

19 June 2017

The Hon. Anthony Roberts MP
Minister for Planning
GPO Box 5341
Sydney NSW 2001

Dear Minister

Sydney Metro Martin Place Station Precinct

I write to raise concerns that the Martin Place Over Station Development proposal is too large and will erode adjacent public space including in Martin Place and footpaths through shadow and wind impacts.

The proposed development involves two commercial towers above the northern and southern entrances of the planned Martin Place Metro Station, currently occupied by buildings earmarked for demolition to allow for construction of the station. The north building will be 40 plus storeys high and the south building will be 28 storeys high. Both towers are significantly higher than existing buildings, particularly the proposed north tower which would be up to 30 storeys higher than what is currently on the site.

The shadowing impacts are significant and may not comply with the City of Sydney Local Environment Plan sun access requirements for Martin Place. Martin Place between Castlereagh and Phillip streets will have additional shadowing in the afternoon in summer, and in the mid-afternoon in both autumn and winter. Martin Place adjacent to the MLC Centre where large numbers of people congregate will lose sunlight in the early morning in summer, and in the mid-morning in spring, autumn and winter.

Wind impacts in Martin Place will also worsen between Elizabeth and Castlereagh streets from comfortable when standing to comfortable only when walking.

Martin Place provides essential public open space in the densely built central business district and offers much needed opportunities for people to congregate and get respite during breaks. It is also an important thoroughfare where people can walk away from the congested city footpaths. Any new development must not increase shadowing and wind in Martin Place so that it remains an attractive space to use.

I am also concerned that adjacent streets will experience significant shadowing from the proposed development, particularly Castlereagh and Elizabeth streets, where new shadowing would be cast throughout the year. These streets have busy bus stops and bus users often face long waits. The loss of sun especially during winter will make waiting for the bus unpleasant.

Could you please address sun access and wind concerns in assessing this proposal, potentially scaling back the development, and inform me what action you will take?

Yours sincerely



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Member for Sydney

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