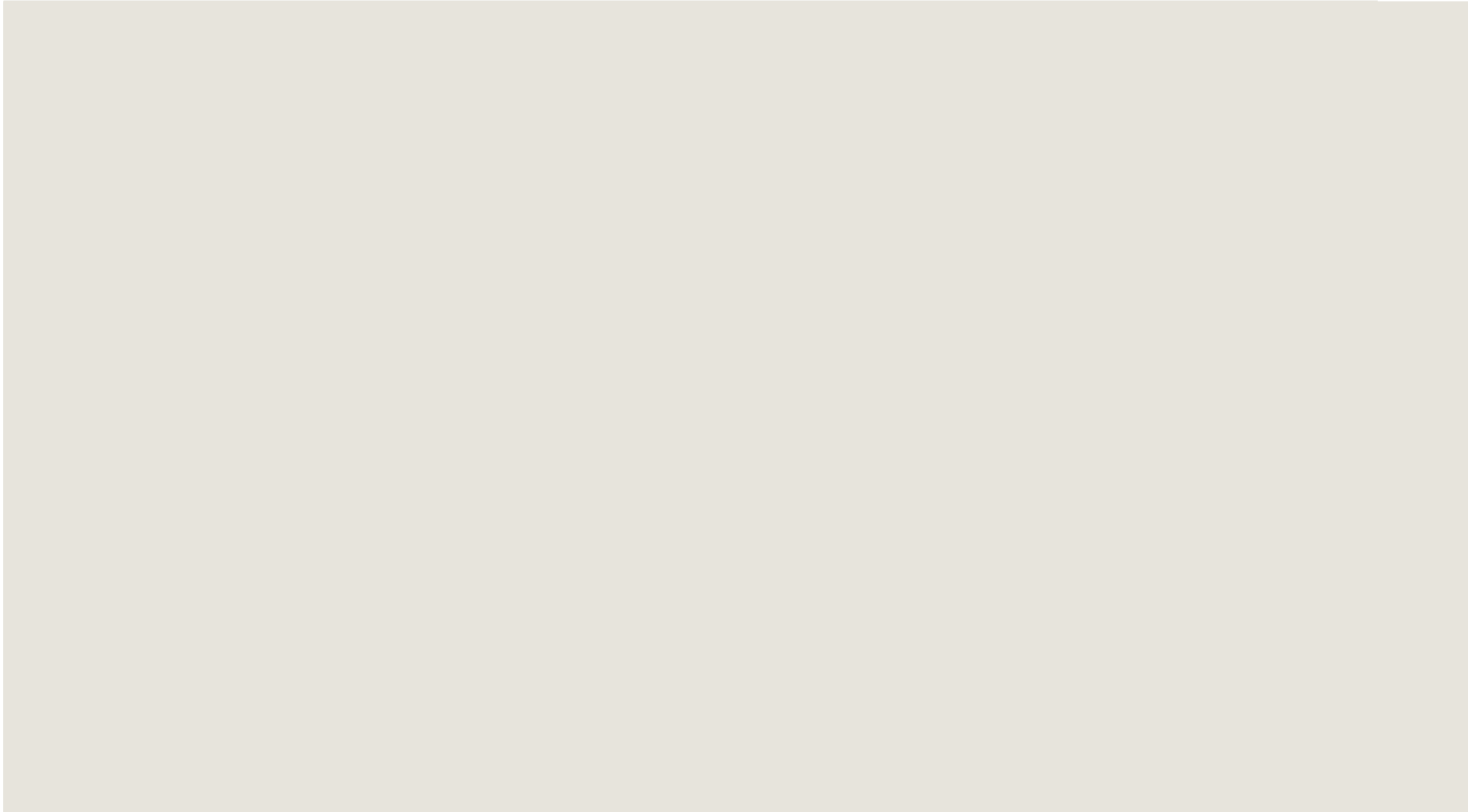

View Impact Analysis Report Stage 2 DA

Sydney Metro and Martin Place Integrated Station Development North Site

CSWSMP-MAC-SMA-UD-REP-000400 [D]

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Introduction

01

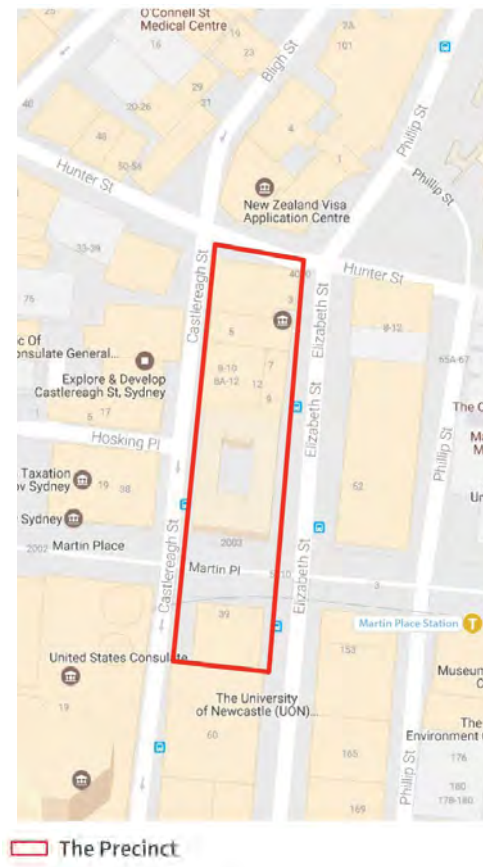


Figure 1_Location map of the Precinct
(Source: Google maps and Ethos Urban)



Figure 2_Aerial photo of the North and South Site
(Source: Nearmap and Ethos Urban)

Introduction

This report considers the visual and view impacts in relation to the Sydney Metro Martin Place Integrated Station Development project with regards to the Stage 2 State Significant Development (SSD) Development Application for the North Site. The building design is fully contained within the envelope approved or proposed to be amended.

This report has been prepared by Tzannes on behalf of Macquarie Corporate Holdings Pty Limited.

This report seeks to examine and assess the visual impact of the building designs for the North and South Sites when compared to:

- The existing conditions; and
- The approved / amending Stage 1 envelope (SSD 9347)

The Precinct

The Sydney Metro Martin Place Station Precinct (the Precinct) project relates to the following properties (refer to Figure 1):

- 50 Martin Place, 9 – 19 Elizabeth Street, 8 –12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street, and 55 Hunter Street (North Site);
- 39 – 49 Martin Place (South Site); and
- Martin Place (that part bound by Elizabeth Street and Castlereagh Street).

The land the subject of this application relates to the North Site (refer to Figure 2).

Located close to the centre of the Sydney CBD, the Precinct comprises of 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 important public spaces – Martin Place.

Methodology

The view and analysis studies contained within this report have been produced by Arterra Interactive. Tzannes has undertaken an urban design and view impact analysis based on the view impact studies prepared by Arterra. Arterra has been advised by Tzannes in selecting the View locations and Field of View adopted.

Appropriate views have been selected to show the proposed development in the immediate context of the precinct as well as the proposal in the context of distant views of the city skyline.

Commentary provided by Arterra Interactive

Anthony MacDonald is the Owner and Managing Director of Arterra Interactive and has 20 years experience working in the Architectural 3D modelling and Visualization industry.

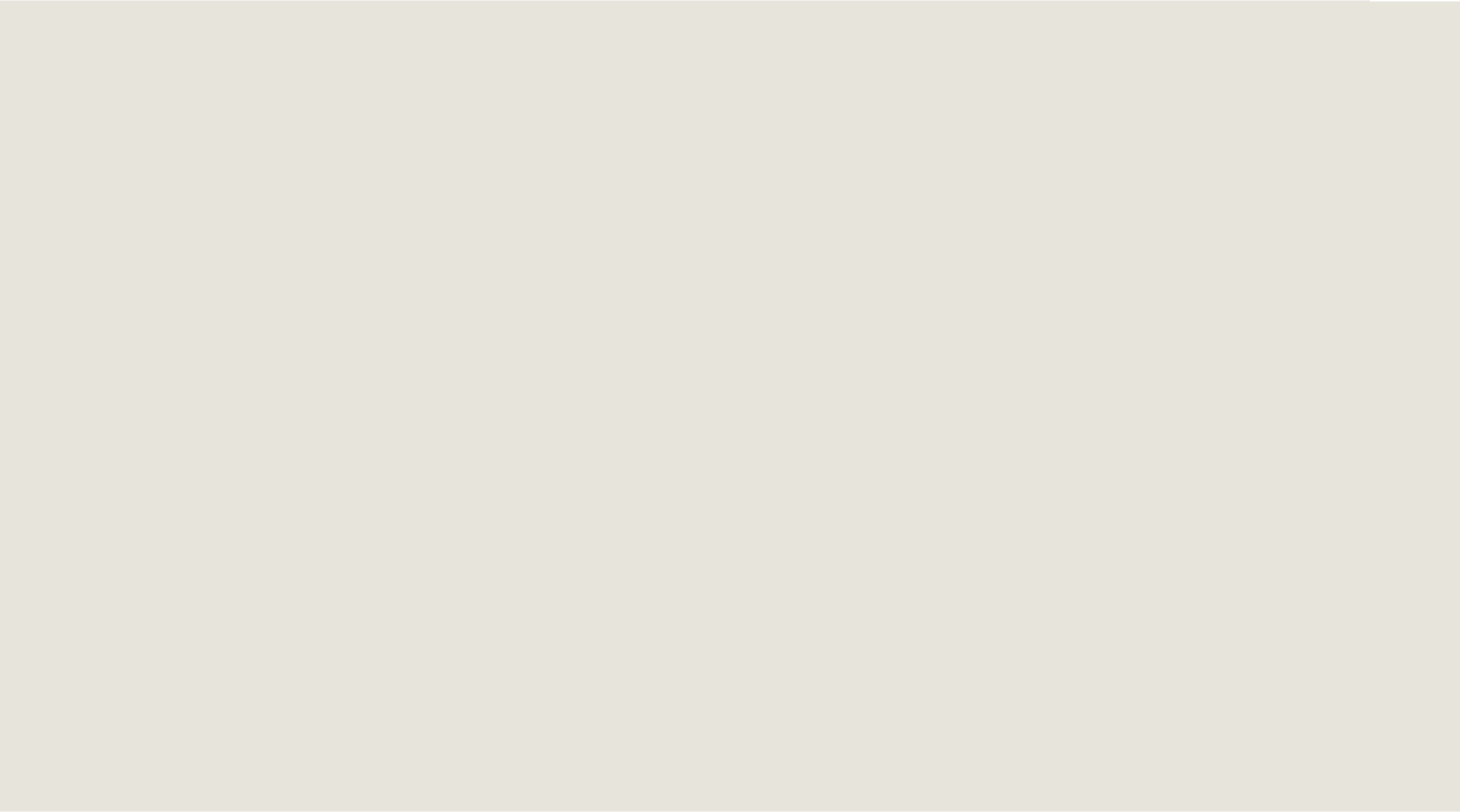
Arterra Interactive was engaged by Macquarie Corporate Holdings Pty Ltd to provide accurate photomontages illustrating the proposed and compliant envelopes for the above project.

The accuracy of the photomontages is based on the following 2D/ 3D CAD data:

1. 2D CAD drawings and 3D CAD models of the proposed and compliant enveloped provided by the architects.
2. Veris was responsible for surveying of all camera locations and supplied accurate 3D survey data including camera locations and existing site survey.
3. Arterra Interactive does not accept responsibility for the accuracy of this base information.
4. The Arterra Interactive Sydney CBD model was used to assist with accurate camera matching. The Sydney CBD model is derived from accurate survey data.

Arterra Interactive has prepared the photomontages as follows:

1. *Photographs have been taken showing the current and unchanged views (existing photograph), from the same viewing point as that of the photomontage, using the following camera details: a. Type: SONY ILCE-7R (Full frame sensor) b Lens: Canon 35mm & 24mm*
2. *A 50mm lens frame has been included in photomontages of the proposal, as agreed with the Department of Planning and Environment (DPE).*
3. *The existing photographs have not been altered, except for the removal of existing buildings on the subject site from the proposed development views (as requested by DPE)*
4. *The proposal has generally been located within the centre of the frame.*
5. *We have not used zoomed lenses or stitched photos. Arterra Interactive accepts no responsibility for lens selection. Arterra has been advised by Tzannes in selecting the View locations and Field of View adopted.*
6. *We confirm accurate survey data was used to prepare the photomontages. In particular, we confirm that survey data was used:*
 - a. *For depiction of existing buildings or existing elements as shown in the wire frame; and*
 - b. *To establish an accurate camera location and RL of the camera.*
7. *A registered surveyor was employed to prepare the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained. This person attended the site and surveyed:*
 - a. *Camera locations and height at ground level; and*
 - b. *Existing structures and elements on site.*
8. *The views contained in this report are taken at street level with base photography taken at eye height (approximately 1600mm above ground level) from prominent locations surrounding the site.*
9. *The registered surveyor employed is: Mark J Andrew. General Manager - Operations. Veris (formally Linker Surveying)*



Proposed Built Form Envelopes

02



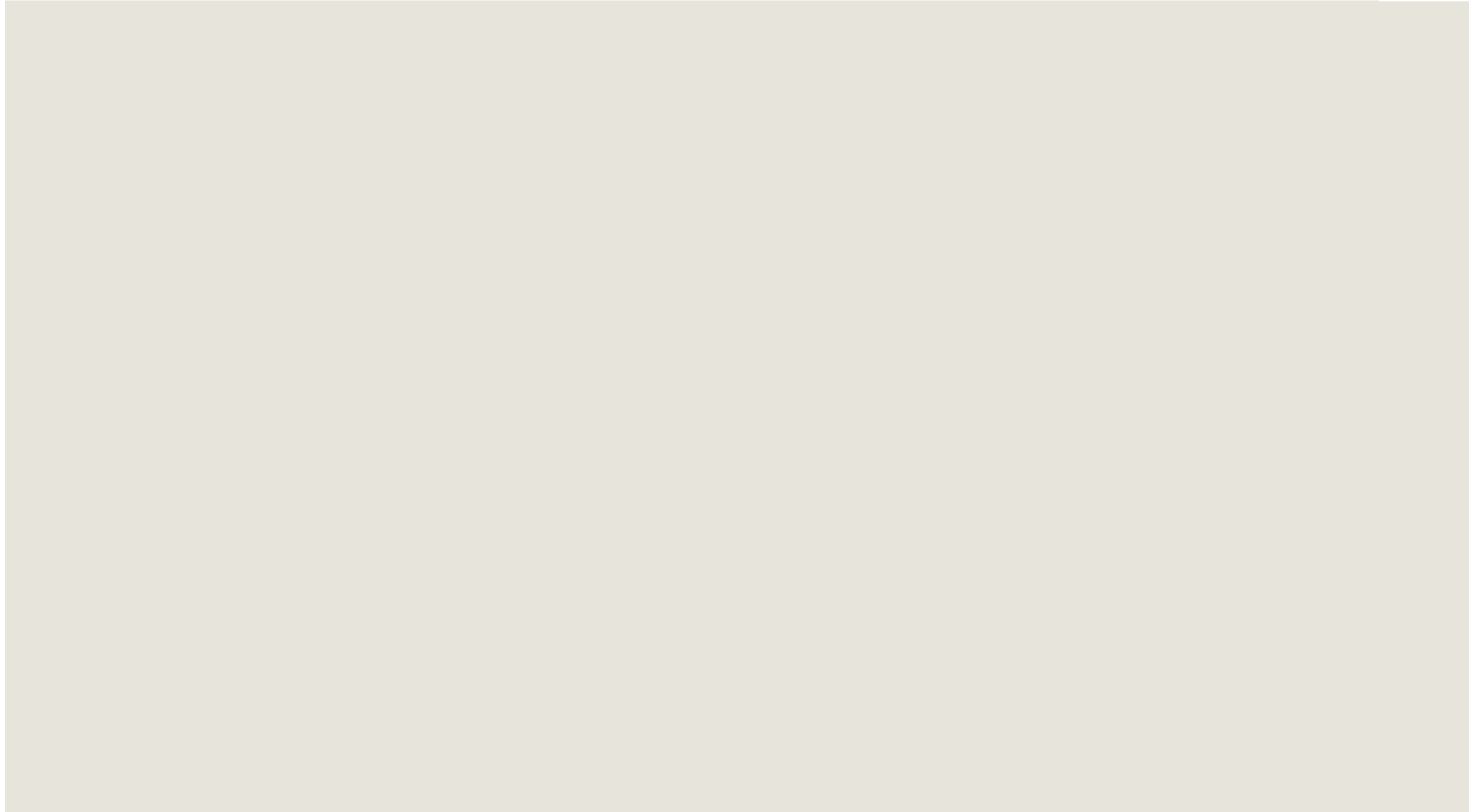
Figure 3_Existing building



Figure 4 _ Approved / Amending Stage 1 DA Envelope



Figure 5 _ Proposed building forms



Key Public Views

03

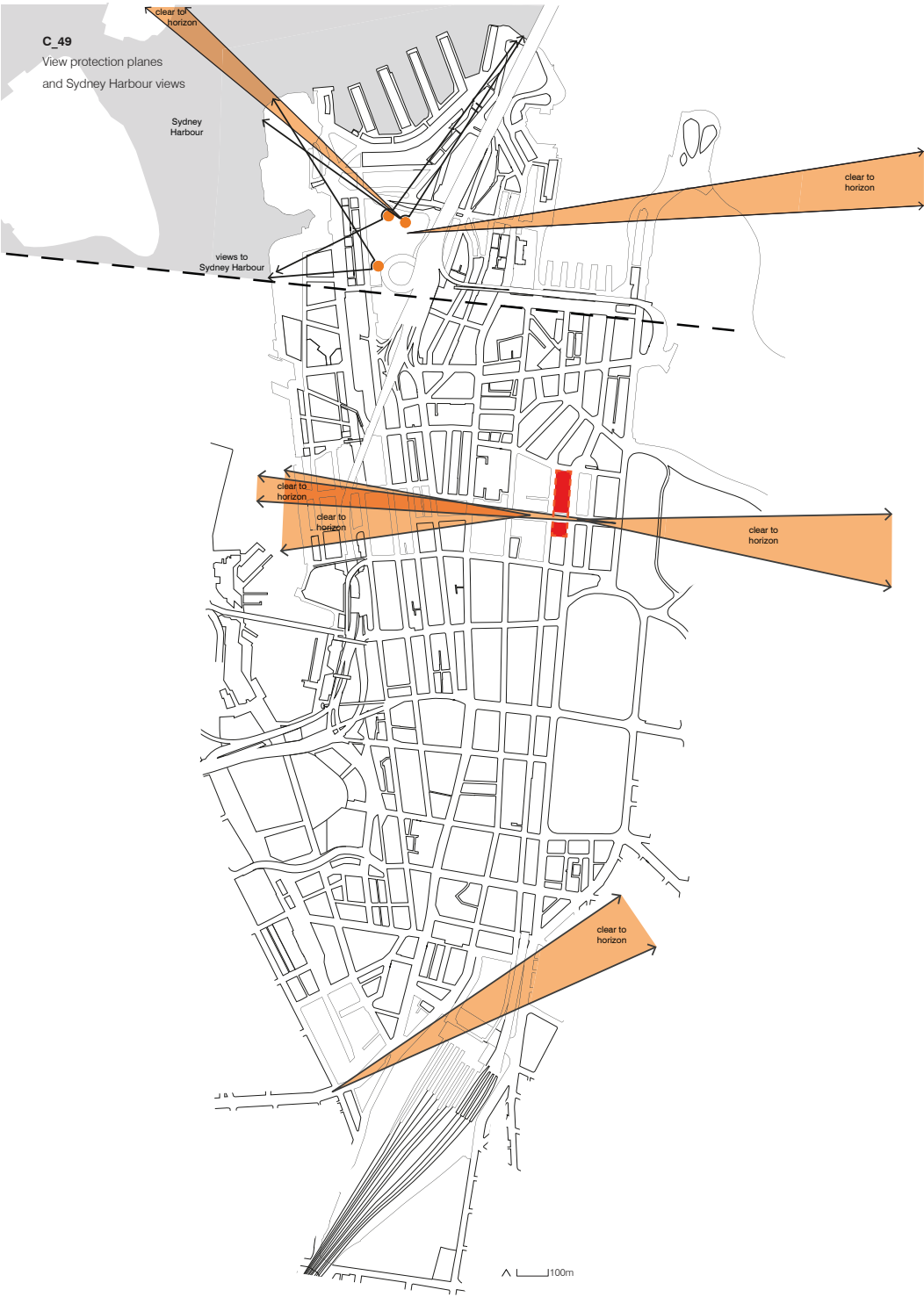


Figure 6_Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C

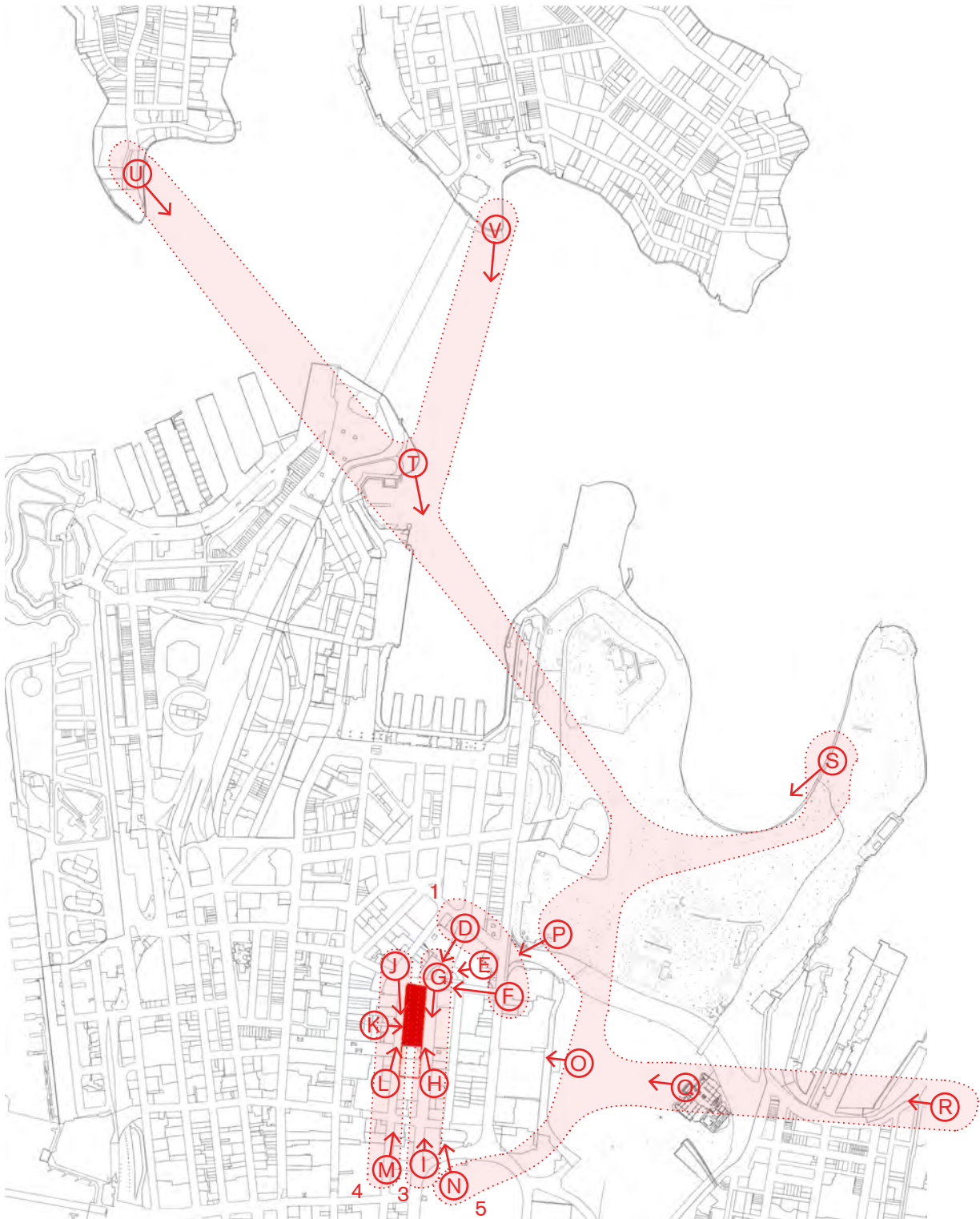


Figure 7_Key Views - Location Map

1_Chifley and Richard Johnson Squares 2_Elizabeth Street. 3_Castlereagh Street. 4_City Skyline

Key Public Views
Map illustrating location of key views

Key Public and Private Views

The City of Sydney defines a number of key protected views within the city. These relate to views from Observatory Hill and east and west along Martin Place (refer to Figure 6. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C). Of particular significance to the precinct are the views of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. Although the precinct overlaps with the view cones described in this diagram the above ground built form does not impact on these views.

More broadly and in Section 3.2.1.2 of the Sydney DCP 2012 the City of Sydney establishes guidelines for private developments and their relationship to public views:

- (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.
- (2) 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 considered.

An analysis of the precinct and its surrounds reveals that it is generally isolated from any nearby sensitive residential developments and the proposed building envelopes will not have any direct adverse impact on views from nearby residential dwellings.

Note that these views were used as part of the stage 1 DA, they have been selected in consultation with the Government Architect, Department of Planning, City of Sydney and the Sydney Metro and Martin Place Station Precinct design team. They seek to demonstrate the impact of the proposed development from the perspective of the public domain adjacent to the precinct. These views concentrate on the proposal's impact on the definition of streets, key public spaces and local heritage items. The impact of the proposal on the city skyline is also considered from key relevant vantage points around the city.

The precinct consists of four major spaces. These include Chifley Square, Elizabeth Street, Castlereagh Street and the City Skyline. The view analysis drawings are grouped and discussed in the context of these spaces as shown on the adjacent plan (figure 7)

3 Key Public Views
3.1 Chifley and Richard Johnson Squares
3.1.1 Overview



Existing Situation

The north façade of the North Site is not impacted by any of the key views protected by the City of Sydney. (refer to Figure 6 — Precinct located on Diagram 4_24).

The North Site building design plays an important role in the definition of two of the major public open spaces of the city, Chifley Square and Richard Johnson Square.

The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

Figure 9 — Key Views - Location Map

3 Key Public Views

3.1 Chifley and Richard Johnson Squares

3.1.1 Overview

Impact and Commentary

The building design for the North Site has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This strategy has been demonstrated by the buildings to the east, 8 Chifley and the Deutsche Bank building.

The articulation of the North Site tower design within the approved / amending Stage 1 DA envelope ensures that it results in a reduction in impact on the view of the sky when compared to the approved envelope.

- This has been principally achieved through the use of a soft curved geometry which defines the building form. This strategy resolves the angled form of the solar access plane into that of the tower as well as enhances the tower's proportion and reduces the unarticulated dimension of the eastern and western facades when compared to that of the approved / amending stage 1 DA envelope.
- The increased setback from the southern boundary enhances the perception of building separation from 50 Martin Place as well as the views of the north eastern and western towers of 50 Martin Place from the north.

The building has been conceived as a singular tower to ground when viewed from Chifley and Richard Johnson Squares. This enhances the architectural relationship between the tower on the North Site and the buildings to the east, 8 Chifley and the Deutsche Bank building. This improves both the definition of Chifley and Richard Johnson Squares as well as the change in street geometry at Hunter Street.

- The simplicity of the façade design and the use of reflective glass (within the constraints of the City of Sydney's reflectivity controls) reinforces the singularity of the building form in this context. The faceting of the glazing accentuates the softly curving geometry of the building form.
- The utilisation of a 'reverse podium' at the base of the tower expresses the public nature and accessibility of the new Metro station entry whilst reflecting the similar design approach of the tower buildings to the east, 8 Chifley and the Deutsche Bank building. This similar design approach reinforces the architectural and urban design relationship between these buildings and their role in the urban fabric, defining Chifley and Richard Johnson Squares as well as the change in street geometry at Hunter Street.

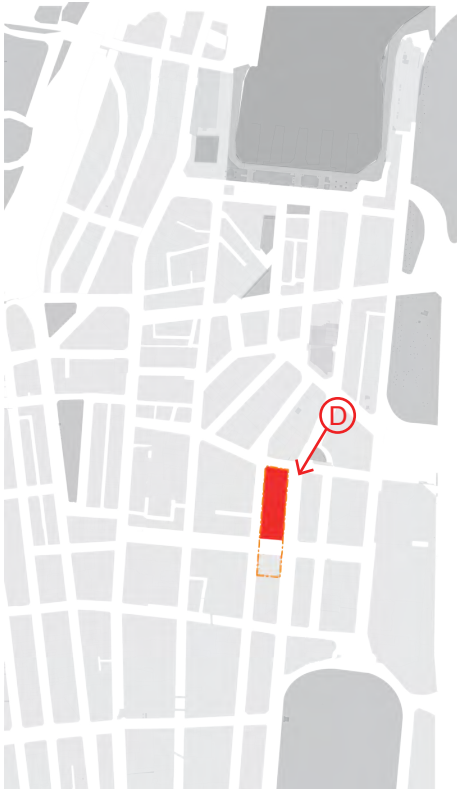
The detailed architectural design of the north tower is integrated into the built form of the city block by relating directly to and connecting to the form of 50 Martin Place whilst also being expressed as a singular tower to ground.

- The street wall of the north tower extends the street wall alignment of 50 Martin Place, integrating them as the one city block.
- The principal alignments of 50 Martin Place are extended into the architectural design of the North Tower. The parapet line as well as that of the monumental stone base define key components of the architectural design.
- The base material of 50 Martin Place is extended into the architectural design of the North Tower defining the public domain of the block. The break in this base defines the building's 'reverse podium' and the station entry, making the major public aspects of the building legible in the public domain.
- The 'grand order' of 50 Martin Place is extended into the architectural language of the building with a series of tapering aluminium blades. These extend the vertical emphasis of the 'grand order' whilst effectively screening the significant extent of ventilation louvres required by the Metro Station. The tapering of these blades transition the architectural design from a street wall to a singular tower to ground.

3 Key Public Views

3.1 Chifley and Richard Johnson Squares

3.1.2 View D - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views

3.1 Chifley and Richard Johnson Squares

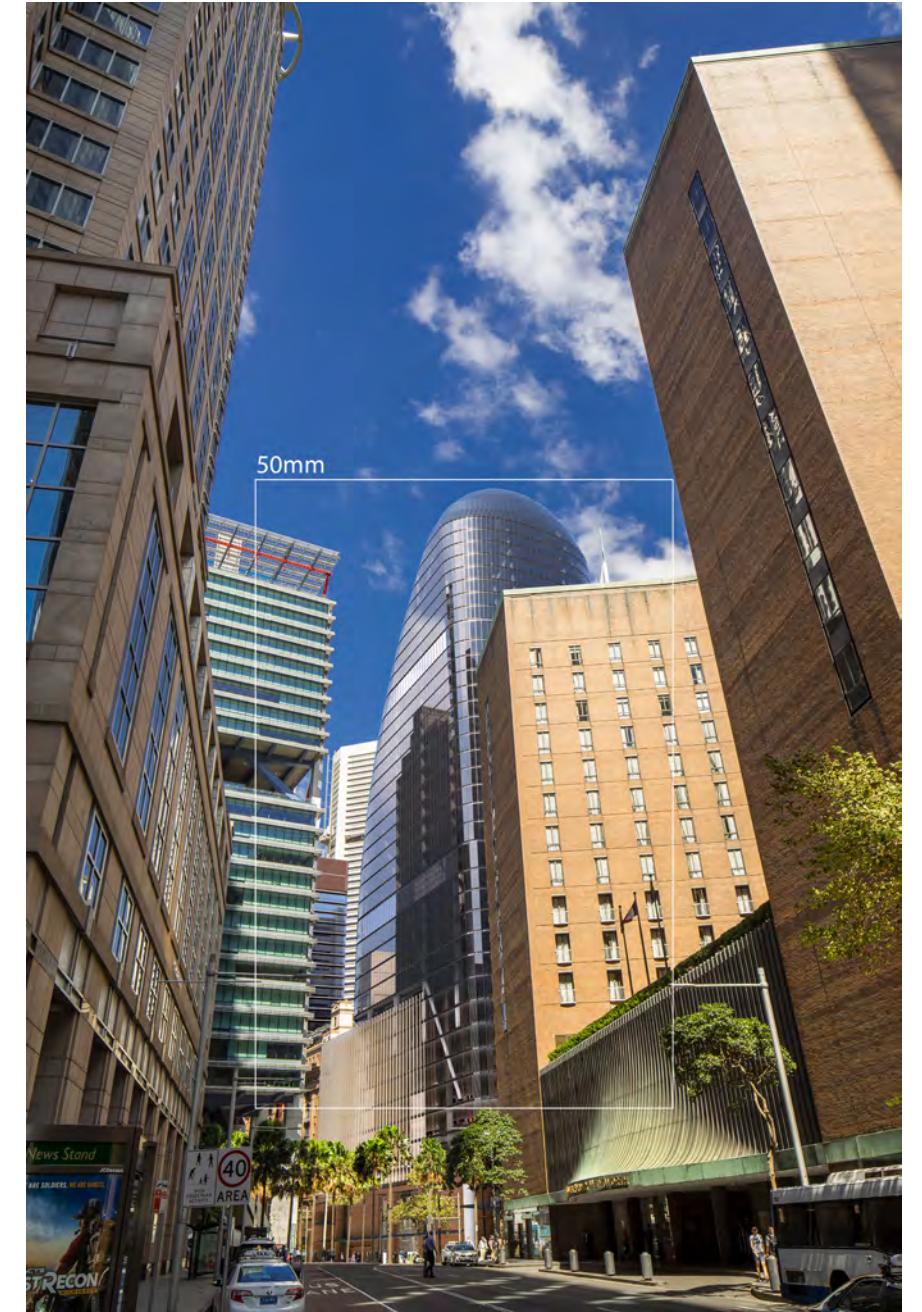
3.1.2 View D - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

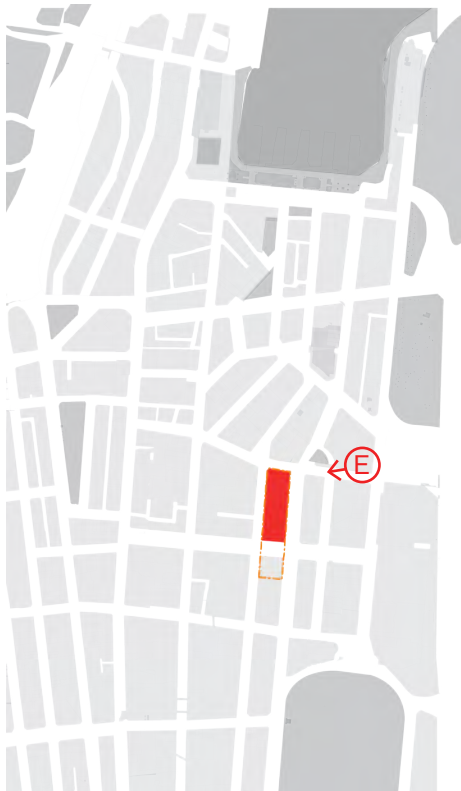


Proposed Building Design

3 Key Public Views

3.1 Chifley and Richard Johnson Squares

3.1.3 View E - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views
3.1 Chifley and Richard Johnson Squares
3.1.3 View E - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

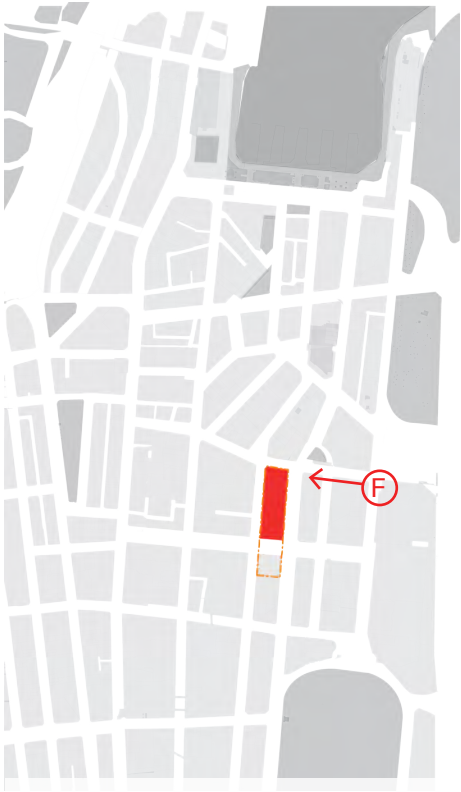


Proposed Building Design

3 Key Public Views

3.1 Chifley and Richard Johnson Squares

3.1.4 View F - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views
3.1 Chifley and Richard Johnson Squares
3.1.4 View F - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope



Proposed Building Design

3 Key Public Views
3.2 Elizabeth Street
3.2.1 Overview



Figure 10. Key Views - Location Map

Existing Situation

Elizabeth Street crosses some of the key views protected by the City of Sydney. These protected views are along the axis of Martin Place and are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 6. Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C). These views are all maintained in the current situation.

Elizabeth Street also establishes long north-south views along the street from Central towards Hunter Street. The change in street geometry at Hunter Street means that these axial views are terminated at this point.

The impact of the City of Sydney Hyde Park Solar Access Plane (SAP) to the south of the site means that there are very few tall buildings to the south of the South Site and high levels of views of the sky from Elizabeth Street to the south.

The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place although relatively consistent with the buildings to the south. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

3 Key Public Views

3.2 Elizabeth Street

3.2.1 Overview

Impact and Commentary

The architectural design response to the linear views along Elizabeth Street is principally centred on the transition from Chifley Square to the existing Heritage building at 50 Martin Place. The building design for the North Site has a positive impact on both of these specific situations. It re-enforces the existing street alignments and the principal of a threshold to this Chifley Square at the point at which the city's structure changes. We also note that the northern views of the sky along Elizabeth Street are preserved by the geometry of the street network.

The articulation of the North Site tower design within the approved / amending Stage 1 DA envelope ensures that it results in a reduction in impact on the view of the sky when compared to the approved envelope.

- This has been principally achieved through the use of a soft curved geometry which defines the building form. This strategy resolves the angled form of the solar access plane into that of the tower as well as enhances the tower's proportion and reduces the unarticulated dimension of the eastern and western facades when compared to that of the approved / amending stage 1 DA envelope.
- The increased setback from the southern boundary enhances the perception of building separation from 50 Martin Place as well as the views of the north eastern and western towers of 50 Martin Place from the north.

The building has been conceived as a singular tower to ground when viewed in the context of Chifley Square. This enhances the architectural relationship between the tower on the North Site and the building to the east, 8 Chifley. This improves the definition of Chifley Square as well as the change in street geometry at Hunter Street.

- The simplicity of the façade design and the use of reflective glass (within the constraints of the City of Sydney's reflectivity controls) reinforces the singularity of the building form in this context. The faceting of the glazing accentuates the softly curving geometry of the building form.

- The utilisation of a 'reverse podium' at the base of the tower expresses the public nature and accessibility of the new Metro station entry whilst reflecting the similar design approach of the tower buildings to the east, 8 Chifley and the Deutsche Bank building. This similar design approach reinforces the architectural and urban design relationship between these buildings and their role in the urban fabric, defining Chifley Square as well as the change in street geometry at Hunter Street.

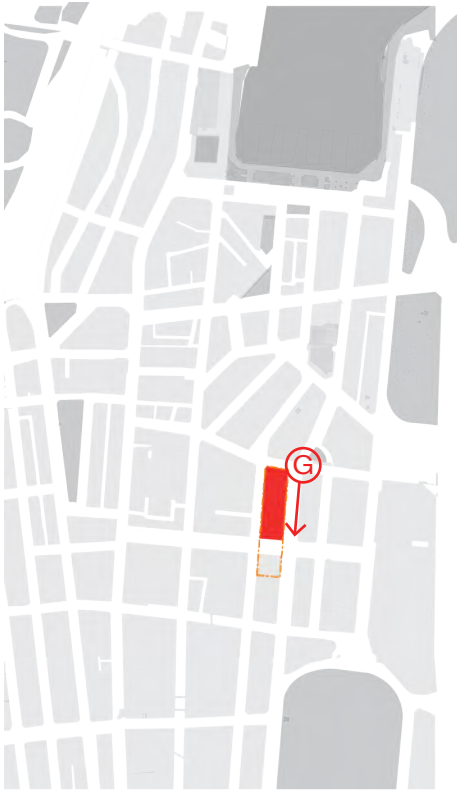
The detailed architectural design of the north tower is integrated into the built form of the city block by relating directly to and connecting to the form of 50 Martin Place whilst also being expressed as a singular tower to ground.

- The street wall of the north tower extends the street wall alignment of 50 Martin Place, integrating them as the one city block.
- The principal alignments of 50 Martin Place are extended into the architectural design of the North Tower. The parapet line as well as that of the monumental stone base define key components of the architectural design.
- The base material of 50 Martin Place is extended into the architectural design of the North Tower defining the public domain of the block. The break in this base defines the building's 'reverse podium' and the station entry, making the major public aspects of the building legible in the public domain. The use of special awnings at a higher level than the typical street awning expresses the through site link and building entrances from Elizabeth Street.
- The 'grand order' of 50 Martin Place is extended into the architectural language of the building with a series of tapering aluminium blades. These extend the vertical emphasis of the 'grand order' whilst effectively screening the significant extent of ventilation louvres required by the Metro Station. The tapering of these blades transition the architectural design from a street wall to a singular tower to ground.

3 Key Public Views

3.2 Elizabeth Street

3.2.2 View G - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

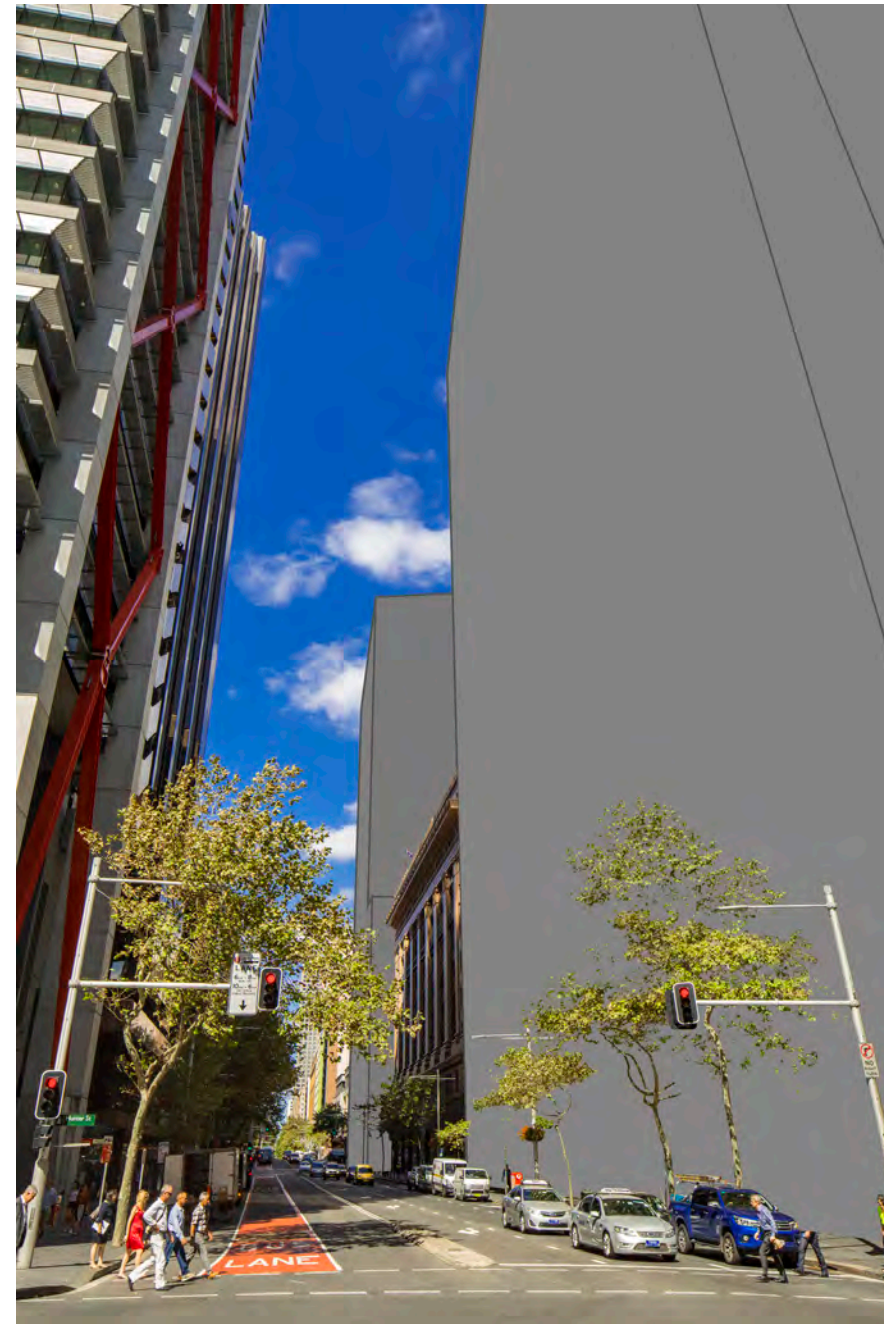
3 Key Public Views

3.2 Elizabeth Street

3.2.2 View G - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

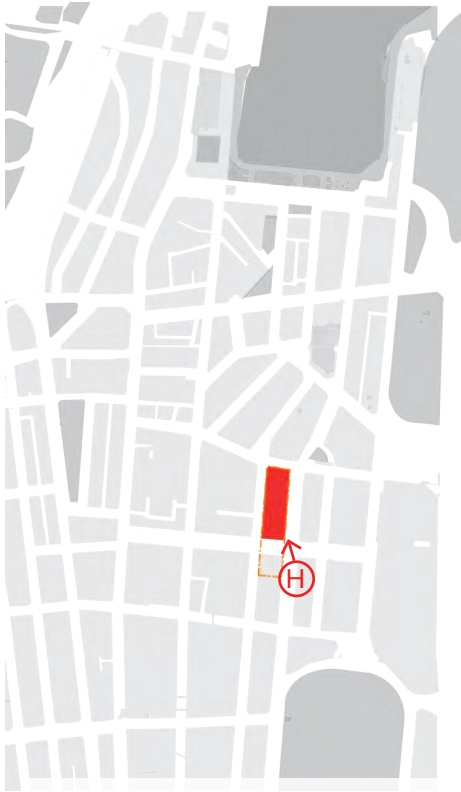


Proposed Building Design

3 Key Public Views

3.2 Elizabeth Street

3.2.3 View H - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

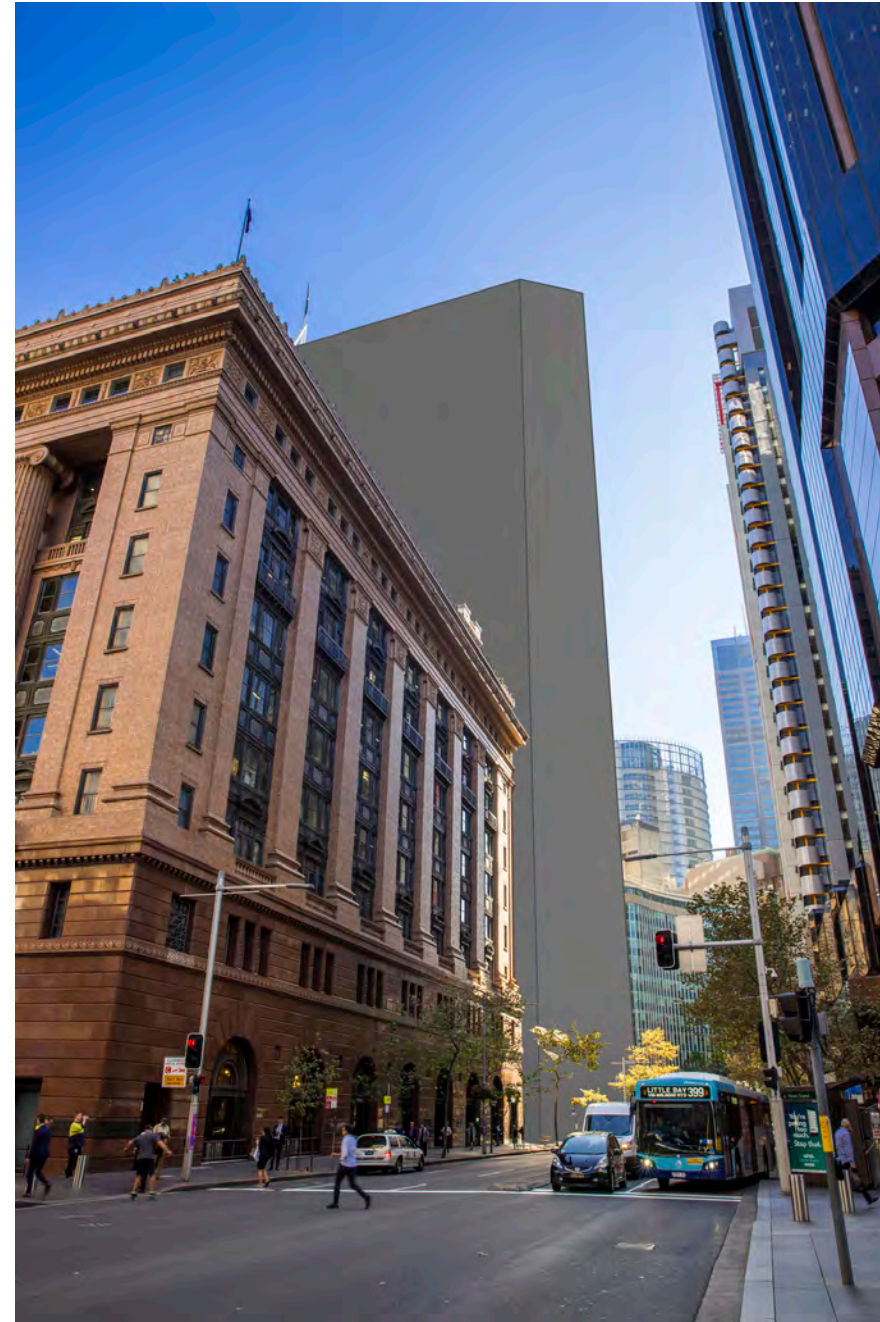
3 Key Public Views

3.2 Elizabeth Street

3.2.3 View H - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

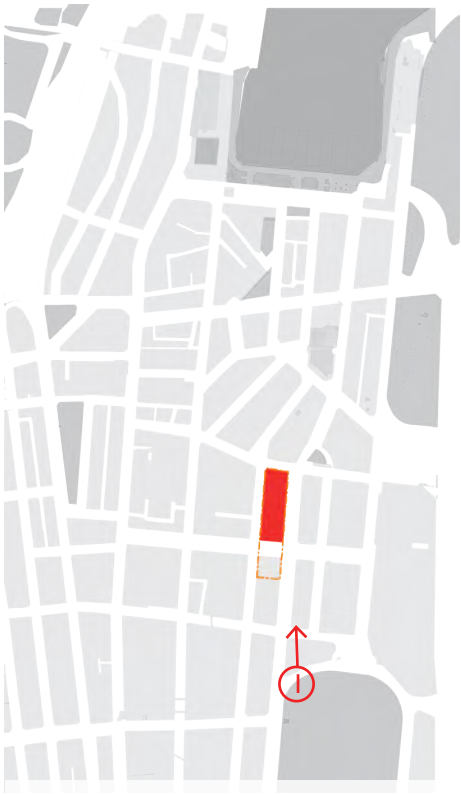


Proposed Building Design

3 Key Public Views

3.2 Elizabeth Street

3.2.4 View I - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views

3.2 Elizabeth Street

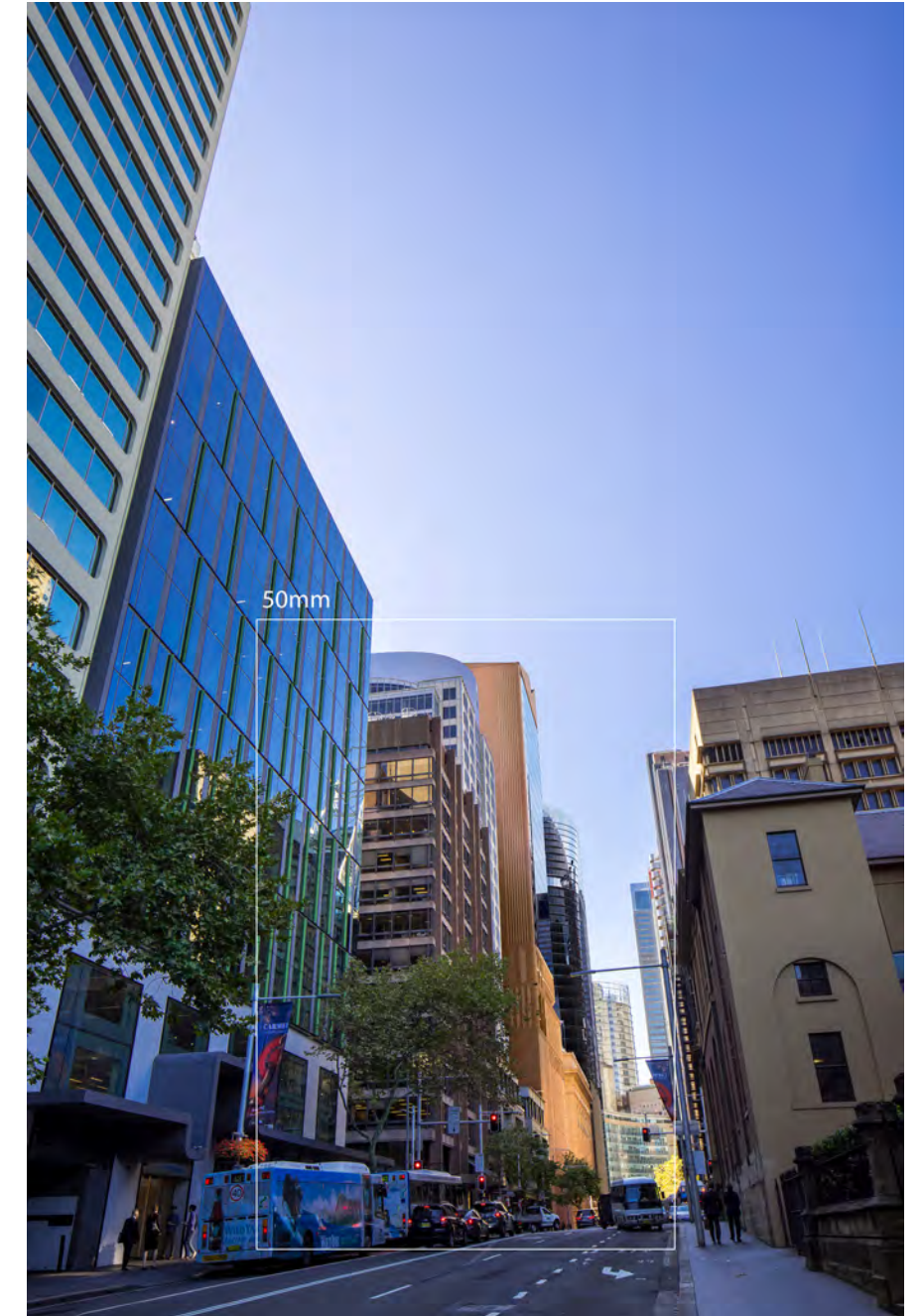
3.2.4 View I - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope



Proposed Building Design

3 Key Public Views

3.3 Castlereagh Street

3.3.1 Overview



Figure 10 — Key Views - Location Map

Existing Situation

Castlereagh Street crosses some of the key views protected by the City of Sydney. These protected views are along the axis of Martin Place and are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 6 — Precinct located on Diagram 4_24). These views are all maintained in the current situation.

Castlereagh Street also establishes long north-south views along the street from the south towards Hunter Street. The change in street geometry at Hunter Street means that these axial views are terminated at this point. Furthermore we note the comparative narrowness of Castlereagh Street and the impact the built form has on the enclosure of the street.

The impact of the SAP to the south of the site means that there are very few tall buildings to the south and high levels of views of the sky from Castlereagh Street to the south.

The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

3 Key Public Views

3.3 Castlereagh Street

3.3.1 Overview

Impact and Commentary

The architectural design response to the linear views along Castlereagh Street is principally centred on the transition from Richard Johnson Square to the existing Heritage building at 50 Martin Place. The building design for the North Site has a positive impact on both of these specific situations. It re-enforces the existing street alignments and the principal of a threshold to this Richard Johnson Square at the point at which the city's structure changes. We also note that the northern views of the sky along Castlereagh Street are preserved by the geometry of the street network.

The articulation of the North Site tower design within the amending Stage 1 DA envelope ensures that it results in a reduction in impact on the view of the sky when compared to the approved envelope.

- This has been principally achieved through the use of a soft curved geometry which defines the building form. This strategy resolves the angled form of the solar access plane into that of the tower as well as enhances the tower's proportion and reduces the unarticulated dimension of the eastern and western facades when compared to that of the approved / amending stage 1 DA envelope.
- The increased setback from the southern boundary enhances the perception of building separation from 50 Martin Place as well as the views of the north eastern and western towers of 50 Martin Place from the north.

The building has been conceived as a singular tower to ground when viewed in the context of Richard Johnson Square. This enhances the architectural relationship between the tower on the North Site and the building to the east, 8 Chifley. This improves both the definition of Richard Johnson Square as well as the change in street geometry at Hunter Street.

- The simplicity of the façade design and the use of reflective glass (within the constraints of the City of Sydney's reflectivity controls) reinforces the singularity of the building form in this context. The faceting of the glazing accentuates the softly curving geometry of the building form.
- The utilisation of a 'reverse podium' at the base of the tower expresses the public nature and accessibility of the new Metro station entry whilst reflecting the similar design approach of the tower buildings to the east, 8 Chifley and the Deutsche Bank building. This similar design approach reinforces the architectural and urban design relationship between these buildings and their role in the urban fabric, defining Richard Johnson Square as well as the change in street geometry at Hunter Street.

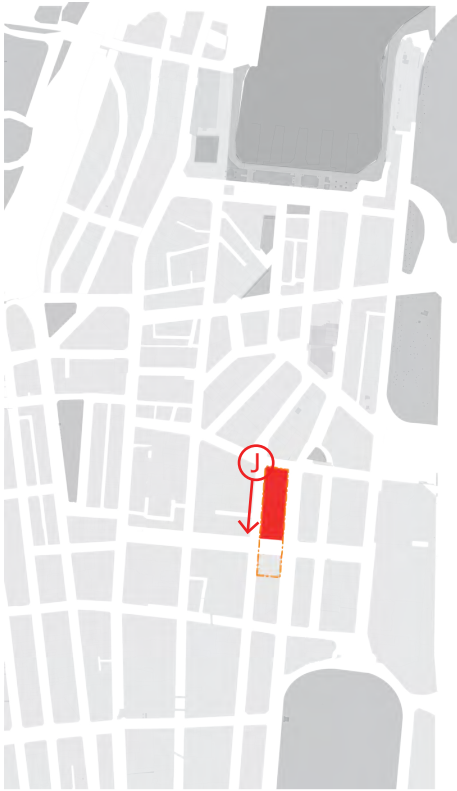
The detailed architectural design of the north tower is integrated into the built form of the city block by relating directly to and connecting to the form of 50 Martin Place whilst also being expressed as a singular tower to ground.

- The street wall of the north tower extends the street wall alignment of 50 Martin Place, integrating them as the one city block.
- The principal alignments of 50 Martin Place are extended into the architectural design of the North Tower. The parapet line as well as that of the monumental stone base define key components of the architectural design.
- The base material of 50 Martin Place is extended into the architectural design of the North Tower defining the public domain of the block. The break in this base defines the building's 'reverse podium' and the station entry, making the major public aspects of the building legible in the public domain. The use of special awnings at a higher level than the typical street awning expresses the through site link and building entrances from Elizabeth Street.
- The 'grand order' of 50 Martin Place is extended into the architectural language of the building with a series of tapering aluminium blades. These extend the vertical emphasis of the 'grand order' whilst effectively screening the significant extent of ventilation louvres required by the Metro Station. The tapering of these blades transition the architectural design from a street wall to a singular tower to ground.

3. Key Public Views

3.3 Castlereagh Street

3.3.2 View J - 24mm lens



Key Map

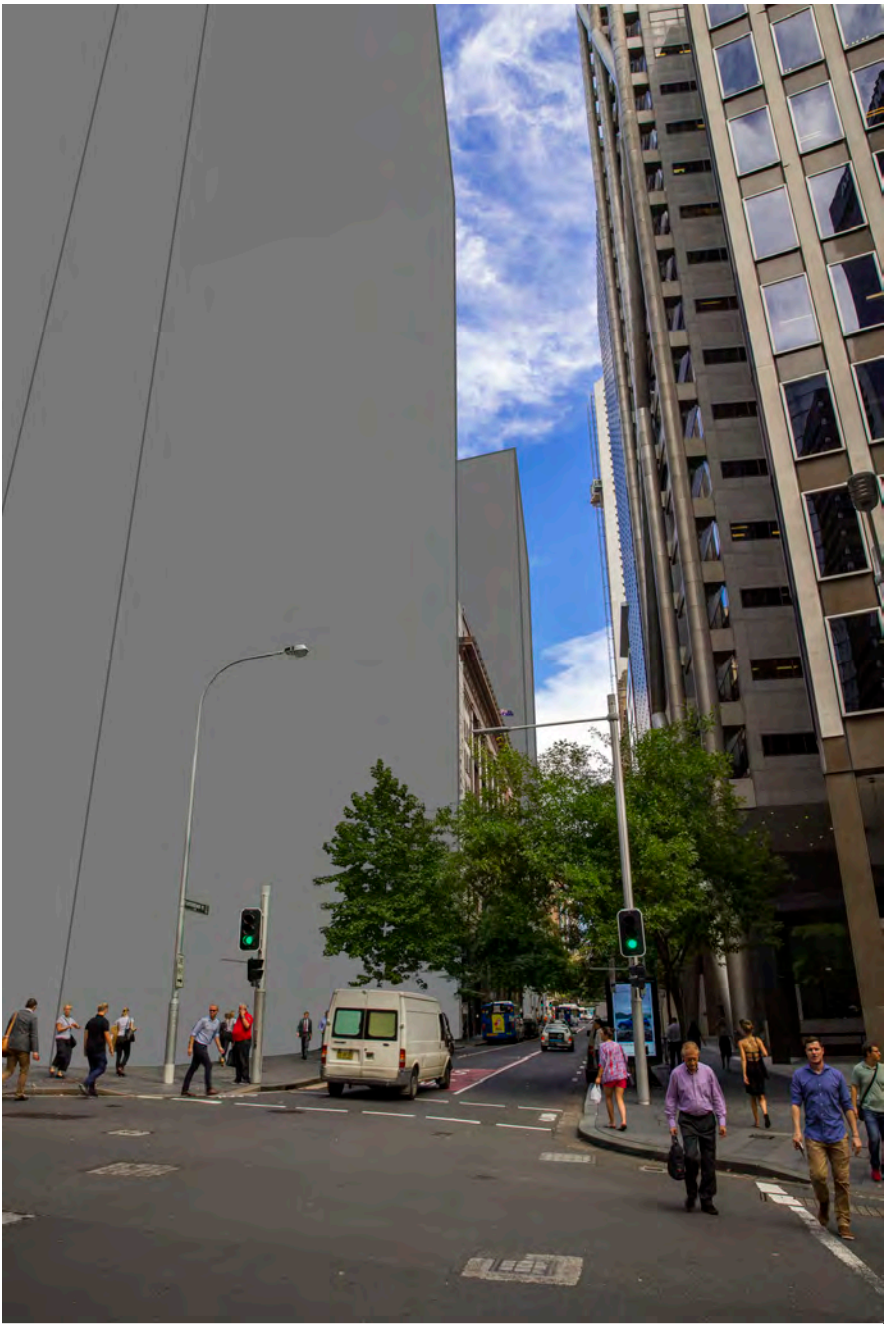
Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views
3.3 Castlereagh Street
3.3.2 View J - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

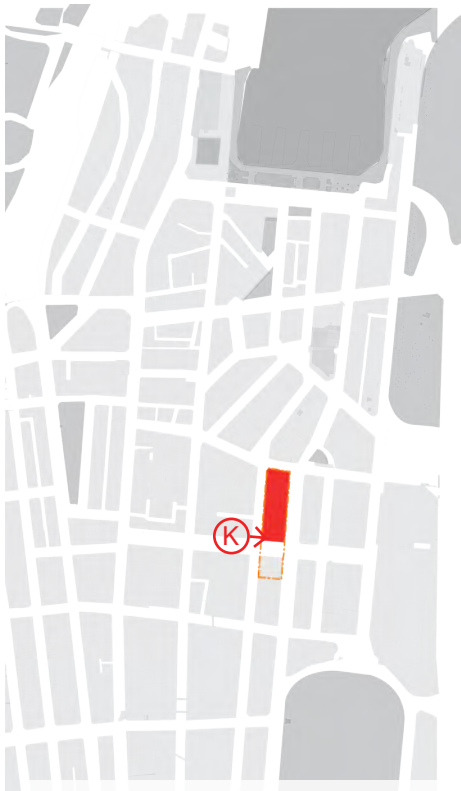


Proposed Building Design

3. Key Public Views

3.3 Castlereagh Street

3.3.3 View K - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

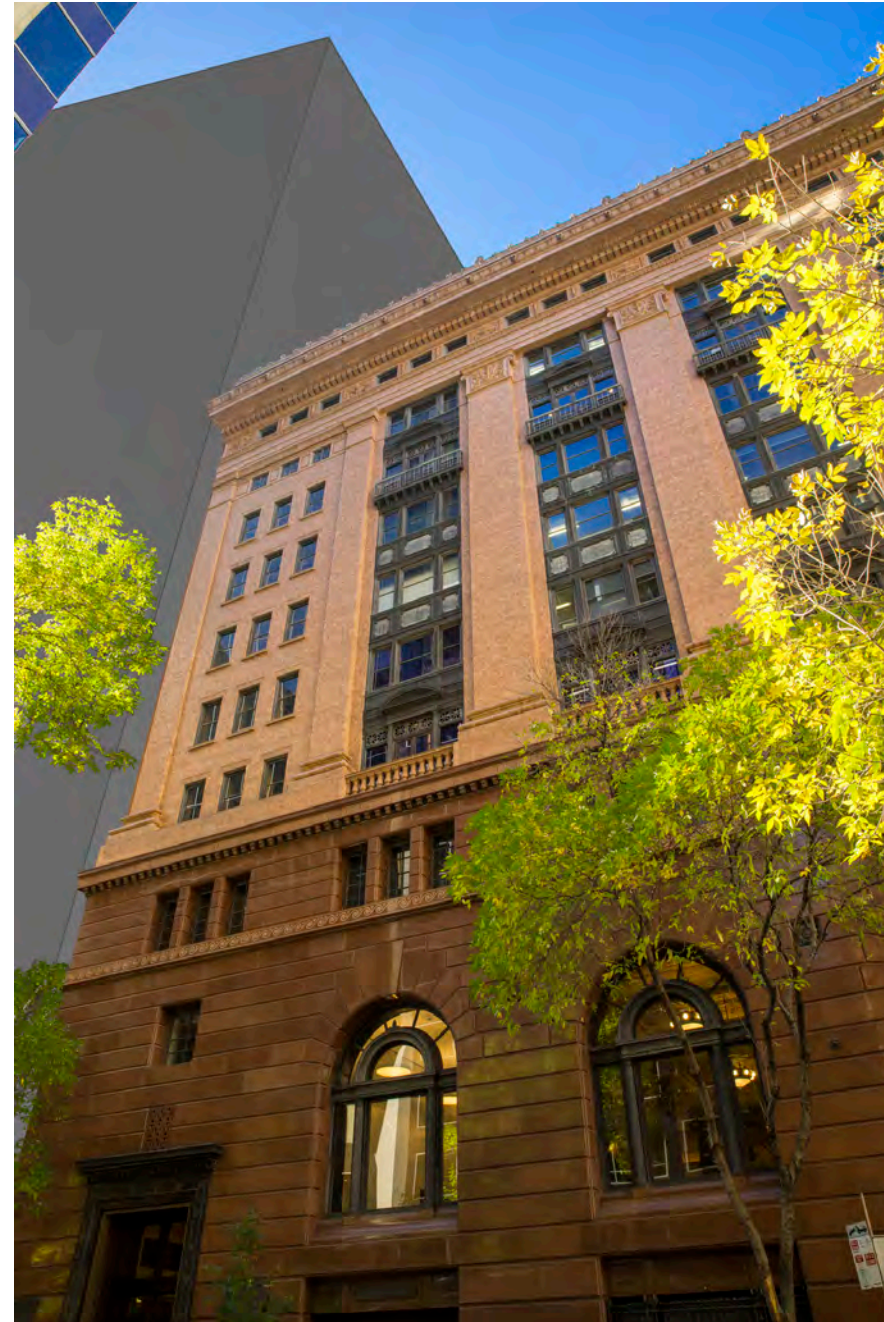
3. Key Public Views

3.3 Castlereagh Street

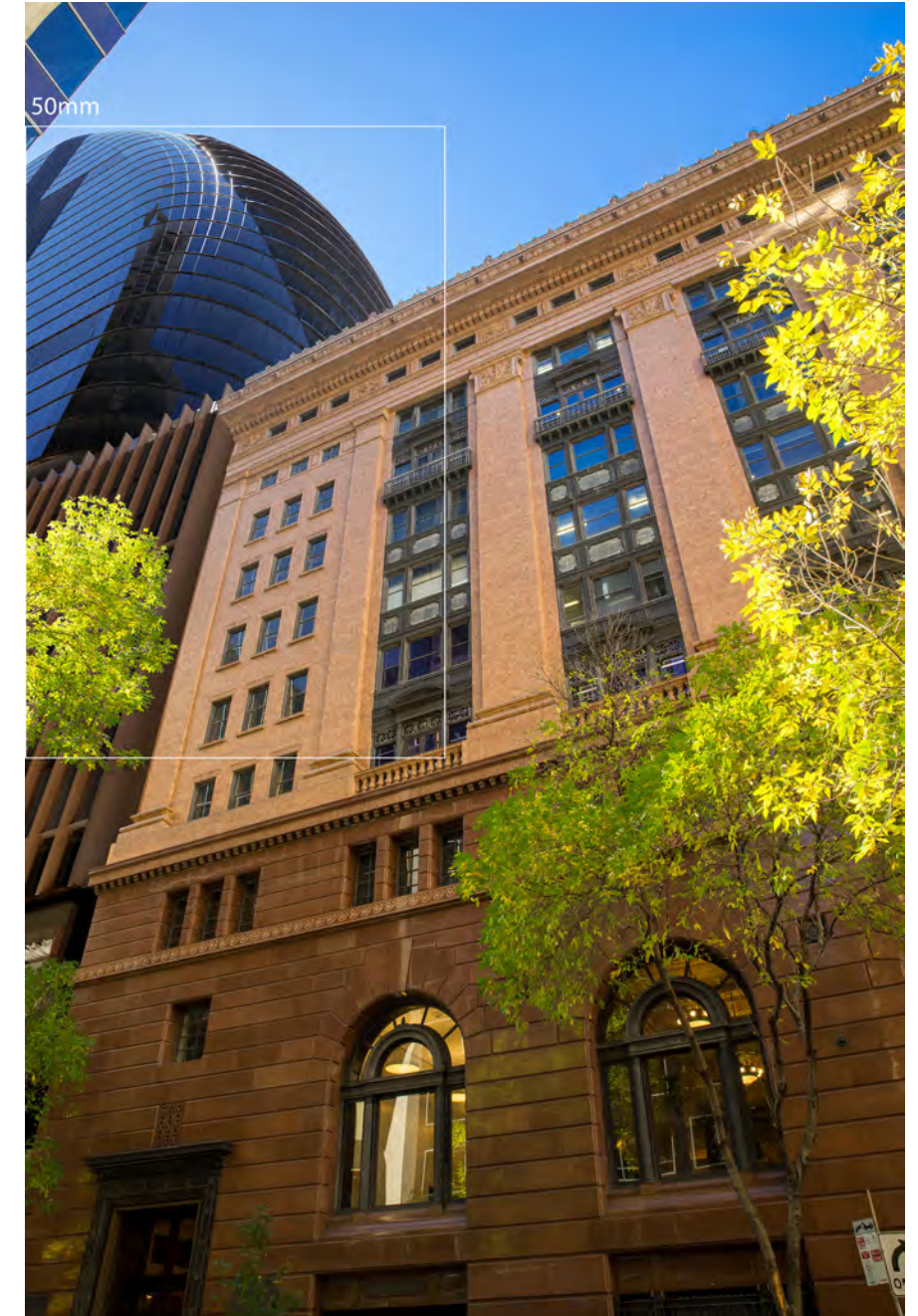
3.3.3 View K - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

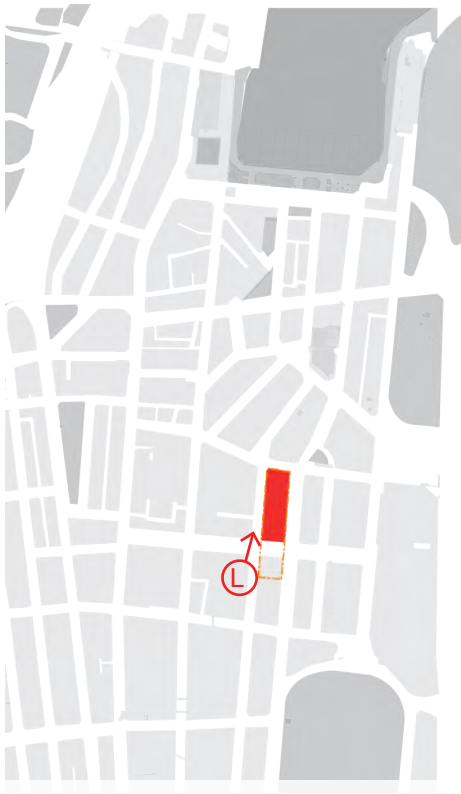


Proposed Building Design

3. Key Public Views

3.3 Castlereagh Street

3.3.4 View L - 24mm lens



Key Map

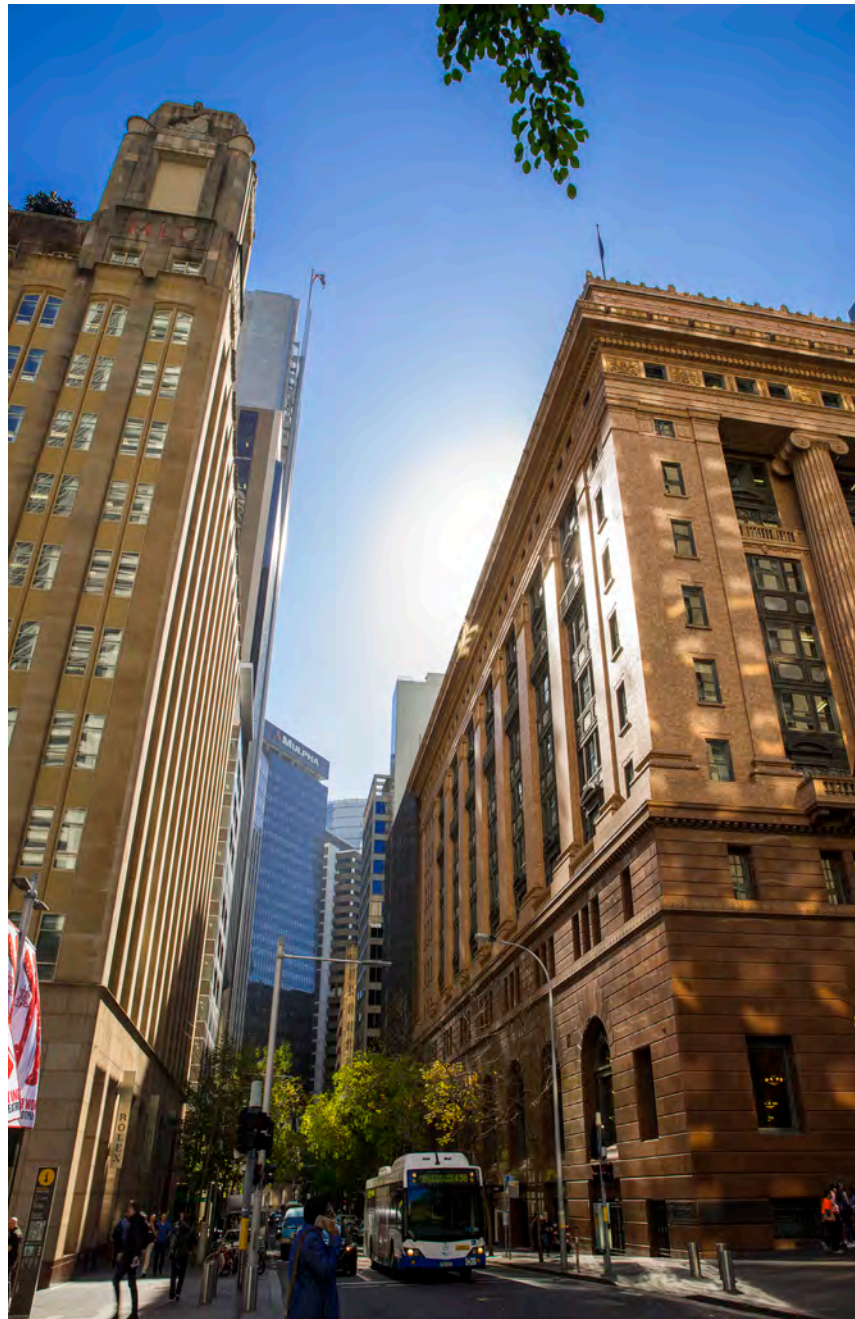
Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.3 Castlereagh Street

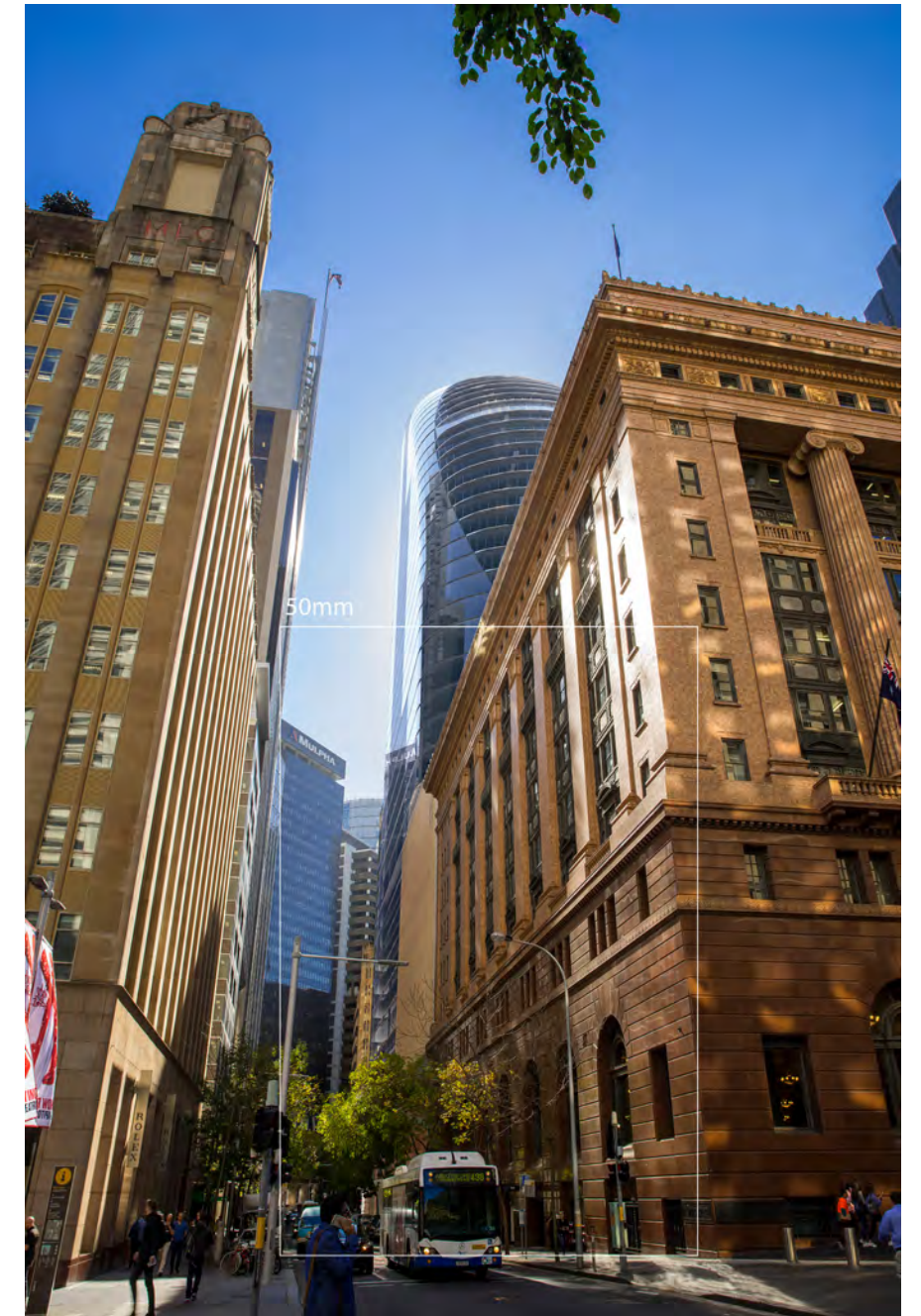
3.3.4 View L - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope



Proposed Building Design

3. Key Public Views
3.3 Castlereagh Street
3.3.5 View M - 24mm lens



Key Map

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

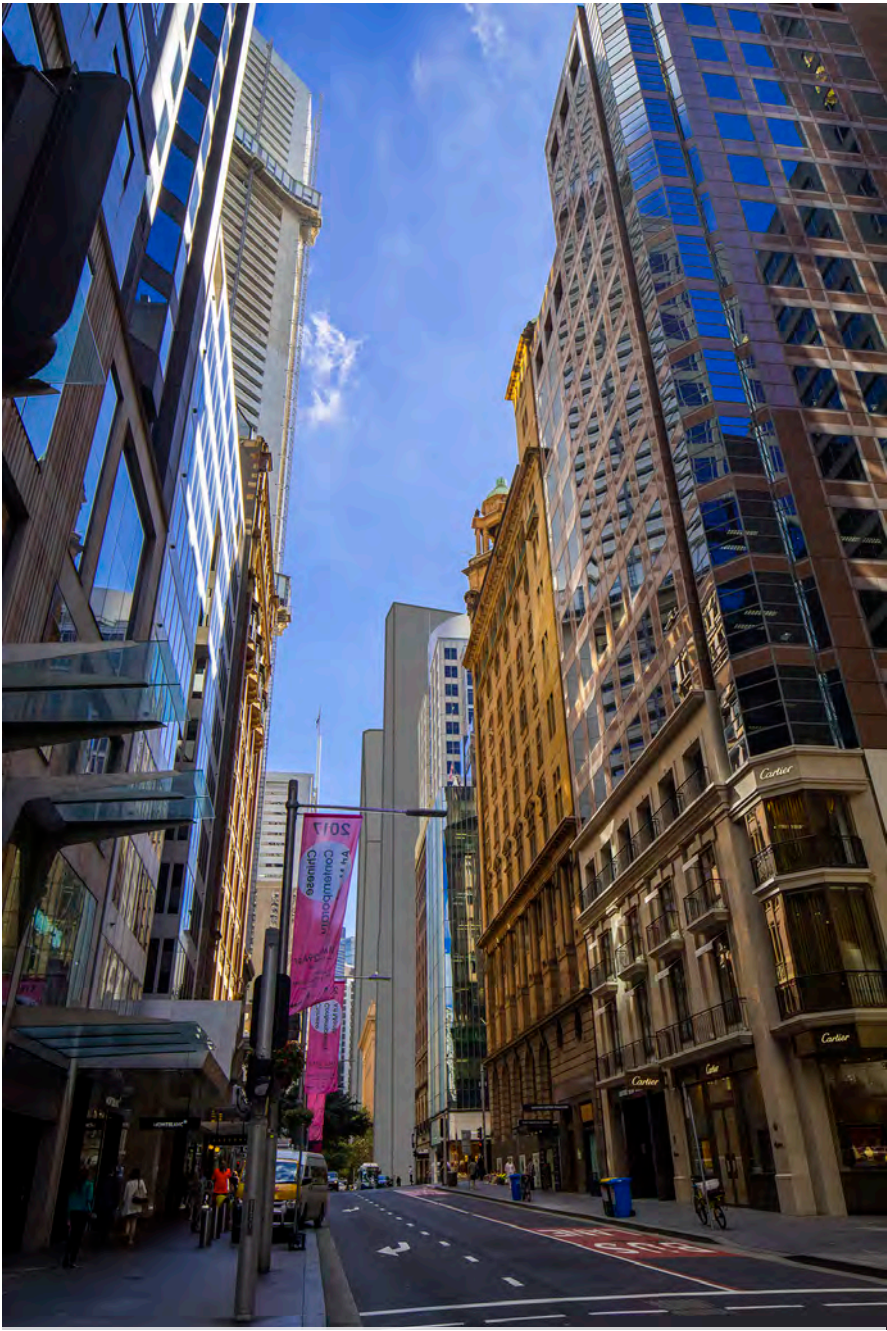
3. Key Public Views

3.3 Castlereagh Street

3.3.5 View M - 24mm lens



Existing

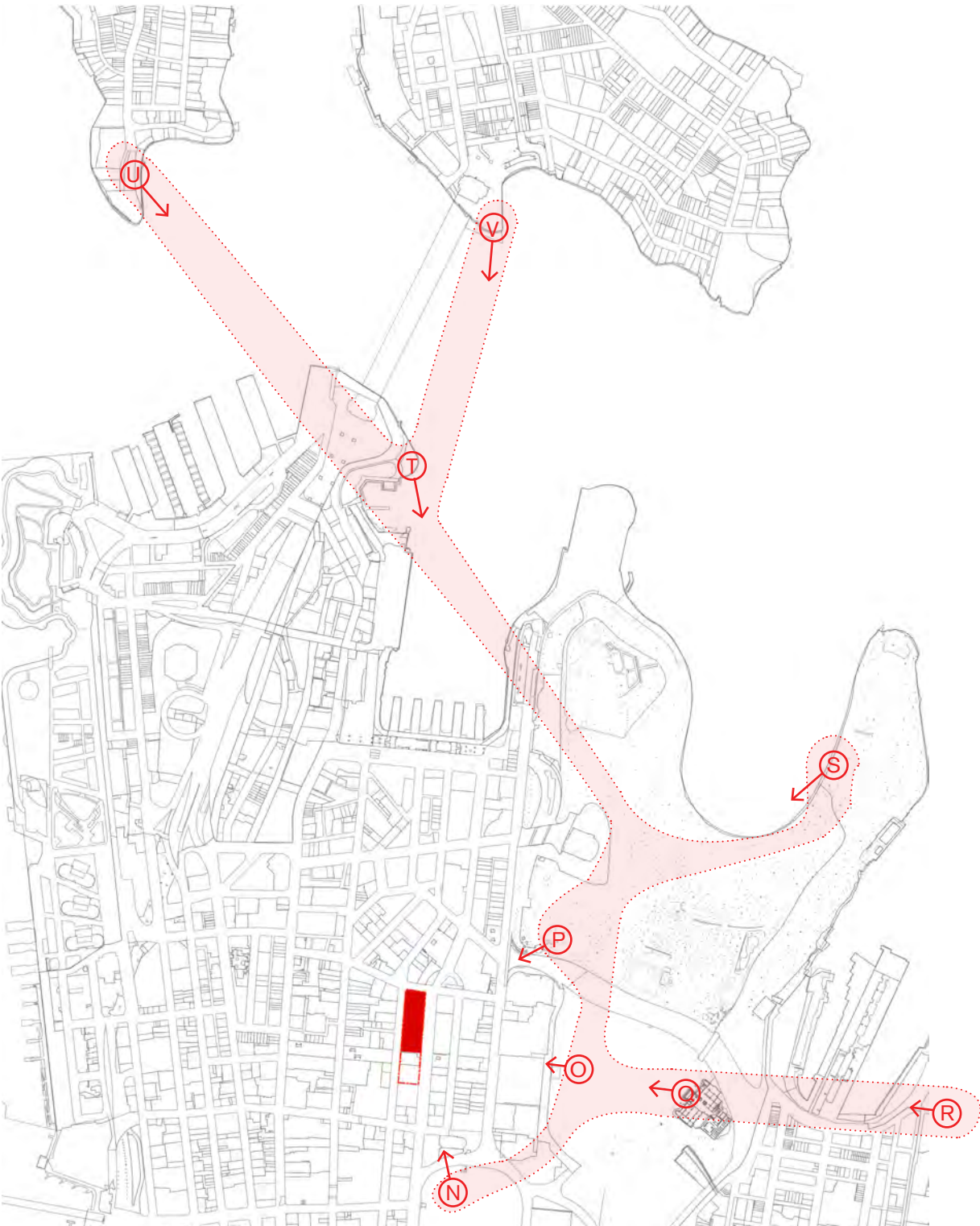


Approved / Amending Stage 1 DA Envelope



Proposed Building Design

3. Key Public Views
3.4 City Skyline
3.4.1 Overview



Existing Situation

The height of the existing building on the North Site is such that it does not form a significant component in the skyline of the city.

Figure 12_Key Views - Location Map

3. Key Public Views

3.4 City Skyline

3.4.1 Overview

Impact and Commentary

The proposed tower for the North Site is taller than the existing buildings on the site and as such become part the city's skyline when viewed from the eastern and northern sides of the city. They have relatively minor impacts on the view of the sky from these remote locations. This built form is anticipated by the city's SAP height control and we are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

The articulation of the North Site tower design within the approved / amending Stage 1 DA envelope ensures that it results in a reduction in impact on the view of the sky when compared to the approved envelope.

- This has been principally achieved through the use of a soft curved geometry which defines the building form. This strategy resolves the angled form of the solar access plane into that of the tower as well as enhances the tower's proportion and reduces the unarticulated dimension of the eastern and western facades when compared to that of the approved / amending stage 1 DA envelope.
- The increased setback from the southern boundary enhances the perception of building separation from 50 Martin Place as well as the views of the north eastern and western towers of 50 Martin Place from the north.
- The curved top of the tower provides an interesting form and adds visual interest to the city skyline.

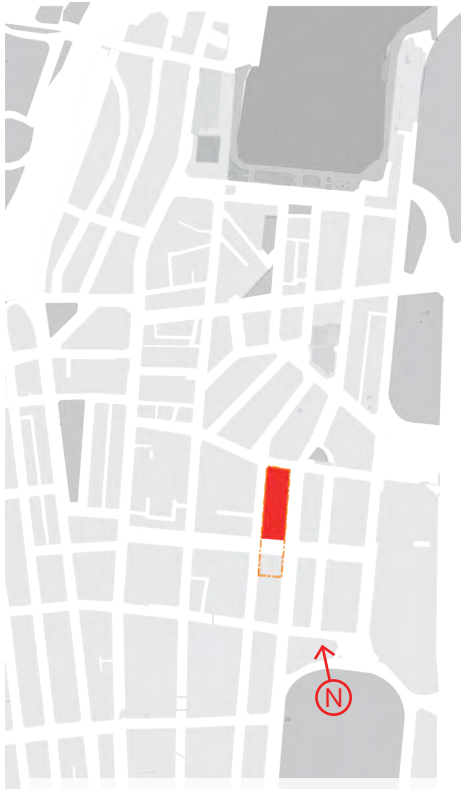
The building has been conceived as a singular tower to ground with a considered architectural relationship between the tower on the North Site and the buildings to the east, 8 Chifley and the Deutsche Bank building. This strategy makes the change in street geometry at Hunter Street legible in the context of the distant views of the city skyline. The singularity of the building form also creates a striking image in this context.

- The simplicity of the façade design and the use of reflective glass (within the constraints of the City of Sydney's reflectivity controls) reinforces the singularity of the building form in this context. The faceting of the glazing accentuates the softly curving geometry of the building form.

3. Key Public Views

3.4 City Skyline

3.4.2 View N - 24mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.2 View N - 24mm lens



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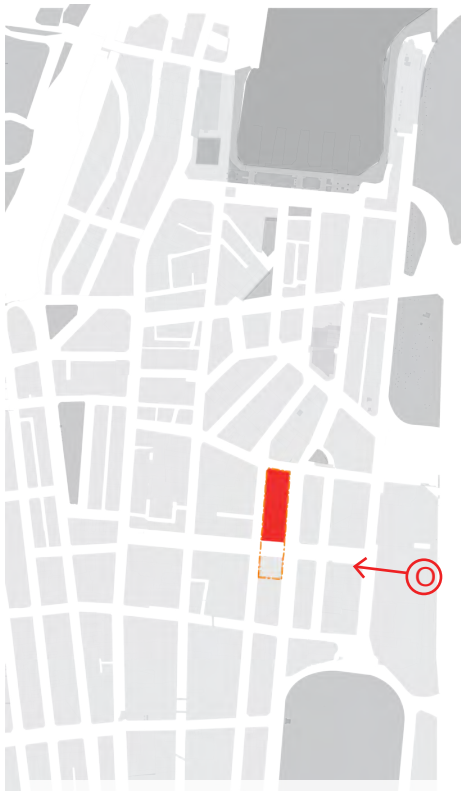
Proposed Building Design

Note: The North Tower is not visible in this view.

3. Key Public Views

3.4 City Skyline

3.4.3 View O - 24mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.3 View O - 24mm lens



Approved / Amending Stage 1 DA Envelope



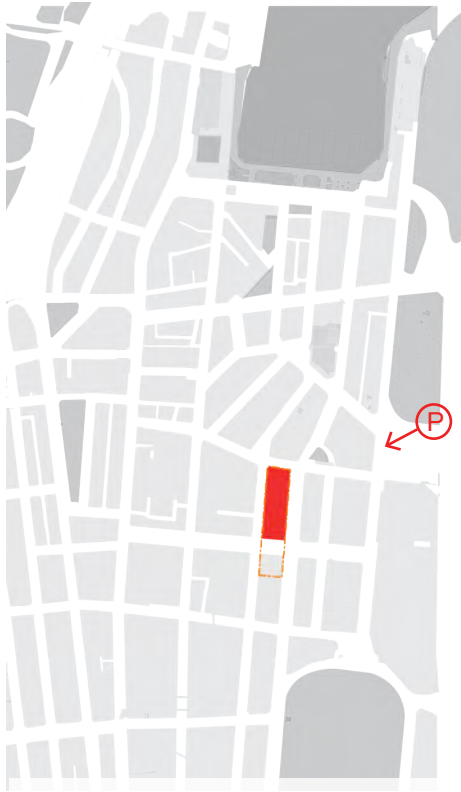
Proposed Building Design

Note: The North Tower is not visible in this view.

3. Key Public Views

3.4 City Skyline

3.4.4 View P - 24mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.4 View P - 24mm lens



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Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.5 View Q - 24mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.5 View Q - 24mm lens



Approved / Amending Stage 1 DA Envelope



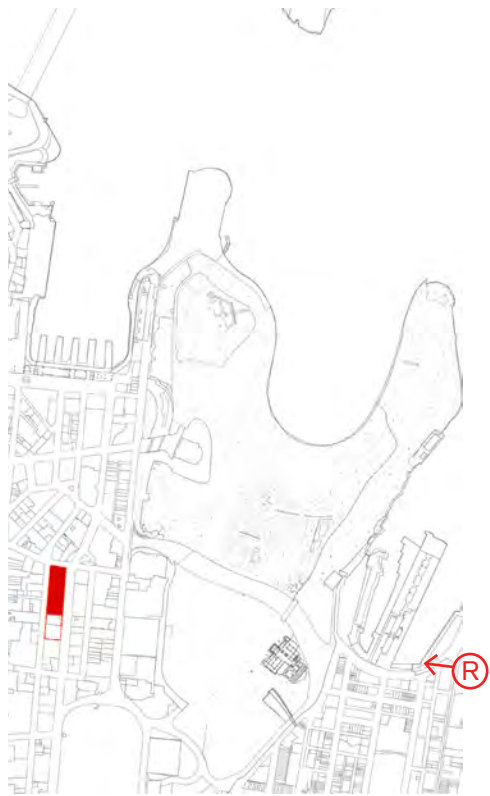
Proposed Building Design

Note: The North Tower is not visible in this view.

3. Key Public Views

3.4 City Skyline

3.4.6 View R - 24mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.6 View R - 24mm lens



Approved / Amending Stage 1 DA Envelope



Proposed Building Design

Note: The North Tower is not visible in this view.

3. Key Public Views

3.4 City Skyline

3.4.7 View S - 35mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.7 View S - 35mm lens



Approved / Amending Stage 1 DA Envelope



Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.8 View T - 24mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.8 View T - 24mm lens



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Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.9 View U - 35mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views
3.4 City Skyline
3.4.9 View U - 35mm lens



Approved / Amending Stage 1 DA Envelope

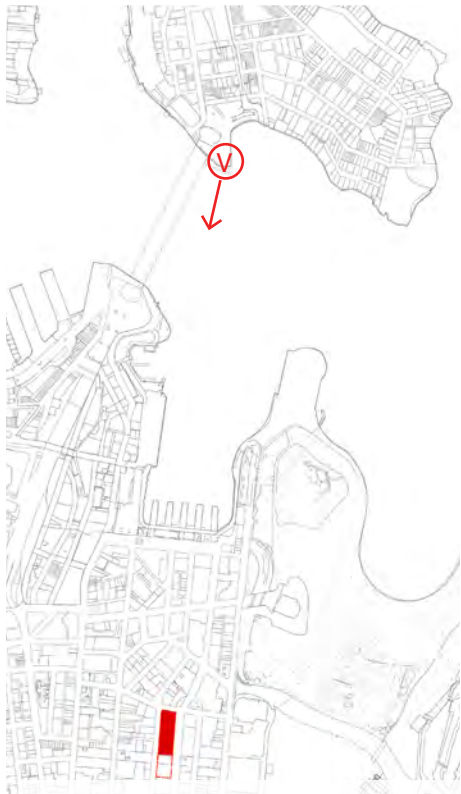


Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.10 View V - 35mm lens



Key Map



Existing

Legend

- North Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

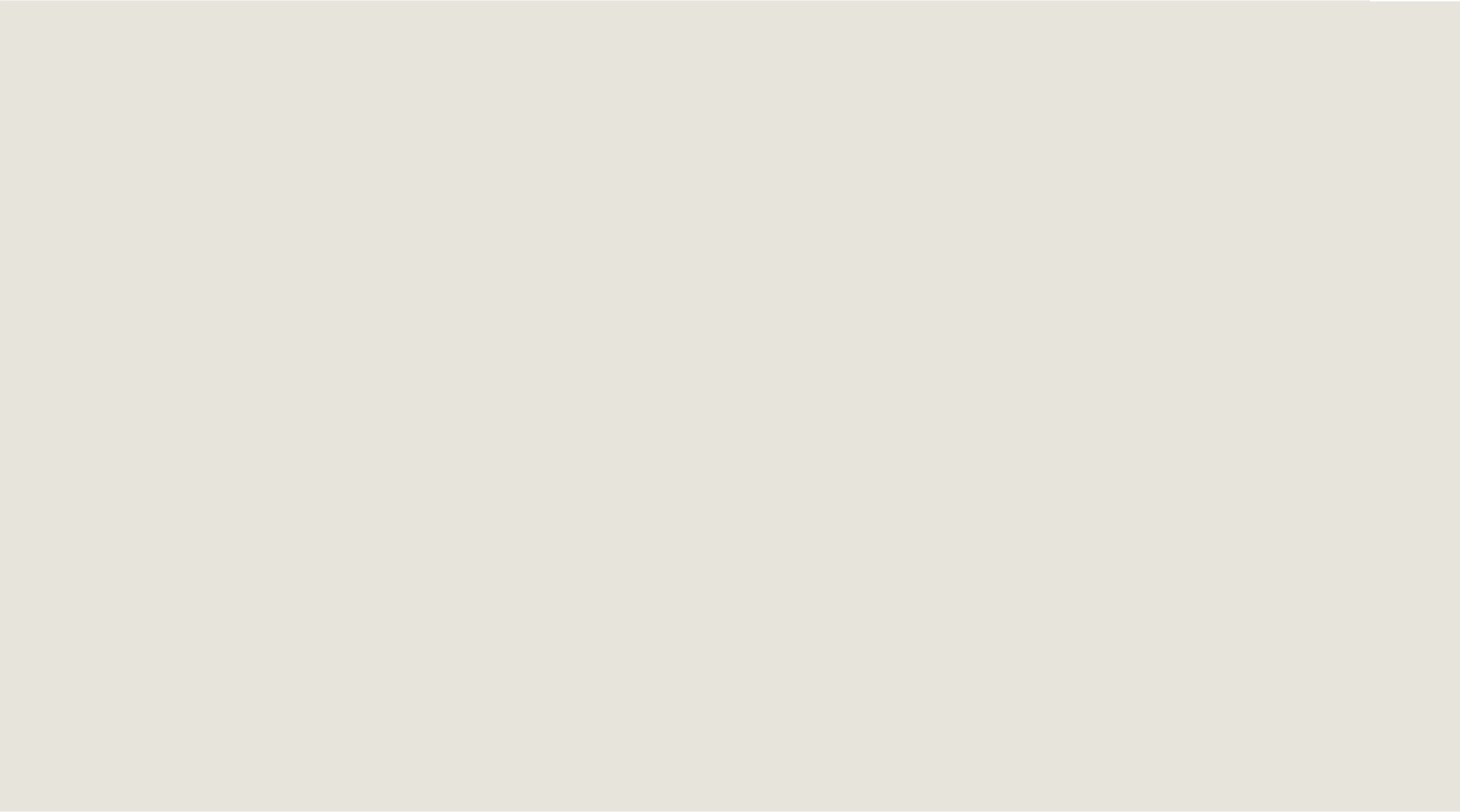
3.4.10 View V - 35mm lens



Approved / Amending Stage 1 DA Envelope



Proposed Building Design



Conclusions

04

Conclusions

The view impact montages enclosed within this report demonstrate how the design of the towers on the North Site has developed in accordance with the approved / amending Stage 1 DA envelopes and the Consolidated Design Guidelines.

In detail we note the following;

- The articulation of the North Site tower design within the approved / amending Stage 1 DA envelope ensures that it results in a reduction in impact on the view of the sky when compared to this envelope.
- Street views are maintained by the proposal however we note that long views to the north, east and west are limited by the topographic, non-orthogonal arrangement of the street network.
- Street views from and to the public spaces of Chifley and Richard Johnson Square are maintained with some opening up of these views.
- Views of the heritage items, City Mutual Life Assurance Building and Qantas House are maintained by the retention of built form alignments of Castlereagh, Elizabeth Street and Hunter Streets.
- The proposed envelope provides a strong southern definition of both Chifley Square and Richard Johnson Square through the alignment of the north façade with those of 8 Chifley and the Deutsche Bank building. This strategy is enhanced by the building design which proposes a full height tower to ground in a similar manner to both 8 Chifley and the Deutsche Bank building.
- This built form alignment forms a strong built form relationship in the skyline of the city at the location of these public spaces and the change in city morphology at Hunter Street. This strategy is enhanced by the building design which proposes a full height tower to ground in a similar manner to both 8 Chifley and the Deutsche Bank building.

- Zero setbacks to Elizabeth Street and Castlereagh Street relates to the zero street setbacks of both 8 Chifley and the Deutsche Bank building, enhancing the southern definition of both Chifley Square and Richard Johnson Square. This strategy is enhanced by the building design which proposes a full height tower to ground in a similar manner to both 8 Chifley and the Deutsche Bank building.

- The attached photomontages also demonstrate the manner in which the architectural design of the tower to ground is overlaid with the detailed articulation of the building to better integrate it with 50 Martin Place. Key to this is the base of the building, which matches the alignment and materiality of 50 Martin Place as well as the articulation of the street wall with metal fins. This articulation reflects the grand order of 50 Martin Place and the vertical articulation of the Qantas Building.

- The design of the building and the increase in building articulation when compared to the approved / amended Stage 1 envelope also maintains views to the heritage listed towers of 50 Martin Place above the parapet line.

We are of the opinion that the built form off the North Tower can play an important role in enhancing the morphology of the city and the definition of Martin Place, Chifley Square and Richard Johnson Square as well as the Martin Place Metro Precinct. The increase in both extent and importance of the built form of the proposed towers of the precinct is an appropriate response to the importance of the role the new transport interchange and development will have in the city.