

16 August 2017



Savills
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Sydney NSW 2000

Attention: Ms Alex Prenzel, Associate Director

By email: aprenzel@savills.com.au

**Subject: Sydney Metro Martin Place Station Precinct, State Significant Development Application
Response to public submissions relating to heritage issues**

As requested, please find attached our responses to the public and agency submissions received for the Sydney Metro Martin Place Station Precinct, relating to heritage issues.

Please contact us if you have any queries.

Yours sincerely
TANNER KIBBLE DENTON ARCHITECTS PTY LTD

George Phillips
Practice Director
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DEPARTMENT OF PLANNING AND ENVIRONMENT

Comment

Further consideration should also be given [to] how the proposal will reinforce the heritage street frontage height through setbacks to enhance the relationship with the public domain and surrounding buildings, having regard to:

- the heritage significance of 50 Martin Place and the need to give the building space and prominence; and*
- established setbacks above the heritage street wall height along Elizabeth Street and Castlereagh Street.*

Response

Elizabeth and Castlereagh Streets street wall height:

Buildings on Elizabeth and Castlereagh Streets within the vicinity of the proposed development vary in age, character and scale, and do not collectively contribute to a consistent street wall height or historic street character, and the streetscapes do not have established setbacks.

50 Martin Place: space and prominence:

The visual prominence of the building at 50 Martin Place within the Castlereagh and Elizabeth Street streetscape derives from its distinctive architectural expression and highly modelled facades in the Beaux Arts style. The building is not conceived as a structure spatially separated from its neighbours, and its blank north wall is intended to accommodate neighbouring buildings which abut directly the northern property boundary line.

Design principles to inform the design of a building on the north site to ensure that the visual prominence of 50 Martin Place within Elizabeth and Castlereagh Streets is maintained include:

- relationship in scale of the new and historic buildings through the use of materials and façade articulation;
- retention of visibility of the historic lift overrun towers, which are designed as detached classical pavilions above the building's parapet;
- the use of forms, façade articulation and materials which allow the historic building to be understood as a distinct and unique entity within the streetscapes.

Above podium height, the curved form of the proposed tower on the north site provides an appropriate physical curtilage for tower elements of the historic building. Photomontages prepared by JPW Architects included in the Supplementary Design report demonstrate that the north-east tower will be visible from street level vantage points on Elizabeth Street, while the materiality and expression of the new building allows 50 Martin Place to remain as a distinct and unique building in the streetscape.



Comment

Provide details showing how the north tower building envelope will physically connect into 50 Martin Place. This should include indicative plans and / or illustrations showing the existing and proposed connections, and an assessment of these connections on the heritage significance of 50 Martin Place.

Response

Presently, there are five connections between 50 Martin Place and the adjoining 1967 building at 9-19 Elizabeth Street. The interconnecting openings are intrusively located at the landings of the original and significant north-east stair at levels 1, 3, 4, 5 and 7. The development proposal provides the opportunity to remove these openings and reconstruct the stair to its original configuration: the openings will be infilled and tiled to match the original historic tiles.

Three connections are proposed between 50 Martin Place and the future building on the north site: at ground floor (within the Grand Hall), through the northern lightwell at Level 5 and at rooftop Level 10. These are areas of the building identified as having exceptional heritage significance (Grand Hall and Level 10) and high significance (the northern lightwell at Level 5).

In consideration of the exceptional heritage significance and integrity of the Grand Hall, the proposed connecting opening is required to be carefully designed in order to maintain the spatial quality of the Hall and to minimise alteration of its historic fabric. Key considerations include ensuring an appropriate scale, proportion and location of the opening, in order to retain the predominant east-west axial quality of the space and to relate visually to its architectural design; the use of details and materials which complement the high quality of the historic finishes, and; ensuring that the works are reversible through the salvage and storage of removed original fabric, for potential future reinstatement. Heritage design guidelines are provided in the Statement of Heritage Impact (p. 58).

At Level 5, a connecting bridge link is proposed to be located where there is presently a window which was installed as part of the 2014 refurbishment works. No historic fabric is required to be removed.

A connecting bridge at Level 10 will require the enlargement of a non-original window within the northern end of the historic rooftop colonnade. The window was installed during the 2014 refurbishment works and replaced an earlier door opening which had been formed during the 1980s.

To minimise visual impacts within the northern lightwell, the bridge links at both levels 5 and 10 are proposed to be of glass construction.

Refer Supplementary Design Report for indicative plans and diagrams.



CITY OF SYDNEY**Comment**

There will be significant heritage impacts on 50 Martin Place, with the northern proposed tower being too close to the item. This can be remedied by appropriate modelling.

Response

Refer response above. The building at 50 Martin Place is designed to accommodate neighbouring buildings on Elizabeth and Castlereagh Streets directly abutting its northern boundary. From a heritage perspective, spatial separation between the historic and new buildings that would result in the exposure of its blank north wall – which is not designed as a presentation façade – is not desirable. The blank north wall should be concealed by new development.

A new building on the north site should be designed to retain visibility of the historic lift overrun towers from street level vantage points.

HERITAGE COUNCIL**Comment**

The EIS does not address the archaeological potential as recommended in SEARs provided by the Heritage Council. It is understood that this proposal relates to the Stage 1 DA which is for the concept only. It is further understood that the SEAR for a historical archaeological assessment will be submitted as part of the EIS for the design development Stage 2 DA and is not necessary for the Stage 1 DA.

Response

The State Significant Development Application for the Sydney Metro Martin Place Precinct seeks approval for building envelopes, and does not propose any excavation.

Comment

On 10 May 2017, the proponent presented the proposal to the Heritage Council. The Heritage Council requested the proponent to provide details on the design principals (sic) and rationale for the proposed development on:

- i. the proposed reduction in setback for the southern building (39 Martin Place)*
- ii. the relationship of that building to Martin Place (both east and west)*
- iii. more information about the street activation and all street frontages and*
- iv. the relationship of the northern building to 50 Martin Place in terms of elevation, bulk, scale and massing.*

Response

The proposed envelope for the building on the south site is compliant with the City of Sydney's 2012 LEP height limit for Martin Place.

The application seeks approval for building envelopes. Issues relating to the relationship of the future building on the south site to Martin Place, street activation and the relationship of the proposed building on the north site to 50 Martin Place are the subject of a future application for the detailed design of the two buildings.



Comment

An archival photographic recording of the affected internal and external elements of a local heritage item, 7 Elizabeth Street, approved for demolition as part of Critical State Significant Infrastructure (CSSI 15_7400) application by the Planning Minister on 9 January 2017 is required prior to the commencement of works, in accordance with the Heritage Division document entitled, Photographic Recording of Heritage Items using Film or Digital Capture. The original copy of the archival record must be submitted to the Heritage Division.

Response

The Sydney Metro Martin Place Station Precinct SSDA does not seek approval for demolition of No. 7 Elizabeth Street, which has already been approved by the Department of Planning as part of Transport for New South Wales State Significant Infrastructure Application.

Comment

The Applicant must submit a historical archaeological assessment prepared by a suitably qualified and experienced historical archaeologist for the project site as part of the EIS for the Stage 2 DA. This assessment should be prepared according to Heritage Council of NSW Guidelines including Assessing Significance of Historical Archaeological Sites and Relics 2009 and Archaeological Assessments 1996. This assessment should identify whether historical archaeological resources (of local or state significance) may be present and impacted by the proposed development. If archaeological relics are likely to be present, it should outline what design alterations have been considered in whole or part and what appropriate mitigation measures may be required to manage these resources within the new development.

Response

The future Stage 2 Development Application will seek approval for buildings within the envelopes which are the subject of the Stage 1 State Significant Application. No excavation is proposed as part of these works.

Excavation relating to the site at No. 7 Elizabeth Street is the subject of a modification to TfNSW's State Significant Infrastructure Application.

Comment

The Heritage Council also reiterated the request for the proponent to develop a schedule of consultation with the Heritage Council. The EIS does not include a schedule of consultation to discuss the mitigation of impacts to heritage with the Heritage Council. It was a SEAR that this be developed and agreed by the Heritage Council at 'early concept stages' and that further consultations shall follow this agreed schedule. The EIS anticipates a frequency of meetings with relevant stakeholders will be bi-monthly.

Response

A proposed schedule of consultation with the Heritage Council will be developed in consultation with the NSW Heritage Division.



PUBLIC SUBMISSION 1 (ANONYMOUS)

Comment

In Appendix D (Heritage Impact), the numbers attached to the photographs on pages 13 and 15 appear to be out of sequence with the numbers of the captions below.

Response

Refer amended Statement of Heritage Impact (issue B).

Comment

A significant error of omission in the environmental impact statement, Section D, is the non-inclusion of the Institution of Engineers, Australia, commemorative plaque located in the footpath outside No.5 Elizabeth Street. This item is clearly within range of construction activities for the project and is therefore in some danger. As an alternative to providing protection for the item in situ, a solution would be to remove the plaque, as in the manner of the Bass and Annand items, and re-install it inside the new building at the nearest practical location to No.5 and to which the plaque refers.

Response

The plaque should be removed during the construction phase and reinstated in the Elizabeth Street footpath, as close as possible to its present location. Refer amended Statement of Heritage Impact (issue B).

PUBLIC SUBMISSION 2 (ANONYMOUS)

Comment

Protection of the interior and exterior heritage fabrics of the former Commonwealth Bank building at 48 Martin Pl. Preservation outcomes should be specified within the conditions of approval of this application.

Response

Refer amended Statement of Heritage Impact for proposed mitigation measures for the protection of historic building fabric.

