M. Thorp)
Consulting Architects:	Kahn and Jacobs, New York
Consulting Structural Engineers:	Rankine & Hill (John Rankine)
Consulting Mechanical Engineers (Part):	John R. Wallis & Associates
Consulting Electrical Engineers:	John R. Wallis & Associates
Consulting Engineer (Air Conditioning):	Slocum & Fuller (New York & Sydney)
Reference Mechanical and Electrical Engineers:	Slocum & Fuller (New York & Sydney)
Quantity Surveyors:	Rider Hunt & Partners
Air Conditioning Supervision:	Lloyd's Register of Shipping
Kitchen Planning Consultants:	Howard Post & Associates, New York
Sound Isolation Consultants:	M. Kodaras, New York
Auditorium Acoustic Consultants:	Mrs A.L. Lawrence
Amenities Wall Tiles Design:	Michael Santry
Sculpture On West Wall:	Tom Bass
Fountain Lobby:	Gerald Lewers
Abstract Mosaics:	Michael Santry
Interior Design (Board and Head Office Executive):	Donald Johnston
Constructional & Testing Advice:	Commonwealth Experimental Building Station, Ryde
Traffic Analysis Consultant:	George Connor
Photographer:	David Moore
Computers:	IBM

2.4.4 Construction Time

Construction time to complete the building was approximately 21 months (this excludes three months lost to industrial action and wet weather) with construction commencing in November 1959 and partial completion (the first twelve floors) being completed and occupied by December 1961. Within this period the first of the 90 structural steel columns was raised in March 1960, and the last main steel girder was lifted into position in late March 1961. The entire structural framework was completed in April 1961.

2.5 Opening the A.M.P. Building

The building was officially opened on 23rd February 1962 by the Prime Minister of Australia Robert G. Menzies. The invited audience of 800 included Graham Thorp,

(architect in charge), H.B.G. Walker (A.M.P. General Manager), C.G. Crane A.M.P. Chairman), and Ald. Jensen (Mayor).

Prior to this in March 1961, the construction workmen celebrated the completion of the structure of the building to its maximum height in a novel (and then unique) way by the raising of a 40ft. gum tree to the top of the building. This was in accordance with an European custom known as 'Richtefest' (roof topping). The ceremony also reflects the multi-national background of the immigrant workmen (from, for example, Holland, Germany, Italy and Malta) engaged on the project.[34]

In completing the building, the following milestones in construction and materials were recorded:-

Table 2.3 - Summary of Principal Statistics

Accommodation (Estimated):	2,500 people
Air Conditioning Ducting:	40 miles
Air Conditioning Piping:	13 miles
Bricks:	1,751,382
Concrete Blocks:	31,158
Concrete:	19,815 cu. yards
Cost:	£6,000,000
Curtain Walling:	135,000 sq. ft. (approx. 3 acres)
Doors:	1,450
Excavation Area:	40,000 cub. yds
Glass Area:	165,000 sq. ft. (approx. 3 3/4 acres)
Lift Travel:	3/4 mile
Marble:	37,000 sq. ft.
Mosaic Tiles:	72,000 sq. ft. (approx. 1 5/8 acres)
Number of workmen	600 to 700 at any one time
Paint:	2,000 gallons
Plaster:	51,000 sq. yds.
Plumbing Pipes (Excluding Air Conditioning):	15 miles
Steel Floor Decking (Celdek):	293,000 sq. ft. (approx. 6 3/4 acres)
Steel Reinforcement Rods:	688 tons
Steel Reinforcing Mesh:	7,511 sq. yds
Structural Steel:	5,800 tons
Tiles:	72,000 sq. ft.
Total Gross Floor Area:	536,460 sq. ft. (approx. 12 1/4 acres)
Total man hours	2,000,000
Vinyl Wall Sheeting:	7,500 sq. yds.

[34]Exhibited at the tree raising ceremony was the following sign:-
"The workmen on this project
Who came from every nation
Have used an old world custom
For a new world celebration
On this great building's highest point
We therefore place a tree
To show we've reached the top and wish
Good luck to A.M.P.

2.4 Early Uses and Tenancies

The Society's new building was initially designed to accommodate the Head Office and New South Wales Branch Office, together with a number of leased floors. The original floor uses were as follows:-

Table 2.4 - Original Floor Uses

Sub-Basement	General store area.
Basement	Car parking and sub-station.
Ground Floor	Auditorium, Bank of New South Wales banking chamber and foyer.
First Floor	Public enquiry, cashier and correspondence departments.
Second to Fourth Floors	New South Wales branch office staff.
Fifth and Sixth Floors	Staff amenity.
Seventh and Eighth Floors	Occupied by the Society's new extensive I.B.M. 401 computer installation.
Ninth to Twelfth Floors	New South Wales branch office staff.
Thirteenth Floor	Air conditioning plant room and low rise lift motors.
Fourteen to Twenty-second Floors	Leased by a number of tenancies including Consolidated Gold Fields (Aust.) Pty. Ltd., Bowater Paper Co. Pty. Ltd., Stephen Jaques and Stephen (Solicitors), Atlantic Union Oil Co. Pty. Ltd., Peddle Thorp and Walker (architects), North Ash and Mann (accountants), Australian Fertilisers Ltd., Wormald Brothers Industries Ltd., the Canadian Government Trade Commission, and Bisley and Co. 14th floor was fitted with a P.A.B.X. installation.
Twenty-third to Twenty-fifth Floors	Head office staff, executive suites and board suite. Some plant on 25th floor
Twenty-sixth Floor	Observation Roof and Roof Gardens
Twenty-seventh Twenty-eighth Floor	Tanks and plant. High rise lift motors.

See also section 3.7 for more detail on these points.

2.5 Later Events

Following the construction of the A.M.P. Centre at 50 Bridge Street in the early 1970s, a low level pedestrian plaza was constructed to link the Alfred Street building with the new. This work also necessitated the closure of the mid-nineteenth century laneways of Goldsbrough and Harrison Lanes.[35]

The prominence of the building has been used by the Society to promote itself in association with a number of key events in the recent history of Sydney. This includes decoration of the building in 1973 for the Sydney Opera House opening,[36] and again in 1988 as part of the Bicentennial celebrations.[37]

[35] *Construction Review*, 8/1970
[36] Sydney City Council DA 521/73
[37] Sydney City Council DA 1744/87

Appendix C Original Plans

The following plans are extracted from Appendix A5 of the *Conservation Management Plan for the Australian Mutual Provident Building* prepared by Clive Lucas, Stapleton and Partners Pty Ltd in 1999.

A.5 Select Architectural Plans

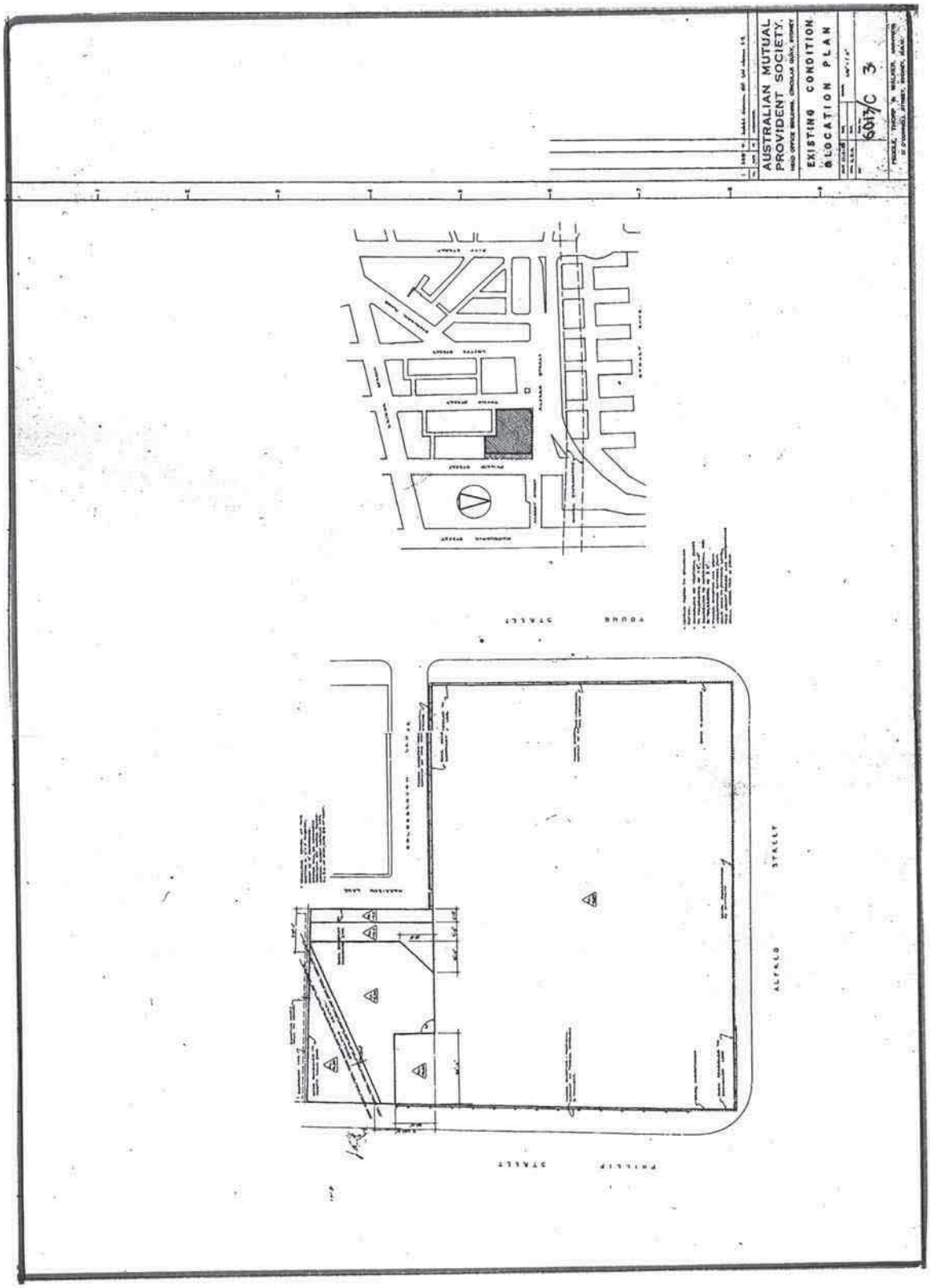

Figure A5.1
Existing Condition and Location Plan
Peddle Thorp & Walker Drw'g. 6013/C3

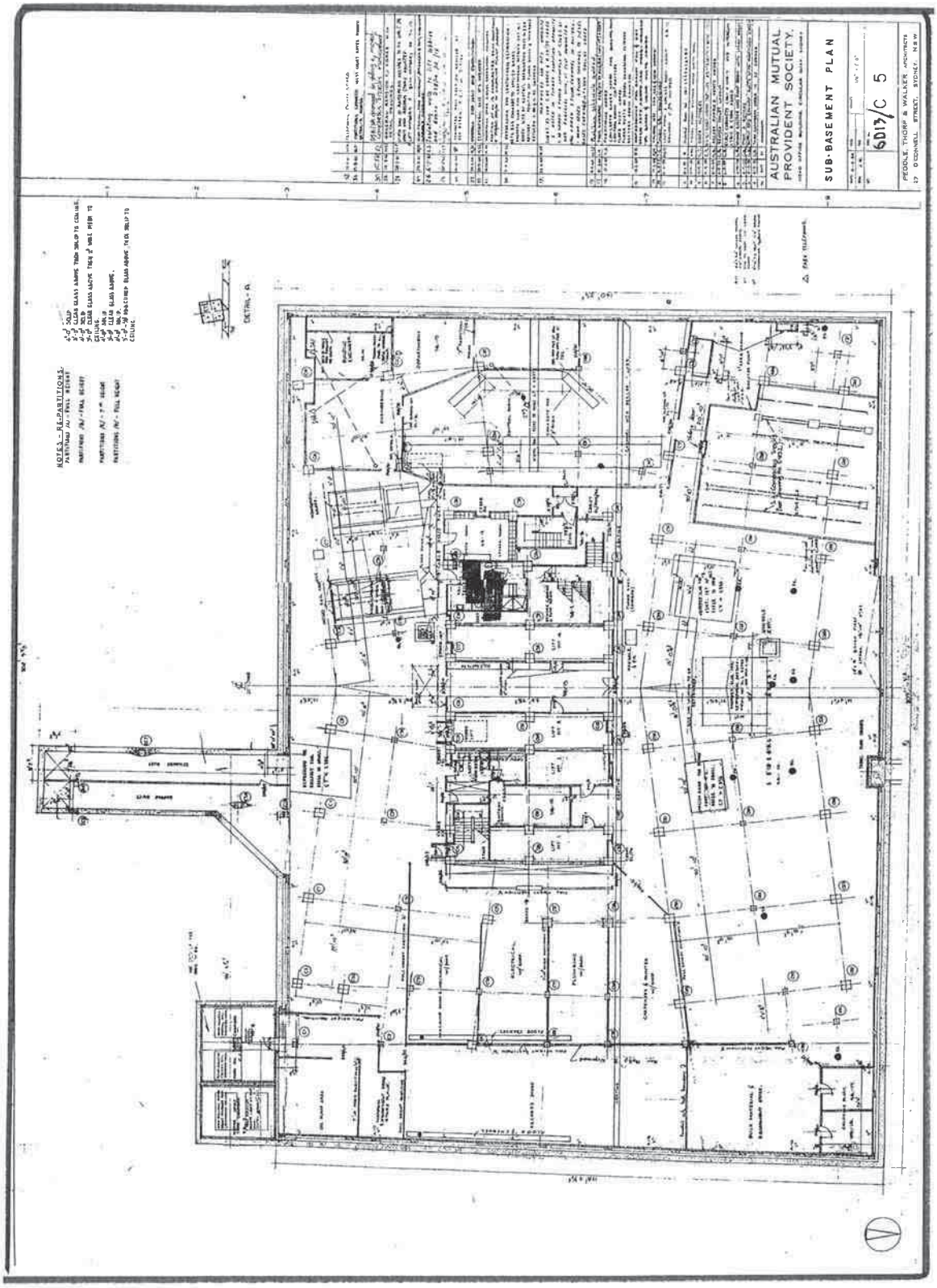

Figure A5.2
Sub-Basement Plan
Peddle Thorp & Walker Drw'g. 6013/C5

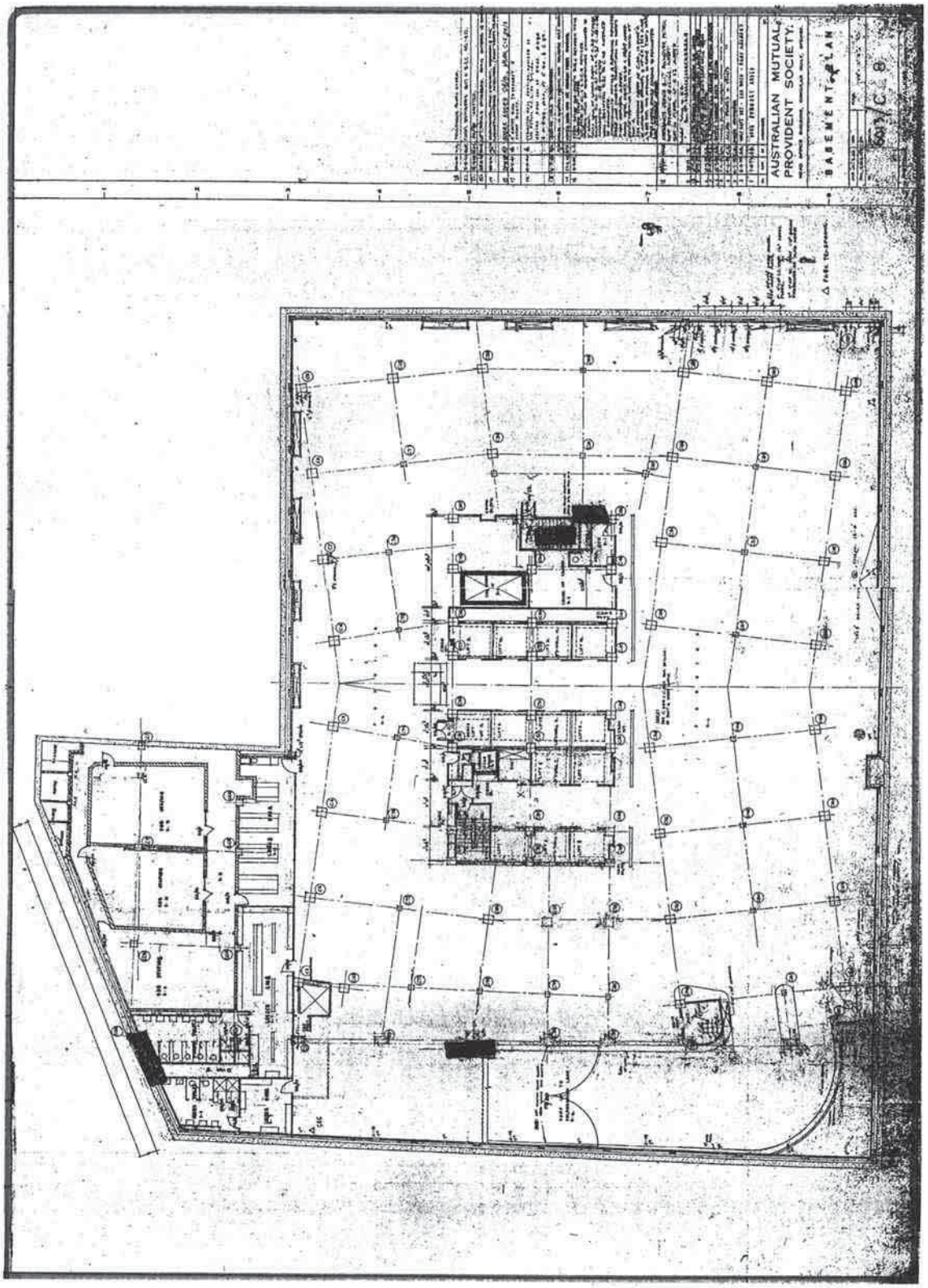

Figure A5.3
Basement Plan
Peddle Thorp & Walker Drw'g. 6013/C8

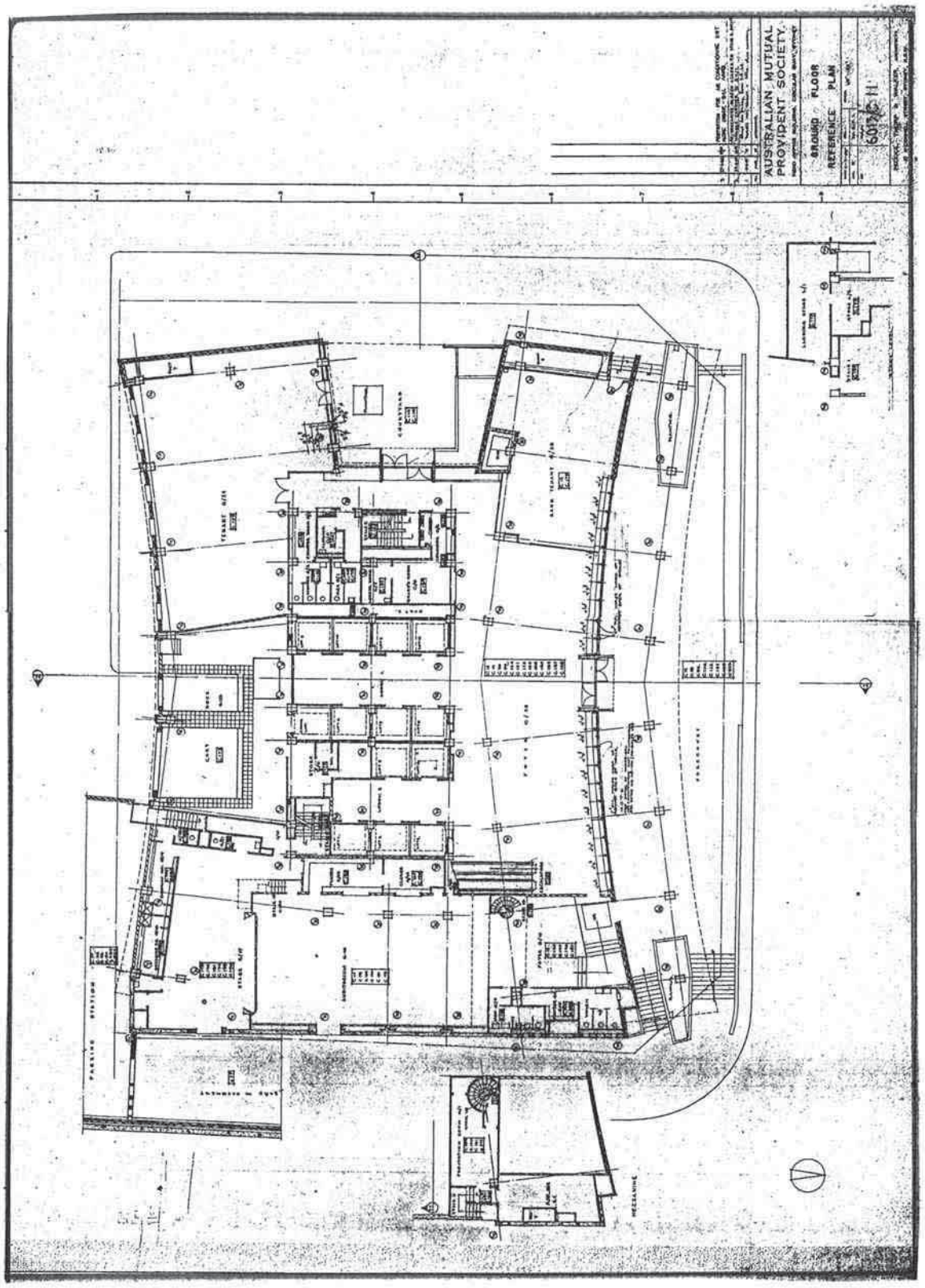

Figure A5.4
Ground Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C11

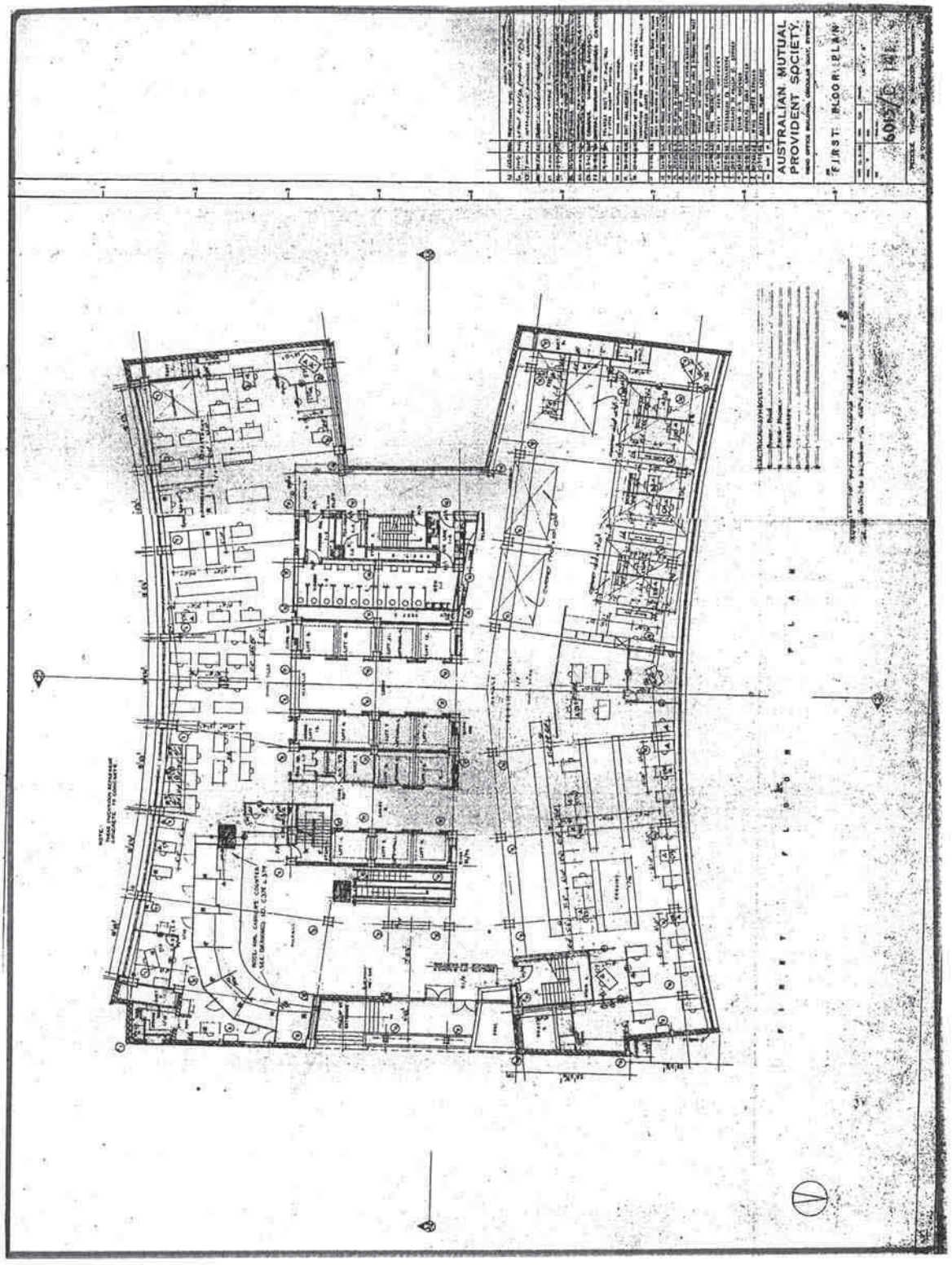

Figure A5.5
First Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C14

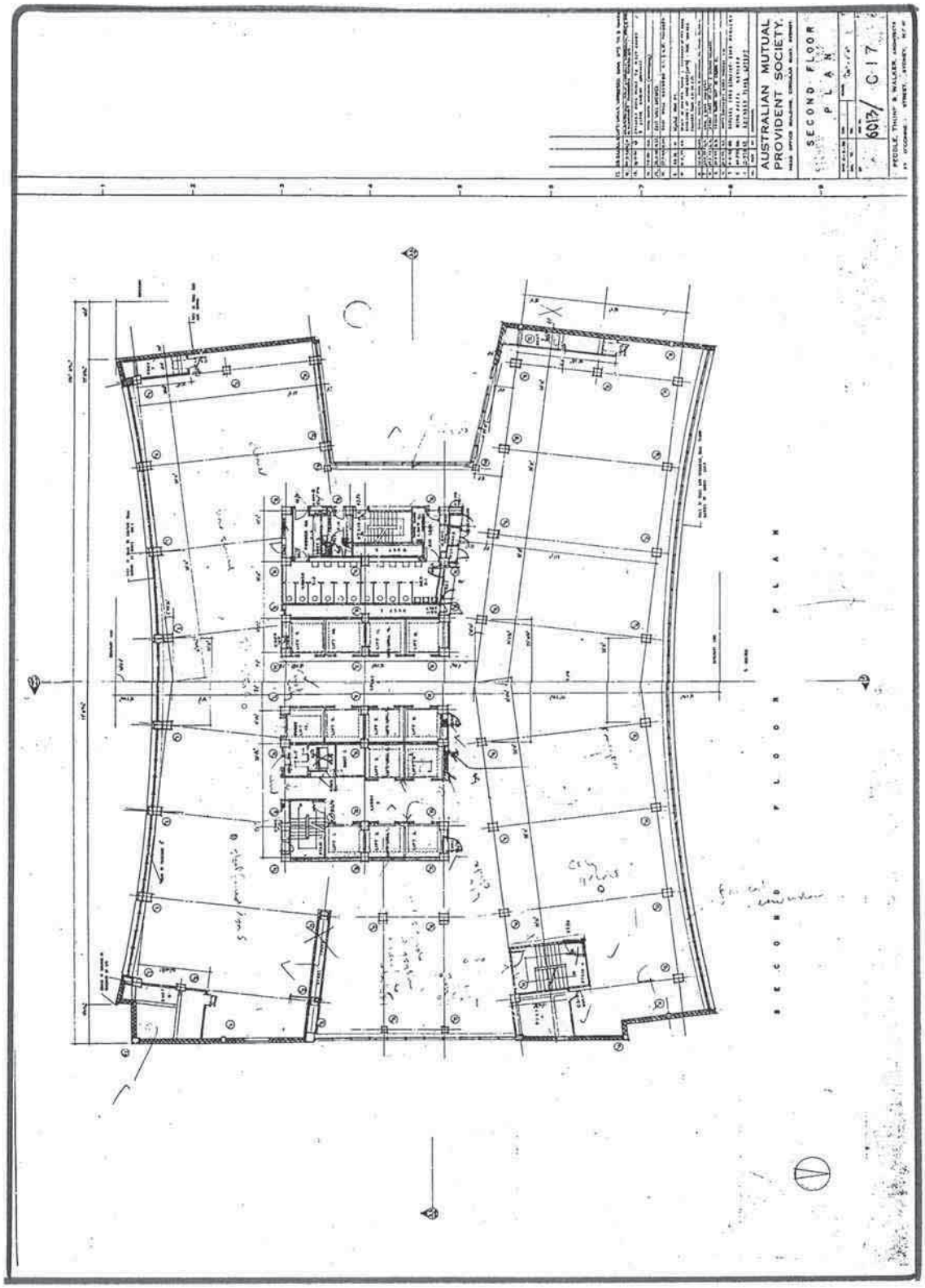

Figure A5.6
Second Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C17

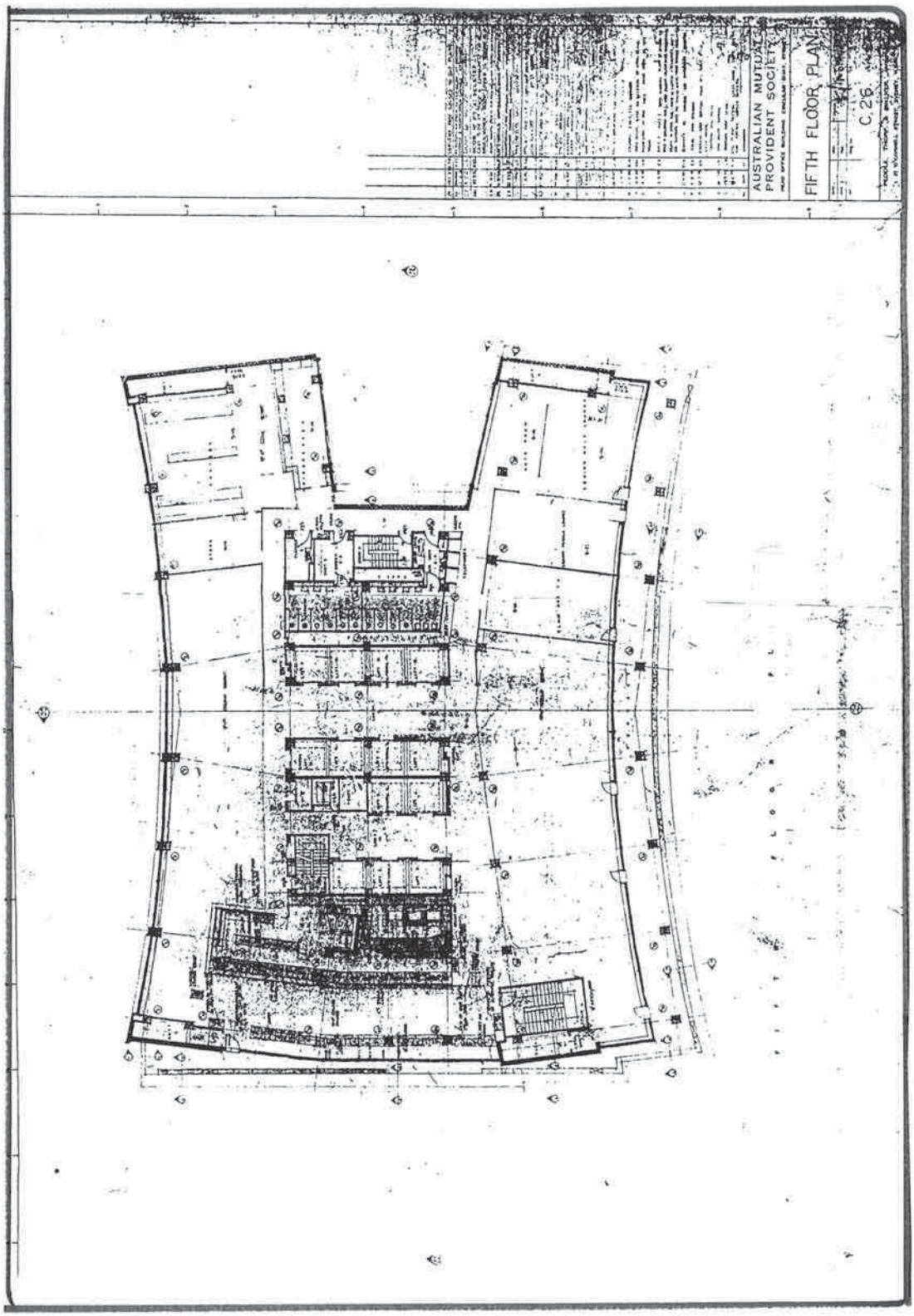

Figure A5.7
Fifth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C26

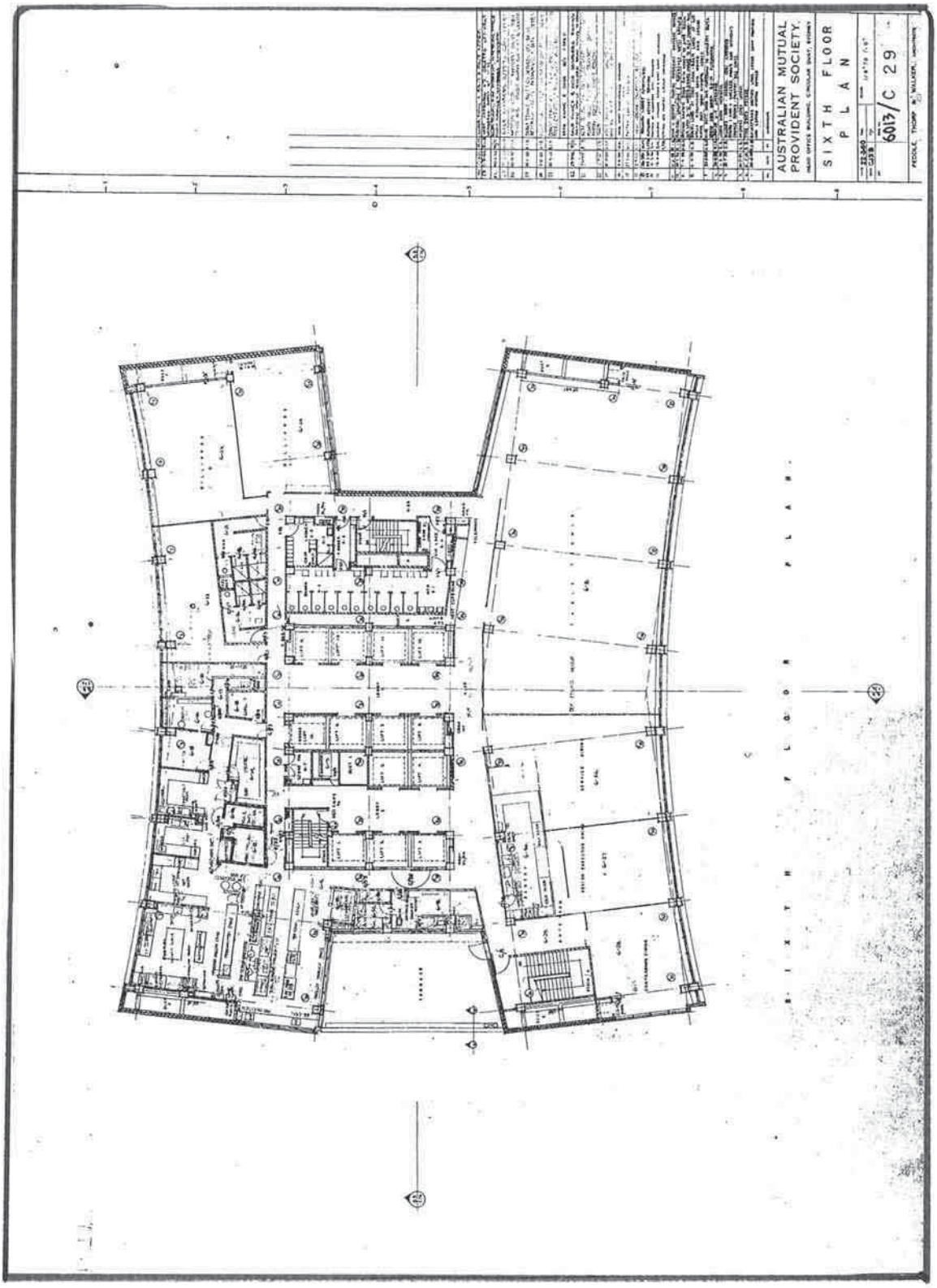

Figure A5.8
Sixth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C29

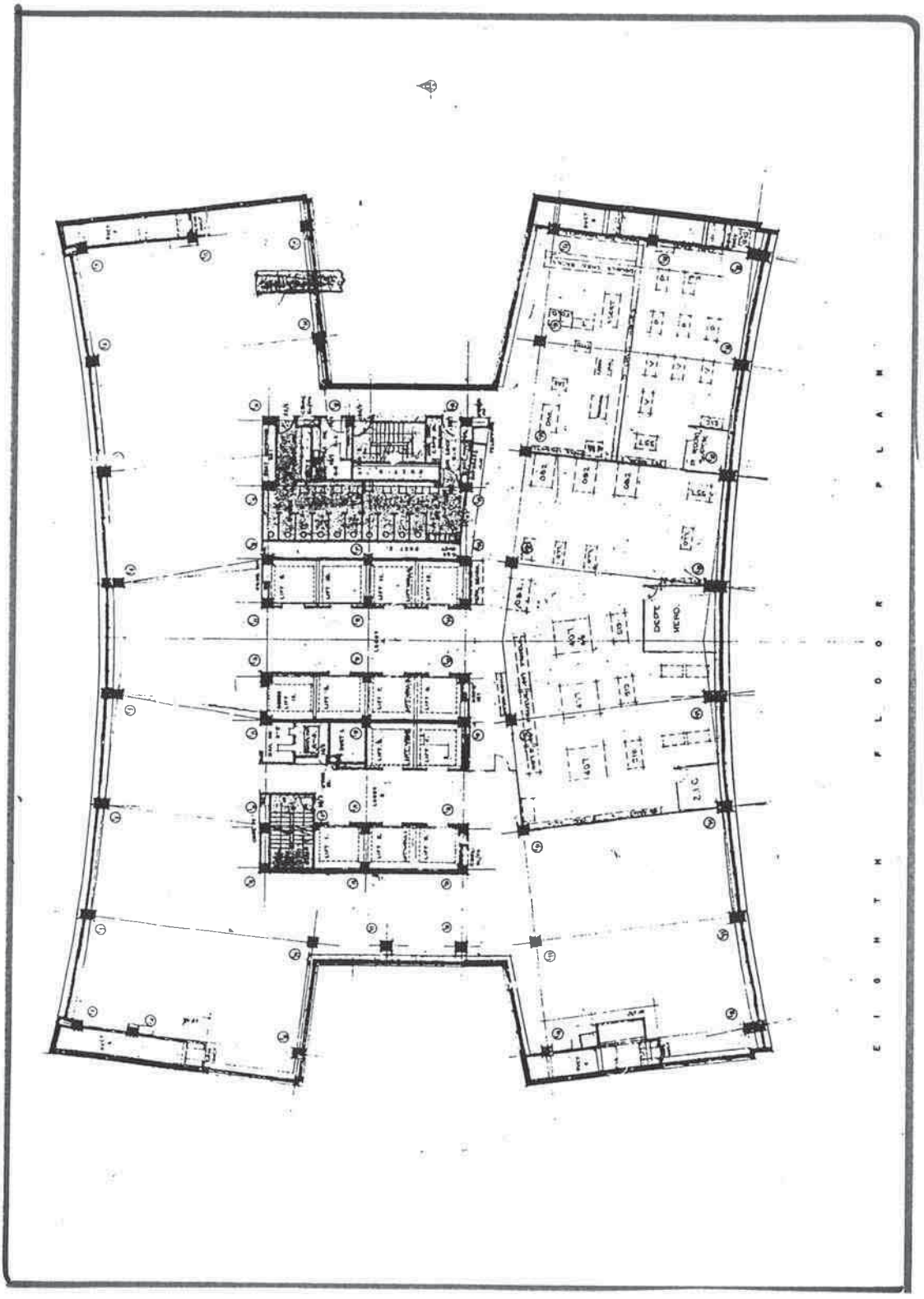

Figure A5.9
Eighth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C

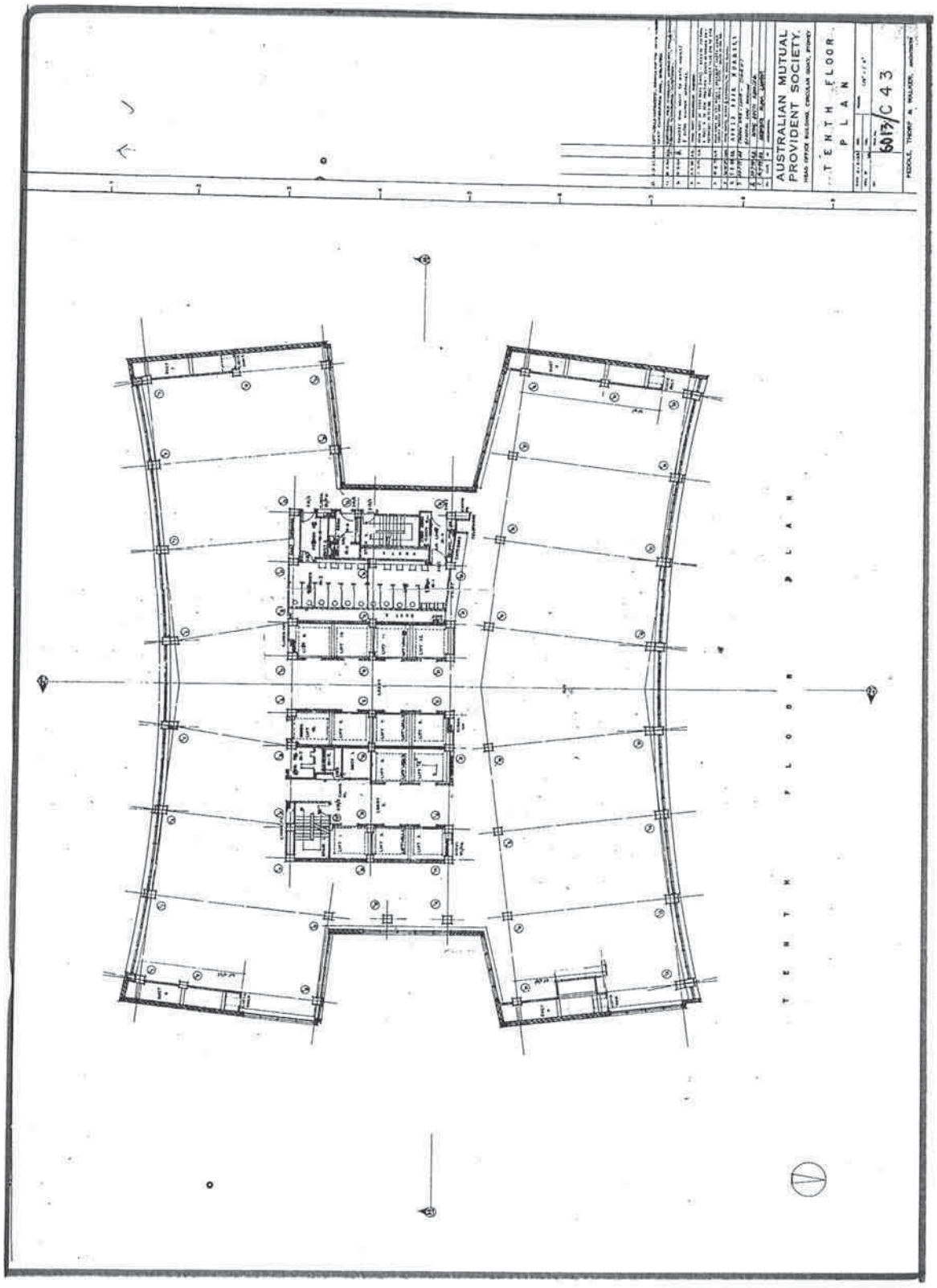

Figure A5.10
Tenth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C43

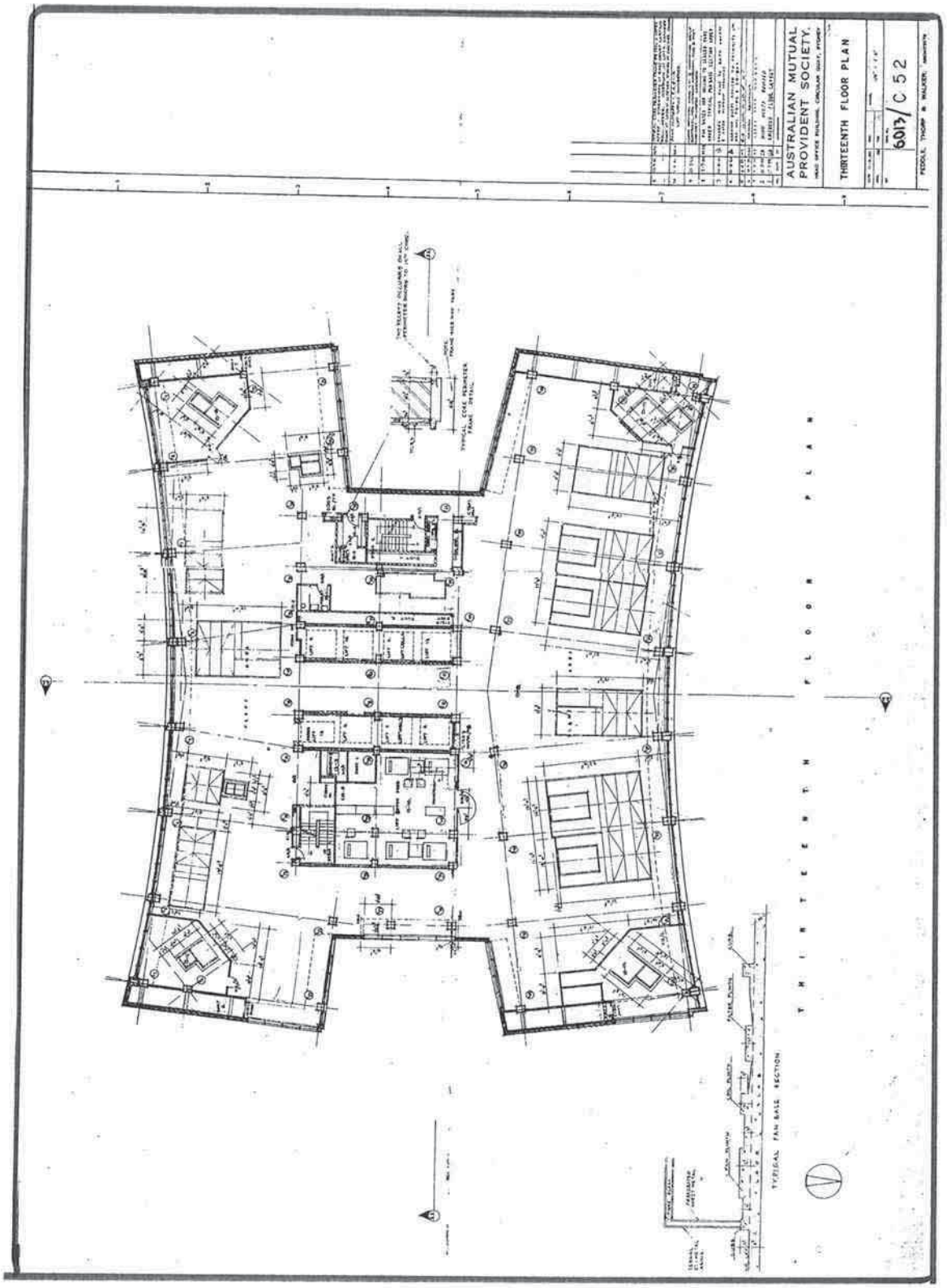

Figure A5.11
Thirteenth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C52

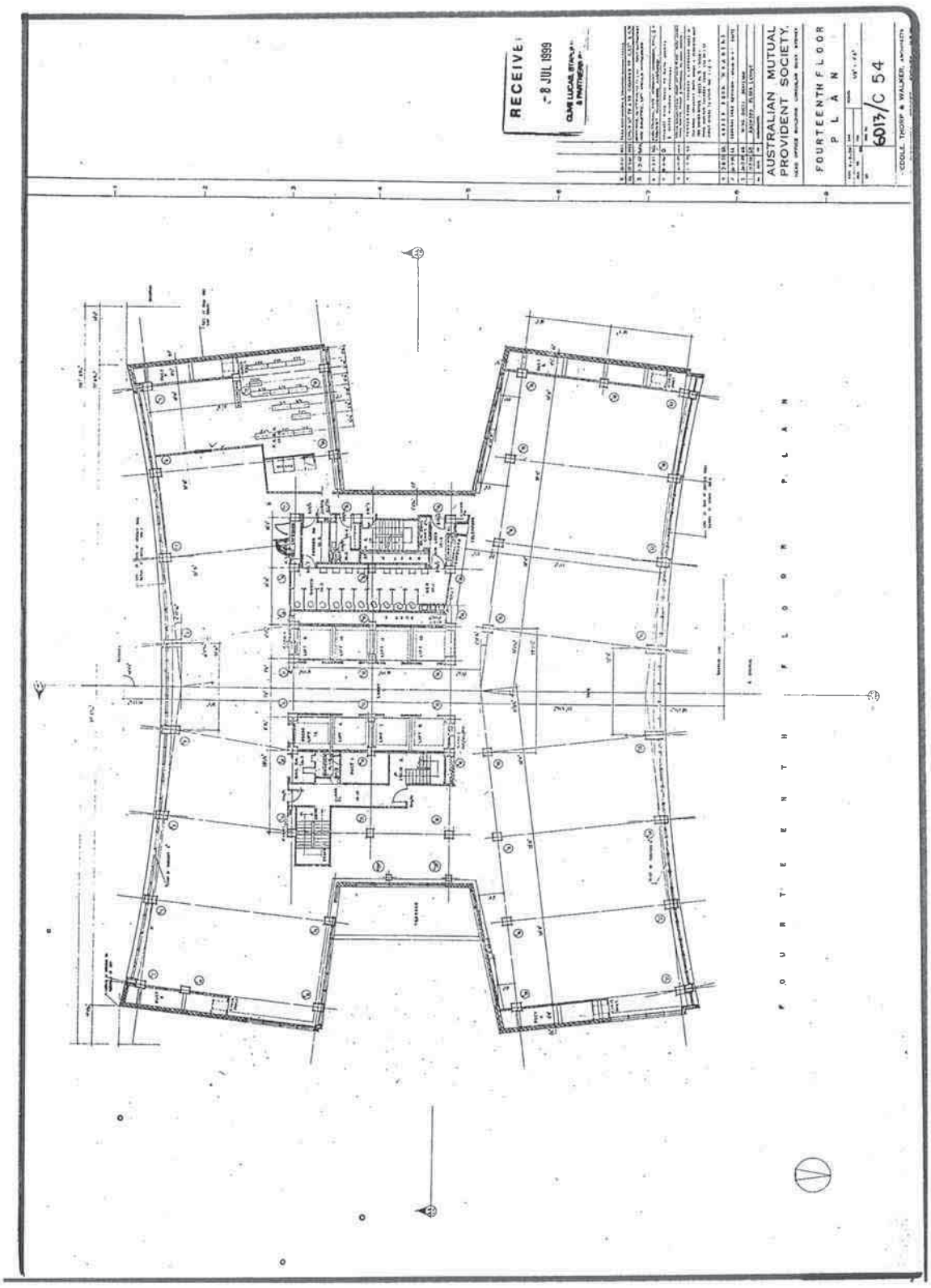

Figure A5.12
Fourteenth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C/54

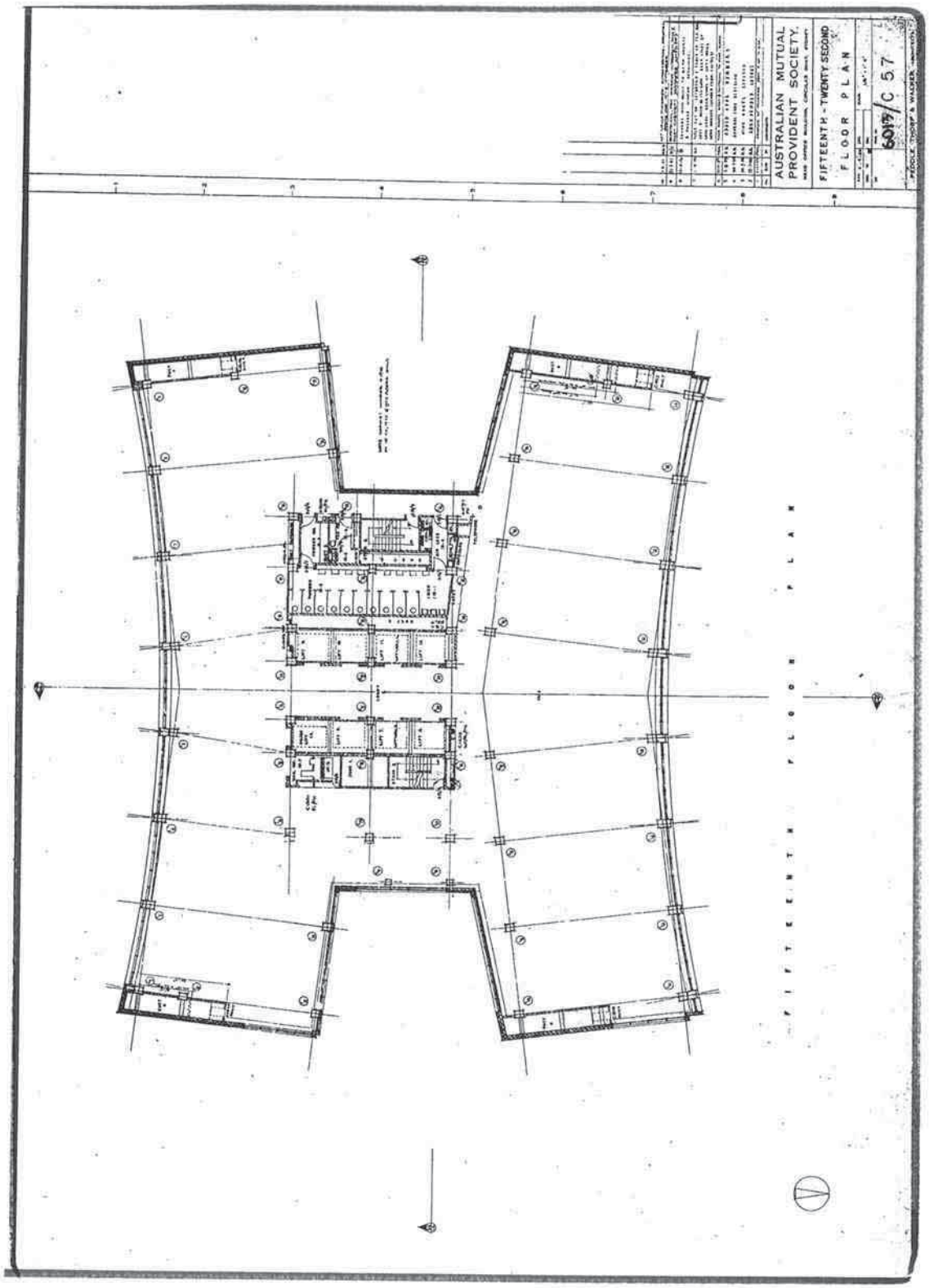

Figure A5.13
Fifteenth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C/57

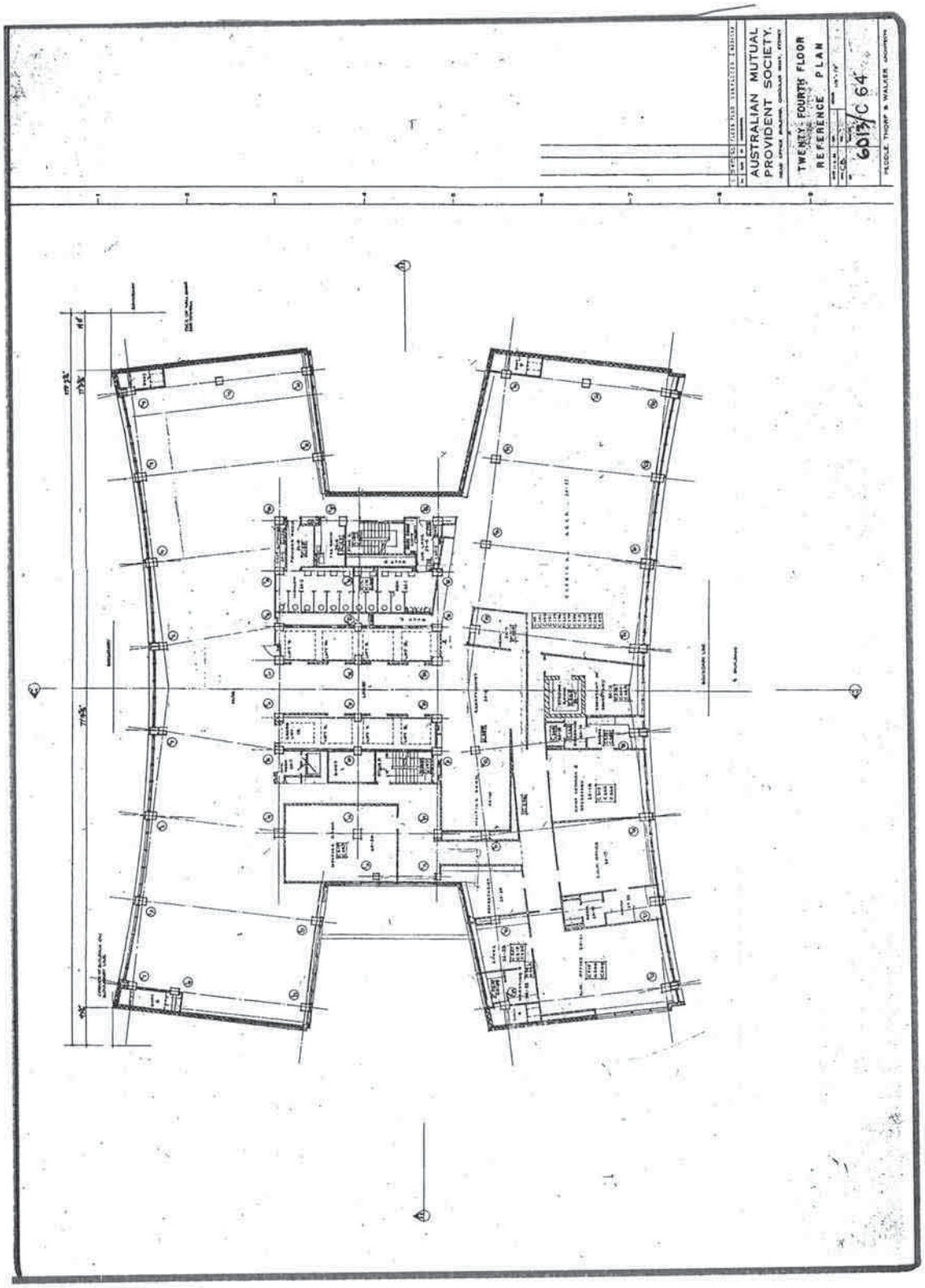

Figure A5.14
Twenty-Fourth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C/64

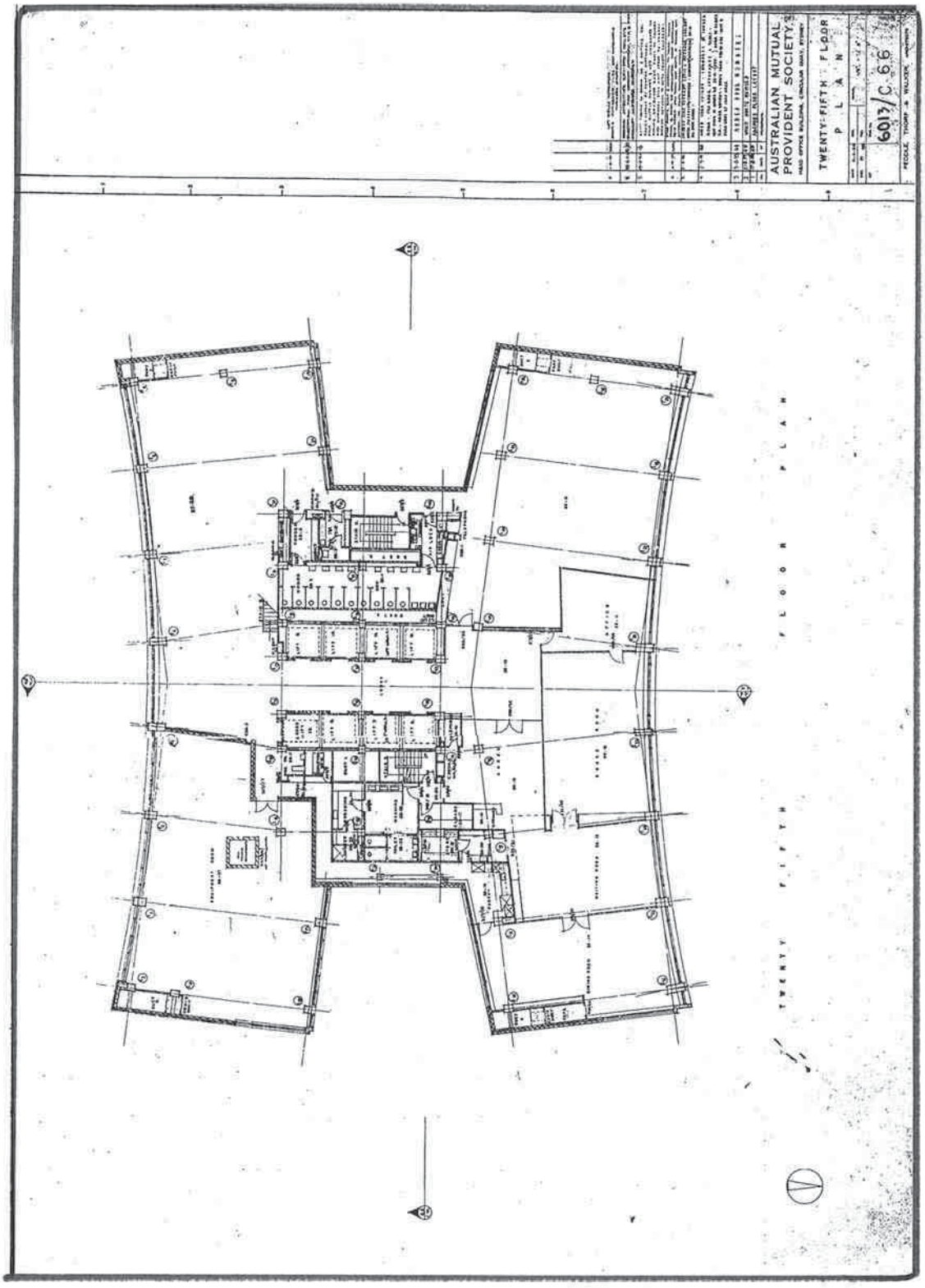

Figure A5.15
Twenty-Fifth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C/66

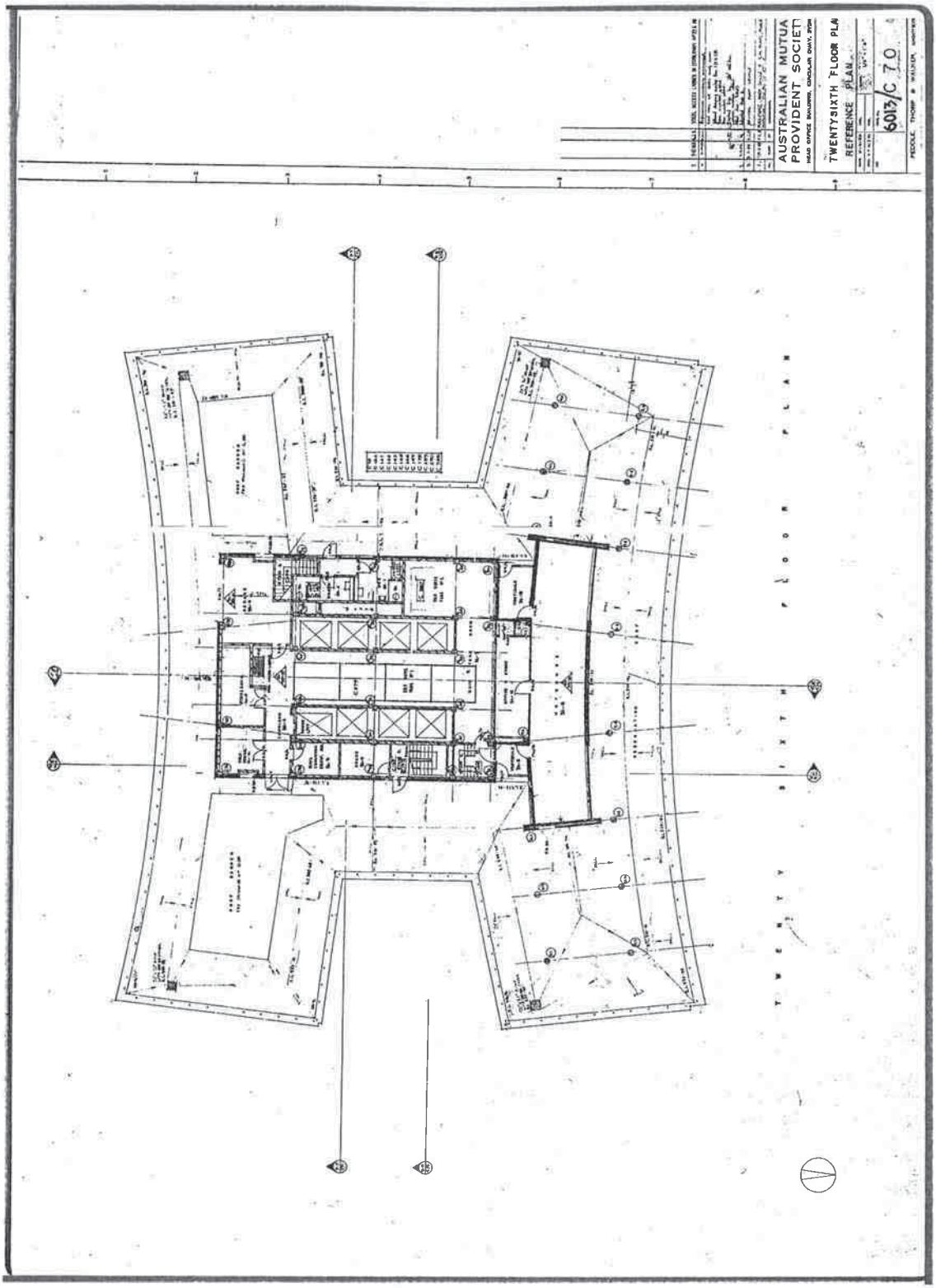

Figure A5.16
Twenty-Sixth Floor Plan
Peddle Thorp & Walker Drw'g. 6013/C/70

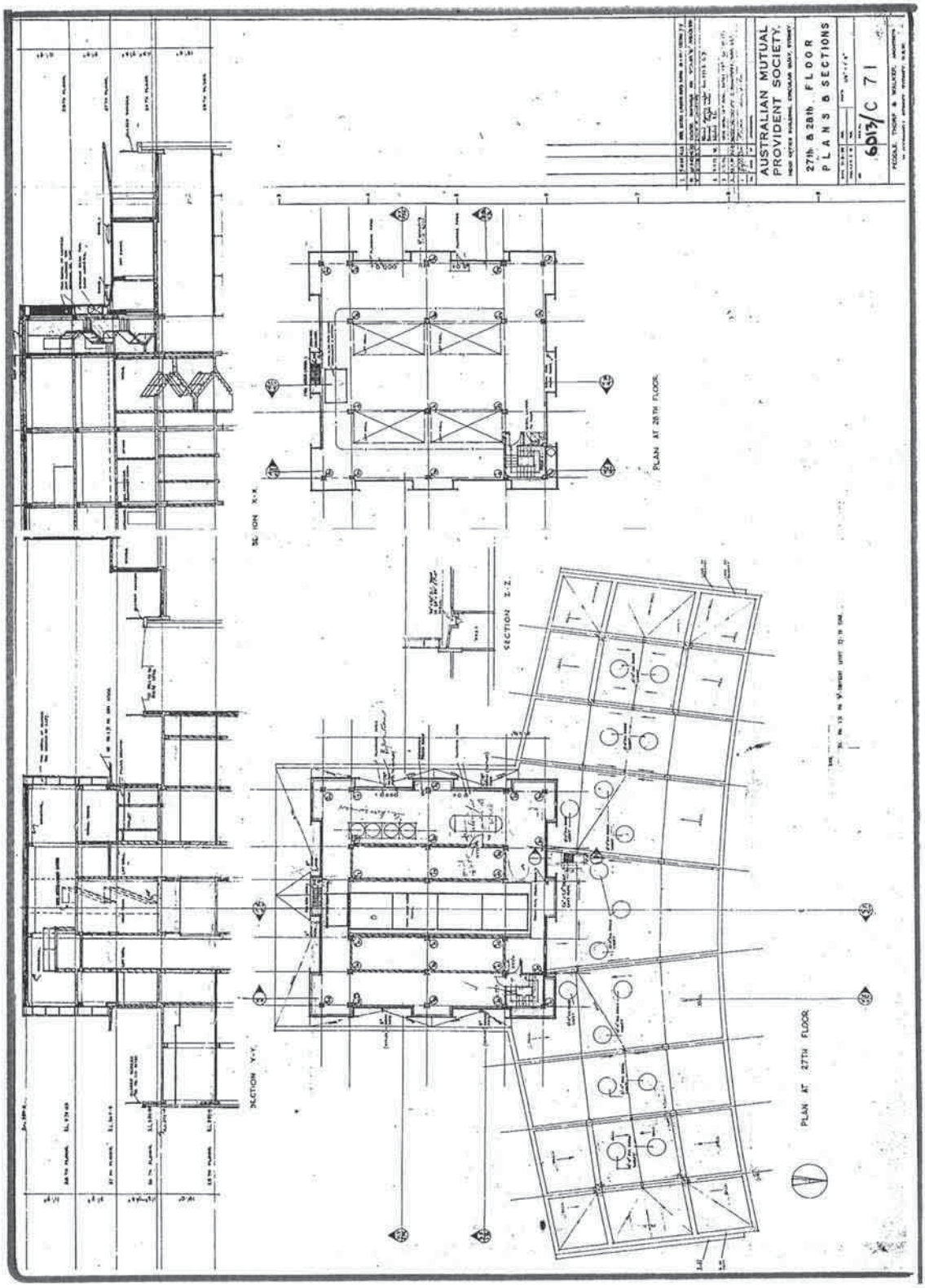

Figure A5.17
27th & 28th Floor Plans and Sections
Peddle Thorp & Walker Drw'g. 6013/C/71

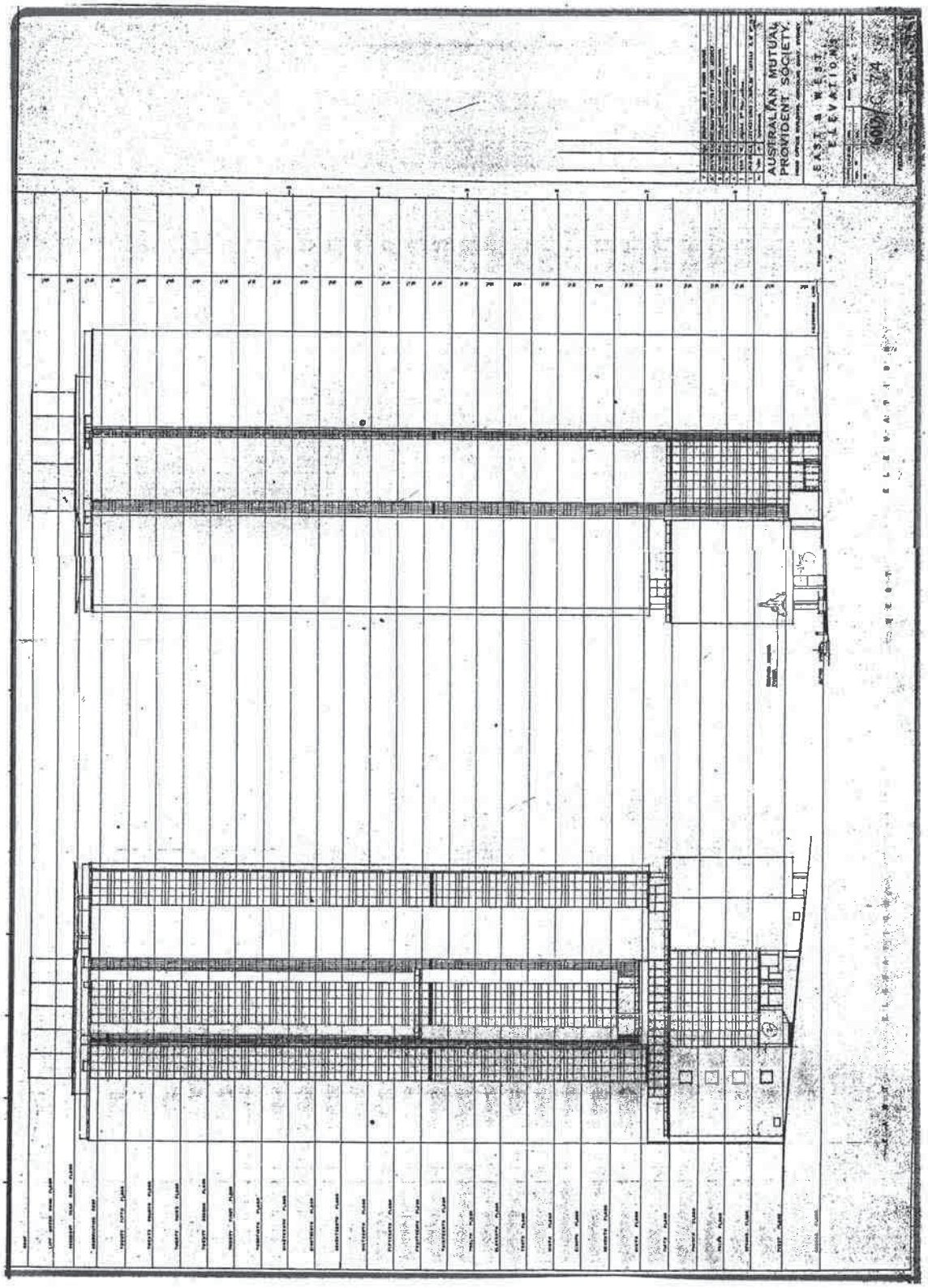

Figure A5.18
East and West Elevations
Peddle Thorp & Walker Drw'g. 6013/C/74

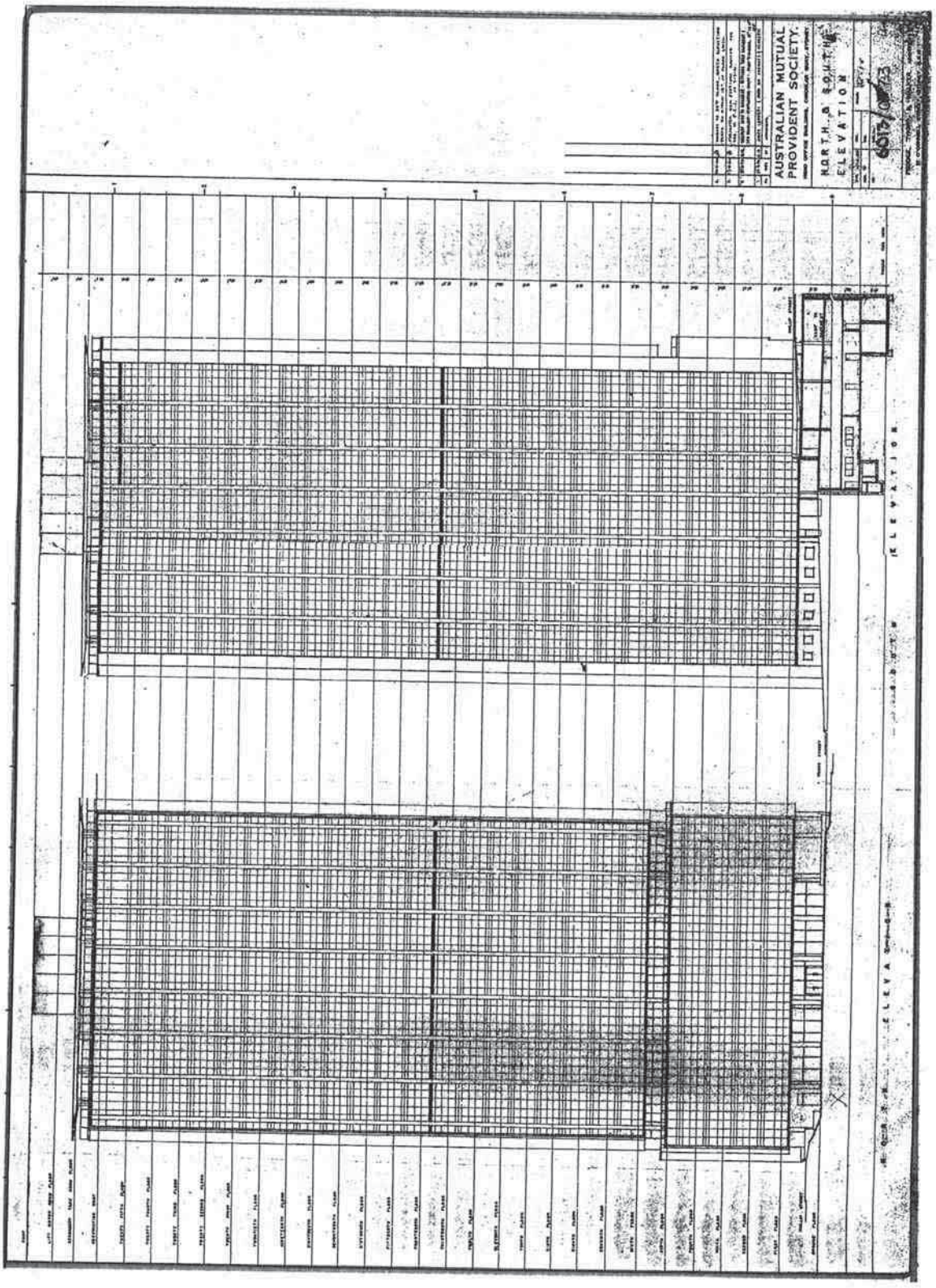

Figure A5.19
North and South Elevations
Peddle Thorp & Walker Drw'g. 6013/C/75

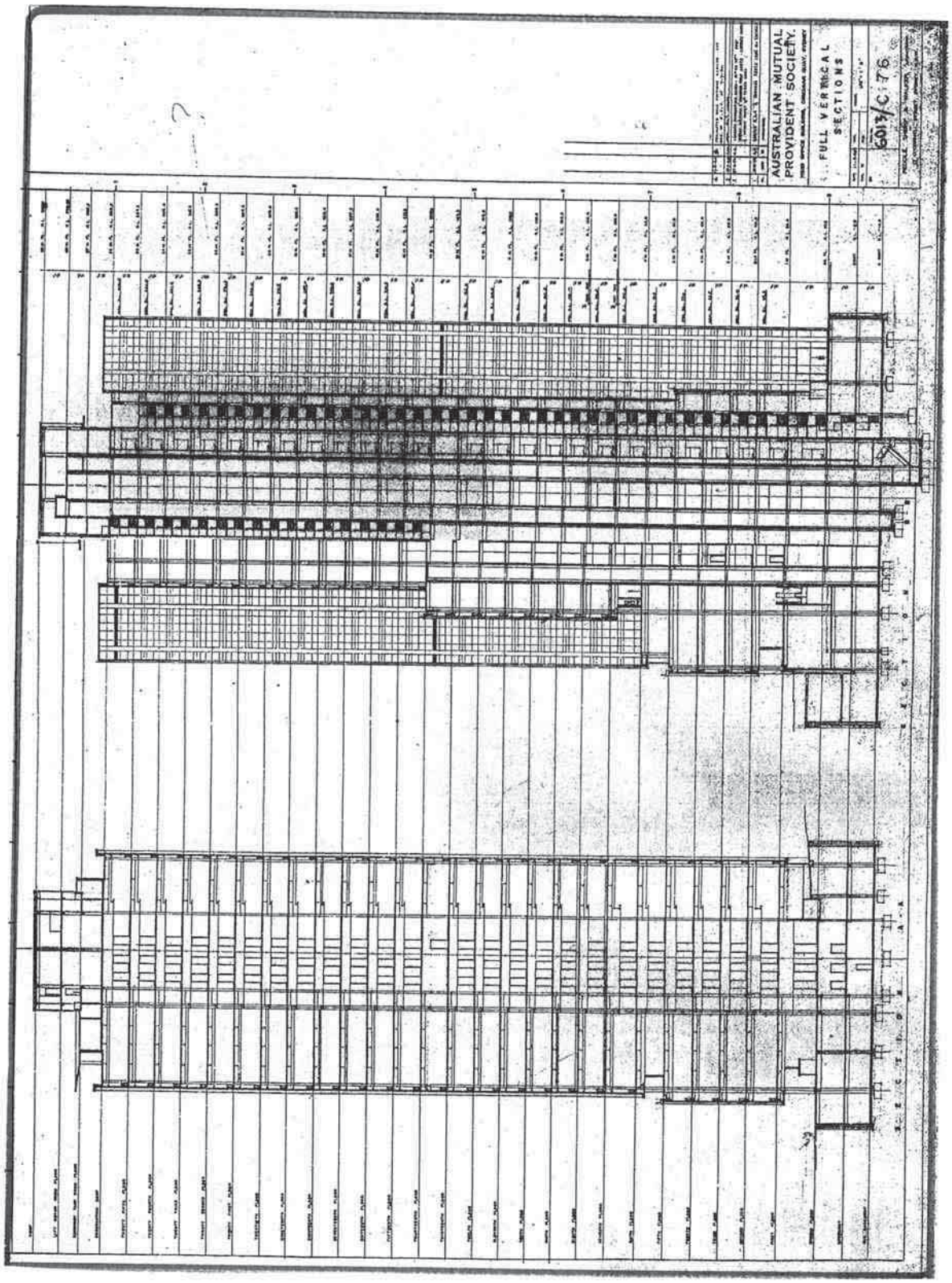

Figure A5.20
Full Vertical Sections
Peddle Thorp & Walker Drw'g. 6013/C/76

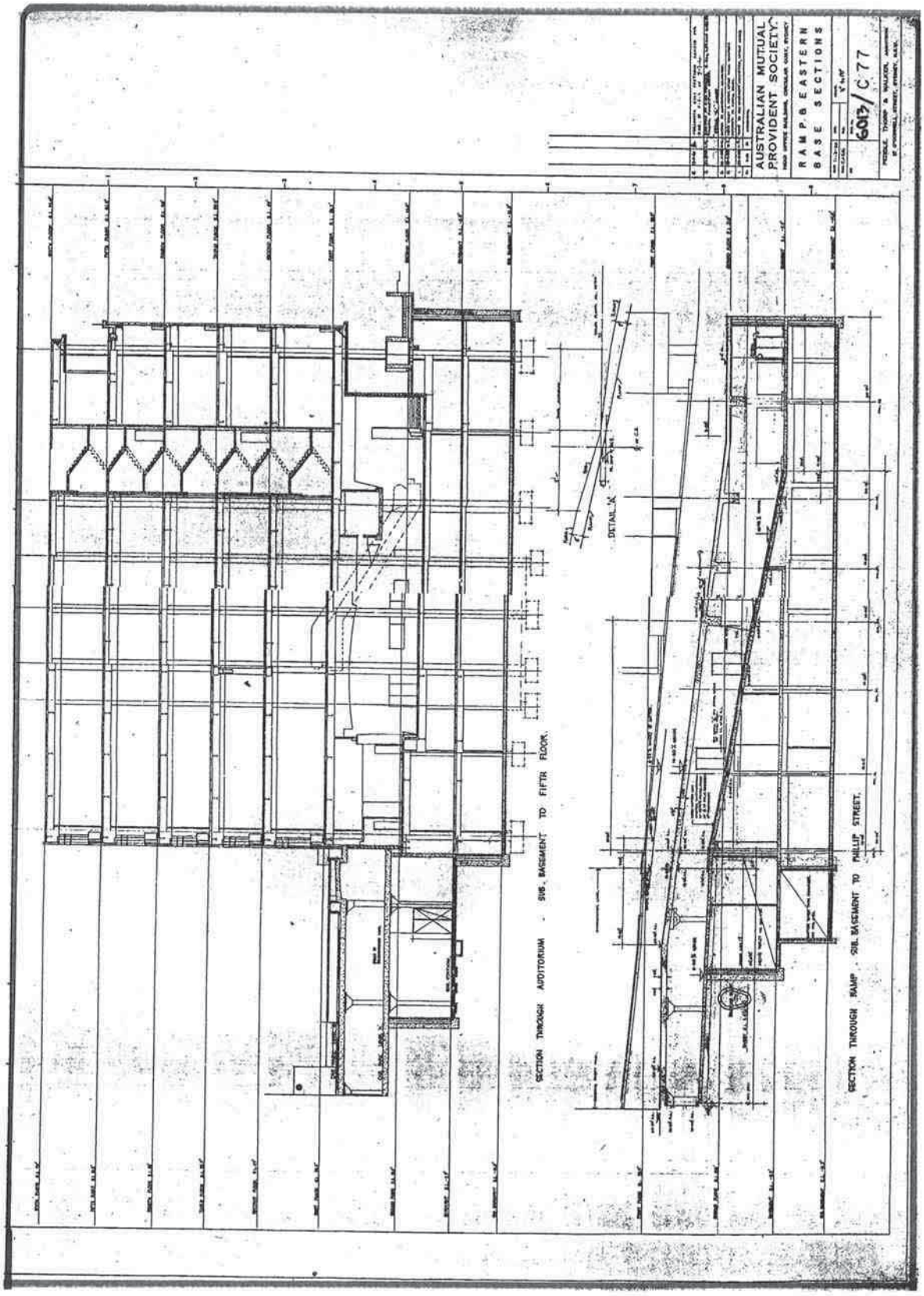

Figure A5.21
Ramp and Eastern Base Sections
Peddle Thorp & Walker Drw'g. 6013/C/77

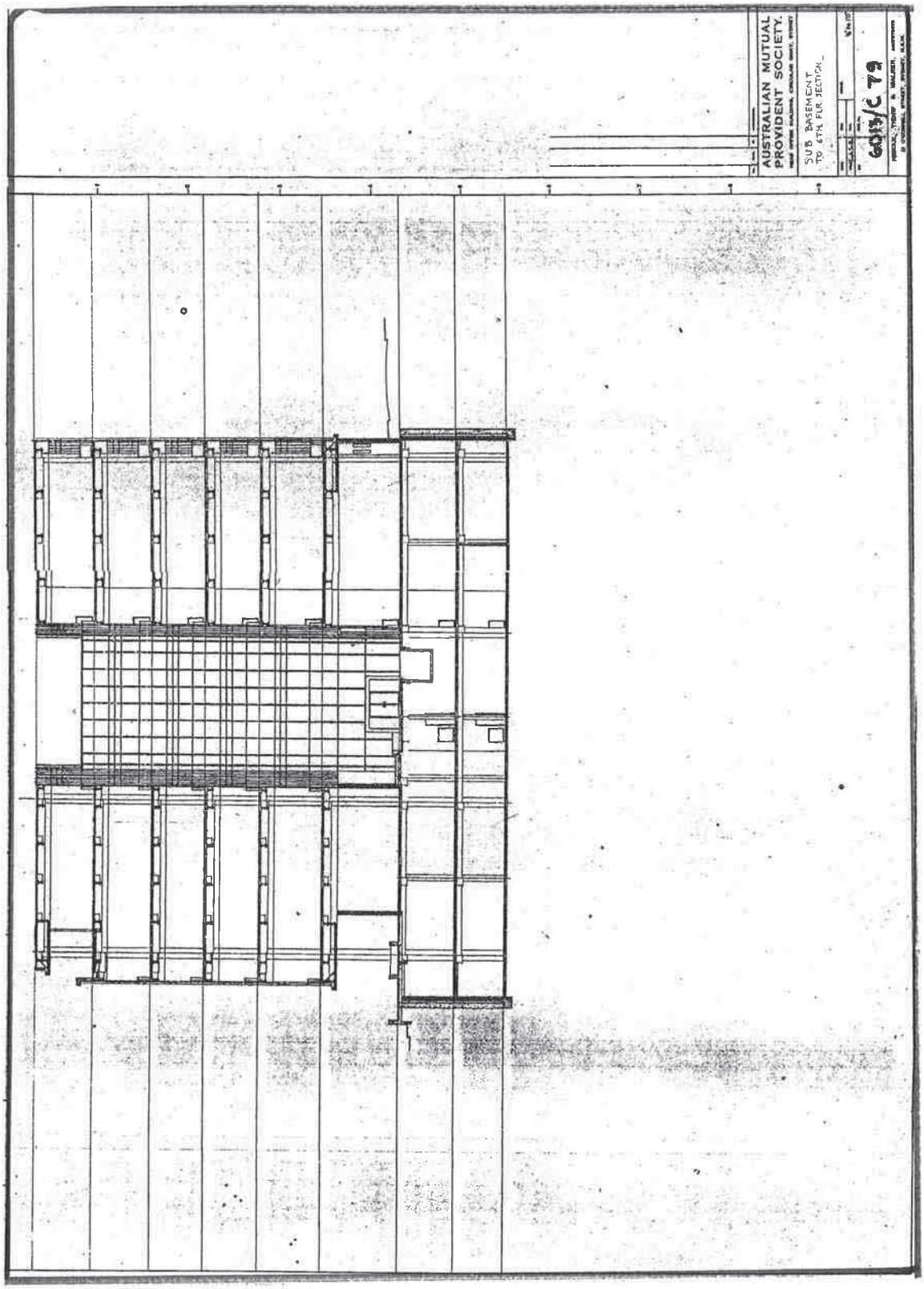

Figure A5.22
Sub-Basement to 6th Floor Elevation
Peddle Thorp & Walker Drw'g. 6013/C/79

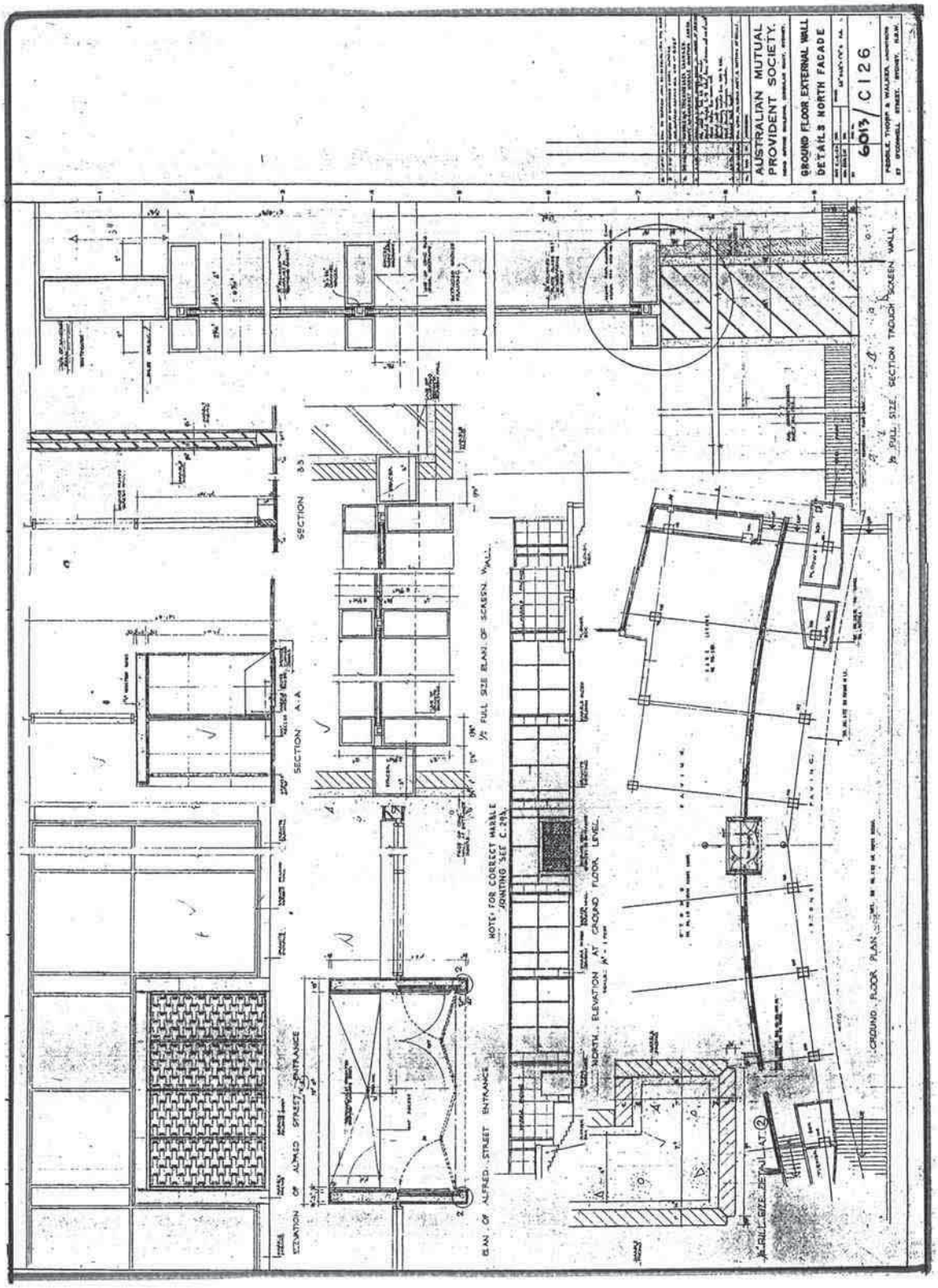

Figure A5.23
Ground Floor External Wall Details North Facade
Peddle Thorp & Walker Drw'g. 6013/C/126

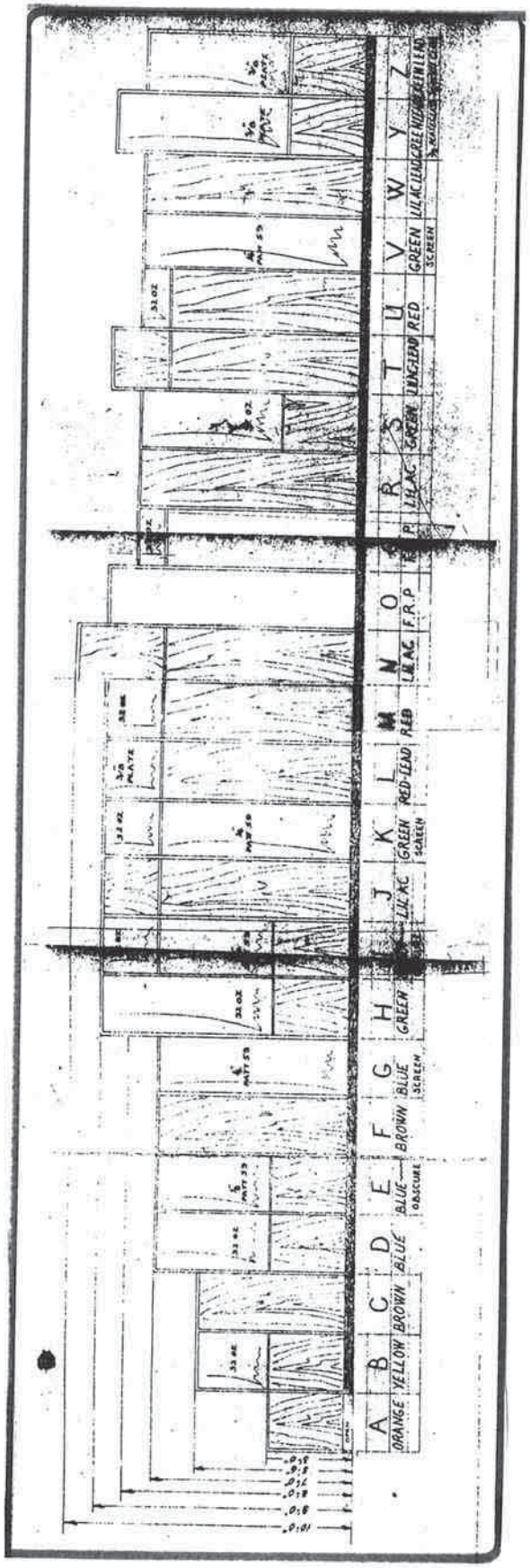

Figure A5.24
Schedule of Original Partition Types
Peddle Thorp & Walker Drw'g.

Appendix D Sydney LEP Heritage Listing

AMP Building

Item details

Name of item: Amp Building

Type of item: Built

Group/Collection: Commercial

Category: Insurance company/building

Primary address: 33 Alfred Street, Sydney, NSW 2000

Local govt. area: Sydney

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
33 Alfred Street	Sydney	Sydney			Primary Address

Statement of significance:

The AMP Building adjacent to Circular Quay is a 25 storey tower of Post war International Style. The building is historically significant as the first building to officially break the 1912 Sydney height of Buildings Limit of 150 feet and thus become the tallest building in Australia, at the time of its construction. It is both historically and socially significant for its powerful ability to exemplify the dominant role of the AMP Society in the Australian insurance industry. The building is socially significant for its ability to reflect through its location and form , the considerable public controversy created by its construction of a massive curved facade on such a prominent site so close to Circular Quay. The building is aesthetically significant as an important work by a significant firm of architects Peddle Thorp and Walker and as a landmark site at Circular Quay which with Goldfield House defines the 1960's Gateway to the city. The building is aesthetically significant as the first fully free standing skyscraper in the city of Sydney which set a precedent keeping its tower free of the podium High Significance:The intact fabric of the North, East, South and West facades to the building. The intact fabric of the ground floor lobby and upper lift lobbies. Medium Significance:Remaining intact interior fabric. Low Significance:The shopping mall. All remaining interiors.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker:	Peddle Thorp and Walker
Builder/Maker:	Concrete Constructions
Construction years:	1962-1962
Physical description:	25 storey Post-War International style office building. The AMP Building has pedestrian plazas at the north and south which relate to Alfred and Young Streets. The 5 storey podium faced in black granite and white marble, incorporates steps and level changes and the curved tower on a recessed colonnade. The seven bay elevation is defined by marble clad columns with double columns at the ends. Each bay comprises five panels of curtain wall in which bronze vertical mullions are set forward of the horizontal members with bronze paneled sills. The plaza columns are recessed and faced in black granite with white wombeyan blue marble panels. At the observatory level the glazing to the kiosk is set back behind circular columns and the roof extends as a cantilever. Internally the foyers are intact and feature Wombeyan marble, green marble and stainless steel columns. Most floors have been remodelled internally but retain the travertine marble foyers. On level six the original mosaics are retained. Category:Individual Building. Style:Postwar International. Storeys:25. Facade:Granite, Marble, Curtain Walling. Side/Rear Walls:Granite, Marble, Curtain Walling. Internal Walls:Rendered brick. Roof Cladding:Waterproof membrane. Internal Structure:Reinf. conc. and beam. Floor:Reinf. conc. slab. Roof:Reinf. conc. slab. Ceilings:Susp. plasterboard. Stairs:2. Fire Stairs:1. Sprinkler System:Yes. Lifts:2.AirConditioned:Yes
Physical condition and/or Archaeological potential:	In general the building retains its original design appearance but some fabric has been replaced with new compatible finishes. Internally the building has been remodelled at the upper office levels but specific significant spaces such as the observatory, and lift foyers are retained intact. The lower level public spaces are highly intact..
	Date condition updated:24 Aug 05
Modifications and dates:	1962
Further information:	Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.
Current use:	Commercial Office
Former use:	Commercial Office

History

Historical notes:	The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City http://www.cityofsydney.nsw.gov.au/barani)

The site chosen for the AMP headquarters building, fronting Alfred Street, was a consolidation of building lots. Part of the site originally housed a massive 107 year old wool store, of 5 storeys, built for Thomas Mort. AMP was determined to obtain a site sufficiently large enough to comfortably accommodate the needs of the organisation while allowing only a minimal site coverage. Negotiations regarding the building began with Sydney City Council in late 1956. At this time the planned building would breach the 150 foot height limit placed on Sydney buildings in 1912. In March 1957 the AMP Insurance Society applied to the NSW Chief Secretary for permission to exceed, by at least 100 feet, the existing building height limit for their proposed new skyscraper. A precedent had already been set with concessions gained by ICI, in Melbourne. A month after AMP's application, a bill to breach the old height restrictions was introduced to the NSW Legislative Assembly. AMP's desire to exceed the established height limit provoked twelve months of investigations by the Government and Sydney City Council. A second Development Application for the proposed 383 feet tower, covering only fifty five percent of the site with the rest given over to an urban plaza, was submitted in 1958. Approval was finally granted with the building applications being submitted in 1959. A high level of public debate accompanied the construction of the AMP building with objections not restricted to the impact of its height on the Quay, but also to its curved facade this was almost as controversial as its height. The AMP adjacent to Circular Quay, together with Goldfield House, forms the 1960's gateway to the city, a three dimensional parabola which defined the height of buildings until 1985.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-

Assessment of significance

SHR Criteria a) [Historical significance]	This building is significant as the first building to officially break the 1912 Sydney height of Building Limit of 150 feet, to become the tallest building in Australia at the time of its construction. It is important for its powerful ability to exemplify the dominant role of the AMP Society in the Australian insurance industry. It is an important work by a significant firm of architects, Peddle Thorp and Walker. Has historic significance at a State level.
SHR Criteria c) [Aesthetic significance]	The AMP building was the tallest building in Australia at the time of construction. Has aesthetic significance at a State level. Cultural:The building is significant as a landmark site at Circular Quay and for the role that it forms with Goldfield House in defining the 1960's Gateway to the city, a three dimensional parabola which defined the height of buildings until 1985. The building is significant as the first fully free standing skyscraper in the city of Sydney which set a precedent keeping its tower free of the podium.

SHR Criteria d) [Social significance]	The building is significant for its ability to reflect through its location and form, the considerable public controversy created by the construction of a massive curved facade on such a prominent site so close to Circular Quay. Has social significance at a State level.The building is significant as a landmark site at Circular Quay and for the role that it forms with Goldfield House in defining the 1960's Gateway to the city, a three dimensional parabola which defined the height of buildings until 1985. The building is significant as the first fully free standing skyscraper in the city of Sydney which set a precedent keeping its tower free of the podium.
SHR Criteria f) [Rarity]	The building is significant as head office of the AMP Society insurance company and symbolic of a revitalised city centre, Circular Quay. The AMP building is significant for the role it forms with Goldfield House in defining the 1960's gateway to the city.
Assessment criteria:	Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

General: The overall form of the AMP should be retained and conserved. A conservation plan should be prepared to guide the future use and maintenance of the building. Finishes never intended for painting, such as the marble, granite and curtain wall should remain unpainted and should continue to be appropriately maintained. Surfaces intended for painting should continue to be painted in appropriate colours. Exterior: All remaining intact fabric on the external facades of the tower, such as the marble, granite and curtain wall, should be retained and conserved. As the original building is a significant feature within Circular Quay the addition of further floors to the building should not be contemplated. Any future development should preserve the existing form, external surfaces and materials of the facade. Door and window openings should not be enlarged or closed in. Interior: All remaining intact fabric on the interior such as the ground floor foyers and upper lift lobbies should be retained and conserved. As the general office interiors have been extensively remodelled and there is little of significance remaining inside the building, further alterations could be carried out, provided any future internal work does not further compromise the facades of the building. The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Sydney LEP 2005	5	09 Dec 05	154	125

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	
Written	Clive Lucas Stapleton	1999	Conservation Plan	
Written	Jennifer Taylor		Post World War II Multistoried Office Buildings in Australia 1945-67 The design of Sydney 3 decades of Change in the City Centre Webber Planning Sydney's Futu	

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2423922

Appendix E Abbreviations and Definitions

Common abbreviations and definitions used throughout the report are provided in the table below:

TABLE 12 – ABBREVIATIONS

ABBREVIATION	DEFINITION
BCA	Building Code of Australia
CMP	Conservation Management Plan
EMP	Environmental Management Plan
LEP	Local Environmental Plan
HAMS	Heritage Asset Management Strategy
HMF	Heritage Management Framework
REF	Review of Environmental Factors
RNE	Register of the National Estate
S170R	Section 170 Heritage and Conservation Register (under the *Heritage Act 1977*)
SEPP	State Environmental Planning Policy
SHR	State Heritage Register of New South Wales (under the *Heritage Act 1977*)
TAMP	Total Asset Management Plan

TABLE 13 – TERMS

TERM	DEFINITION
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the *National Parks and Wildlife Act 1974*) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the *Burra Charter* is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation	A document explaining the significance of a heritage item, including a heritage

TERM	DEFINITION
Management Plan	conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the *Management of Heritage Assets by NSW Government Agencies* will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Shell middens	Term is referred to in Australia as an archaeological deposit in which shells are the predominant visible cultural items; shells are principally the remains of past meals; some middens also consist of bones, stone and other artefacts
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the service objectives of State agencies. This approach achieves reduced costs and best

TERM	DEFINITION
	value for money.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place

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