

Sydney Metro and Martin Place Integrated Station Development

State Significant Development

Development Application — Stage 2

Statement of Heritage Impact

North Tower

CSWSMP-MAC-SMA-HE-REP-000120

Prepared for

Macquarie Corporate Holdings Pty Ltd

August 2018 • Issue C
Project number 16 1035

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Document/Status Register				
Issue	Date	Purpose	Written	Approved
P1	18 June 2018	Draft issue for review	RL/GP/SJZ	GP
P2	12 July 2018	Draft issue for review	RL/GP/SJZ	GP
P3	01 Aug 2018	Final draft issue for review	RL/GP/SJZ	GP
A	08 Aug 2018	Stage 2 DA issue	RL/GP/SJZ	GP
B	23 Aug 2018	For Development Application	RL/GP/SJZ	GP
C	31 Aug 2018	For Development Application	RL/GP/SJZ	GP
161035 SM+MPS Precinct Stage 2 DA - North Tower - HIS				

1 INTRODUCTION

1.1 Purpose of the report

This report supports a State Significant Development (SSD) Development Application (DA) (SSD DA) submitted to the Minister for Planning (Minister) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) on behalf of Macquarie Corporate Holdings Pty Limited (Macquarie), who is seeking to create a world class transport and employment precinct at Martin Place, Sydney.

The SSD DA seeks approval for the detailed design and construction of the North Site Over Station Development (OSD), located above and integrated with Metro Martin Place station (part of the NSW Government's approved Sydney Metro project). The northern entrance to Metro Martin Place station will front Hunter Street, Elizabeth Street and Castlereagh Street, with the North Site OSD situated above.

This application follows the approval granted by the Minister for a Concept Proposal (otherwise known as a Stage 1 SSD DA) for two OSD commercial towers above the northern and southern entrances of Metro Martin Place station (SSD 17_8351). The approved Concept Proposal establishes building envelopes, land uses, Gross Floor Areas (GFA) and Design Guidelines with which the detailed design (otherwise known as a Stage 2 SSD DA) must be consistent.

This application does not seek approval for elements of the Metro Martin Place Precinct (the Precinct) which relate to the Sydney Metro City and Southwest project, which is subject to a separate Critical State Significant Infrastructure (CSSI) approval.

These include:

- Demolition of buildings on the North Site and South Site;
- Construction of rail infrastructure, including station platforms and concourse areas;
- Ground level public domain works; and
- Station related elements in the podium of the North Tower.

However, this application does seek approval for OSD areas in the approved Metro Martin Place station structure, above and below ground level, which are classified as SSD as they relate principally to the OSD. These components are within the Sydney Metro CSSI approved station building that will contain some OSD elements not already approved by the CSSI Approval. Those elements include the end of trip facilities, office entries, office space and retail areas, along with other office/retail plant and back of house requirements that are associated with the proposed OSD and not the rail infrastructure.

The purpose of this report is to identify and assess the potential heritage impacts associated with the proposed design of the North Tower, specifically, the heritage impacts on neighbouring heritage items, their context, settings and significant views. The report will also assess the proposed design's ability to comply with the approved guidelines as well as approved Consolidated Design Guidelines and updates, in order to mitigate or minimise the heritage impacts of the proposal.

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1.2 Background

The New South Wales (NSW) Government is implementing Future Transport 2056 (formerly Sydney's Rail Future), a plan to transform and modernise Sydney's rail network so that it can grow with the city's population and meet the needs of customers in the future.

Sydney Metro is a new standalone rail network identified in Sydney's Rail Future. The Sydney Metro network consists of Sydney Metro Northwest (Stage 1) and Sydney Metro City and Southwest (Stage 2).

Stage 2 of Sydney Metro entails the construction and operation of a new metro rail line from Chatswood, under Sydney Harbour through Sydney's CBD to Sydenham and onto Bankstown through the conversion of the existing line to metro standards. The project also involves the delivery of seven (7) new metro stations, including Martin Place.

This step-change piece of public transport infrastructure once complete will have the capacity for 30 trains an hour through the CBD in each direction catering for an extra 100,000 customers per hour across the Sydney CBD rail lines.

On 9 January 2017 the Minister approved the Stage 2 (Chatswood to Sydenham) Sydney Metro application lodged by Transport for NSW (TfNSW) as a Critical State Significant Infrastructure (CSSI) project (reference SSI 15_7400). Work is well underway under this approval, including demolition of buildings at Martin Place.

The OSD development is subject to separate applications to be lodged under the relevant provisions of the EP&A Act. One approval is being sought for the North Site – this application – and one for the South Site via a separate application.

Sydney Metro Stage 2 Approval (SSI 15_7400)

The Sydney Metro CSSI Approval approves the demolition of existing buildings at Martin Place, excavation and construction of the new station (above and below ground) along with construction of below and above ground structural and other components of the future OSD, although the fit-out and use of such areas are the subject of separate development approval processes.

On 22 March 2018, the Minister approved Modification 3 to the Sydney Metro CSSI Approval. This enabled the inclusion of Macquarie-owned land at 50 Martin Place and 9-19 Elizabeth Street within Metro Martin Place station, and other associated changes (including retention of the opening to the existing MLC pedestrian link).

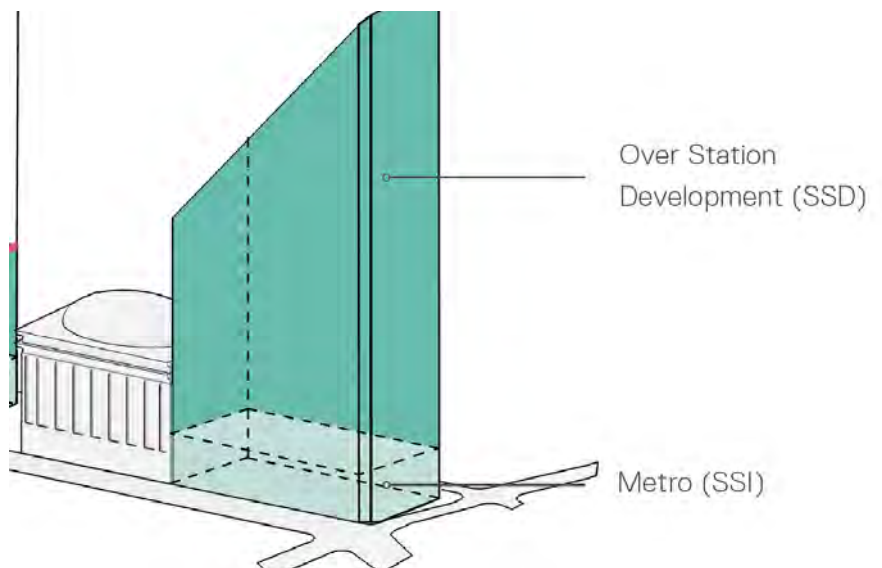
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Concept Proposal (SSD 17_8351)

On 22 March 2018, the Minister approved a Concept Proposal (SSD 17_8351) relating to Metro Martin Place Precinct. The Concept Proposal establishes the planning and development framework through which to assess the detailed Stage 2 SSD DAs.

Specifically, the Concept Proposal encompassed:

- Building envelopes for OSD towers on the North Site and South Site comprising:
 - 40+ storey building on the North Site
 - 28+ storey building on the South Site
 - Concept details to integrate the North Site with the existing and retained 50 Martin Place building (the former Government Savings Bank of NSW)
- Predominantly commercial land uses on both sites, comprising office, business and retail premises
- A maximum total GFA of 125,437m² across both sites
- Design Guidelines to guide the built form and design of the future development
- A framework for achieving design excellence
- Strategies for utilities and services provision, managing drainage and flooding, and achieving ecological sustainable development
- Conceptual OSD areas in the approved Martin Place Metro Station structure, above and below ground level



11 North Site approved OSD envelope
Source: Ethos Urban

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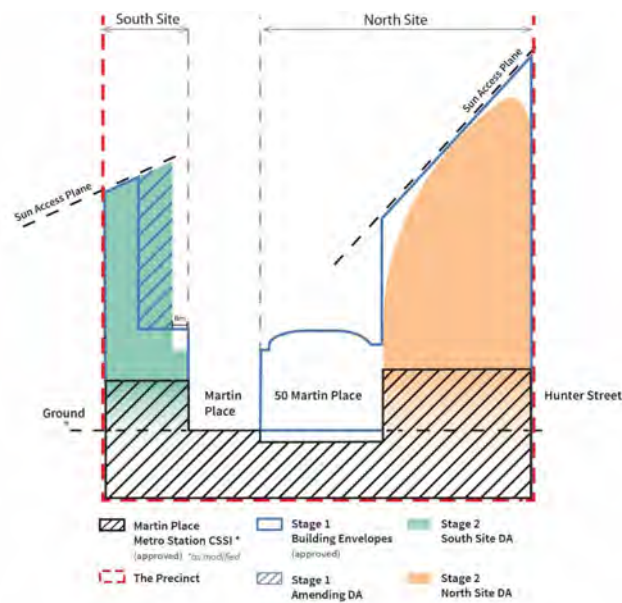
Planning Proposal (PP_2017_SYDNE_007_00) - Amendment to Sydney LEP 2012

The Planning Proposal (PP_2017_SYDNE_007_00) sought to amend the development standards applying to the Metro Martin Place Precinct through the inclusion of a site-specific provision in the Sydney Local Environmental Plan (LEP) 2012. This site-specific provision reduced the portion of the South Site that was subject to a 55 metre height limit from 25 metres from the boundary to Martin Place, to 8 metres, and applies the Hyde Park North Sun Access Plane to the remainder of the South Site, forming the height limit of the tower. It also permits a revised FSR of 22:1 on the South Site and 18.5:1 on the North Site. These amendments were gazetted within Sydney LEP 2012 (Amendment No. 46) on 8 June 2018 and reflect the new planning controls applying to the Precinct.

Overview of the Proposed Development

The subject application seeks approval for the detailed design, construction and operation of the North Tower. The proposal has been designed as a fully integrated station and OSD project that intends to be built and delivered as one development, in-time for the opening of Sydney Metro City and Southwest in 2024. This application seeks consent for the following:

- The design, construction and operation of a new 39 storey (plus rooftop plant) within the approved building envelope for the North Site, including office space and retail tenancies.
- Physical connections between the OSD podium and the existing 50 Martin Place building, to enable the use of the North Site as one integrated building.
- Vehicle loading and parking areas within the basement levels.
- Extension and augmentation of physical infrastructure / utilities as required.
- Detailed design of 'interface areas' within both the approved station and Concept Proposal envelope that contain OSD-exclusive elements, such as end of trip facilities, office entries, office space and retail areas not associated with the rail infrastructure.



21 Relationship of key planning applications to the Stage 2 North Site DA
Source: Ethos Urban

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1.3 Planning Approvals Strategy

The State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD) identifies development which is declared to be State Significant. Under Schedule 1 and Clause 19(2) of SEPP SRD, development within a railway corridor or associated with railway infrastructure that has a capital investment value of more than \$30 million and involves commercial premises is declared to be State Significant Development (SSD) for the purposes of the EP&A Act.

The proposed development (involving commercial development that is both located within a rail corridor and associated with rail infrastructure) is therefore SSD.

Pursuant to Section 4.22 of the EP&A Act a Concept DA may be made setting out concept proposals for the development of a site (including setting out detailed proposals for the first stage of development), and for which detailed proposals for the site are to be the subject of subsequent DAs. This SSD DA represents a detailed proposal and follows the approval of a Concept Proposal on the site under Section 4.22 of the EP&A Act.

Submitted separately to this SSD DA is a SSD DA for the South Site (Stage 2 South Site SSD DA). A Stage 1 Amending SSD DA to the Concept Proposal (Stage 1 Amending DA) has also been submitted that has the effect of aligning the approved South Site envelope with the new planning controls established for the South Site (achieved through the site specific amendment to the Sydney LEP 2012).

1.4 Secretary's Environmental Assessment Requirements

The Department of Planning and Environment have provided Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development.

*The assessment requirements which relate specifically to heritage are as follows:
The EIS shall provide:*

- *include a detailed heritage impact statement (HIS) that identifies, considers and addresses any potential impact of the proposal 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.*
- *address any endorsed conservation management plans for heritage items on the site and surrounding area.*
- *include a Heritage Interpretation Plan, providing opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area, including Martin Place.*

1.5 Site location and description

The Sydney Metro and Martin Place Station Precinct (the Precinct) project relates to the following properties:

North Site

- 48-50 Martin Place, 9-19 Elizabeth Street, 8-12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street, 55 Hunter Street.

South Site

- 39-49 Martin Place.

Martin Place

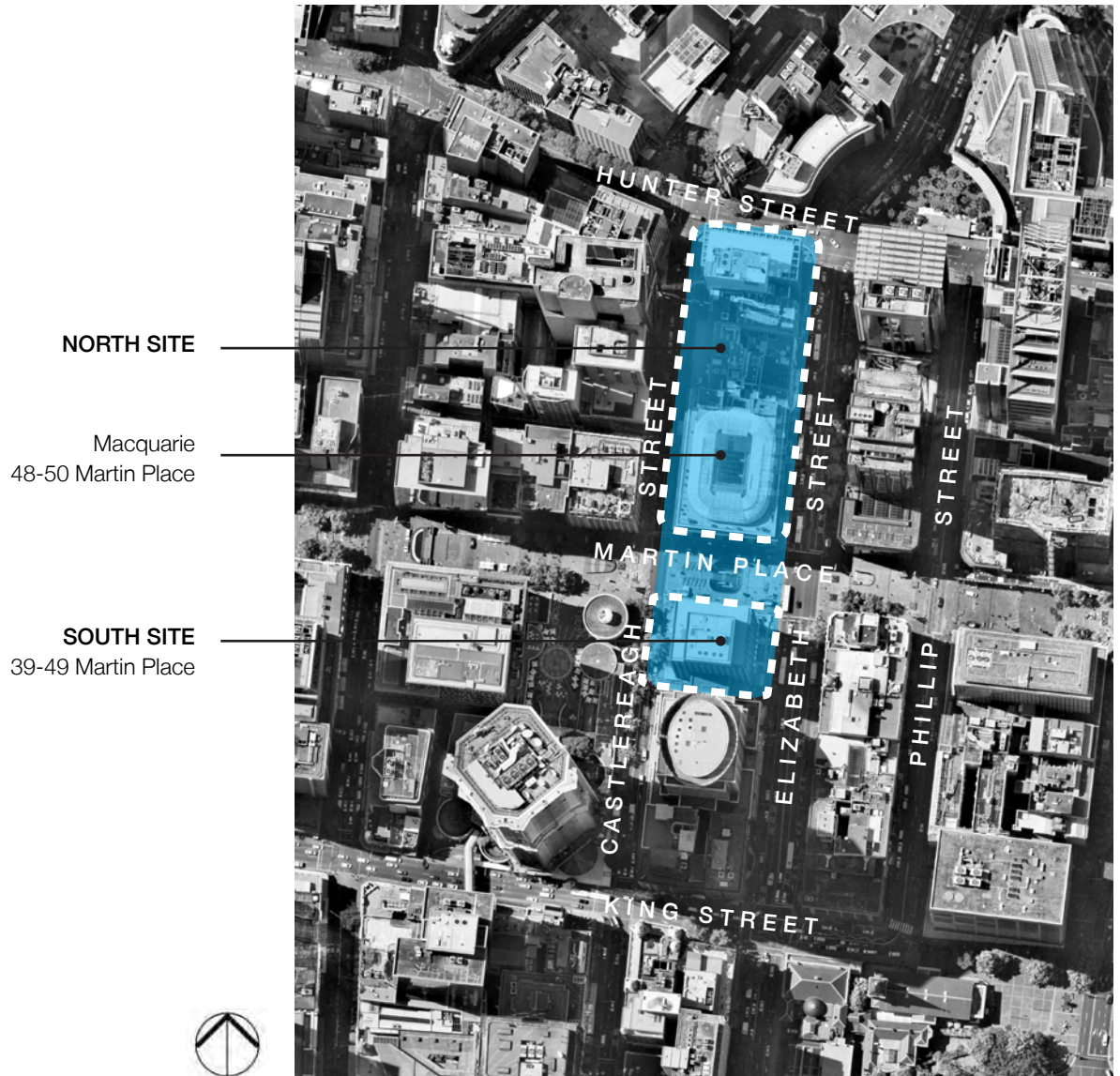
- that part bound by Elizabeth Street and Castlereagh Street.

The land the subject of this application relates only to the North Site (refer to Figure 3). Each site will accommodate one OSD tower above the future Sydney Metro Martin Place Station (representing the northern and southern entries/gateways to the Sydney Metro station). The land acquired for the Sydney Metro Martin Place Station is the same as for the Macquarie proposal, except that the Macquarie proposal includes the two properties north of Martin Place owned by Macquarie, namely 50 Martin Place and 9-19 Elizabeth Street.

The North Site is regular in shape and has an area of approximately 6,022m².

Located close to the centre of the Sydney CBD, the Precinct comprises the entire City block bounded by Hunter Street, Elizabeth Street, Martin Place and Castlereagh Street; that portion of Martin Place located between Elizabeth Street and Castlereagh Street and the northern most property in the block bounded by Martin Place, Elizabeth Street, Castlereagh Street, and King Street. Together it constitutes an above ground site area of approximately 9,400 square metres, with a dimension from north to south of approximately 210 metres and from east to west of approximately 45 metres. It incorporates a significant portion of one of Sydney's most revered public spaces – Martin Place.

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31 Location plan, not to scale, showing the Sydney Metro and Martin Place Station Precinct in blue. The Stage 2 SSD DA the subject of this report is located within the northern blue dashed box. Source: Nearmaps with TKD Architects overlay, 2017.



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1.6 Context

Martin Place

Developed in stages from 1887, Martin Place is recognised as one of Central Sydney's great public, civic and commemorative spaces, as well as being a historically valued commercial and finance location. Martin Place and a large number of buildings on, or in close proximity to, Martin Place are identified as heritage items, either as items of National, State or Local significance. The former Government Savings Bank of New South Wales at 48-50 Martin Place, which forms part of the Macquarie North Site, is one of these major heritage items (Figure 2). A thematic history of Martin Place is included at Appendix A.

There has been a number of redevelopment and refurbishment proposals in recent years along Martin Place to improve existing assets and recapture their premium commercial status, e.g. 5 Martin Place, 50 Martin Place, 20 Martin Place, upgrades of the MLC Centre, and 60 Martin Place. The City of Sydney Council has also identified a need to reinvigorate Martin Place.

The surrounding locality is characterised by a variety of built form and architectural styles, with many of the buildings, including those of relatively recent years, not complying with current planning controls with respect to building heights, setbacks and street wall heights.

In terms of land use the area is characterised by a predominance of office uses, with some ground floor retail, cafés, or restaurants and hotels (most notably the Westin and the Wentworth) to support its primary business centre function.

Chifley Square

Developed in stages between 1957 and 1993, Chifley Square is a significant twentieth century exercise in city planning to create a new public open space in Sydney (Figure 3). The space is characterised by its semi-circular form, with the first building, Qantas House, establishing the western quadrant in 1957. Chifley Square provide a visual termination to the vistas looking north along Elizabeth Street and Phillip Street.

The vicinity is characterised by large high-rise towers, such as Chifley Tower, Aurora Place, 8 Chifley Place and Deutsche Bank, interspersed with lower scale buildings. The buildings are predominantly commercial offices and comprise part of the legal and financial precinct of the city. Ground floor retail, cafes and restaurants are located variously throughout the area, including an outdoor cafe on the southern edge of Chifley Square.

Richard Johnson Square

Completed in 1974, Richard Johnson Square is an important example of late twentieth century civic planning (Figure 4). Located off Hunter Street at the intersection with Bligh Street, the small square is surrounded largely by office towers, including the significant 1936 City Mutual Life Assurance Building designed by Emil Sodersten. Incorporated within the square is the 1925 sandstone monument commemorating the first church service held in the colony, sited on the location of the country's first church erected in 1793.

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- 41 Martin Place looking east
- 51 Chifley Square
- 61 Richard Johnson Square

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1.7 Heritage management context

Local, State and National heritage listed items located within the Precinct are identified in the following table.

Heritage items within the Precinct

Heritage Item	CHL	SHR	LEP
Reserve Bank 65 Martin Place	105456		I1897
APA Building 53-63 Martin Place		00682	I1896
Commonwealth Bank 48-50 Martin Place		01427	I1895
MLC Building 38-46 Martin Place		00597	I1894
Martin Place Station		01187	I1891
Martin Place			I1889
GIO Building 60-70 Elizabeth Street		00683	I1738
7 Elizabeth Street (now demolished)			I1737
City Mutual Building 60-66 Hunter Street		00585	I1675
Qantas House 68-96 Hunter Street		01512	I1811
Richard Johnson Square			I1673
Chifley Square			I1708

Sydney Development Control Plan 2012

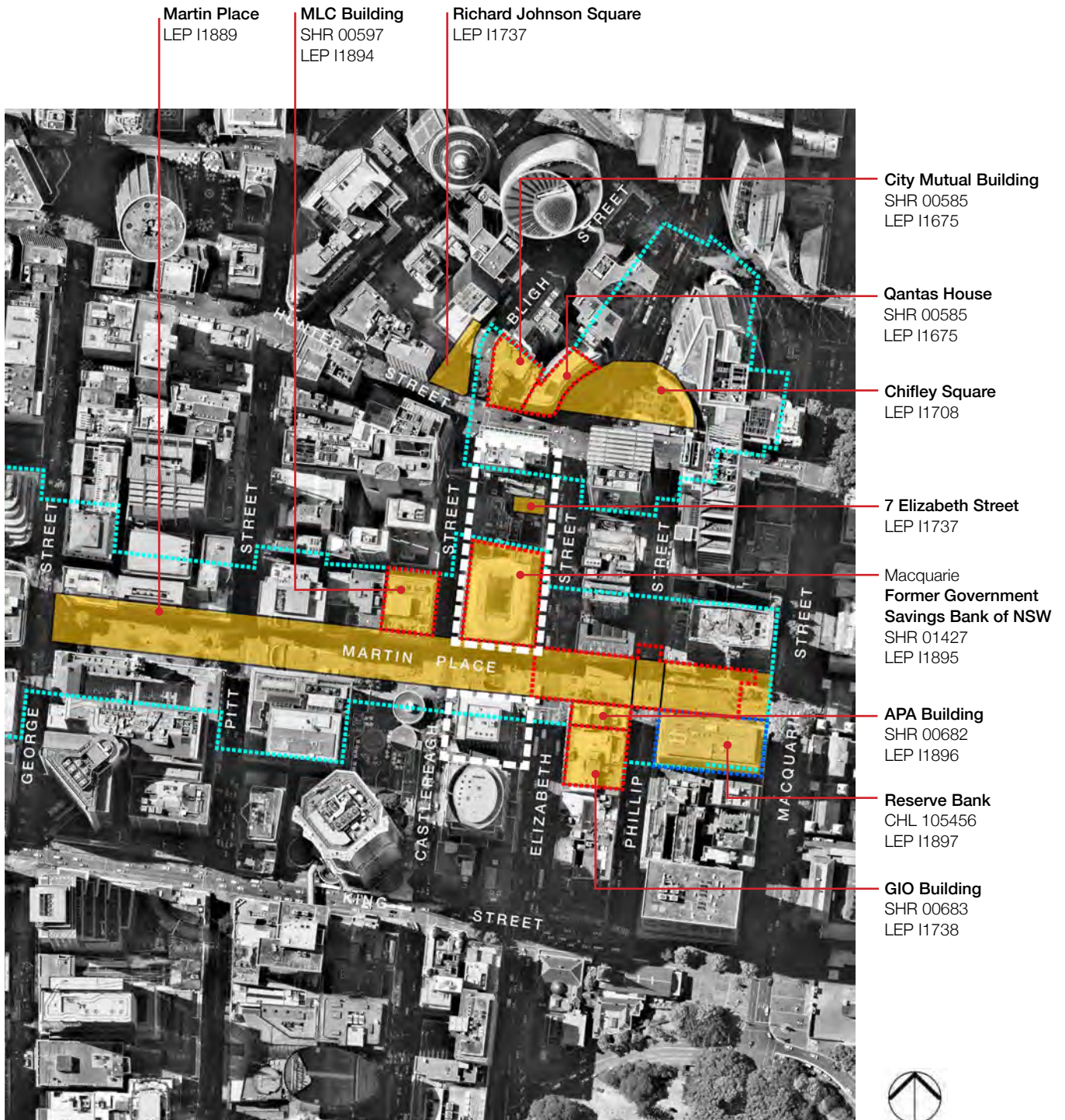
Sections of the proposed development lie within the Chifley Square and Martin Place Special Character Areas, which are defined in Section 2 of the *Sydney Development Control Plan 2012*. The relationship of the subject sites with neighbouring heritage items and Special Character Areas is shown in Figure 5.

Conservation Management Plans

The following is a list of conservation management plans which have been prepared for the subject and neighbouring heritage items. Those marked with an asterisk have been endorsed by the NSW Heritage Council.

- **City Mutual Building**, 60-66 Hunter Street, Sydney, Conservation Management Plan, Tanner Architects, 2005 *
- **Qantas House**, 1 Chifley Square, Sydney, Conservation Management Plan, Godden Mackay Logan, 2004 *
- **Reserve Bank of Australia Head Office Building**, 65 Martin Place, Sydney, Heritage Management Plan, NBRS + Partners, 2012
- **APA Building**, 53 Martin Place, Sydney, Conservation Plan, Peter Romey, 1990
- **MLC Building**, 42-46 Martin Place, Conservation Analysis, Clive Lucas Stapleton, 1989
- **60-70 Elizabeth Street, Sydney**, Conservation Plan, Rod Howard Heritage Conservation, 2001
- **Former Government Savings Bank of NSW**, 48 Martin Place, Sydney, Conservation Management Plan, Tanner Architects, 2012

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71 Relationship of the North and South Sites to adjacent heritage items and Special Character Areas.
Source: Nearmaps with TKD Architects overlay, 2017.

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1.8 Report structure

This report provides an outline historical overview of the heritage items at Section 2. Summary statements of heritage significance for each of these sites is included at Section 3.

Section 4 provides a description of the proposal for the North Site.

The assessment of heritage impacts of the proposal is discussed at Section 5. The proposal is assessed for potential impacts against relevant planning and heritage controls, the heritage values of subject, neighbouring heritage items and the Concept Proposal heritage guidelines which were approved as part of the Stage 1 SSDA application.

1.9 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 7th edition 2013 by Dr J.S. Kerr and in the Australian ICOMOS *Burra Charter*.

1.10 Author identification

This document was prepared by George Phillips, Practice Director, Roy Lumby, Senior Heritage Specialist, and Sarah-Jane Zammit, Heritage Specialist, of Tanner Kibble Denton Architects.

1.11 Project Team

Client	Macquarie Corporate Holdings Pty Ltd
Architects	Grimshaw, Tzannes and Johnson Pilton Walker Architects
Town Planner	Ethos Urban
Urban Design	Tzannes
Heritage	Tanner Kibble Denton Architects
Project Manager	Savills

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1.12 Documentation

Documents referred to in this report include:

SSDA Drawings (*JPW Architects*)

Level 00 Ground Plan	CSWSMP-MAC-SMN-AT-DRG-300000
Level 01 Plan	CSWSMP-MAC-SMN-AT-DRG-300100
Level 02 Plan	CSWSMP-MAC-SMN-AT-DRG-300200
Level 03 Plan	CSWSMP-MAC-SMN-AT-DRG-300300
Level 04 Plan	CSWSMP-MAC-SMN-AT-DRG-300400
Level 05 Plan	CSWSMP-MAC-SMN-AT-DRG-300500
Level 06 Plan	CSWSMP-MAC-SMN-AT-DRG-300600
Level 07 Plan	CSWSMP-MAC-SMN-AT-DRG-300700
Level 08 Plan	CSWSMP-MAC-SMN-AT-DRG-300800
Level 09 Plan	CSWSMP-MAC-SMN-AT-DRG-300900
Level 10 Plan	CSWSMP-MAC-SMN-AT-DRG-301000
Level 11 Plan	CSWSMP-MAC-SMN-AT-DRG-301100
Level 12 Plan	CSWSMP-MAC-SMN-AT-DRG-301200
Level 13 Plan	CSWSMP-MAC-SMN-AT-DRG-301300
Level 14 Plan	CSWSMP-MAC-SMN-AT-DRG-301400
Level 15 Plan	CSWSMP-MAC-SMN-AT-DRG-301500
Level 16 Plan	CSWSMP-MAC-SMN-AT-DRG-301600
Level 17 Plan	CSWSMP-MAC-SMN-AT-DRG-301700
Level 18 Plan	CSWSMP-MAC-SMN-AT-DRG-301800
Level 19 Plan	CSWSMP-MAC-SMN-AT-DRG-301900
Level 20 Plan	CSWSMP-MAC-SMN-AT-DRG-302000
Level 21 Plan	CSWSMP-MAC-SMN-AT-DRG-302100
Level 22 Plan	CSWSMP-MAC-SMN-AT-DRG-302200
Level 23 Plan	CSWSMP-MAC-SMN-AT-DRG-302300
Level 24 Plan	CSWSMP-MAC-SMN-AT-DRG-302400
Level 25 Plan	CSWSMP-MAC-SMN-AT-DRG-302500
Level 26 Plan	CSWSMP-MAC-SMN-AT-DRG-302600
Level 27 Plan	CSWSMP-MAC-SMN-AT-DRG-302700
Level 28 Plan	CSWSMP-MAC-SMN-AT-DRG-302800
Level 29 Plan	CSWSMP-MAC-SMN-AT-DRG-302900
Level 30 Plan	CSWSMP-MAC-SMN-AT-DRG-303000
Level 31 Plan	CSWSMP-MAC-SMN-AT-DRG-303100
Level 32 Plan	CSWSMP-MAC-SMN-AT-DRG-303200
Level 33 Plan	CSWSMP-MAC-SMN-AT-DRG-303300
Level 34 Plan	CSWSMP-MAC-SMN-AT-DRG-303400
Level 35 Plan	CSWSMP-MAC-SMN-AT-DRG-303500
Level 36 Plan	CSWSMP-MAC-SMN-AT-DRG-303600
Level 37 Plan	CSWSMP-MAC-SMN-AT-DRG-303700
Level 38 Plan	CSWSMP-MAC-SMN-AT-DRG-303800
Level 39 Plan	CSWSMP-MAC-SMN-AT-DRG-303900
Roof Plan	CSWSMP-MAC-SMN-AT-DRG-305000
East Elevation - Tower	CSWSMP-MAC-SMN-AT-DRG-409900
North Elevation - Tower	CSWSMP-MAC-SMN-AT-DRG-409901
West Elevation - Tower	CSWSMP-MAC-SMN-AT-DRG-409902
South Elevation - Tower	CSWSMP-MAC-SMN-AT-DRG-409903
North-South Section	CSWSMP-MAC-SMN-AT-DRG-509900
East-West Section	CSWSMP-MAC-SMN-AT-DRG-509910
East-West Section	CSWSMP-MAC-SMN-AT-DRG-519902

Reports

- Sydney Metro Martin Place Station Precinct SSD DA Consolidated Design Guidelines, Tzannes
- Sydney Metro Martin Place Station Precinct - North Tower - Stage 2 DA - Architectural Design Report, JPW Architects
- Environmental Impact Statement, Ethos Urban

2 HISTORICAL BACKGROUND

The following provides an outline timeline for development across the Precinct and nearby heritage listed items during the twentieth century.

2.1 The North Site

- | | |
|------|---|
| 1909 | The adjoining Blashki Building and Castlereagh House in Hunter Street were completed, transforming this section of the street. Both were designed by prominent firms of architects – Spain & Cosh and H E Ross & Rowe respectively. |
| 1940 | 7 Elizabeth Street, designed by Emil Sodersten, was completed. It contained 54 apartments plus a restaurant in the basement. |
| 1961 | Plans for the new headquarters of P&O at 55 Hunter Street were lodged with City of Sydney for approval. |
| 1964 | The completed P&O Building was officially opened by Prime Minister Sir Robert Menzies in January. The building was designed by architects Fowell Mansfield & Maclurcan. |
| 1966 | 9-19 Elizabeth Street, designed by Alexander Kann Finch & Associates, was completed. The Australia Taxation Office occupied space from 1967 and links formed to the neighbouring 48 Martin Place. |
| 1970 | A building application for development at 5 Elizabeth Street, extending to 6 Castlereagh Street, was lodged with the City Council by architects Alexander Kann Finch & Partners. |
| 1976 | 8-12 Castlereagh Street was completed. The building was designed by architects Fombertaux Rice Hanly. |

HISTORICAL BACKGROUND



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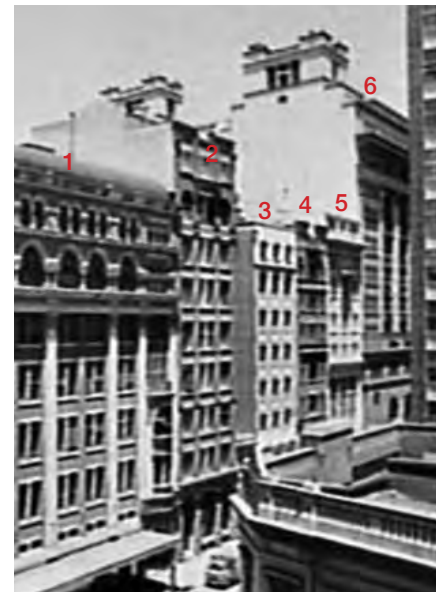
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1. Castlereagh House
2. Intercolonial House, 1913
3. Mendes Chambers, c1915,
4. Castlereagh Chambers, 1909
5. Builder's Exchanges, 1907/1925
6. 58-50 Martin Place, 1928

81 The Blashki Building c1959.
Source: SLNSW d7_07616.

91 Castlereagh House c1959.
Source: SLNSW d7_07617.

101 7 Elizabeth Street shortly after completion
c1940.
Source: *Building*, April 1940

111 Looking south west from the area of Chifley
Square. Qantas House in the right foreground
and the P&O Building (55 Hunter Street) under
construction.
Source: City of Sydney Archives NSCA CRS
48/3105

121 Development along Castlereagh Street
between Hunter Street and Martin Place,
c1959.
Source: SLNSW d7_0617

HISTORICAL BACKGROUND

2.2 Former Government Savings Bank of NSW, 48-50 Martin Place

- 1920 Acquisition of properties between Castlereagh Street and Elizabeth Street near the top of Moore Street by the Commissioners of the Government Savings Bank of NSW. The properties included several that were to form part of Martin Place.
- 1922 The foundation stone of the building was laid on 13 March 1922. Its design was subsequently modified after the Municipal Council resolved to resume properties for the extension of Martin Place.
- 1928 Opening of Government Savings Bank Building in December.
- 1931 Government Savings Bank taken over by the Commonwealth Bank. 48-50 Martin Place became the Commonwealth Savings Bank.
- 1932 The Australian Taxation Office moved into 48 Martin Place. Over the ensuing years it progressively occupied much of the building.
- 1967 The adjoining building at 9-19 Elizabeth completed and occupied by the Australian Taxation Office.
- 1983 Relocation of the Australian Tax Office to other premises.
- 1985 Work begins on extensive conservation, refurbishment and modification works, documented by Australian Construction Services
- 1990 Conservation, modification and refurbishment works completed
- 2012-14 The Commonwealth Bank sold the building to Macquarie Bank, which undertook further conservation, modification and refurbishment works.

HISTORICAL BACKGROUND



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14I



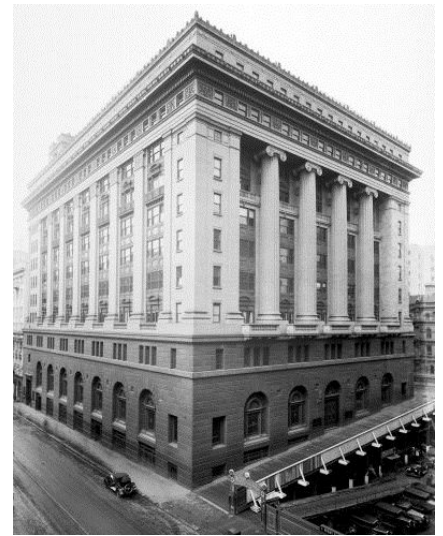
15I



16I



17I



18I

13I Buildings on Elizabeth Street demolished to make way for 50 Martin Place.
Source: City of Sydney Archives NSCA CRS 51/1083

14I Buildings on Castlereagh Street demolished to make way for 50 Martin Place.
Source: City of Sydney Archives NSCA CRS 51/1085

15I Buildings demolished for the construction of 50 Martin Place, some of which occupied land resumed for the Martin Place extension.
Source: SLNSW hall_35070

16I The original scheme for 50 Martin Place prior to the City Council's decision to proceed with the Martin Place extension.
Source: *Sydney Morning Herald*, 14 March 1922

17I 50 Martin Place under construction.
Source: National Library of Australia nla.obj-142760970-1

18I 50 Martin Place shortly after completion.
Source: National Library of Australia nla.pic-vn3084842-v

HISTORICAL BACKGROUND

2.3 Martin Place

The following provides a chronology of the development of Martin Place from the inter-war period to the present. A thematic history is provided at Appendix A.

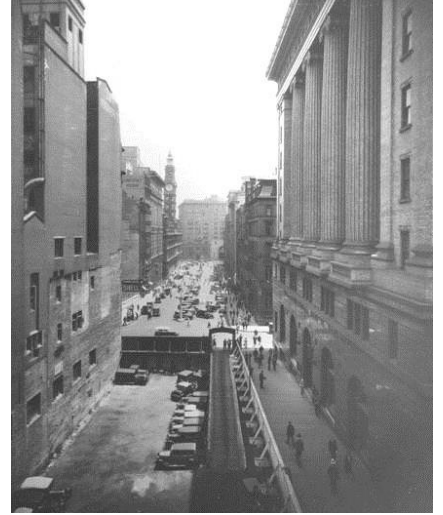
- 1926 The lands designated for the extension of Martin Place from Castlereagh Street to Macquarie Street were formally resumed by a notice in the Government Gazette, 1 January 1926.
- 1933 Demolition of the block between Elizabeth Street and Phillip Street commenced during April.
- 1934 Council resolved to demolish buildings between Phillip Street and Macquarie Street on 20 February. The roadway between Elizabeth Street and Phillip Street was formed by June.
- 1935 The completed Martin Place was officially opened to traffic on 8 April 1935.
- 1936 The allotments on residual resumed land between Castlereagh Street and Elizabeth Street (39 Martin Place) were offered for sale in September.
- 1937 The new building for Australian Provincial Assurance (APA) at 53-63 Martin Place was completed and officially opened in May. The building was designed by architect David W King.
- 1938 The new building for Mutual Life and Citizens at 42-46 Martin Place was completed. The building was designed by Bates Smart & McCutcheon, a firm of architects based in Melbourne.
- 1950 Commencement of work on the Eastern Suburbs Railway line and Martin Place Station was announced in July. The location of Martin Place Station and its basic concept were already in place. Construction was underway the following year.
- 1964 Completion of the Reserve Bank Building, bounded by Macquarie Street, Martin Place and Phillip Street.
- 1967 The contract for the civil and structural design of the Eastern Suburbs Railway line to the Snowy River Hydro-electric Authority.
- 1968 The proposal for the pedestrianisation of Martin Place between George Street and Pitt Street, which was prepared by George Clarke and Don Gazzard in association with Professor Denis Winston, the Dean of the Faculty of Country and Town Planning at the University of Sydney, was tabled before the City of Sydney on September 10.
- 1969 The City Council decided to close Martin Place to vehicular traffic and create a civic square on 11 November.
- 1970 Design drawings and report by Clarke Gazzard presented to Council in March. Trial closure of the section of Martin Place between George Street and Pitt Street commenced on 1 September. The closure was declared permanent on 9 December.

- 19I Western end of Martin Place
Source: City of Sydney Archives CRS 66/1/22
- 20I Southern side of 50 Martin Place prior to the demolition of resumed buildings, c1933
Source: City of Sydney Archives NSCA CRS 51/2668
- 21I Forming the Martin Place roadway between Castlereagh and Elizabeth Streets, a great source of spectator activity, c1934
Source: SLNSW hood_01073
- 22I Looking west along the newly completed Martin Place, 1937
Source: SLNSW d1_26287
- 23I Looking west along Martin Place, c1940. The APA building is at left in the foreground.
Source: SLNSW hall_38655
- 24I MLC Building shortly after completion, 1938
Source: SLNSW hood_09588

HISTORICAL BACKGROUND



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HISTORICAL BACKGROUND

- 1971 The first plaza was officially opened on 10 September. The two eastern-most sections of Martin Place were closed temporarily for two years for the construction of Martin Place Station late in the year.

The City of Sydney Strategic Plan Action Plan No. 24 envisaged the integration of Martin Place Station and Martin Place through an arcade extending the station concourse to the west.

- 1972 New Prudential Building at 37-51 Martin Place completed. It was designed by architects Alan Williams & Associates.

The Minister for Lands proposal to consider the closing of Martin Place from the eastern side of Pitt Street to the western side of Macquarie Street was gazetted on 24 November.

- 1977 The closure of Martin Place between Castlereagh Street and Phillip Street, was completed.

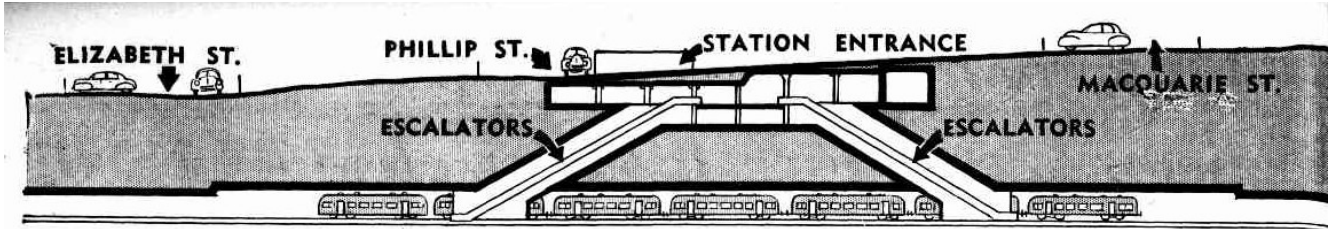
The MLC Centre was completed. A condition of consent for the project was that a pedestrian subway be constructed to link the scheme to the railway.

- 1979 Opening of Martin Place Station.

- 1982 Connection to Martin Place Station at mid-year. Completion of Martin Place pedestrianisation.

- 1984 Gazzard and Partners prepared the Civic Design Study of Martin Place. It included recommendations for new regulatory measures concerning heritage preservation.

HISTORICAL BACKGROUND



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251 Sketch describing the proposed Martin Place Station, 1950

Source: *The Sun*, 27 July 1950

261 Aerial photograph looking west along Martin Place, December 1963

Source: City of Sydney Archives SRC1863

271 Reserve Bank shortly after completion in 1964

Source: National Archives of Australia A1200, L50038

HISTORICAL BACKGROUND



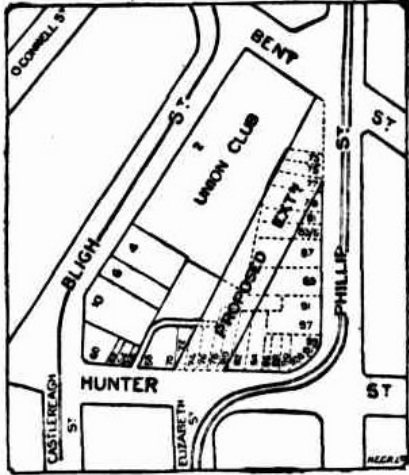
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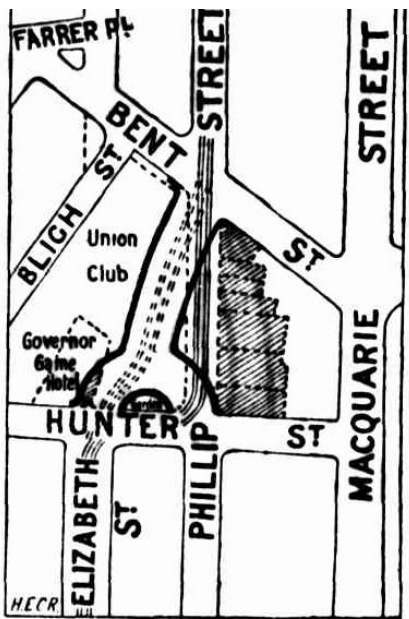
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28I Martin Place Station, 1979
Source: SLNSW d4_02947
29I Eastern end of Martin Place, c1985
Source: City of Sydney Archives SRC1286

HISTORICAL BACKGROUND



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2.4 Chifley Square

- 1916 A proposal to extend Elizabeth Street from Hunter Street to the intersection of Phillip and Bent Streets was made to the City Council. No decision was made.
- 1920 Further discussions about the extension of Elizabeth Street to Bent Street were held within the Municipal Council of Sydney.
- 1937 The Town Planning Institute of NSW presented a plan to the City Council that included closure of the end of Phillip Street to form a pedestrian space. City Engineer Arnold Garnsey produced a scheme for the Elizabeth Street extension as a means of relieving traffic congestion at the junction of Hunter and Elizabeth Streets. The scheme, which included a formal semi-circular area flanked by curved building facades and a monument in the centre of the open space, was endorsed by the City Council two years later.
- 1947 The City of Sydney began implementing the scheme.
- 1949 Qantas acquired the site at the western corner of Hunter Street and the extension.
- 1953 Press reports announced the intention of Qantas and the Federal Government to construct office buildings on either side of the Elizabeth Street extension.
- 1955 Construction of Qantas House, designed by Rudder, Littlemore & Rudder, on the western side of the future Chifley Square, commenced.
- 1957 The completed Qantas House was officially opened by Prime Minister Robert Menzies in October.
- 1958 Demolition of buildings on the site of the Federal Government site, known as the Commonwealth Centre commenced.
- 1961 The public square encircled by roadways on the northern side of Hunter Street, at the southern end of the extension, was named "Chifley Square" in 1961 in honour of the late Hon. J.B. Chifley (1885-1951), Prime Minister of Australia between 1945 and 1949.
- 1962 The extension of Elizabeth Street was completed.
- 1963 The Commonwealth Centre was completed. Its rectilinear mass prevented completion of the scheme.
- 1988 The Commonwealth Centre and several adjoining sites were acquired by the bond Corporation. Construction of a new building, subsequently named Chifley Tower, commenced the following year.
- 1992 The final semi-circular form of the Square was formed with the completion of Chifley Tower, which complemented the curved form of Qantas House to the west.

HISTORICAL BACKGROUND

- 1993 The Chifley Square Civic Design Study was completed for the City of Sydney.
- 1995 The Chifley Square Redesign Concept Review was completed.
- 1997 Completion of landscaping and other works at Chifley Square. The concept was initiated by Tim Williams (City of Sydney) and the design developed by Hassell. The works included a grid of cabbage palms and a cafe on the southern edge of the Square. Artworks by Simeon Nelson included the cut-out statue of Ben Chifley and a glass installation forming an extension to the rear wall of the café.



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- 301 Planning proposal for the extension of Elizabeth Street c1920
Source: *Sydney Morning Herald*, 17 March 1920
- 311 Planning proposal c1937
Source: *Sydney Morning Herald*, 1937
- 321 Planning proposal c1939
Source: *The Design of Sydney*, p. 6

- 331 Aerial photograph of Hunter Street at its intersection with Elizabeth and Phillip Streets, 1943.
Source: Spatial Information Exchange
- 341 Formation of Chifley Square, June 1961
Source: City of Sydney Archives SRC1802
- 351 The Commonwealth Centre, c1963
Source: National Archives of Australia A1200, L44754

- 361 Chifley Square viewed from the west, 23 June 1988
Source: City of Sydney Archives CRS 422 2 267
- 371 Chifley Square following the completion of Chifley Tower, c1996.
Source: City of Sydney Archives SRC4412.z

HISTORICAL BACKGROUND

2.5 Richard Johnson Square

- 1925 The foundation stone of a memorial commemorating the first church service in Australia was laid by the Governor of NSW at a site at the intersection of Bligh and Hunter Streets on 19 March. The memorial, which was completed about two or three months later, was designed by the architectural firm of Burcham Clamp & Finch. It is located on the site of the first church to have been erected in Australia (1793).
- 1974 The island platform around the monument was enlarged and integrated with the western Bligh Street footpath. The works formed part of Sydney City Council's Strategic Plan for reshaping Sydney. The project was designed in the architectural office of Clarke Gazzard Pty Ltd.



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38I The memorial to the first church in Australia at the intersection of Bligh and Hunter Streets, c1935. The memorial was erected in the mid-1920s on the site of the church.
Source: SLNSW hall_35055

39I Richard Johnson Square, c1954
Source: City of Sydney Archives SRC1154

40I Richard Johnson Square, c1971
Source: City of Sydney Archives SRC1156

41I Richard Johnson Square, c1977. Works involving partial road closure and formation of the pedestrian plaza were undertaken in 1974.
Source: City of Sydney Archives SRC6724

42I Richard Johnson Square, c1991
Source: City of Sydney Archives SRC1157

3 HERITAGE SIGNIFICANCE

3.1 Introduction

Located in the vicinity of the North Site are several items listed at Commonwealth, State and local level:

- **APA Building**, 53-63 Martin Place (SHR listing no. 00682; Sydney LEP Item I1896);
- **Chifley Square** (Item I1708).
- **City Mutual Life Assurance Building**, 60-66 Hunter Street (SHR listing no. 00585; Sydney LEP Item I1675);
- **Former Government Savings Bank of NSW**, 48-50 Martin Place (SHR listing no. 01427; Sydney LEP Item I1895);
- **GIO Building**, 60-70 Elizabeth Street (SHR listing no. 00683; Sydney LEP Item I1738);
- **Martin Place** (Sydney LEP Item I1889);
- **Martin Place Railway Station** (SHR listing no. 01187; Sydney LEP Item I1891);
- **MLC Building**, 42-46 Martin Place (SHR listing no. 00597; Sydney LEP Item I1894);
- **Qantas House** (1 Chifley Square), 68-96 Hunter Street (SHR listing no. 01512; Sydney LEP Item I1811).
- **Reserve Bank Building**, 65 Martin Place is included in the Commonwealth Government's (Commonwealth Heritage List item 105456; Sydney LEP Item I1897);
- **Richard Johnson Square including Monument and Plinth**, Hunter and Bligh Streets (Sydney LEP Item I1673).

Sections of the proposed development lie within the Chifley Square and Martin Place Special Character Areas, which are defined in Section 2 of the City of Sydney *Development Control Plan 2012*.

The statements of significance in the following sections have been adapted as relevant from the Commonwealth Heritage List, State Heritage Register Database or State Heritage Inventory Database entries.

Locality statements for the Chifley Square and Martin Place Special Character Areas have been adapted from the Sydney DCP 2012.

HERITAGE SIGNIFICANCE

3.2 Significance of listed heritage items



APA Building, 53-63 Martin Place

Completed in 1937 to the design of architect David W King, the APA Building is significant for its high level of architectural quality in terms of its proportions, facade treatment and vocabulary of detail. The building was designed to formalise and define the new major civic thoroughfare of Martin Place, emphasising the eastern end of Martin Place as a major commercial and professional precinct. Largely intact externally, the building is aesthetically significant as a good example of the inter-war Art Deco style and for its contribution to the Martin Place streetscape.



Chifley Square

Chifley Square is of historical and aesthetic significance as an early twentieth century exercise in city planning relieve traffic congestion, and for its naming to honour J.B. Chifley, Australia's prominent and well-loved wartime Prime Minister 1945-1949. The construction of Qantas House in 1957 (designed by Rudder Littlemore & Rudder) at 68-96 Hunter Street was integral to the creation of Chifley Square, and adds to the historical and aesthetic significance.



City Mutual Life Assurance Building, 60-66 Hunter Street

The City Mutual Life Assurance Building is significant as one of the foremost examples of high quality and well-designed commercial Art Deco architecture in Sydney's CBD, and represents the culmination of the work of one of Australia's foremost proponents of this style, Emil Sodersten. As a largely intact and well maintained late 1930s structure, the building demonstrates through its powerful elevations and dramatic interior spaces the aesthetic and commercial aspects of Art Deco architecture in Australia.

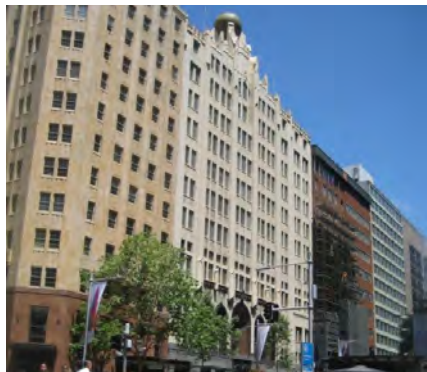
The building occupies a dominant position in the surrounding urban context, serving as a backdrop to Richard Johnson Square and as a landmark in the Bligh Street and Hunter Street streetscapes. Since its completion in 1936, the building has been a symbol of the Mutual Life Assurance Society and the building stands as a monument to the Society's participation in the evolution of Sydney's business and commerce.



Former Government Savings Bank of NSW, 48-50 Martin Place

The Government Savings Bank of NSW at 48 Martin Place is culturally significant at a national level as a rare example of the inter-war Beaux-Arts style, demonstrating outstanding aesthetic and technical accomplishment. Designed by Ross & Rowe, the building is located at a prominent address on Martin Place, the bank played an important role in the development of the economy in New South Wales during the 1920s. The building was constructed between 1925 and 1928 and is one of the most important examples of its style and type within Australia. The building derives historical significance from its long association with the Commonwealth Bank from 1932 to the present.

HERITAGE SIGNIFICANCE



GIO Building, 60-70 Elizabeth Street

The GIO Building is historically significant because of its associations with Sun Newspapers Ltd newspaper publishing activities in Sydney during the first half of the twentieth century. Its site has associations with the historically prominent figure, Joshua Josephson. The building is aesthetically significant because it is possibly the first major Interwar Skyscraper Gothic style building in Sydney, of which it is also a rare example, and because it is a major building designed by architect Joseph Kethel. The building has technical significance, due to its early and extensive use of the proprietary building material, Benedict stone. It is possibly the first major application of this material in a large city building in NSW.



Martin Place

Martin Place has historic and aesthetic significance for its ability to provide evidence of the development of Victorian and Interwar Sydney as a prestige address for commercial businesses and public institutions. It is significant for its ability to contribute to understanding the nineteenth and twentieth century town planning intention. It is demonstrative of the Victorian period and interwar periods in direct response to the Height of Building controls. Martin Place has historic associations with Sir James Martin, premier and Chief Justice of NSW. Pedestrianisation of the street in the 1970s formalised Martin Place as Sydney's principal urban space.



Martin Place Railway Station

Completed in 1979, Martin Place underground railway station is significant as a representative of the last major railway construction undertaken in the State in the eastern suburbs railway line. The whole of the structure being underground is a development of the structures built in the city in the 1930s and represents the latest in technology at the time.



Former MLC Building, 42-46 Martin Place

The former MLC Building, designed by Bates Smart and McCutcheon and completed in 1938, is aesthetically significant as one of the best inter-war commercial office buildings in Sydney, and the best example in Australia of the exterior use of Egyptian derived motifs in such buildings. Its quality of design and use of materials make it one of the principal contributors to the architectural character of Martin Place which is recognised as one of Sydney's finest urban spaces. The former MLC Building is historically significant as one of a small group (about a dozen) of major commercial office buildings constructed in Sydney during the second half of the 1930s.

HERITAGE SIGNIFICANCE



Qantas House, 68-96 Hunter Street

Qantas House, designed by Felix Taverner of Rudder, Littlemore & Rudder is a fine example in the Australian context of intact, post-war, multi-storeyed office buildings from the first phase in the 1950s in the Post-War International Style, and is from the small group in Sydney of this group designed prior to the amendments to the Heights of Buildings Act in 1957 that heralded the subsequent 'high-rise' phase. It has particular rarity within Australia for its unique shape, the outstanding quality of its curtain wall façade and its contribution to its urban setting. As such, it is considered to have heritage significance at a national level.



Reserve Bank Building, 65 Martin Place

The Reserve Bank, completed in 1964 and designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post-World War II multi-storey office buildings in Australia and a significant example of office building in the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street.

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation.



Richard Johnson Square

Completed in 1974 to the design of Clarke Gazard, Richard Johnson Square is historically and culturally significant as an important example of late twentieth century civic planning. The square is significant for its 1925 monument commemorating the first church service held in Australia, sited on the location of the Country's first church erected in 1793.

4 DESCRIPTION OF THE PROPOSAL

4.1 Overview

The proposal by Macquarie is unique and innovative in aligning the aspirations for public transport, civic amenity and the long-term sustainability of Sydney as a financial centre. This will be achieved through a development designed to maximise the opportunities for an improved Metro Station, integration of the existing and new public transport infrastructure, integration of that infrastructure with modern commercial office towers and world class retailing, along with rejuvenating and complimenting some of Sydney's most revered public spaces, and substantially improving station access and connectivity.

It is designed as a fully integrated Station and OSD project that, subject to approval, will be built and delivered as one integrated project for opening once Sydney Metro is commissioned.

The detailed design of the approved Stage 1 concept proposal for the North Tower will form the basis of this report.

No works under the subject DA are proposed for Martin Place Railway Station.

DESCRIPTION OF THE PROPOSAL

The North Site

The proposal for the North Site is for a new 40+ storey, predominately commercial office building bound by Hunter, Elizabeth and Castlereagh Streets. The proposed tower seeks to integrate with the adjacent 50 Martin Place building, supporting large commercial floor plates.

Architectural form, expression and materials

The form and architectural expression of the building comprises two principal components: podium and tower.

The podium element of the building is aligned with street boundaries on three sides. Externally, it is conceived as a direct response to, and interpretation of, the scale, height of the adjacent former Government Savings Bank of NSW Building at 50 Martin Place. The podium has a strongly defined base, upper levels and termination that align with the base, upper levels and cornice of 50 Martin Place.

The proposed design of the tower is curvilinear in form, setback from the adjacent historic 50 Martin Place, peeling away at the perimeter to reveal the significant forms of the northern lift overrun towers. The tower sits above a podium which has been purposefully designed to reinforce the predominant street wall scale on both Castlereagh Street and Elizabeth Street. The curved form of the tower is also designed to respond to the Martin Place Sun Access Plane, to avoid overshadowing of the significant public and civic space.

Externally, the tower proposes a glazed skin which encloses the floor plates and terraced atriums. The skin is intended to optimise daylight into the building, whilst the south facing 'lens' echoes the glazed rooftop addition to 50 Martin Place.

Planning and function

The ground floor of the building provides access to the Martin Place Metro Station, retail, and an entrance to the commercial office levels. The ground floor blurs integrates the threshold between public and private space through its convergence of civic, retail and commercial spaces within the shared volume of the foyer. The metro entrance hall opens out onto key public spaces - Chifley Square and Richard Johnson Square, and connects down to the metro platforms via central atrium. This space is activated by retail along its edges and overlooked by the Macquarie reception floor above.

On the upper levels, large commercial floor plates are connected by a large atrium and internal stairs.

Connections are proposed through the North Tower's Ground Floor to the Grand Hall in 50 Martin Place, a exceptionally significant heritage space, linking the historic building at Ground Floor to the through site connection and new building's lobby to the north. Additional connections are proposed at Level 5 and Level 10 through glazed bridges. The removal of existing inter-connections between 50 Martin Place and the adjoining building at 9-19 Elizabeth Street is approved as part of TfNSW's CSSI 15_7400.

No connections to 50 Martin Place are proposed for the basement levels of that building, including the level of the significant heritage Safe Deposit Vault.

DESCRIPTION OF THE PROPOSAL



431 Proposed north tower, not to scale
Source: JPW Architects, 2018

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Introduction

This section of the report identifies and assesses potential heritage impacts associated with the proposed design of the North Tower, as part of the Sydney Metro and Martin Place Station Precinct.

The proposal is assessed against relevant statutory provisions, guidelines of the NSW Heritage Office relating to heritage impacts, and relevant policies from the 2012 Conservation Management Plan for 48-50 Martin Place and neighbouring heritage buildings. It has also been assessed against the Consolidated Design Guidelines and heritage guidelines approved as part of the Stage 1 Concept Proposal, and as proposed to be updated, although it should be noted that there is no change proposed to the North Site.

The assessment includes a discussion on the potential impacts of future building on the North site on adjoining heritage items with regard to their setting and streetscape presence.

ASSESSMENT OF HERITAGE IMPACT

5.2 Assessment against approved SSDA Stage 1 Heritage Guidelines and Consolidated Design Guidelines

5.2.1 Neighbouring heritage items: settings and views

SSD DA Stage 1 Heritage Guidelines

Retain and enhance the setting and streetscape presence of neighbouring heritage buildings.

SSD DA Consolidated Design Guidelines

Guideline 2

Reinforce the streetwall and the distinctive attributes of the block on Martin Place.

Guideline 4

Enhance built form relationships on Hunter Street.

Guideline 5

Maintain and enhance the streetwall character of Elizabeth and Castlereagh Streets.

Guideline 8

Create distinctive architectural designs appropriate for each site, with the scale of buildings responding appropriately to the character of the area and the building form and articulation reinforcing the key features of the locality, such as the street wall height and relationship to 50 Martin Place.

Guideline 9

Respond to the distinct built form of the City Mutual Building and the former Qantas House.

Guideline 10

Reinforce the semi-circular form of Chifley Square.

Guideline 11

Retain and enhance the setting and streetscape presence of neighbouring heritage buildings.

Guideline 12

Podium streetwalls.

Guideline 13

Tower form, scale and setbacks.

Guideline 14

Streetwall articulation.

Guideline 16

Scale

Guideline 18

50 Martin Place.

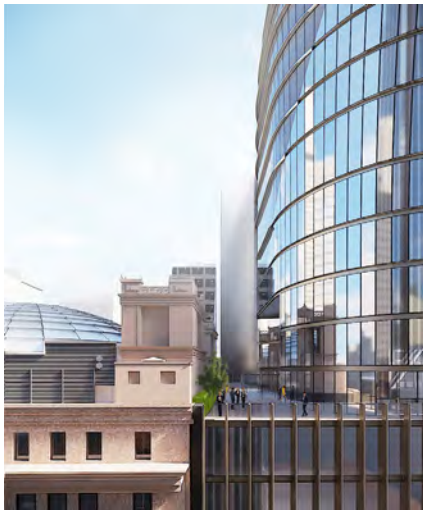
ASSESSMENT OF HERITAGE IMPACT



44| Continuation of the streetwall diagram.
Source: JPW Architects, 2018

The key views which relate to the North Site include those down Castlereagh Street, Elizabeth Street and Martin Place and their relationship with 50 Martin Place and at Chifley Square and its relationship with Qantas House and the City Mutual Building on Hunter Street.

Through careful design of the building at street level, the proposed scheme reinforces the setting of the adjacent historic buildings and the historic street wall through the design of the building's podium and removal of setbacks. A recessed terrace articulates the podium level facade aligning to the parapet height of 50 Martin Place. This key alignment also extends through to the Former Qantas House building and City Mutual Building on Hunter Street.



45| Tower is setback 6m from 50 Martin Place above the parapet height.
Source: JPW Architects, 2018

Above the podium level, the tower curves away from 50 Martin Place, at a minimum of 6m at any point; providing a visual and physical separation from the historic building. This separation allows key views to the historic lift overrun towers along Elizabeth Street and Castlereagh Street to be retained from street level vantage points.

From Martin Place, this peeling back of the tower form towards the north, minimises the impact on the appreciation of 50 Martin Place, reinforcing the historic form and recessing the new form to the background of the skyline. The tower's symmetry and glazed curved form relates purposefully to the symmetrical exterior of 50 Martin Place and its curved glass rooftop addition.

At Hunter Street, the proposed tower form and alignment to the site boundary provides a strong southern edge to Chifley Square and Richard Johnson Square, reinforcing the views and interpretation of these significant public spaces amongst the city grid and skyline.

The proposed tower on the North Site will not detract from the setting or views of the Former MLC Building, Martin Place Station or City Mutual Building, and provides a positive heritage impact for Qantas House through the relationship of the scale of the podium and by reinforcing the spatial enclosure of Chifley Square. The potential impacts to the views and setting of 50 Martin Place and the overall Martin Place precinct have been minimised through careful design of the building's form, which ensures a physical and visual separation between the two buildings.



46| Proposed North Tower as viewed from Hunter Street, reinforcing the southern edge of Chifley Square.
Source: JPW Architects, 2018

ASSESSMENT OF HERITAGE IMPACT

5.2.2 Former Government Savings Bank of NSW, 48-50 Martin Place

SSD DA Stage 1 Heritage Guidelines

*Retain the exceptional aesthetic significance of the building's exterior.
Retain the landmark qualities and civic presence of the building within Martin Place and its environs.
Retain the identity of the building as one of the finest purpose-designed bank buildings in Australia.
Retain the substantially intact fabric and spatial qualities of the significant interiors of the building largely unaltered.*

SSD DA Consolidated Design Guidelines

Guideline 18 *50 Martin Place.*

Architectural Form and Expression

The proposed North Tower has been designed with careful consideration of its heritage context, seeking not only to minimise impacts on its adjacent heritage items, primarily the former Government Savings Bank of NSW, but also where possible to improve and contribute positively to their setting.

Designed as a predominantly glazed tower, the architectural form, materiality and expression of the North Tower ensures that the significant 50 Martin Place remains clearly legible as a distinct and independent architectural element within the Martin Place, Elizabeth Street and Castlereagh Street streetscapes, retaining its visual presence.

As the North Tower is designed to be integrated with Macquarie's existing global headquarters at 50 Martin Place, its exterior design achieves a consistent and complementary approach in its materials in a family of colours to provide a cohesive composition to the whole block.

Influenced by the expression of material found in 50 Martin Place, the North Tower utilises the juxtaposition of masonry within the podium, and glazing for the tower, coupled with a consistent podium height, to reinforce the streetwall on both Elizabeth Street and Castlereagh Street.

From the street, the proposed design of the podium visually draws the eye and screens the blank facade of 50 Martin Place's north elevation, which was not a facade intended to be appreciated from the public domain. Concurrently, the setback and curve of the tower ensures that the historic lift overrun towers remain visible from the streetscape.

The blank north elevation of 50 Martin Place will be concealed by the new podium, which has been designed to abut the building up to the parapet line.

Overall, the architectural form and expression of the North Tower takes a considered approach to its heritage context, retaining and emphasising the aesthetic significance, landmark qualities, identity and civic presence of 50 Martin Place.



471 Proposed North Tower as viewed looking up Elizabeth Street.
Source: JPW Architects, 2018



481 Proposed North Tower podium adjacent to 50 Martin Place, retaining views to overrun towers from streetscape.
Source: JPW Architects, 2018

ASSESSMENT OF HERITAGE IMPACT

Connections

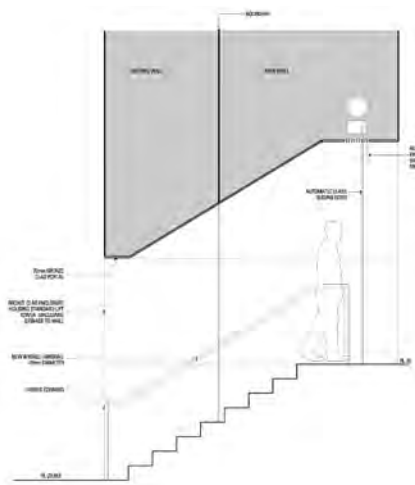
Basement

No connections are proposed for the basement. There will be no impact the significant space and fabric of the Safe Deposit Vault.

Ground

A connection is proposed at ground floor at the north-east corner of 50 Martin Place's Grand Hall. A connection between the two buildings allows 50 Martin Place to remain the principal visitor entry and permits direct physical and visual access to the new tower from Macquarie's existing visitor reception within the Banking Chamber.

Accepting the functional requirement for the new opening, it has been designed to minimise impacts on the significant fabric and spatial quality of the Grand Hall as follows:



491 Section through proposed lift/stair portal. Not
to scale.
Source: JPW Architects, 2018

- it is located in area of the Grand Hall previously modified during the 1980s refurbishment of the building, minimising impacts on original fabric;
- its location avoids potential greater impacts elsewhere in the space, and retains the memorial stained glass window intact;
- the scale and proportion of the opening is complementary to the architectural character of the Grand Hall, whilst retaining the predominant east-west axial quality of the space;
- the proposed bronze finish to the portal draws upon existing finishes within the space to complement the heritage fabric and minimise the visual impact of the new insertion;
- removed fabric will be carefully salvaged and stored for potential future reinstatement.



50I Proposed lift/stair portal.
Source: JPW Architects, 2018

ASSESSMENT OF HERITAGE IMPACT



51| Proposed Level 5 bridge connection.
Source: JPW Architects, 2018

Upper Storey and Rooftop

A glazed bridge connection is proposed for Level 5, through the northern lightwell. The proposed connection has been located in an area which avoids alteration to the significant north-west and north-east lift lobbies. The link is proposed to be located in place of a window, which was recently installed as part of the 2014 refurbishment works.

A second glazed bridge connection is proposed for Level 10. The proposed connection will require the enlargement of a non-original window within the northern end of the historic rooftop colonnade. The window was installed as part of the 2014 refurbishment works. This window replaced an earlier door opening which was also not original, constructed during the 1980s. The location of the new opening and bridge is located between two columns, ensuring that the architecture and symmetry of the colonnade is not impacted and continues to be easily understood.

No original or significant fabric will be impacted through the proposed construction of the links. Minor penetrations to the side walls of the lightwell are required for the steel beam supporting the link bridges at Levels 5 and 10.

The proposed design of the bridges, a glazed link, also minimises the impact that the structures will have on the penetration of natural daylight to the glazed vaulted ceiling of the Grand Hall below. The glazing also minimises visual impacts of the bridges within the northern lightwell, minimising visual obstruction of the historic fabric and spatial qualities of the lightwell.

The streamlined design and use of glazing also clearly delineates between historic and new building materials and forms.

A cladding is proposed to be placed on part of the northern elevation of 50 Martin Place, within the atrium space. This elevation was never intended to be visible, the demolition of the adjacent building has exposed some areas of the elevation at lower levels. This cladding will not be visible from the street, internalised within the atrium space between 50 Martin Place and the new north tower.



52| Proposed Level 10 bridge connection.
Source: JPW Architects, 2018

53| Section through Level 10 bridge connection.
Source: JPW Architects, 2018



ASSESSMENT OF HERITAGE IMPACT

Identity and function

In addition to the North Tower's retail and civic uses, the building is proposed to be an extension and enhancement of Macquarie Bank's existing global headquarters at 50 Martin Place. The proposed development of the North Tower will however ensure that the significant 50 Martin Place building will retain its independent identity, function and significance through the following considered design strategies:

- 50 Martin Place will retain its principal entrances at Martin Place, Castlereagh Street and Elizabeth Street, and these entrances will remain the primary access to the significant spaces of the Banking Chamber and Safety Deposit Vault, as well as the main entrance to floors and functions housed at upper levels of the building;
- The principal entrances to the North Tower will be from Hunter Street (primarily for the Metro) and from Castlereagh and Elizabeth Street through the proposed new link between 50 Martin Place and the new development;
- 50 Martin Place will continue to be able to function independently from the proposed new tower, retaining its principal entrances on Castlereagh Street and Elizabeth Street for access to the upper floors occupied by Macquarie Bank;
- Internal connections between 50 Martin Place and the North Tower are designed to be reversible;
- Internal connections at levels 5 and 10 are located in areas which will not impact on the significant fabric and spatial organisation of the building;
- The impacts of the connection at ground floor in the Grand Hall have been minimised through careful design and location of the opening, which is sympathetic to the significant fabric and will not impact on the overall spatial understanding of the Grand Hall; and
- The internal vertical circulation at 50 Martin Place, through both the lift cores and internal stairwells will be retained and operate independently to that of the proposed north tower.

ASSESSMENT OF HERITAGE IMPACT

5.2.3 Martin Place

SSD DA Stage 1 Heritage Guidelines

Retain and enhance the urban character, scale and strong linear enclosure of Martin Place.

SSD DA Consolidated Design Guidelines

Guideline 1

Retain and enhance Martin Place as one of the city's grand civic and ceremonial Spaces through the retention and enhancement of its urban character, scale and strong linear enclosure.

The proposed North Tower has been designed to minimise the impact on the significant civic space of Martin Place.

Sited behind the heritage listed 50 Martin Place, the building retains the strong linear enclosure and scale at Martin Place, whilst the height and form of the tower, comply with the City of Sydney DCP height plane, to ensure the overshadowing of Martin Place is minimised and does not diminish the urban character of the space.

5.2.4 Chifley Square

SSD DA Stage 1 Heritage Guidelines

Reinforce the semi-circular form of Chifley Square.

SSD DA Consolidated Design Guidelines

Guideline 5

Maintain and enhance the streetwall character of Elizabeth and Castlereagh Streets.

Guideline 10

Reinforce the semi-circular form of Chifley Square.

Guideline 12

Podium streetwalls.

Guideline 14

Streetwall articulation.

Through careful design of the exterior North Tower, the proposed design reflects the 'reverse' podium visible in adjacent buildings on Hunter Street, to reinforce the street edge.

Whilst the podium is designed to purposefully align and extend the streetwall on Elizabeth Street and Castlereagh Street, this alignment also extends through to the Former Qantas House building.

ASSESSMENT OF HERITAGE IMPACT

Through both these specific podium design decisions, the proposed tower form provides positive contribution to Chifley Square, creating a strong southern edge and reinforcing the views and interpretation of this significant public space amongst the city grid and skyline.

5.2.5 Public Art and Heritage Interpretation

SSD DA Stage 1 Heritage Guidelines

Interpret the heritage significance of the demolished building at 7 Elizabeth Street.

Incorporate the artworks at 55 Hunter Street into the proposed development of the North Site.

Retain existing heritage interpretation.

SEARs Requirements

Include a Heritage Interpretation Plan, providing opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area, including Martin Place.

The interpretation of the demolished building at 7 Elizabeth Street and the significant artworks by Douglas Annand and Tom Bass which were purpose designed for the P&O Building (55 Hunter Street), is addressed in the 'Sydney Metro City and Southwest Heritage Interpretation Strategy' (February 2019).

This report, prepared to fulfil the conditions of consent for CSSI 15_7400, provides the appropriate interpretation strategy for the precinct.

It identifies 7 Elizabeth Street, the P&O Building and the Tom Bass fountain as important themes to be interpreted at Martin Place Metro Station.

ASSESSMENT OF HERITAGE IMPACT

5.3 NSW Heritage Office

The assessment of heritage impacts has been undertaken in reference to the model questions given in the NSW Heritage Office's publication '*Statement of Heritage Impacts*'. The responses assess the potential heritage impacts of the proposed building envelopes of the North and South sites on neighbouring heritage items.

How is the impact of the new development on the heritage significance of the item or area to be minimised?

The proposed building on the North Site will reinforce a sense of spatial enclosure to Chifley Square through the formation of a street frontage along the Hunter Street and Elizabeth Street boundaries. The design of the building relates in scale to the Former Qantas House and former Government Savings Bank of NSW building, taking the latter's parapet height as the datum for the podium level of the building; providing a continuation of the street wall on Elizabeth Street and Castlereagh Street. All proposed new connections between the new building and 50 Martin Place are designed to minimise impact on the historic fabric and spaces, and that the independent identity and functioning of the historic building is maintained.

Why is the new development required to be adjacent to a heritage item?

The North Site is situated in close proximity to several heritage items.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

No adverse heritage impacts on the setting of heritage items in the vicinity will arise from the proposed development on the North Site.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

The site of the building at 7 Elizabeth Street is the only site associated with the North Site which is identified in the Central Sydney Archaeological Zoning Plan. It is identified as an Area of Archaeological Potential – Deep Sub-surface Features. Demolition of 7 Elizabeth Street and bulk excavation of that property was approved in the Stage 2 Metro application lodged by Transport for NSW.

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

The proposed design of the building on the North Site maintains the significant streetscape presence of the former Government Savings Bank of NSW Building in Elizabeth Street and Castlereagh Street streetscapes, and reinforces the enclosed spatial quality of Chifley Square. This is achieved through the overall scale of the podium, the form of the tower and proposed materiality of the building as a whole.

Will the additions visually dominate the heritage item? How has this been minimised?

The proposed building for the North Site has been designed to relate to the scale of the neighbouring Government Savings Bank of NSW building and the nearby Qantas House at Chifley Square.

Will the public and users of the item, still be able to view and appreciate its significance?

The proposed building will not prevent the public and users of surrounding items viewing and appreciating their significance.

ASSESSMENT OF HERITAGE IMPACT

5.4 Sydney Harbour Catchment Regional Environmental Plan 2005

The North Site falls within the boundaries of the REP. Heritage items listed in Schedule 4 of the REP are located in close proximity to the Harbour and to associated waterways. None are in close proximity to the North Site.

Clause 15 of the SREP contains heritage provisions, as follows:

15 Heritage conservation

The planning principles for heritage conservation are as follows:

- a. Sydney Harbour and its islands and foreshores should be recognised and protected as places of exceptional heritage significance,*
- b. the heritage significance of particular heritage items in and around Sydney Harbour should be recognised and conserved,*
- c. an appreciation of the role of Sydney Harbour in the history of Aboriginal and European settlement should be encouraged,*
- d. the natural, scenic, environmental and cultural qualities of the Foreshores and Waterways Area should be protected,*
- e. significant fabric, settings, relics and views associated with the heritage significance of heritage items should be conserved,*
- f. archaeological sites and places of Aboriginal heritage significance should be conserved.*

There are no impacts arising from the proposal that will relate to the planning principles above.

ASSESSMENT OF HERITAGE IMPACT

5.5 Sydney Local Environmental Plan 2012

The proposal is assessed below against the relevant heritage provisions of the 2012 *Sydney Local Environmental Plan*.

LEP Provision	Response
Clause 4.3 Height of buildings	
4.3 (1) The objectives of this clause are as follows:	
<p>(a) to ensure the height of development is appropriate to the condition of the site and its context,</p> <p>(b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,</p>	The proposed design of the building at the North Site relates in its scale to the former Government Savings Bank of NSW and Qantas House, with a maximum podium height no greater than the datum set by the parapet of the former Government Savings Bank.
Clause 5.10 Heritage conservation	
(1) Objectives The objectives of this clause are as follows:	
<p>(a) to conserve the environmental heritage of the City of Sydney,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p>	The proposed building on the North Site achieves the objectives of this clause by: <ul style="list-style-type: none"> – ensuring the architectural form and expression of the building relates and responds to heritage items in its vicinity, including 48-50 Martin Place, Chifley Square and former Qantas House; – the careful design of connections to 48-50 Martin Place, to minimise adverse impacts on fabric and spaces of exceptional heritage significance.
(c) to conserve archaeological sites,	The site of the building at 7 Elizabeth Street is the only site associated with the proposal identified in the Central Sydney Archaeological Zoning Plan. It is identified as an Area of Archaeological Potential – Deep Sub-surface Features. Demolition of 7 Elizabeth and bulk excavation of its site has been approved in the Stage 2 Metro application lodged by Transport for NSW.
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	The North Site is not identified as a place of Aboriginal heritage significance.

ASSESSMENT OF HERITAGE IMPACT

5.6 Sydney Development Control Plan 2012

Clause 2.1.7 Martin Place Special Character Area

Martin Place is of social, cultural and historic significance, being the site of various monuments, in particular the Cenotaph, as well as the site of many historical events, which reinforced its image as the civic and ceremonial heart of the City. Its initiation was after the siting of the GPO in 1863, as a small meeting place in the front of the post office. Its subsequent planned evolution and development illustrates the application of city planning principles of the 1880s to 1930s, which culminated in its complete pedestrianisation in 1970. It represents the financial heart of the City, containing significant public and financial buildings.

Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45m. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various major public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by significant buildings. The GPO clock tower is an important landmark visible from various points within Martin Place.

Martin Place is also significant for its supportive network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

The proposal is assessed in the following section against the relevant provisions of the Martin Place Special Character Area DCP.

ASSESSMENT OF HERITAGE IMPACT

DCP Provision	Response
Clause 2.1.7 Martin Place Special Character Area	
Principles	
<i>(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</i>	The proposed design of the tower on the North Site will not impact on the significant character of Martin Place. The height and form of the tower, comply with the City of Sydney DCP height plane, to ensure the overshadowing of Martin Place is minimised and does not diminish the urban character of this significance space.
<i>(b) Conserve and enhance the significance of Martin Place as one of Central Sydney's grand civic and ceremonial spaces, and as a valued business location.</i>	The proposed design of the tower on the North Site will not impact on the significant of Martin Place as one of Central Sydney's grand civic and ceremonial spaces.
<i>(c) Retain and enhance the urban character, scale and strong linear enclosure of Martin Place by requiring new buildings to:</i> i. be built to the street alignment; ii. have street frontage heights consistent with the prevailing form of buildings in the area; and iii. to have building setbacks above those street frontage heights.	The proposed building design will comply with these provisions by: i. locating the podium on the street alignment; ii. having a podium height that is related to the height of 48-50 Martin Place, which is consistent with the historic building height in this section of Martin Place; iii. setting the tower above the podium back from the street alignment
<i>(d) Protect and extend sun access and reflected sunlight to Martin Place during lunchtime hours from mid-April to the end of August</i>	The proposed building design complies with the Martin Place solar access plane.
<i>(e) Provide sun access to significant sandstone buildings in Martin Place to improve the ground level quality of the public space.</i>	The shadowing analysis demonstrates the North Tower will not cast shadows to sandstone buildings in Martin Place. Refer to Environment Impact Statement by Ethos Urban.
<i>(f) Protect existing significant vistas to the east and west and ensure new development will not detrimentally affect the silhouette of the GPO clock tower.</i>	This provision is not applicable: A building on the North Site will not impact vistas to the GPO clock tower.
<i>(g) Retain human scale at street level, while respecting and positively responding to the monumental nature of the place.</i>	The proposed building fulfils this provision through its scale, massing, and material choice, as well as its relationship to existing adjacent buildings.

ASSESSMENT OF HERITAGE IMPACT

DCP Provision	Response
<i>(h) Conserve and enhance the heritage significance of the nineteenth and twentieth century institutional and commercial buildings and their settings.</i>	The proposed building on the North Site will have no impacts on the heritage significance of heritage items in their vicinity. Refer to Section 5.7.
Clause 2.1.12 Chifley Square Special Character Area	
Principles	
<i>(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</i>	The proposed building design for the North Site is consistent with present built form of Chifley Square, which is characterised by tall buildings. The proposed predominantly commercial use of the site is also consistent.
<i>(b) Recognise and enhance Chifley Square as one of the important public open spaces in the heart of the financial centre of the city,</i>	The North Site building design has the potential to fulfil this provision, through its scale, massing and street alignment, reinforcing the southern boundary of Chifley Square.
<i>(c) Promote and encourage the use of the space as a destination and meeting place for people.</i>	The North Site building design has the potential to fulfil this provision through the design of its ground floor and street presentation on Hunter Street - through the 'reverse podium'. The 'reverse podium' provides new open spaces and entries for the Metro Precinct, encouraging use of the space as a destination and meeting point.
<i>(d) Interpret the history of the place and its evolution in the design of both public and private domain and create a distinct sense of place inherent in the character of Chifley Square.</i>	Interpretation is proposed to form part of the development on the site, through the incorporation of artworks by Tom Bass and Douglas Annand salvaged from demolition.
<i>(e) Reinforce the urban character and distinct sense of enclosure of Chifley Square by:</i> <i>i. emphasising and reinforcing the semi-circular geometry of the space;</i> <i>ii. requiring new buildings to be integrated with the form of existing buildings; and</i> <i>iii. limiting the height of new buildings.</i>	The proposed North Site building design will form part of a strong defining southern edge to Chifley Square, thus reinforcing the spatial geometry of the urban space.
<i>(f) Protect and extend sun access to Chifley Square during lunchtime hours from mid-April to the end of August.</i>	The North Site, because of its location on the southern side of Hunter Street, will have no impact on sun access to Chifley Square.
Clause 3.2 Defining the Public Domain	
3.2.1.2 Public views	
3.2.1.2(1) Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art.	A building on the North Site will not impact vistas to public domains, parks, Sydney Harbour and Alexandra Canal due to its proposed location. A building on the North Site will not impact vistas to the GPO clock tower, which is not visible due to surrounding high-rise buildings located on Elizabeth, Castlereagh and Hunter Streets. Refer to Section 5.7 below for a discussion on the potential impact on the settings and views of neighbouring heritage items.

ASSESSMENT OF HERITAGE IMPACT

DCP Provision	Response
3.2.1.2(2) <i>Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be maintained.</i>	The proposed North Site building design has the potential to enhance the spatial quality of Chifley Square by forming a strong defining southern edge.
Clause 3.9 Heritage Provisions	
3.9.5(3) <i>Alterations and additions to buildings and structures and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:</i>	
(a) <i>building envelope;</i> (b) <i>proportions;</i> (c) <i>materials, colours and finishes; and</i> (d) <i>building and street alignment.</i>	The proposed North Site building will enhance the spatial quality of Chifley Square through its considered design and use of scale, materials and finishes. Its proposed alignment to the street boundary at Hunter Street will help to reinforce the enclosure of Chifley Square.
3.9.5(4) <i>Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:</i>	
(a) <i>providing an adequate area around the building to allow interpretation of the heritage item;</i>	The extent of proposed development defined by the North Site will continue to allow interpretation of heritage items in their vicinity. This is achieved through the proposed scale, mass and form of the building - which will not impact the fabric or setting of surrounding heritage items. The proposed design of the podium, interprets the historic streetwall and materials of 50 Martin Place.
(b) <i>retaining original or significant landscaping (including plantings with direct links or association with the heritage item);</i>	This provision is not applicable to the site. There are no significant landscape elements associated with the site.
(c) <i>protecting, where possible and allowing the interpretation of archaeological features; and</i>	There are no known archaeological features. Should archaeological features be discovered during the course of works, their interpretation will be included as part of the overall interpretation plan for the precinct.
(d) <i>retaining and respecting significant views to and from the heritage item.</i>	Refer to Section 5.7 below for a discussion on the potential impact on views and settings of heritage items in the vicinity.

DCP Provision	Response
Clause 5.1 Central Sydney	
<i>5.1.3 Street frontage heights and setbacks for Special Character Areas</i>	
<i>5.1.3(1) Minimum and maximum street frontage heights and front setbacks for buildings in or adjacent to a Special Character Area must be provided in accordance with Table 5.1 and as shown in Figures 5.12 to 5.19. Where the figure shows the entire site as shaded, additional storeys above the street frontage height is not permitted.</i>	There are no defining setback provisions relating specifically to the Chifley Square Special Character Area.
<i>5.1.6 Building Exteriors</i>	
<i>5.1.6(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of: (a) street alignment; (b) street frontage heights; (c) setbacks above street frontage heights; and (d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.</i>	The proposed design of the North Tower is sympathetic to the adjoining and adjacent heritage buildings through its street alignment, street frontage - consistent with the parapet height of 50 Martin Place, its setback from 50 Martin Place and its overall proportions.

ASSESSMENT OF HERITAGE IMPACT

5.7 Conservation Management Plans

5.7.1 48 Martin Place Conservation Management Plan

Conservation Management Plan - Policies

The proposal is evaluated against relevant policies from the 2012 'Former Government Savings Bank of NSW Conservation Management Plan' by Tanner Architects, as follows:

7.4.2 Context and Setting

Policy 22 Respect and enhance the building's streetscape contribution to Martin Place, Castlereagh Street, Pitt Street and Elizabeth Street. The major visual contribution of the building to Martin Place should not be altered nor compromised.

The proposed building on the North Site ensures that the significant architectural presence of the Former Government Savings Bank of NSW on Martin Place, Castlereagh Street and Elizabeth Street is respected, retained and enhanced. This has been achieved through a considered design which responds to the historic building in relation to scale, architectural expression and materiality, whilst allowing the historic building to maintain an independent identity. The curved design of the tower and setback ensure that the visibility of the original lift overrun towers is maintained from street level vantage points.

7.4.3 Exterior Elements and Fabric – General

Policy 23 The external form and architectural detailing of the primary envelope of 48 Martin Place should be conserved.

The external form and architectural detailing of the Former Government Savings Bank of NSW will be conserved. Linkages proposed to the north of the building will not impact on its primary facades or streetscape presentation.

7.4.4 Roof

Policy 28 Retain and conserve the two 1928 service towers at the northern end of the roof

The curved design of the tower and setback ensure that the visibility of the original lift overrun towers is maintained from street level vantage points.

Policy 29 Retain and conserve the 1928 colonnades and vaulted roofs.

The original rooftop colonnades are proposed to be retained. The proposed link to the North Tower has been designed to minimise physical and visual impacts through its location, scale and materiality.

ASSESSMENT OF HERITAGE IMPACT

7.4.5 Interior Elements and Spaces – General

Policy 31 Retain, conserve and enhance the significant interior spaces, fabric and elements of 48 Martin Place, including:

- *Basement Safe Deposit Vault and associated public spaces including the Safe Deposit Vault Lobby, Safe Deposit Counter, Safe Custody Department counter and Safe Deposit Vestibule.*
- *All spaces and original fabric associated with the Grand Hall, including the vestibule and lift lobby at Castlereagh Street entrance;*
- *The north western lift lobbies and the original sections of the north eastern lift lobbies on all upper levels;*
- *The northern stairs on both sides of the building;*
- *Spaces in the northern service towers and the colonnades on the roof.*

Many of the interiors on the north side of the building are assessed as having exceptional heritage significance. The proposed links between 50 Martin Place to the new building have been designed to minimise impacts on heritage fabric and spaces through their location, scale and materiality. No connections are proposed for the significant Basement spaces.

5.8 Other Conservation Management Plans

Although there are Conservation Management Plans and other heritage management documents for a number of the listed heritage items in the vicinity of the North Site, only two have been endorsed:

- Qantas House, No. 1 Chifley Square Conservation Management Plan (Godden Mackay Logan, amended July 2004). It was endorsed in July 2004. The endorsement expired in July 2007.
- City Mutual Building, 60-66 Hunter Street, Sydney Conservation Management Plan (Tanner Architects, March 2005). It was endorsed in April 2005. The endorsement expired in April 2009.

5.8.1 Qantas House Conservation Management Plan

The Qantas House Conservation Management Plan includes a policy and implementation guidelines for the building as follows:

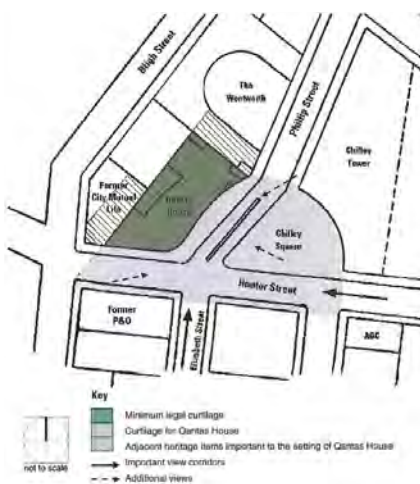
Policy 8.3.8 Setting and Curtilage

An appropriate physical and visual setting should be maintained for Qantas House.

- *A minimum curtilage for Qantas House is the parcel of land upon which it stands, being Lot 101 DP 706740.*
- *A broader expanded curtilage should be adopted to protect from inappropriate adjacent development. This would include the Qantas House site, Chifley Square, the sections of Hunter and Phillips Streets adjacent to the building and Chifley Square and the sections of the significant Wentworth Hotel and former CML building that adjoin Qantas House.*
- *The owner should notify the consent authorities (particularly the City of Sydney) of the need to extend the curtilage boundary to protect the visual and historic relationships between Qantas House and its surrounds as shown on Figure 6.1 in this report.*
- *Evidence of the planned link to the Wentworth Hotel is of considerable significance and should be retained and interpreted where possible.*
- *No new structures or landscape elements should be erected in the vicinity of Qantas House which would impact on the setting of Qantas House and views to and from Qantas House.*
- *No new structures and landscape elements should be placed between Qantas House and Phillip Street.*

The proposed design of the building on the North Site fulfills the requirements of this policy in the following ways:

- There will be no change to the minimum curtilage for Qantas House defined by the parcel of land on which it stands;
- The proposed building would be included in the expanded curtilage for Qantas House recommended by this policy;
- The northern edge of the North Site is adjacent to part of the southern boundary of the recommended curtilage for Qantas House described on Figure 6.1 of the CMP. The site is not identified as being significant to the setting of Qantas House.
- The proposed envelope will have no impact on the planned link between Qantas House and Wentworth Hotel.
- The proposed building design will have little appreciable impact on the setting of Qantas House. Sites on the southern side of Hunter Street in the vicinity of Qantas House have been occupied by buildings that are taller than the building since the first half of the 1960s. For this reason there will be little appreciable impact on the views to and from Qantas House from the public realm.
- The North Site is located at some distance from Phillip Street, so that the recommendation that new structures and landscape elements should be placed between Qantas House and Phillip Street is not applicable to this application.



54| Curtilage Assessment for Qantas House
Source: Figure 6.1 of the Qantas House
Conservation Management Plan

5.8.2 City Mutual Building Conservation Management Plan

The City Mutual Building Conservation Management Plan includes a policy section on setting, which outlines its importance and provides a management policy, as follows.

Setting: The setting of the City Mutual Building is significant within the overall streetscape of Bligh and Hunter Streets and the setting of Richard Johnson Square. Despite the close proximity of other surrounding buildings, the exceptional detailing and siting at the corner of a prominent city block gives the building a special prominence within its context. The building has always been eminent within the streetscape, and this has been recently enhanced by extensive conservation work.

Policy 3.1 The traditional setting of the City Mutual Building should be preserved by allowing the building to remain prominent when viewed from the south and west, and retaining visual links to other nearby significant buildings and spaces.

The proposed design of the North Tower fulfils the requirements of this policy as it will have no impacts on views to the City Mutual Building from the south and west - the subject site is located to its south east. Visual links to nearby significant buildings and spaces are not affected by the proposed design of the North Tower.

6 CONCLUSIONS

This Stage 2 State Significant Development Development Application seeks approval for the detailed design of a commercial tower on the North Site, located above the site of the future Martin Place Metro Station. The site is integral to the broader vision by Macquarie to provide a world-class commercial, retail and transport development which is integrated with Sydney Metro's Martin Place Station.

The proposed building on the North Site is to be located to the immediate north of the former Government Savings Bank of NSW Building (50 Martin Place) - a building of exceptional heritage significance.

This Heritage Impact Statement addresses the relevant heritage requirements of the SEARs and provides a detailed assessment of potential impacts arising from the proposal on heritage impacts within the precinct, having regard for relevant policies contained in endorsed Conservation Management Plans for heritage items in the vicinity.

The assessment concludes that the proposed design of the building has been carefully and purposefully considered to minimise potential impacts on 50 Martin Place, on the Elizabeth Street and Castlereagh Street streetscapes and on adjacent heritage items and Chifley Square. These impacts have been minimised through the following considered design decisions:

- The podium has been designed to reflect the height datum set by the parapet of 50 Martin Place and relate to the scale of the former Qantas House, to ensure that the streetwall on Elizabeth Street and Castlereagh Street are reinforced;
- Physical and visual separation is achieved through the tower setback from the north elevation of 50 Martin Place, and its curvilinear form 'peels' away from the elevation to ensure that the significant forms of the two lift overrun towers continue to be visible from the street;
- The chamfered and glazed form of the tower are recessive to the significant masonry structure of 50 Martin Place;
- Connections at Level 5 and 10 do not impact on significant fabric and have been designed to minimise impact on visual appreciation of the northern lightwell and the natural light filtration to the stained glass roof of the Grand Hall below;
- Connection at ground floor is located in a sympathetic location, avoiding impact on the significant spatial arrangement, fabric and features within the Grand Hall and proposes to utilise materials and finishes which are sympathetic to the heritage fabric; and
- The distinct identity and independent functioning of 50 Martin Place is maintained through the retention of its street entrances and continued independence of vertical circulation.

Heritage items within the vicinity of the Precinct are the Reserve Bank Building, the former Qantas House, the APA Building, Martin Place Railway Station, the former MLC Building, the former APA building, the GIO Building, Chifley Square, Richard Johnson Square and the City Mutual Life Assurance Building.

Potential impacts of the proposed building on the North Site on the significance of these items – relating to their streetscape presentation and setting – are generally considered minor or neutral.

The proposed building on the North Site will enhance the sense of spatial enclosure of the semi-circular form of Chifley Square through reinforcement of its street edges and the relationship in scale with the former Qantas House and the alignment and scale of existing buildings on the south side of Hunter Street.

APPENDIX A HERITAGE INVENTORIES

Commonwealth Heritage List

- The Reserve Bank of Australia

State Heritage Register

- APA Building
- Former MLC Building
- Martin Place Railway Station
- GIO Building
- Commonwealth Bank (Former Government Savings Bank of NSW)
- City Mutual Life Assurance Building
- Former Qantas House

City of Sydney LEP Inventories

- APA Building
- Martin Place
- Martin Place Railway Station
- Richard Johnson Square
- Chifley Square
- 7 Elizabeth Street
- The Reserve Bank of Australia

