

16 December 2019

MARTIN PLACE OSD DRP – SESSION 12 10.12.19

Michael Silman
Executive Director
Corporate Operations Group

Via email:
Michael.Silman@macquarie.com

Dear Michael,

At the last DRP, the panel recommended amending the design of the South Tower by the addition of vertical fins (or any other means) to reduce or eliminate glare from the northern façade onto the western end of Martin Place near the Cenotaph. The recommendation was adopted as a Condition of Consent and DRP 12 was convened to seek the panel's endorsement of the changes and discharge the condition.

Glare mitigation to the north façade

Tzannes presented two amended proposals to address glare impacts from the northern façade of the South Tower. The proposals were determined in collaboration with Arup and independently reviewed by Flux Consultants.

The first proposal adds vertical fins to the northern façade between the horizontal shading of the approved tower. This proposal eliminates glare completely from the critical area around the Cenotaph. Proposal two, adds a second band of horizontal shading immediately below the first. This proposal significantly reduces glare in this area.

Endorsement

The panel has pursued the issue of glare impacts on Martin Place due to its significance as a public open space within the city. In addition, at its western end is the Sydney Cenotaph, a sacred monument around which events are hosted throughout the year.

The panel acknowledges and commends the effort of all parties to resolve this issue and endorses the addition of a second band of horizontal shading to the northern façade of the South Tower. While the change does not eliminate glare completely, there is a significant reduction. It is also understood that any remaining glare impacts are minor and will not conflict with major events associated with the Cenotaph, including ANZAC and Remembrance Days.

The panel considers the addition of a second band of horizontal shading to be a solution that reduces glare and strengthens the architectural expression of the tower.

East façade alignment with 60 Castlereagh Street

Tzannes explained that due to technical drafting issues the eastern façade of the South Tower does not align with the existing street wall of Elizabeth Street.

An amended proposal was presented which seeks to rectify the discrepancy by realigning the eastern façade with the site boundary and the dominant street wall, a change of approximately 600mm.

Endorsement

The panel supports this change which reflects previous discussions around the importance of the street wall and sits within the approved building envelope.

Next steps

GANSW understands OSD DRP involvement in the review of detailed design development is ongoing as part of Conditions of Consent to ensure outstanding matters are addressed and design excellence is achieved.

Sincerely



Olivia Hyde
Chair, Martin Place OSD DRP

CC

Panel members – Yvonne von Hartel, Bob Nation, Graham Jahn

Flux Consultants – Che Wall

Macquarie – Anthony Henry, Damien Hertslet, Steve Mouldsdale, Liz Matthews

Arup - Jorg Kramer

Lendlease – Michael Antonelli

Savills – Stephanie Ballango

Tzannes – Alec Tzannes, Ben Green

Ethos – Alexis Cella

DPIE – Russell Hand