

17 September 2018

Department of Planning and Environment  
Attn: Director – Key Site Assessments  
GPO Box 39  
SYDNEY NSW 2001

Attention: Planner, Ms Annie Leung

**Sydney Metro Martin Place Station Precinct – Amending Stage 1 Concept Proposal (south site building envelope) Sydney Metro Martin Place Station Precinct**

Dear Director,

The National Trust of Australia (NSW) lodges its objection to the amending Concept Development Application to modify the building envelope above the southern entrance of the over station development in the Martin Place Station Precinct approved by Stage 1 Concept Approval (SSD 8351), which includes changes to reduce the tower setback to Martin Place to 8 metres from 25 metres, increase maximum tower height to Reduced Level (RL) 163.8 from RL 155.39 and providing approximately 28 storeys of commercial development.

In November, 1981, the “*Martin Place Urban Conservation Area*” was listed on the National Trust Register as Sydney’s grand civic place. The Listing Report notes that

*“Despite its mixture of building ages, styles, heights and textures, it maintains a coherence, a harmony and an elegant character. A score of important public and private buildings from the early nineteenth to the mid twentieth centuries remain in the conservation area, together giving a fine, harmonious streetscape emphasised by the topography. The predominant character, despite the variety, is one of a formal Victorian street, terminated at each end by elegant buildings. Despite the busy cross streets, the continuity of the pedestrian space is maintained by consistency in the kind of paving and street furniture installed during the 1970s conversion to a mall. It is a street where the harmony of the ochres of sandstone and granite, the gentle sweep of the hill, and the wide but well-enclosed and largely continuous building line combine to form a grand and imposing, but still very human, urban space.”*

The key element in the reasons for listing is “*the wide but well-enclosed and largely continuous building line combine to form a grand and imposing, **but still very human, urban space.***”

In the Trust’s view, the podium of the proposed building does meet the “well-enclosed and largely continuous building line combining to form a grand and imposing urban space” for Martin Place. However, the reduction of the tower setback to Martin Place from 25 metres to 8 metres, is contrary to the provisions of the Sydney City Council Development Control Plan for this site and will impact adversely on the maintenance of the “very human, urban space” so vital to the public’s use and enjoyment of Sydney’s grand civic space.

Yours sincerely,



Graham Quint  
Director, Conservation