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Carolyn McNally
Secretary
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Attn: Annie Leung (Team Leader – Key Sites Assessments)

**Sydney Metro Martin Place Station Precinct – Stage 1 Amending Concept Proposal
Response to submission by the Heritage Council 23.09.18**

We write in response to the submission made by the Heritage Council dated 23 September 2018 in relation to the Stage 1 Amending Development Application (SSD 18_9347) for the Sydney Metro Martin Place Station Precinct.

This submission notes the Heritage Council's previous advice that they did not support the amendment of the City of Sydney's LEP to reduce the tower setback from Martin Place from 25 to 8 metres.

Their letter of objection raises a number of concerns with the Heritage Assessment provided in the Statement of Heritage Impact prepared by TKD Architects (June 2018). These concerns are addressed directly by TKD Architects separately.

We seek to address built form, urban design and architectural comments raised within this letter, namely that the *"Heritage Council assessment is that the potential impacts are likely to be noticeable rather than negligible and the proposal will impact the established character of Martin Place by altering the established setback and scale"* and that the *"future detailed design for the tower building and the podium will need to be articulated to ensure the podium is predominant and contributes to achieving the opportunity described in the HIS to reinforce the character of Martin Place, and in particular the relationship with 50 Martin Place."*

In response to the first comment, *"that the potential impacts are likely to be noticeable rather than negligible and the proposal will impact the established character of Martin Place by altering the established setback and scale"*, we note the following:



- The proposed podium will match the established street setbacks for Martin Place by following the street alignments. This will strengthen the definition of Martin Place and enhance the pedestrian experience.
- The height of the podium will match the height of the building opposite at 50 Martin Place (as defined in the approved Consolidated Design Guidelines). This will enhance the spatial definition of Martin Place by reinforcing the characteristic street width to street wall height ratio.
- The podium and tower are articulated by a setback to the tower. The illustrative scheme demonstrates how a deep recess could further reinforce the importance of the podium in defining the street (as described in the approved Consolidated Design Guidelines)
- Contrary to the Heritage Council's submission, there is no defined or established tower setback for Martin Place as a whole. However, the proposed tower setback does respond to the particular rhythm of tower setbacks on the southern side of Martin Place. Towers to the west of the MLC Centre tend to have larger setbacks while the towers to the east have smaller setbacks.
- The tower complies in height with the City of Sydney Sun Access Plane control which defines the height of towers to the south of Martin Place. It is consistent with the height of towers to the south of Martin Place in this context although there is a considerable variety of tower height in this area.
- View impact analysis has demonstrated that the proposed tower has limited impact on the pedestrian experience of Martin Place when compared to the approved Concept Design.

In response to the second comment, that the *"future detailed design for the tower building and the podium will need to be articulated to ensure the podium is predominant and contributes to achieving the opportunity described in the HIS to reinforce the character of Martin Place, and in particular the relationship with 50 Martin Place"*, we note these comments are not strictly the subject matter of the Stage 1 Amending DA. However, we are of the view that the direction provided by the Consolidated Design Guidelines, which form part of this application, support the ambition described by the Heritage Council. The submitted Stage 2 DA addresses the ambitions of the Heritage Council through the following strategies:

- A recessed terrace level separates the tower and podium.
- The podium form, articulation and materiality directly reference the architecture of 50 Martin Place and are appropriate to the predominant masonry palette of Martin Place

- A change in the predominant materials and level of articulation between podium and tower reinforces the expression of them as separate but complimentary component parts and establishes the podium as the dominant portion.

As described above we are of the view that the proposed Stage 1 DA Concept Design is of overall positive impact and appropriate in terms of scale and setback for the context. Although detailed design is not the subject of the Stage 1 DA, we appreciate the Heritage Council's concern that detailed design should reinforce the character of Martin Place and the relationship with 50 Martin Place and this is addressed by the Consolidated Design Guidelines and by the submitted Stage 2 DA.

If you have any questions regarding the above, please contact Alec Tzannes of Tzannes on (02) 9319 3744 or alec@tzannes.com.au.

Yours sincerely,



Ben Green
Director