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DOC18/598405

Annie Leung
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Key Site Assessments
Department of Planning & Environment
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SYDNEY NSW 2000

By e-mail: Erin White Erin.White@planning.nsw.gov.au

Dear Ms Leung

Notice of exhibition - Amending Stage 1 Concept Proposal (South Site Building Envelope) Martin Place Precinct, 39-49 Martin Place, Sydney (SSD 9347)

I refer to your correspondence received on 20 August 2018 notifying the Heritage Council of NSW of the public exhibition for the above Amending Stage 1 Concept Proposal which involves modification of the building envelope over station development of the south site of the Martin Place Station Precinct.

The application follows the Minister for Planning's approval for site-specific amendments to the *Sydney Local Environment Plan 2012* (Sydney LEP 2012), relating to the Sydney Metro Martin Place Station Precinct. New provisions that apply to the precinct now allow for an 8m setback for the South Site envelope, a height to align with the Hyde Park North Sun Access Plane, and Floor Space ratio (FSR) of 22:1.

The Heritage Council has previously advised that it does not support the changes made to the LEP to reduce the 25m setback.

The Secretary's Environmental Assessment Requirements (SEARs) issued on 6 June 2018 for Amending Stage 1 Concept Proposal application required the provision of:

- a heritage impact statement (HIS) that considers the potential impacts to heritage items on the site, the site curtilage and surrounding area, including any built and landscape items, conservation areas, views and settings, and in particular, heritage items at 38-46 Martin Place, 50 Martin Place, Martin Place Railway Station, Martin Place, Chifley Square and Richard Johnston Square
- assessment against any endorsed conservation management plans prepared for these heritage items
- identification of opportunities for heritage interpretation to reflect on the heritage character and significance of the site and surrounding area, including Martin Place.

A Statement of Heritage Impact (SOHI) prepared by TKD Architects (June 2018) and revised Consolidated Design Guidelines (CDG) prepared by Tzannes (July 2018) have been provided to meet these requirements.

The HIS assesses that the potential impacts of the enlarged envelope is negligible in comparison to the previously approved envelope; that the impact of a future building on the South Site on the significance of neighbouring heritage items are generally minor or neutral in relation to their streetscape presentation and setting; and that the proposed building has the potential to enhance the significant characteristics of the street through its architectural expression, scale, form and materials. The Heritage Council assessment is that the potential impacts are likely to be noticeable rather than negligible and the proposal will impact the established character of Martin Place by altering the established setback and scale.

The HIS does not adequately address the greater impacts arising from the reduced setback and enlarged building envelope on surrounding heritage items and the character of Martin Place. The HIS, CDG and Environmental Impact Statement (EIS) do not assess the consistency of the amended concept design with the Heritage Development Guidelines (SOHI, Section 6) and the guidelines of the CGD, in particular *Section 2.3 Built form* (Guidelines nos. 8, 12, 13, 14 and 15).

The HIS states that “replacement of the present building on the South Site at 39 Martin Place provides an opportunity for a new podium which better reinforces the strong lineal character and spatial enclosure of the street in its height, scale, materiality and architectural expression” (p.54).

The Heritage Council considers that the future detailed design for the tower building and the podium will need to be articulated to ensure the podium is predominant and contributes to achieving the opportunity described in the HIS to reinforce the character of Martin Place, and in particular the relationship with 50 Martin Place.

If you have any questions regarding the above matter, please contact Emmanuelle Fayolle, Senior Heritage Officer at the Heritage Division, Office of Environment and Heritage on telephone (02) 8837 6319 or by email: Emmanuelle.Fayolle@environment.nsw.gov.au.

Yours sincerely



Pauline McKenzie
Executive Director
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW
23 September 2018