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25.10.18

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney, NSW 2001

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

**Sydney Metro Martin Place Station Precinct – Stage 1 Amending Concept Proposal
Response to submission by the National Trust 17.09.18**

We write in response to the submission made by the National Trust dated 17 September 2018 in relation to the Sydney Metro Martin Place Station Precinct – Stage 1 Amending Development Application.

This submission sets out an objection to the proposed reduction in the building's tower (above podium) setback to Martin Place from the previous LEP control of 25 to 8 metres. We note that this reduction in setback has been previously assessed and approved by the Department of Planning as part of a Planning Proposal. The objection also notes an increase in the building height from a Reduced Level of RL 155.39 to RL 163.8. This increase in height is a consequence of the relationship between the decreased set back and the angled Sun Access Plane that defines the height of the envelope. The envelope is compliant with the current Sydney LEP planning controls.

The objection is centred on the 1981 listing on the National Trust's own Register and the report that accompanies this listing, which states:

"Despite its mixture of building ages, styles, heights and textures, it maintains a coherence, a harmony and an elegant character. A score of important public and private buildings from the early nineteenth to the mid twentieth centuries remain in the conservation area, together giving a fine, harmonious streetscape emphasised by the topography. The predominant character, despite the variety, is one of a formal Victorian street, terminated at each end by elegant buildings. Despite the busy cross streets, the continuity of the pedestrian space is maintained by consistency in the kind of paving and street furniture installed during the 1970s conversion to a mall. It is a street where the harmony of the ochres of sandstone and granite, the gentle sweep of the hill, and the wide but well-enclosed and largely continuous building line combine to form a grand and imposing, but still very human, urban space."



As noted in the objection, 'The key element in the reasons for listing is "*the wide but well-enclosed and largely continuous building line combine to form a grand and imposing, **but still very human, urban space.***" (emphasis of original objection in bold).

The objection notes that the podium of the proposal *does* support this character by providing a 'well-enclosed and largely continuous building line combining to form a grand and imposing urban space' for Martin Place.' However, the National Trust is concerned that the reduction in the tower setback will adversely impact on the maintenance of a "very human, urban space".

We note that many of the characteristics referenced in the National Trust's listing above describe architectural rather than built form attributes. These include architectural style, building age, texture, materiality and colour. These characteristics are not the subject of this application and are not negatively impacted by the proposed building envelope amendment of this application.

We are of the view that the proposed amended envelope in no way detrimentally impacts on the distinctive qualities of Martin Place. The proposed envelope has been developed from a site-specific study of the spatial qualities and built form of Martin Place as well as extensive research on the history of its design and development. The building form responds to and enhances Martin Place, and contributes to the very human and urban characteristic of Martin Place through the following strategies:

- The podium defines the spatial enclosure of Martin Place and aligns with the dominant street wall. This enclosure of Martin Place is relatively consistent, with the exception of the MLC centre which is directly to the west of the site. By maintaining the street wall alignment, the podium both strengthens the definition of Martin Place and distinguishes the MLC Centre as unique, which enhances the pedestrian experience.
- The podium establishes a direct relationship with 50 Martin Place opposite by aligning the top of the podium with the parapet height. This creates better spatial definition of Martin Place and accentuates the street width to street wall height ratio that contributes to Martin Place's characteristic human scale (as defined in the approved Consolidated Design Guidelines).
- The illustrative scheme proposes a deep recess to articulate the podium and tower as separate elements. This demonstrates how the architecture of a developed design within the envelope can strengthen the expression of the street wall height (as defined in the approved Consolidated Design Guidelines).
- The proposed 8m setback to the tower has been demonstrated through view impact analysis to have limited impact on the pedestrian experience of Martin Place.

- The 8m tower setback on the site reflects and supports the particular rhythm of tower set backs on the south side of Martin Place. Towers to the west of MLC tend to have larger setbacks while the towers to the east have smaller ones. This pattern reflects the uses within Martin Place (with ceremonial and event uses to the west and transport and commercial to the east).

We are of the opinion that these site-specific strategies create opportunity to tailor a building to its particular position in Martin Place and help 'form a grand and imposing, but still very human, urban space'.

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,

A handwritten signature in black ink, consisting of a large, stylized capital 'B' followed by a horizontal line extending to the right.

Ben Green
Director