
View Impact Analysis Report Stage 2 DA

Sydney Metro and Martin Place Integrated Station Development South Site

CSWSMP-MAC-SMA-UD-REP-000270 [D]

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Introduction

01

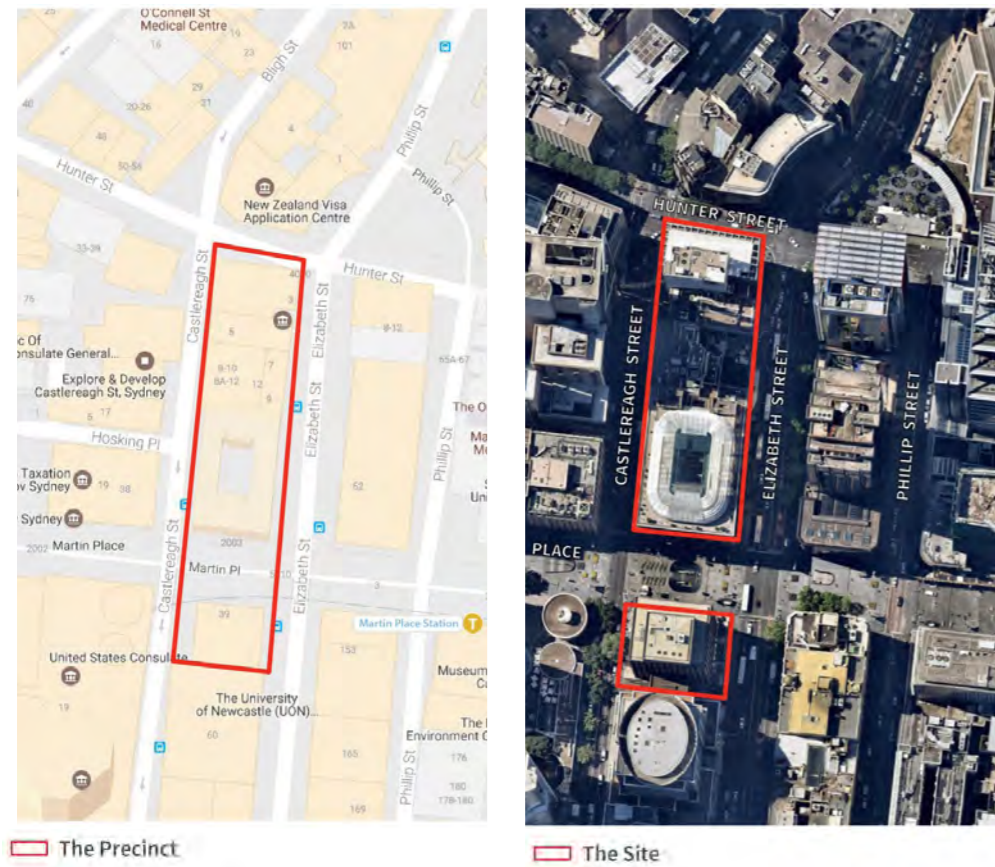


Figure 1_Location map of the Precinct
(Source: Google maps and Ethos Urban)

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 South 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 South Site 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 South 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.

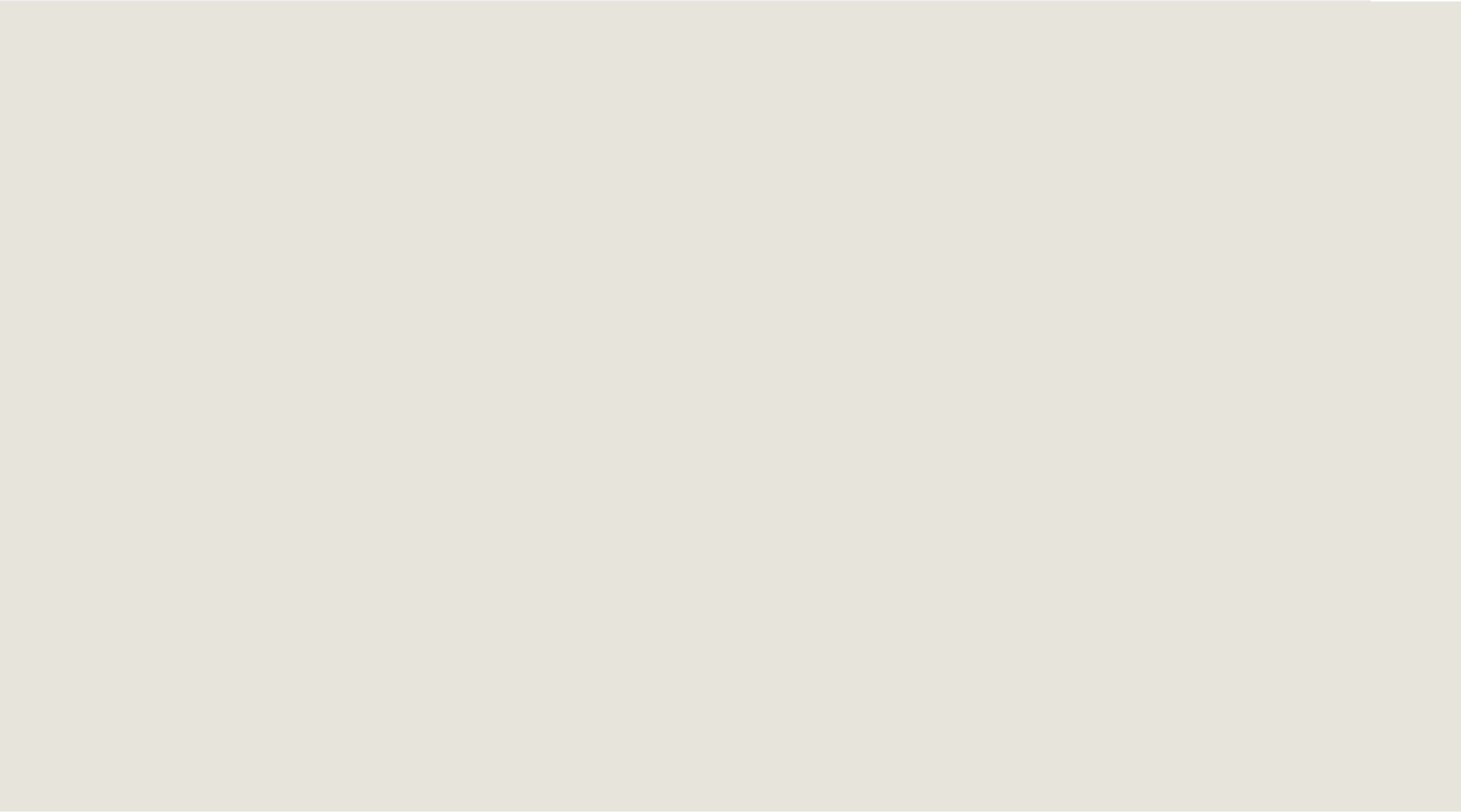
Arterra Interactive was engaged by Macquarie Corporate Holdings Pty Ltd to provide accurate photomontages illustrating the proposed and compliant envelopes for the above project.

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

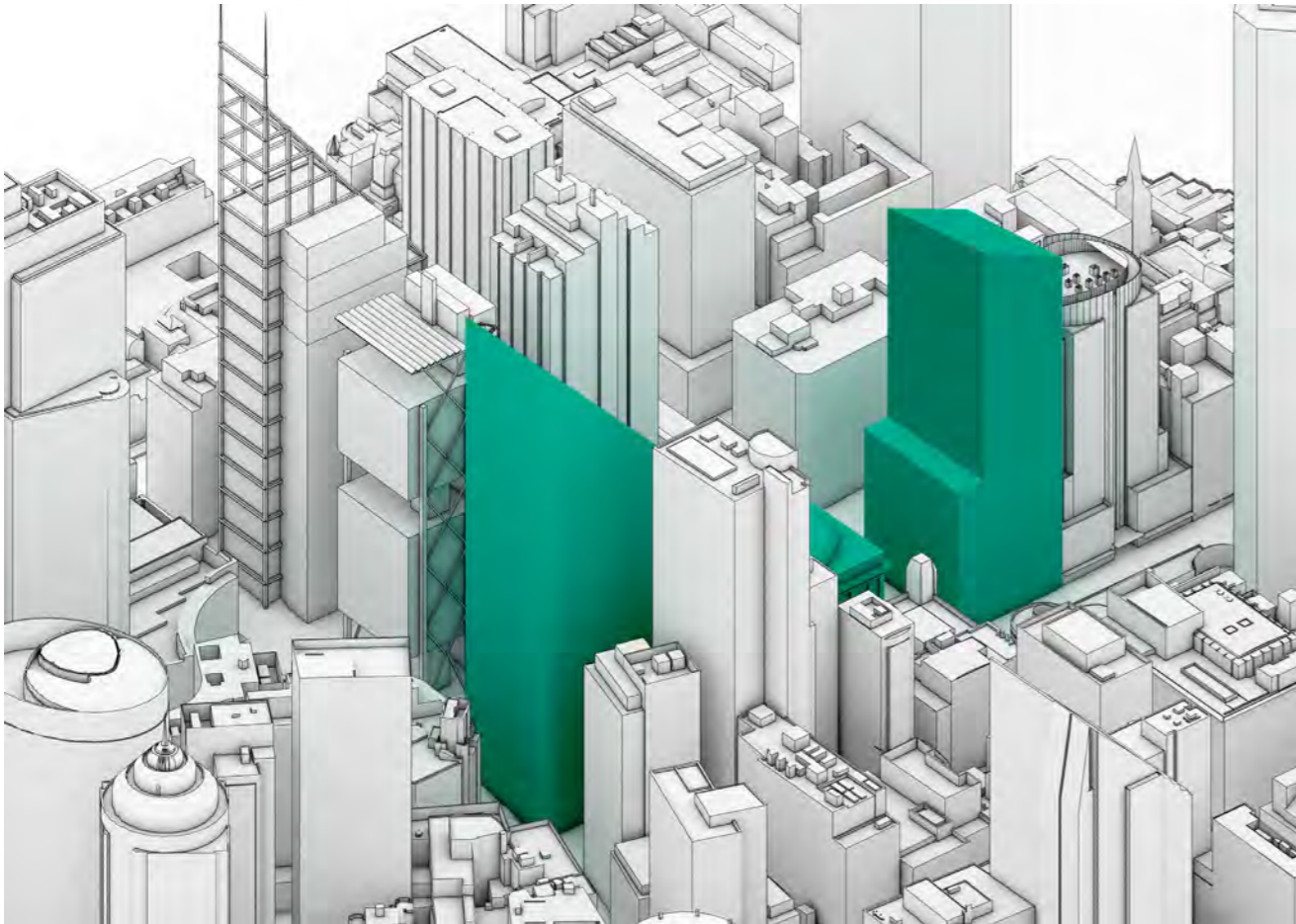
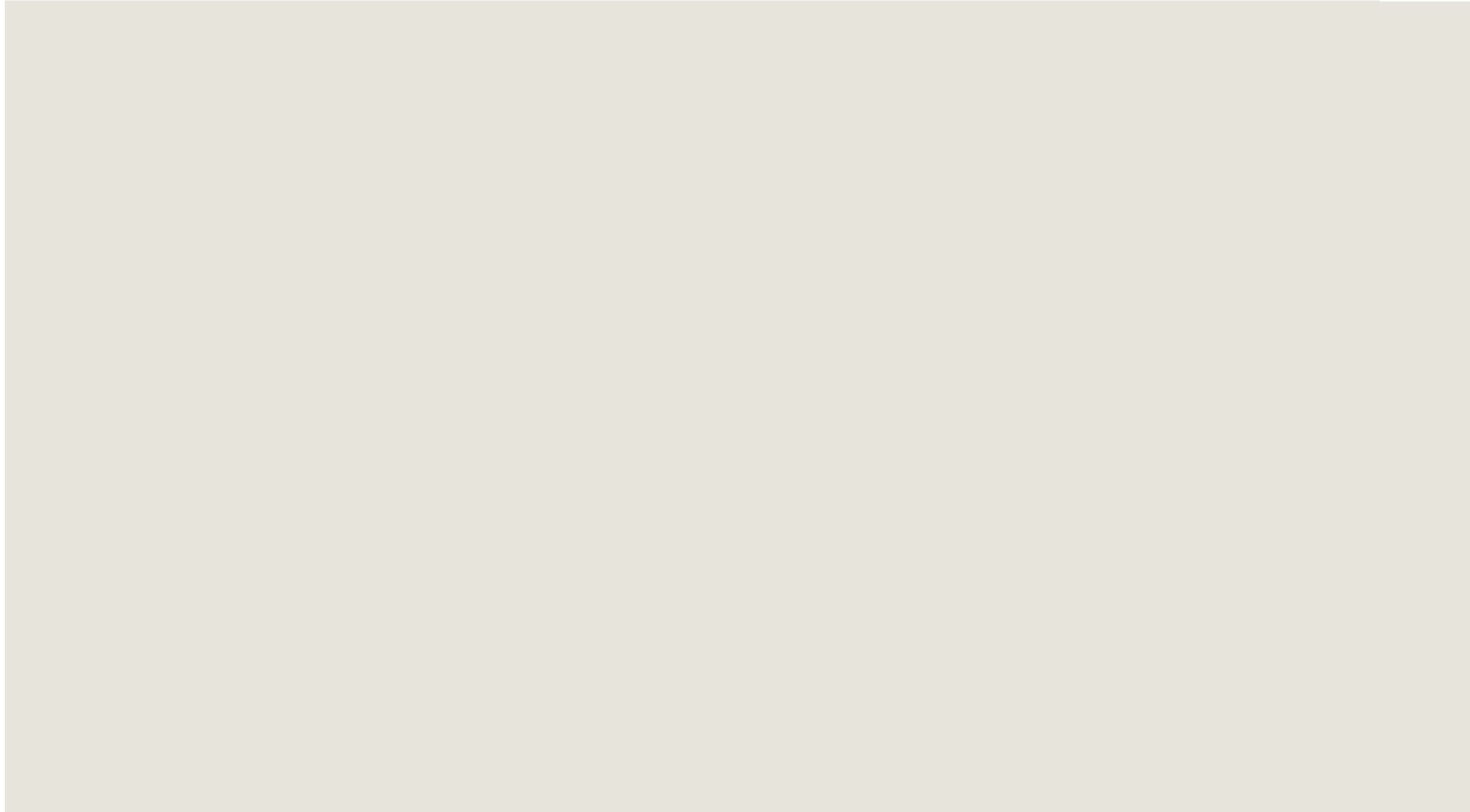


Figure 4 _ Approved / Amending Stage 1 DA Envelope



Figure 5 _ Proposed building forms



Key Public Views

03

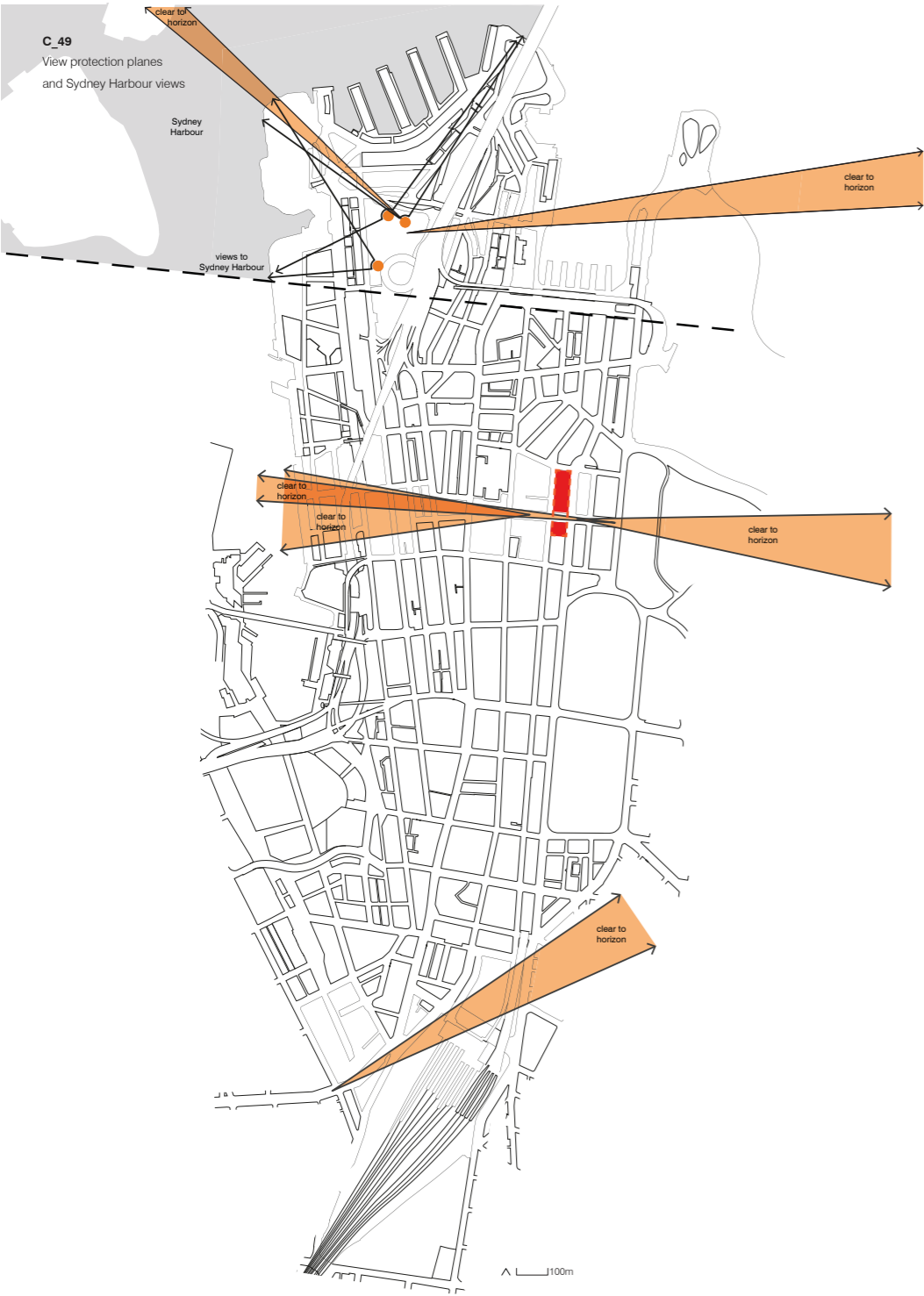


Figure 6_Precinct located on Diagram C_49 extracted from Central Sydney Planning Strategy 2016 - Appendix C

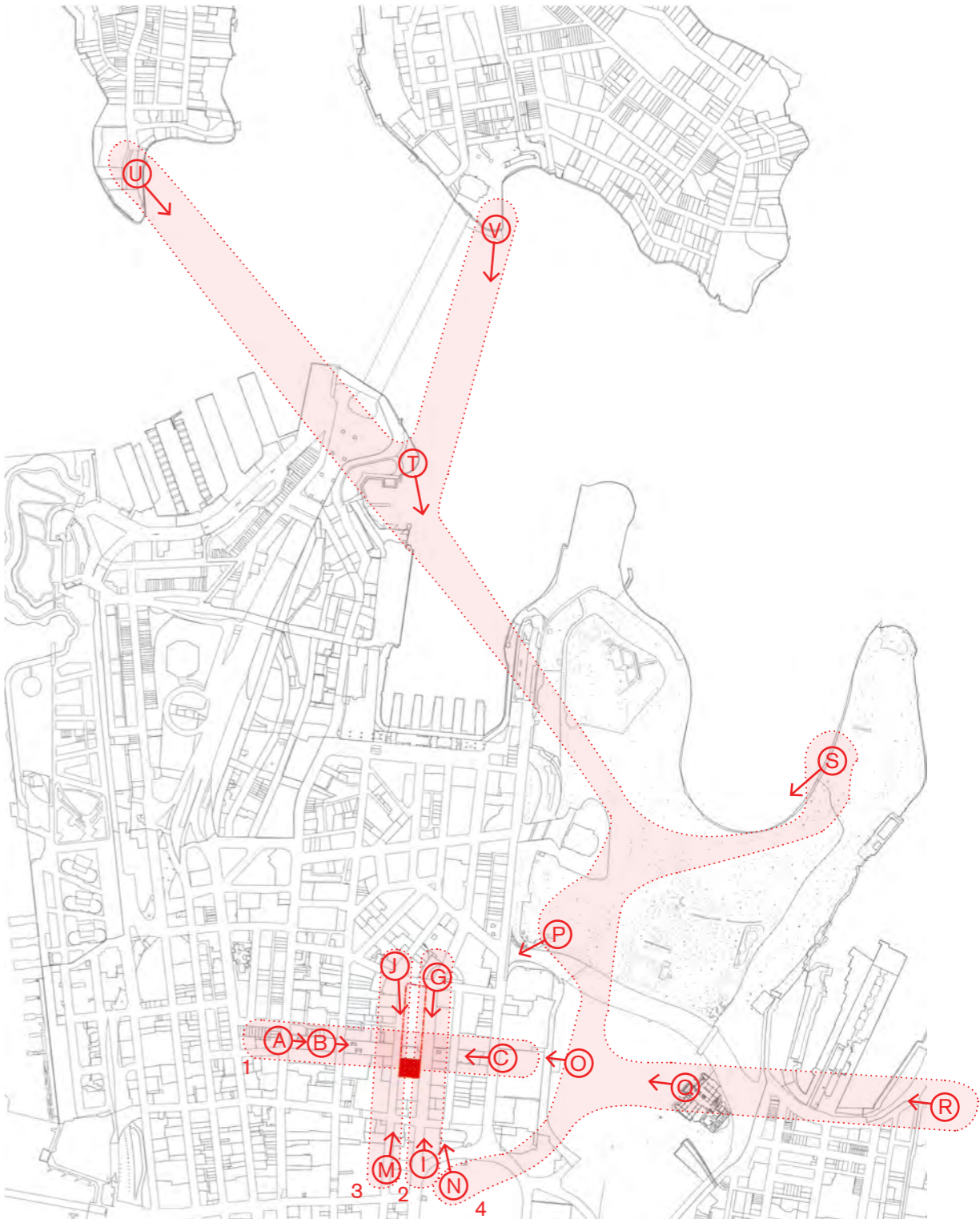


Figure 7_Key Views - Location Map

1_Martin Place. 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 Martin Place, 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 Martin Place

3.1.1 Overview

Existing Situation

Martin Place contains some of the key views protected by the City of Sydney. These protected views 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. 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. The existing building at 50 Martin Place typifies these attributes and provides significant contribution to the character of Martin Place.



Figure 8_Key Views - Location Map

3. Key Public Views

3.1 Martin Place

3.1.1 Overview

Impact and Commentary

The proposed building design for the South Site has a positive impact on the definition and character of Martin Place in comparisom to both the existing condition and approved / amended envelope. It re-instates both the existing street alignments and the principle of a podium that reflects the predominant podium heights of Martin Place. This relationship is further enhanced by the implementation of the urban design principles which propose a more direct relationship in podium heights between the south tower and 50 Martin Place as well as a very direct relationship in terms of architectural language and materiality. The pedestrian experience and the appreciation of key east and west views along Martin Place will be preserved.

The articulation of the South 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.

- The design approach to the roof form of the building, where the reverse engineered envelope developed in response to the requirement to meet condition B2, is expressed on the eastern and western facades whilst achieving a more regular architectural expression to Martin Place results in a reduction in building height to the north.
- The north facade of the tower features fine horizontal solar shades. This results in a 600mm setback of the glass line from the Stage 1 approved / amended DA envelope and a minor reduction in built form.
- The podium parapet height aligns with that of 50 Martin Place resulting in a significant reduction in the podium height when compared to the Stage 1 approved / amended DA envelope.
- A recessed terrace level between the tower and podium reduces the building bulk and articulates the component masses.
- The increased sky view will improve the pedestrian experience on Martin Place in comparisom to the approved / amended Stage 1 DA.

The building design strategy is to strongly define Martin Place between the South Site and 50 Martin Place as a 'public room', enhancing the pedestrian experience walking through Martin Place and defining this block as a unique space in the city. This has been achieved through a very direct built form and architectural relationship between the two buildings as follows:

- The height of the proposed podium matches the height of 50 Martin Place.
- A recess in the building form between the podium and the tower enhances the legibility of these elements and establish the relationship between the podium and 50 Martin Place.
- The materiality of 50 Martin Place is echoed in the architecture of the South Tower podium through the use of stone, ceramics, glass and bronze coloured metalwork.
- The façade design strategies of 50 Martin Place have been reinterpreted in the architectural design of the podium including a 'grand order' to Martin Place with similar but reduced articulation to Elizabeth and Castlereagh streets and matching principal façade alignments of 50 Martin Place.
- The north facade mimics the solidity of 50 Martin Place when viewed from the east and west, but reveals itself to be open and activated when viewed from the north, creating a dynamic pedestrian experience.

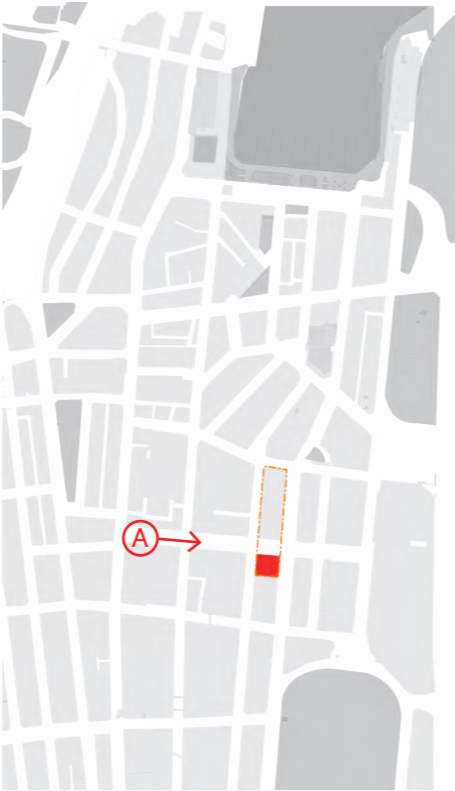
The architectural language of the podium and Martin Place is extended into the tower, creating an integrated architectural design which is legible in the skyline of the city.

- The ceramic materiality of the podium is extended into the tower whilst the comparative proportions of materials are manipulated to achieve a related contrast between the podium and tower in a coherent material character.
- The zero setback to Elizabeth and Castlereagh Streets combined with a built form connection at the core through levels 9 and 10, ensure that the podium and tower are physically connected and the building form reads as an an integrated tower and podium.
- The zero set back of the tower on Elizabeth and Castlereagh Streets as well as the strategy for an integrated design supports the urban design strategy to use tower setbacks to create a threshold to Martin Place as well as relate the towers on the South and North Sites to articulate the Metro Precinct in the context of the city.
- The continuous alignment of the southern wall of the tower physically connects the tower and podium and defines the edge of the urban threshold to Martin Place.

3 Key Public Views

3.1 Martin Place

3.1.2 View A - 24mm lens



Key Map

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views

3.1 Martin Place

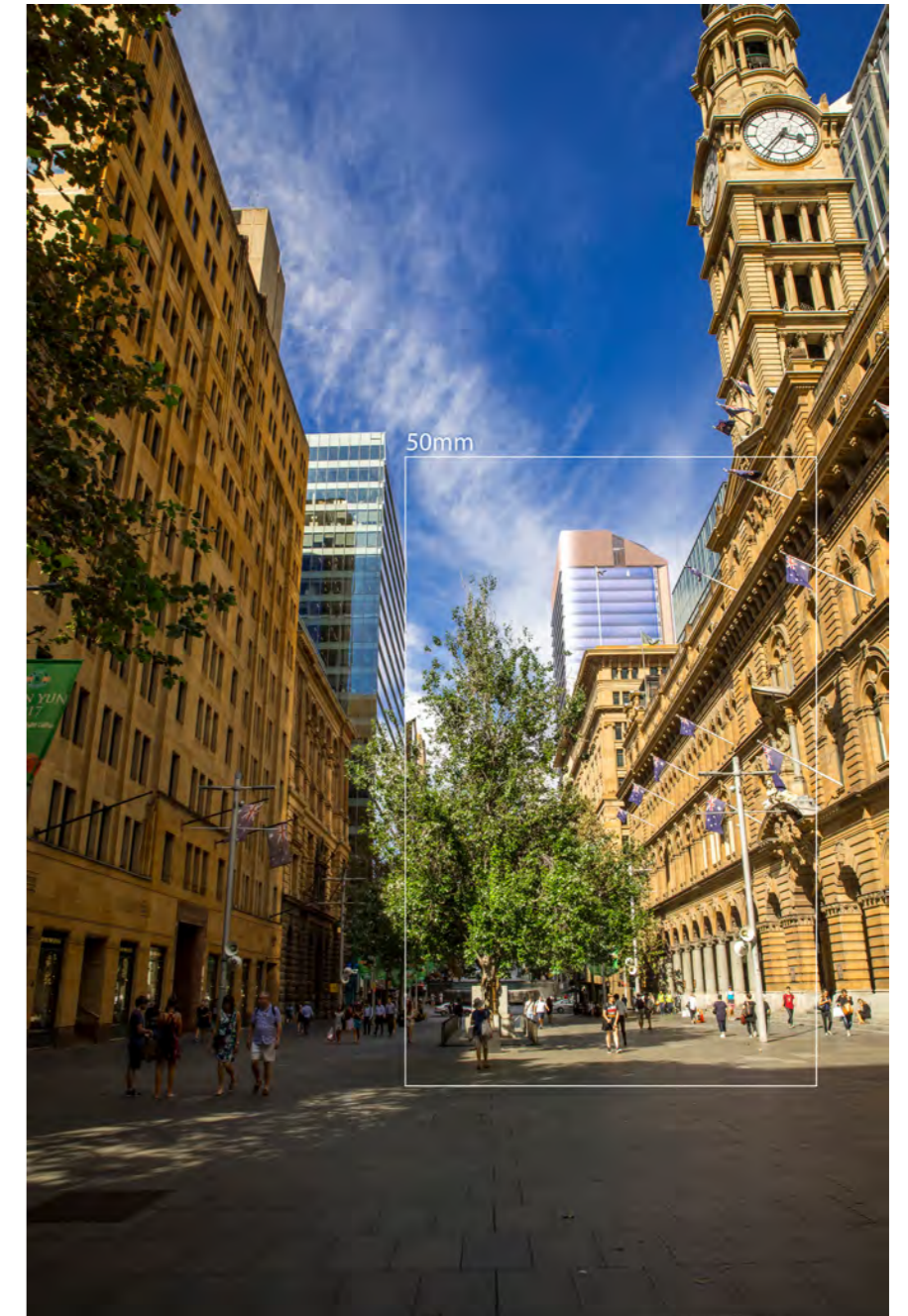
3.1.2 View A - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

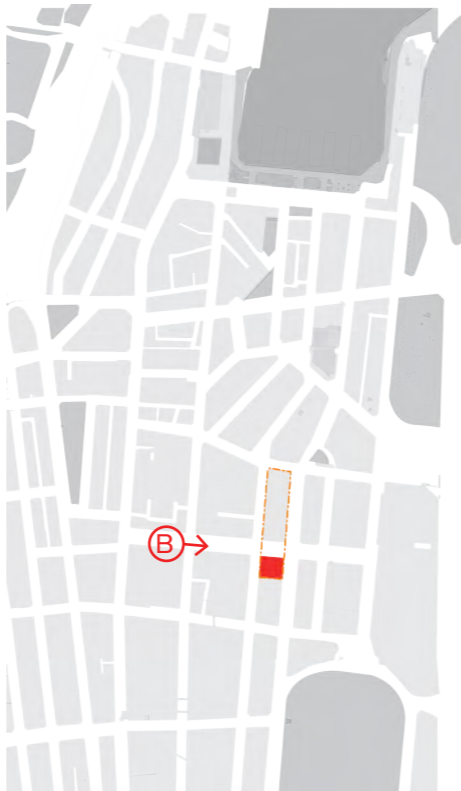


Proposed Building Design

3 Key Public Views

3.1 Martin Place

3.1.3 View B - 24mm lens



Key Map

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views

3.1 Martin Place

3.1.3 View B - 24mm lens



Existing



Approved / Amending Stage 1 DA Envelope

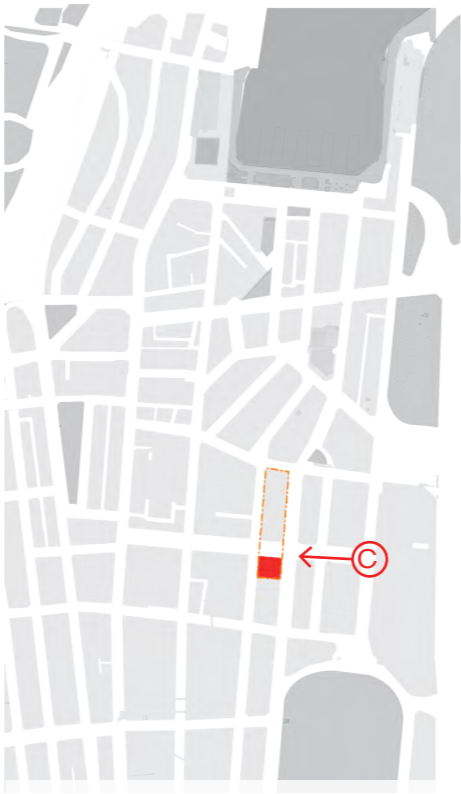


Proposed Building Design

3 Key Public Views

3.1 Martin Place

3.1.4 View C - 24mm lens



Key Map

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3 Key Public Views

3.1 Martin Place

3.1.4 View C - 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.

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 entry to Martin Place from the south and also the built form and architectural relationship to the existing Heritage building at 50 Martin Place across Martin Place. The building design for the South Site has a positive impact on both of these specific situations.

The articulation of the South 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

- The proposed tower roof design does not occupy the full height of the approved / amended Stage 1 DA envelope to the northern side of the tower thus enabling an increased sky view in comparisom to the approved / amended envelope when viewed from Elizabeth Street.
- The north facade of the tower features fine horizontal solar shades. This results in a 600mm setback of the glass line from the Stage 1 approved / amended DA envelope and a minor reduction in built form.

The architectural language of the podium and Martin Place is extended into the tower, creating an integrated architectural design which is legible in the skyline of the city.

- The ceramic materiality of the podium is extended into the tower whilst the comparative proportions of materials are manipulated to achieve a related contrast between the podium and tower in a coherent material character.
- The zero setback to Elizabeth Street combined with a built form connection at the core through levels 9 and 10, ensure that the podium and tower are physically connected and the building form reads as an an integrated tower and podium.
- The zero set back of the tower on Elizabeth Street as well as the strategy for an integrated design supports the urban design strategy to use tower setbacks to create a threshold to Martin Place as well as relate the towers on the South and North Sites to articulate the Metro Precinct in the context of the city.
- The continuous alignment of the southern wall of the tower physically connects the tower and podium and defines the edge of the urban threshold to Martin Place.

Sydney Metro Martin Place Station Precinct uses consistent architectural moves to communicate the extent of the integrated Metro Precinct when viewed from Elizabeth Street and create a harmonious vista in the existing streetscape. Key design strategies which can be observed from Castlereagh Street include:

- Alignment of key datums relating to 50 Martin Place including the building base and 50 Martin Place parapet level.
- Consistent material palette of stone, ceramic and glass which both draws on the palette of 50 Martin Place and is appropriate to the building context and typologies.
- Towers with zero setback to Elizabeth Street which strengthen the street wall alignment and frame the thresholds of Martin Place, giving a greater sense of arrival. This is consistent with the Consolidated Design Guidelines.
- Vertical articulation to the facades referencing the vertical articulation of of 50 Martin Place.

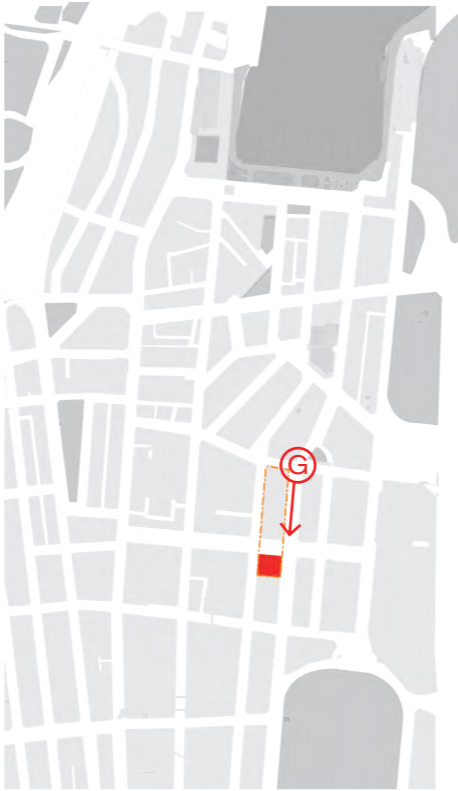
The proposed podium is appropriate to the Elizabeth Street context and enhance street scape views in the following ways:

- The podium is of a comparable height to adjacent buildings on Elizabeth Street. The recess between tower allows the distinctive masses to be read on the west facade.
- The podium architecture creates a dynamic pedestrian experience viewed travelling along Elizabeth Street. When viewed from the north the podium's east facade appears primarily glazed. When viewed from the south the podium's east facade appears primarily solid, creating an interesting contrast in character as pedestrians move around the building.

3 Key Public Views

3.2 Elizabeth Street

3.2.2 View G - 24mm lens



Key Map

Legend

- South 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

3.2.4 View H - 24mm lens



Key Map

Legend

- South 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



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. Castlereagh Street is significantly narrower than both Martin Place and Elizabeth Street, constraining view of the South Site to much more acute angles and impacting the built form 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 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.

Figure 10 – Key Views - Location Map

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 entry to Martin Place from the south and also the built form and architectural relationship to the existing Heritage building at 50 Martin Place across Martin Place. The building design for the South Site has a positive impact on both of these specific situations.

The articulation of the South 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 envelope.

- The proposed tower roof design does not occupy the full height of the approved / amended Stage 1 DA envelope to the northern side of the tower thus enabling an increased sky view in comparisom to the approved / amended envelope when viewed from Castlereagh Street.
- The north facade of the tower features fine horizontal solar shades. This results in a 600mm setback of the glass line from the Stage 1 approved / amended DA envelope and a minor reduction in built form.

The architectural language of the podium and Martin Place is extended into the tower, creating an integrated architectural design which is legible in the skyline of the city.

- The ceramic materiality of the podium is extended into the tower whilst the comparative proportions of materials are manipulated to achieve a related contrast between the podium and tower in a coherent material character.
- The zero setback to Castlereagh Street combined with a built form connection at the core through levels 9 and 10, ensure that the podium and tower are physically connected and the building form reads as an an integrated tower and podium.
- The zero set back of the tower on Castlereagh Street as well as the strategy for an integrated design supports the urban design strategy to use tower setbacks to create a threshold to Martin Place as well as relate the towers on the South and North Sites to articulate the Metro Precinct in the context of the city.
- The continuous alignment of the southern wall of the tower physically connects the tower and podium and defines the edge of the urban threshold to Martin Place.

Sydney Metro Martin Place Station Precinct uses consistent architectural moves to communicate the extent of the integrated Metro Precinct when viewed from Castlereagh Street and create a harmonious vista in the existing streetscape. Key design strategies which can be observed from Castlereagh Street include:

- Alignment of key datums relating to 50 Martin Place including the building base and 50 Martin Place parapet level.
- Consistent material palette of stone, ceramic and glass which both draws on the palette of 50 Martin Place and is appropriate to the building context and typologies.
- Towers with zero setback to Castlereagh Street which strengthen the street wall alignment and frame the thresholds of Martin Place, giving a greater sense of arrival. This is consistent with the Consolidated Design Guidelines.
- Vertical articulation to the facades referencing the vertical articulation of of 50 Martin Place.

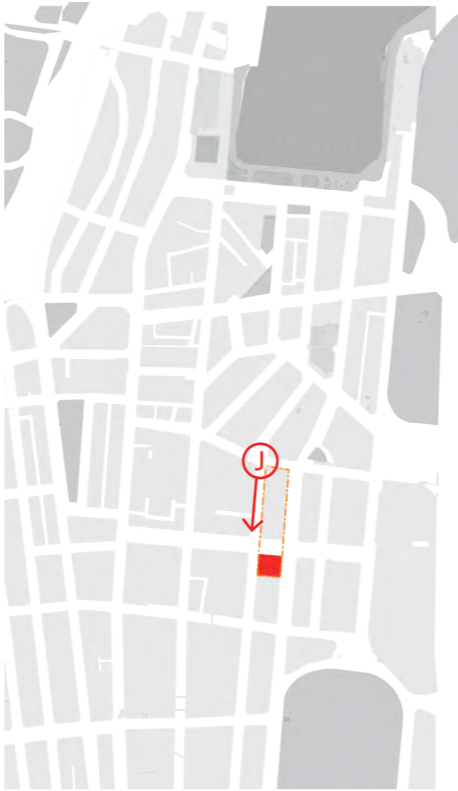
The proposed podium is appropriate to the Castlereagh Street context and enhance street scape views in the following ways:

- The podium is of a comparable height to adjacent buildings on Castlereagh Street. The recess between tower allows the distinctive masses to be read on the west facade.
- The podium architecture creates a dynamic pedestrian experience viewed travelling along Castlereagh Street. When viewed from the north the podium's west facade appears primarily glazed. When viewed from the south the podium's west facade appears primarily solid, creating an interesting contrast in character as pedestrians move around the building.

3. Key Public Views

3.3 Castlereagh Street

3.3.2 View J - 24mm lens



Key Map

Legend

- South 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
3.3.5 View M - 24mm lens



Key Map

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

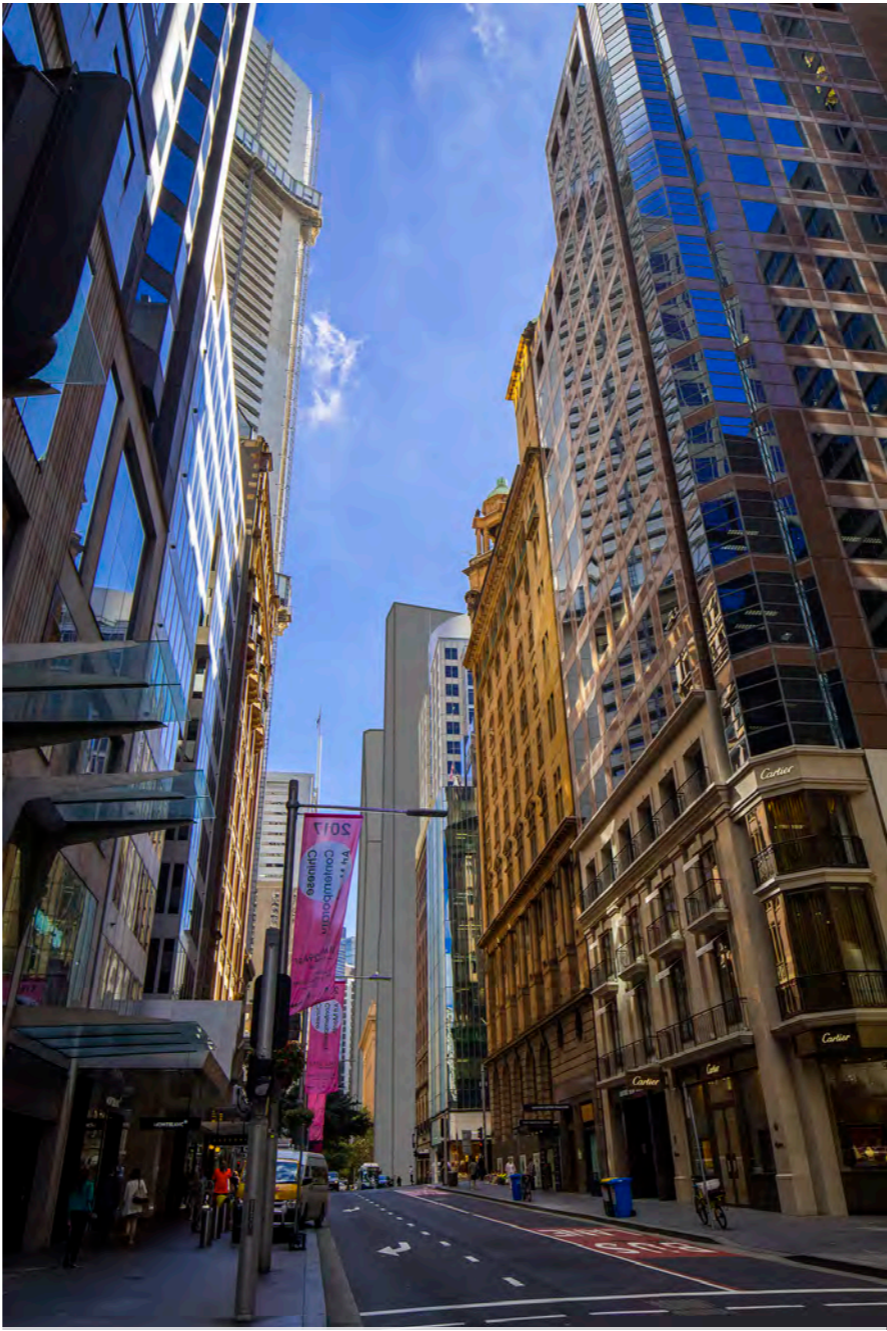
3. Key Public Views

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 South Site is such that it does not form a significant component in the skyline of the city.

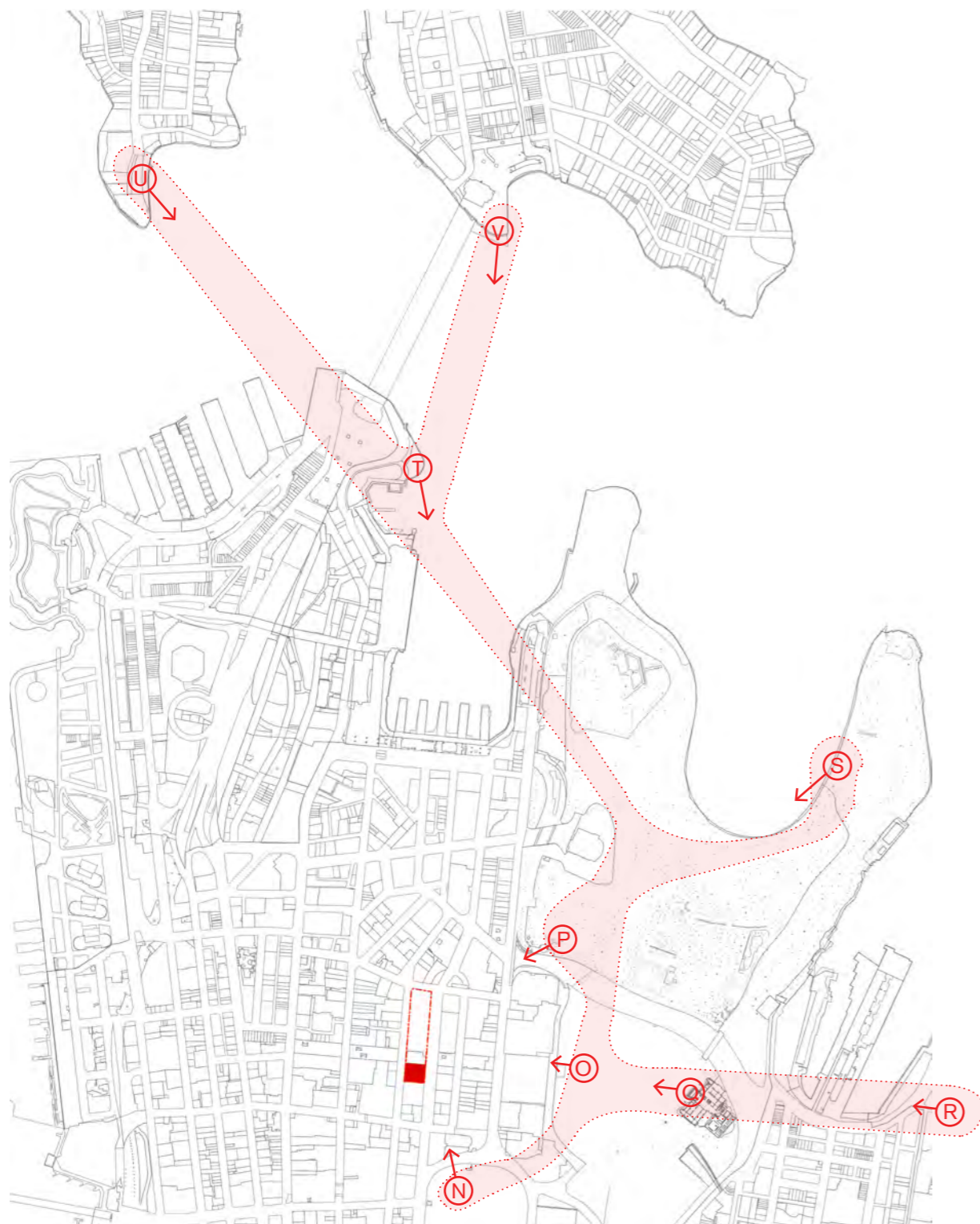


Figure 12_Key Views - Location Map

3. Key Public Views

3.4 City Skyline

3.4.1 Overview

Impact and Commentary

The proposed tower for the South Site is taller than the existing building on the site and as such become part the city's skyline when viewed from the eastern and northern sides of the city. It has a relatively minor impact 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 outlined below.

The height and articulation of the South Tower design within the approved / amended Stage 1 DA envelope ensures that it results in a reduced impact on the view of the sky when compared to the approved envelope.

- The design approach to the roof form of the building, where the reverse engineered envelope developed in response to the requirement to meet condition B2, is expressed on the eastern and western facades whilst achieving a more regular architectural expression to Martin Place, results in a reduction in building height to the north.
- The north facade of the tower is set back from the approved / amended envelope to allow for solar shading, which results in a minor reduction in the built form of the tower.

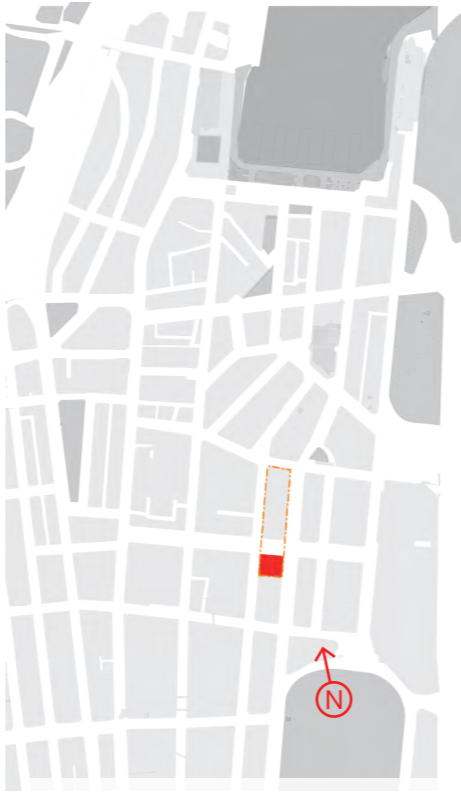
The architectural language of the podium and Martin Place is extended into the tower, creating an integrated architectural design which is legible in the city skyline and appropriate to the context.

- The ceramic materiality of the roof is both a true representation of the building character and a distinct marker of the heritage context of Martin Place.
- The articulation of the facades and roof is both unique and appropriate for the urban context. Articulation is consistent with the architecture of the whole building, whilst the tower form is simpler than the podium creating a clearly defined form in the skyline.

3. Key Public Views

3.4 City Skyline

3.4.2 View N - 24mm lens



Key Map



Existing

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.2 View N - 24mm lens



Approved / Amending Stage 1 DA Envelope



Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.3 View O - 24mm lens



Key Map



Existing

Legend

- South 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

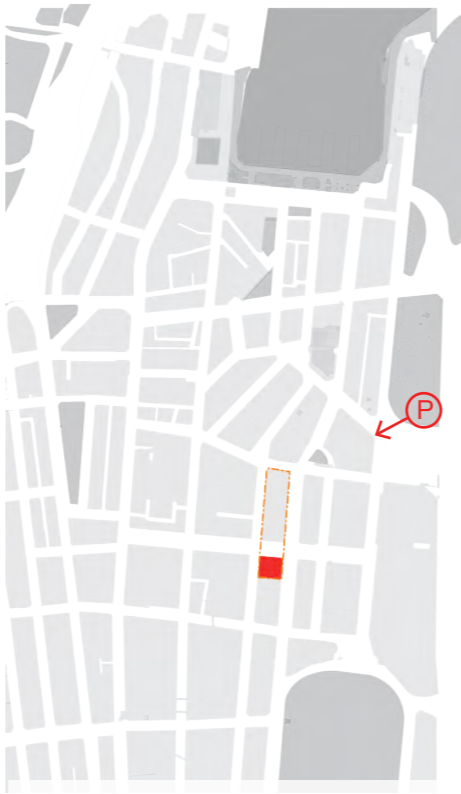


Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.4 View P - 24mm lens



Key Map



Existing

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.4 View P - 24mm lens



Approved / Amending Stage 1 DA Envelope

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



Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.5 View Q - 24mm lens



Key Map



Existing

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

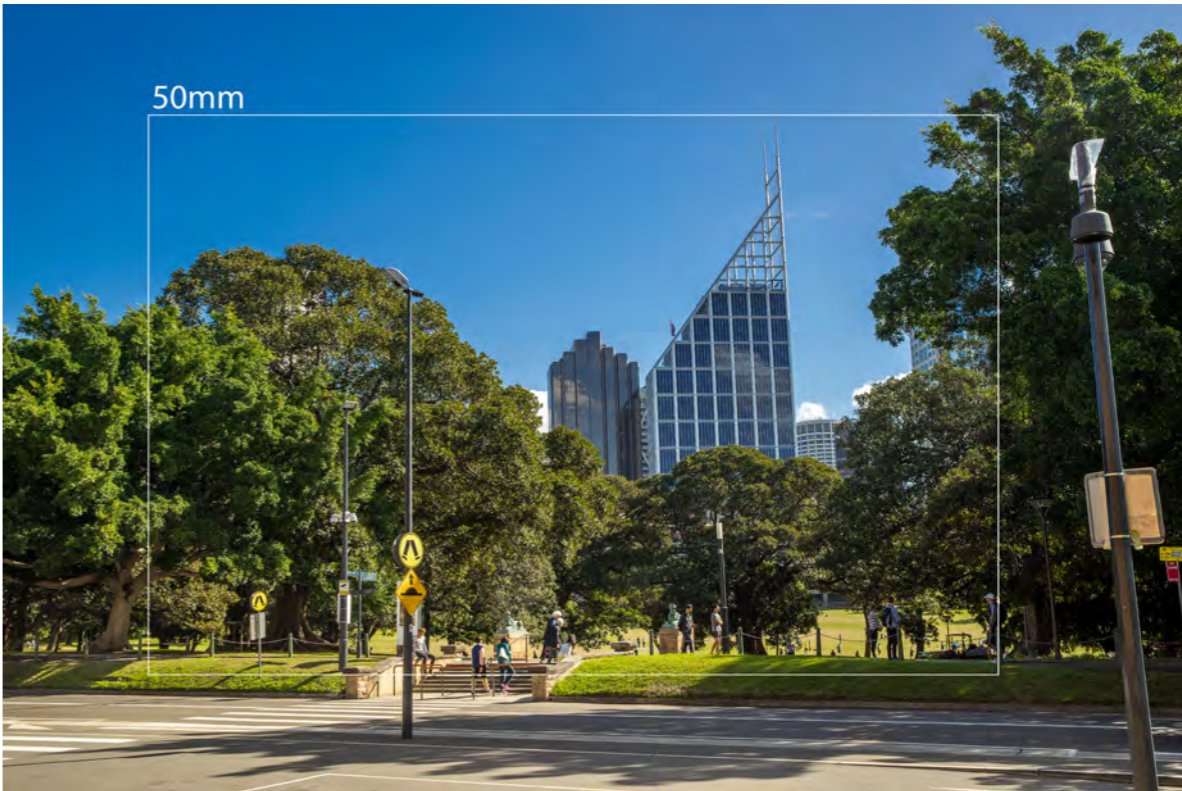
3.4 City Skyline

3.4.5 View Q - 24mm lens



Approved / Amending Stage 1 DA Envelope

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



Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.6 View R - 24mm lens



Key Map



Existing

Legend

- South 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

3. Key Public Views

3.4 City Skyline

3.4.7 View S - 35mm lens



Key Map



Existing

Legend

- South 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

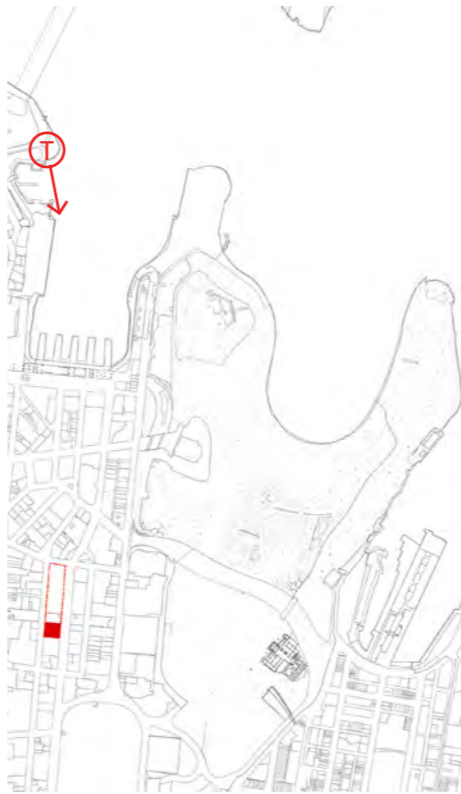


Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.8 View T - 24mm lens



Key Map



Existing

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

3.4.8 View T - 24mm lens



Approved / Amending Stage 1 DA Envelope

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



Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.9 View U - 35mm lens



Key Map



Existing

Legend

- South 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
Note: The South Tower is not visible in this view.

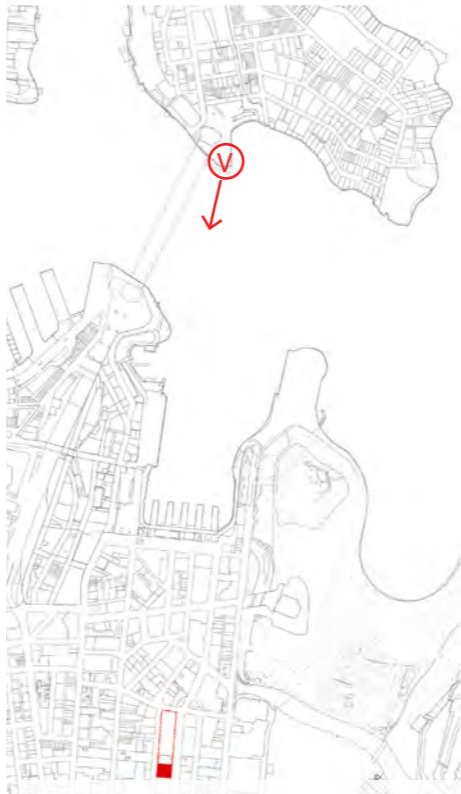


Proposed Building Design

3. Key Public Views

3.4 City Skyline

3.4.10 View V - 35mm lens



Key Map



Existing

Legend

- South Site
- Martin Place Precinct outline
- Building Envelope

3. Key Public Views

3.4 City Skyline

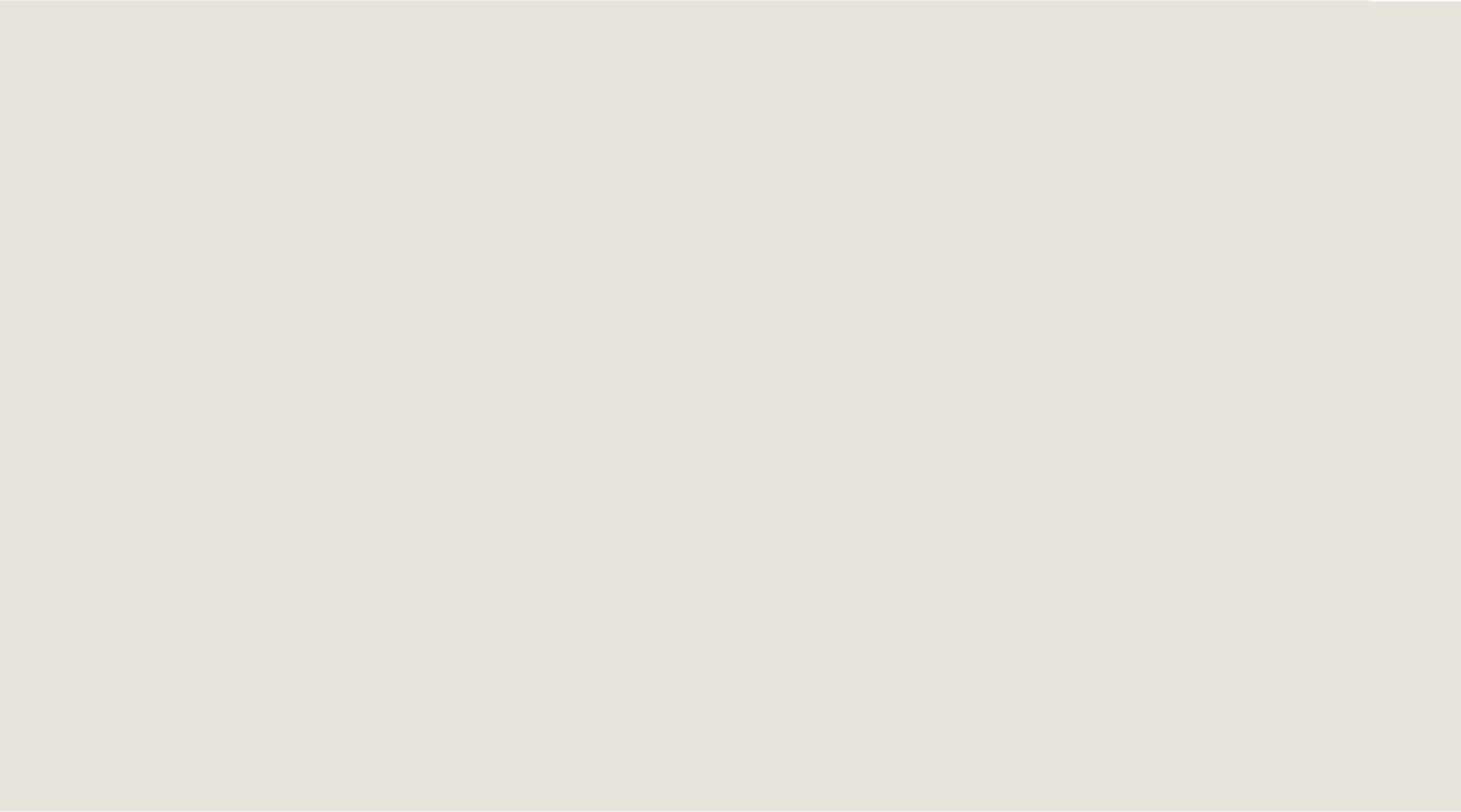
3.4.10 View V - 35mm lens



Approved / Amending Stage 1 DA Envelope



Proposed Building Design



Conclusion

04

Conclusion

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

In detail we note the following:

- The proposed South Tower has a positive impact on the definition and character of Martin Place, Castlereagh Street and Elizabeth Street when compared to both the existing condition and approved / amended envelope. By re-instating street wall alignments and a podium that reflects both the predominant podium heights of Martin Place and street wall heights of Elizabeth Street and Castlereagh Street, it strengthens the definition of all three streets.
- Through application of the Consolidated Design Guidelines the architectural design of the podium directly relates to 50 Martin Place and creates a 'public room' between the two buildings on Martin Place. This unique urban environment enhances the pedestrian experiences and defines the Metro Precinct as a destination.
- The architectural design response to the linear views along Elizabeth Street and Castlereagh Street is principally centred on the entry to Martin Place, forming an architectural relationship to the existing Heritage building at 50 Martin Place. Zero tower setbacks on the east and west are consistent with the Consolidated Design Guidelines and frames the entrance to Martin Place. A recessed terrace expresses the component masses of tower and podium allowing the podium alignment to be clearly read.
- Architectural moves relating to materiality, height datums, articulation and setbacks used consistently across the South Tower and integrated Metro Precinct create a cohesive Precinct design and a legible place within the city.

- The materiality and architectural language of the South Tower is consistent between podium and tower. The integrated architectural design gives distinct identity to the tower when viewed in the city skyline.
- The South Tower design is within the approved / amending Stage 1 DA envelope. Articulation of the form and alignment of key datums has resulted in a a design that has a reduced impact on the view of the sky when compared to the approved / amended Stage 1 DA envelope.
- The proposed South Tower will contribute to the city skyline when viewed from the east and north although the impact on the view of the sky from these remote locations will be relatively minor. 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.

The design of the tower on the South Site is compliant with the Consolidated Design Guidelines and within the envelope of the approved / amending Stage 1 DA. It maintains important 'key views' along Martin Place and enhances the pedestrian experience of the public domain. We are of the opinion that the built form of the South 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.