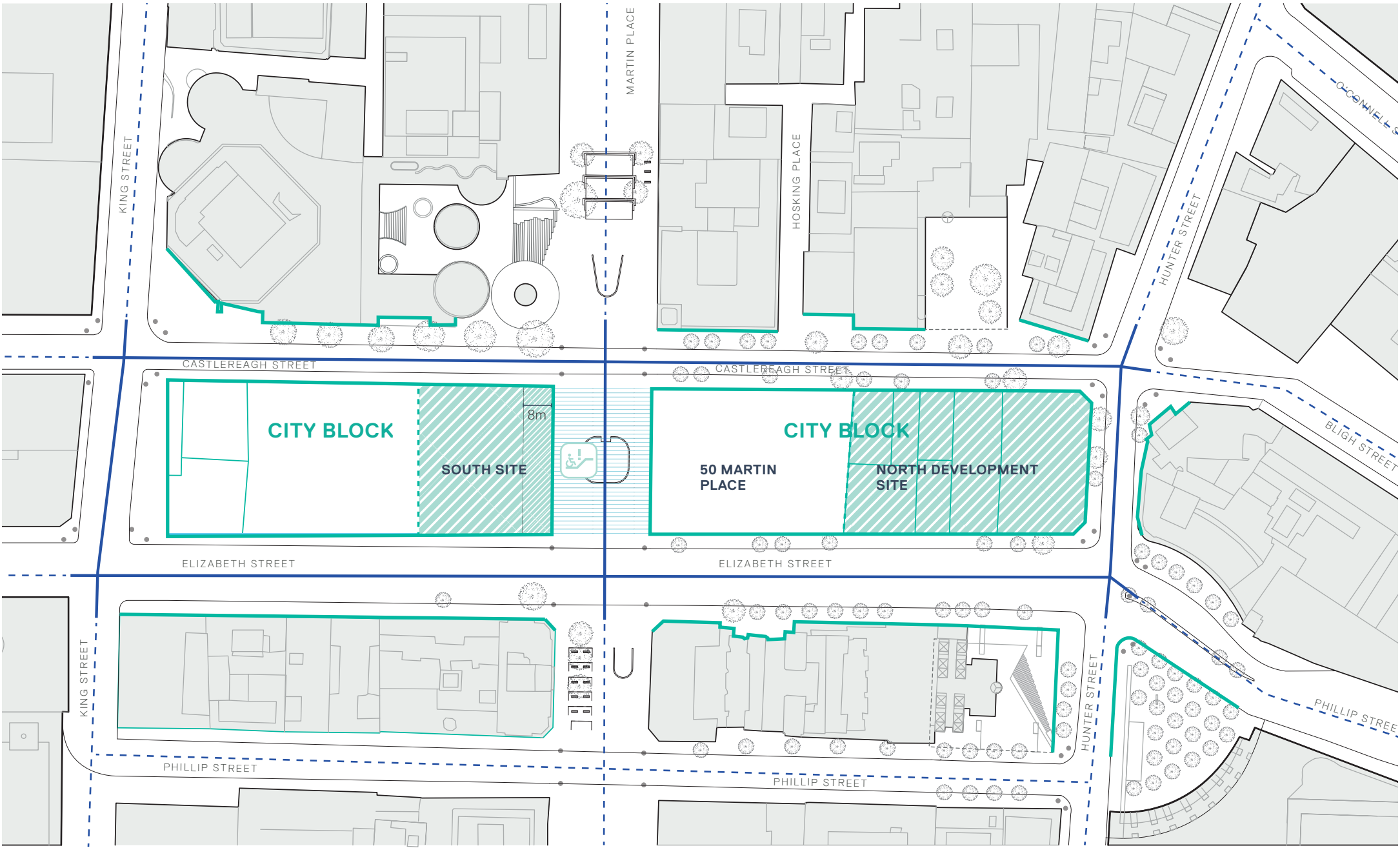
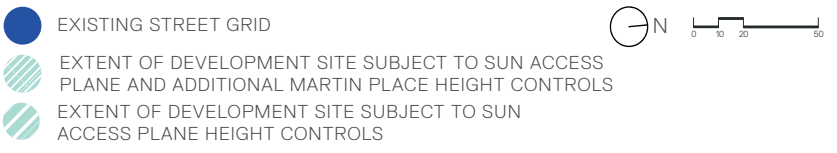


Site constraints



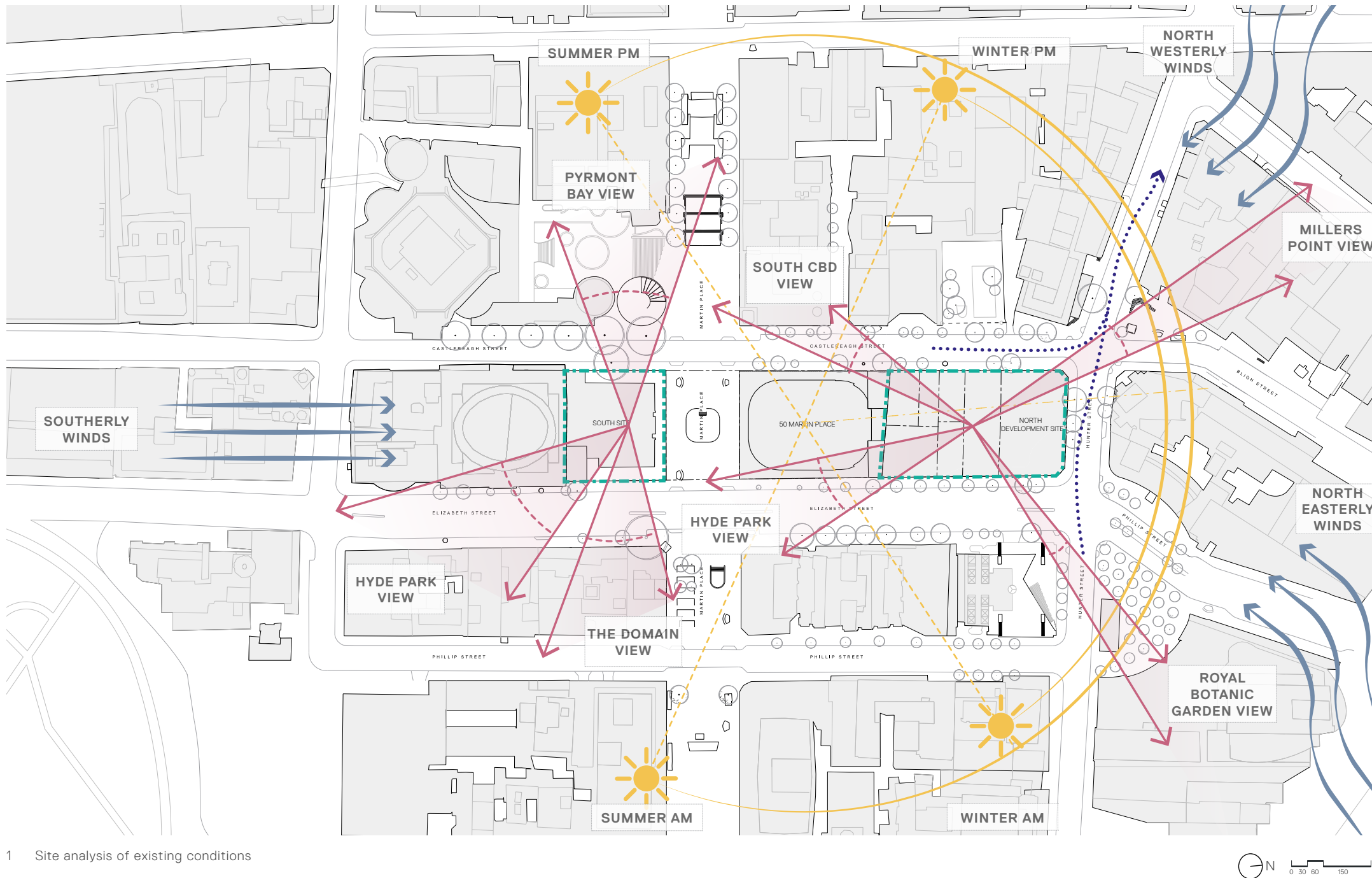
2 Existing site constraints diagram



## Site analysis

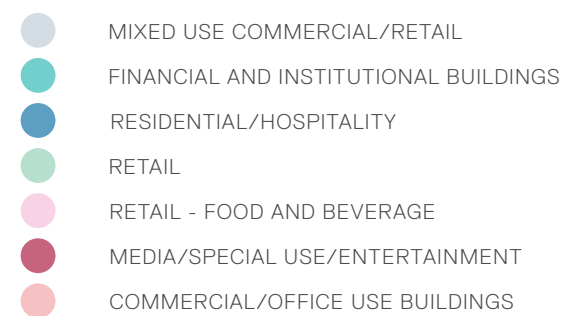
Solar access is affected by the surrounding tall buildings, which will result in overshadowing of parts of the Site. Winds are also influenced by the surrounding tall buildings, which provide some shielding effects. The most frequent strong winds are from the south, with northeasterly winds occurring more frequently in the summer and southwesterly winds in the winter.

The city centre location will result in significant noise levels resulting from continual traffic and a lively public realm. Some areas of the Site are affected by flooding however, this is mostly isolated to the northern end of the Site, along Hunter Street with some minor flooding along the northern ends of Castlereagh Street and Elizabeth Street.



1 Site analysis of existing conditions

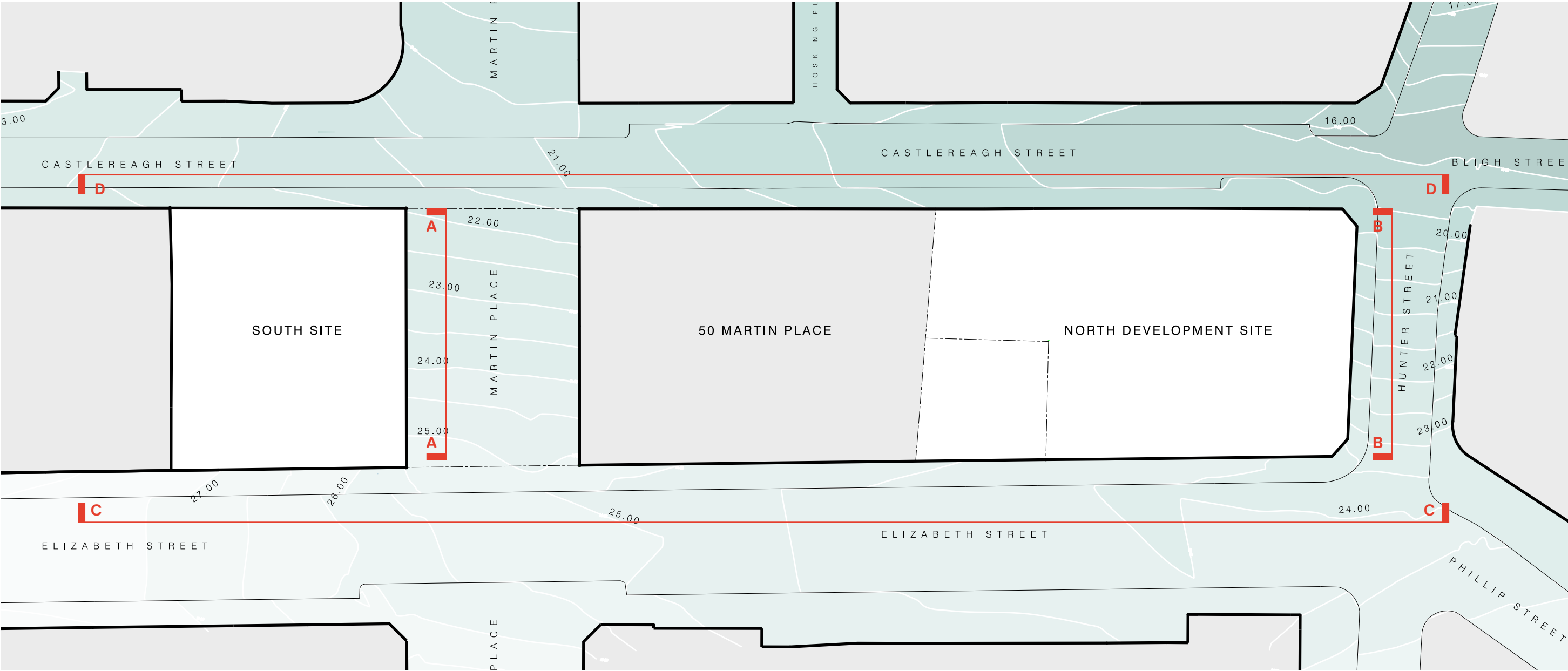
## Land use



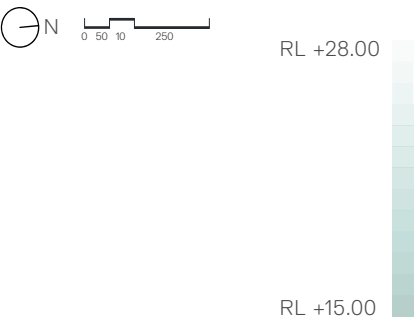
1 Existing land use plan

\* Former uses. Now demolished or undergoing demolition.

Topography



1 Precinct topography plan



The Site (Precinct) topography slopes in an east-west direction, and drops towards the northwest of the Precinct. The east-west level change between Castlereagh Street and Elizabeth Street is nearly

4m, which across the breadth of the ~45m wide development site results in a significant constraint due to the gradient exceeding the maximum mandated gradient for wheelchair users.

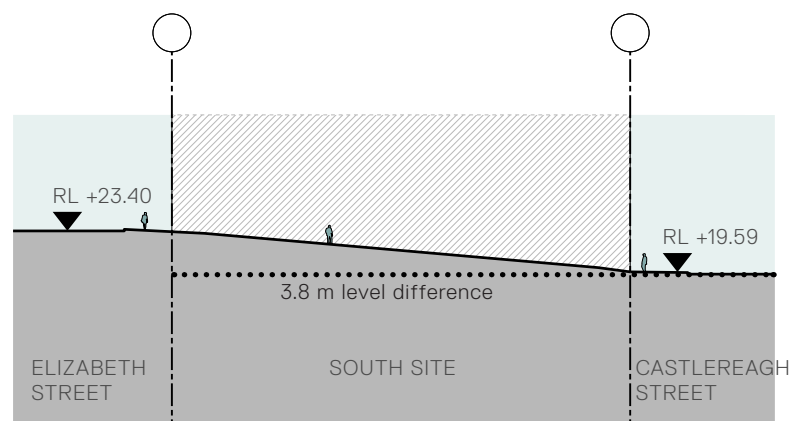
Both Elizabeth Street and Castlereagh Street descend gradually towards the north with a level difference of approximately 3m along Castlereagh Street and nearly 4m along Elizabeth Street.



## Topography

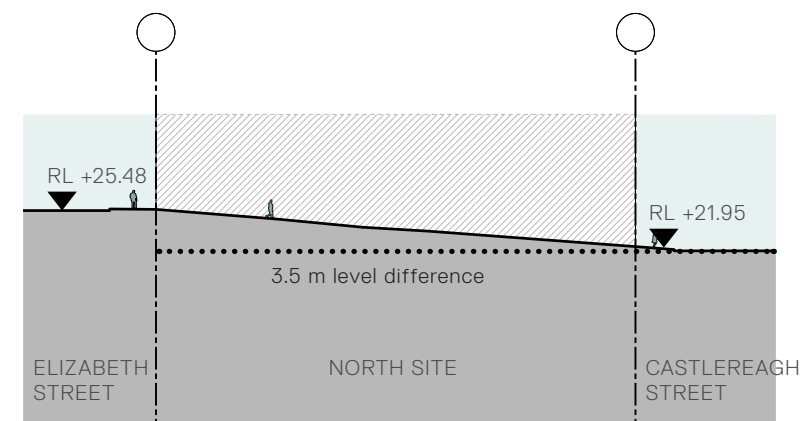
Precinct Summary:

- 2.8 m level difference along Castlereagh Street
- 3.7 m level difference along Elizabeth Street
- 3.8 m level difference along Martin Place
- 3.5 m level difference along Hunter Street



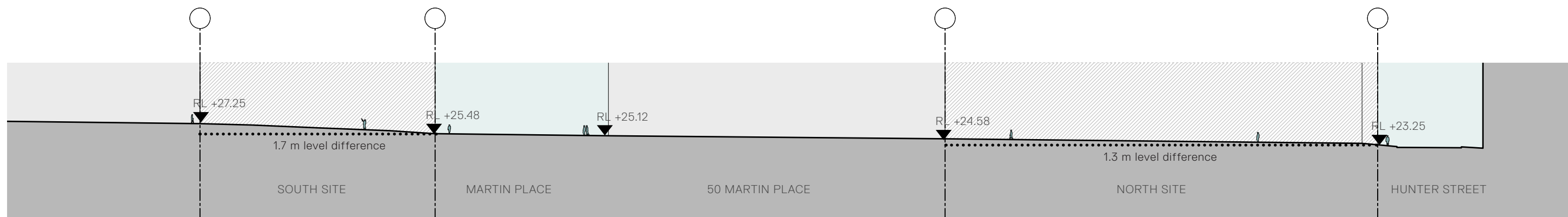
3.8 m level difference

A-A MARTIN PLACE ELEVATION



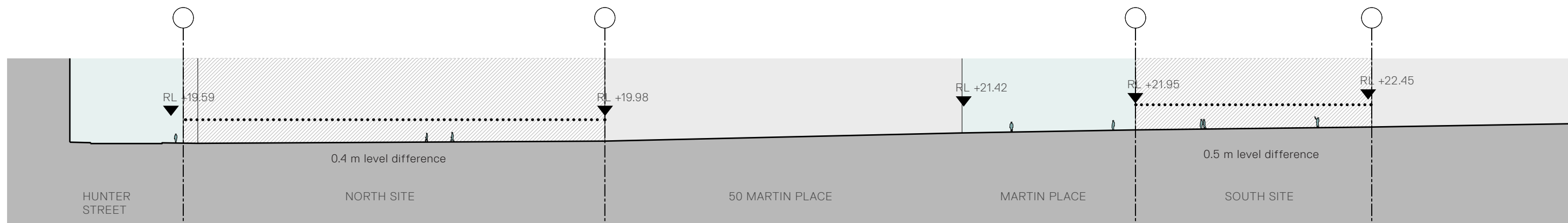
3.5 m level difference

B-B HUNTER STREET ELEVATION



3.7 m level difference

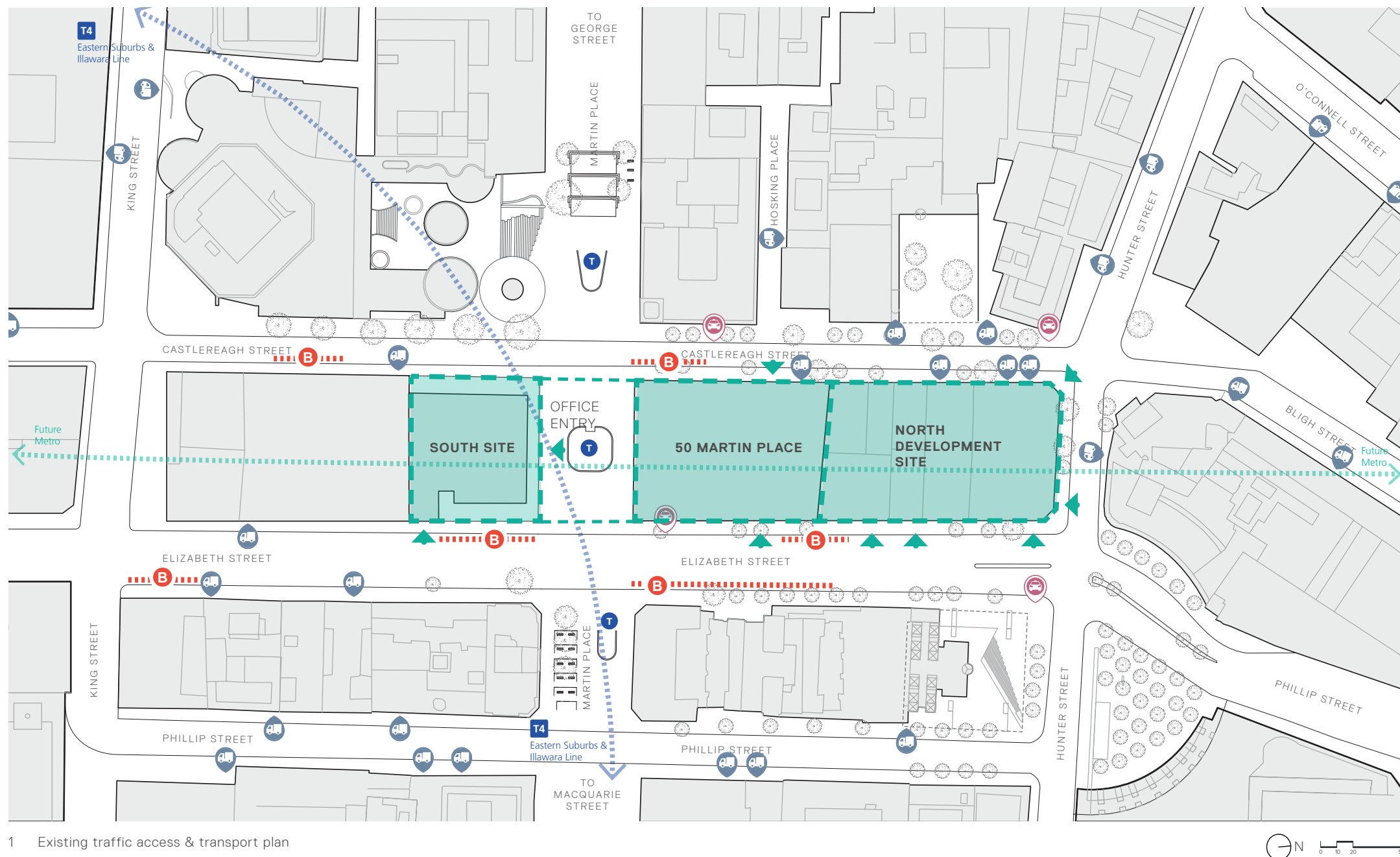
C-C ELIZABETH STREET ELEVATION



2.8 m level difference

D-D CASTLEREAGH STREET ELEVATION

## Traffic access & transport



Both Elizabeth Street and Castlereagh Street experience heavy traffic volumes during both peaks, particularly high volumes of bus traffic. There is currently a centre-lane bus lane along Elizabeth Street, which is identified as a major metropolitan bus lane and another bus lane along Castlereagh Street. These streets have become the main north-south bus corridors through the CBD, since the closure of George Street to traffic.

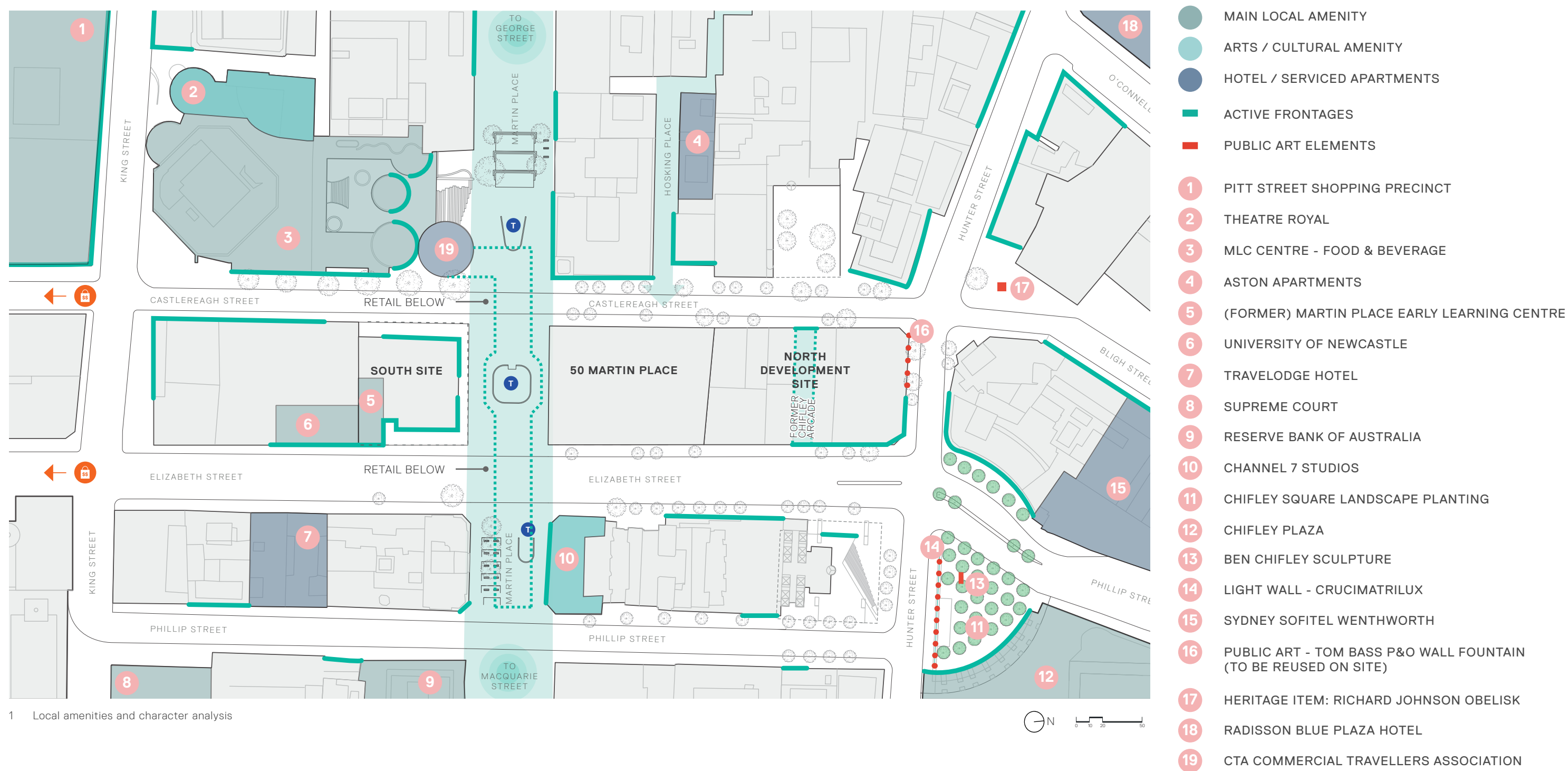
There are bus stops spaced along the eastern side of Elizabeth Street (for the length of development site), serving southbound bus routes running from Circular Quay towards Central.

The on-street kerbside controls around the Site mostly consist of bus and loading zones, with restrictions on private vehicle parking. There are some limited taxi set-down bays on Castlereagh and Elizabeth Streets.

Castlereagh Street and Martin Place are currently identified as a 'bicycle friendly' roads, however there are no dedicated or separated cycleways near the development site.

- T TRAIN STATION ENTRANCE
- B BUS STOPS
- T TAXI RANKS
- B SERVICE YARD ACCESS
- ▲ OFFICE LOBBY ENTRANCE

## Local amenities & character

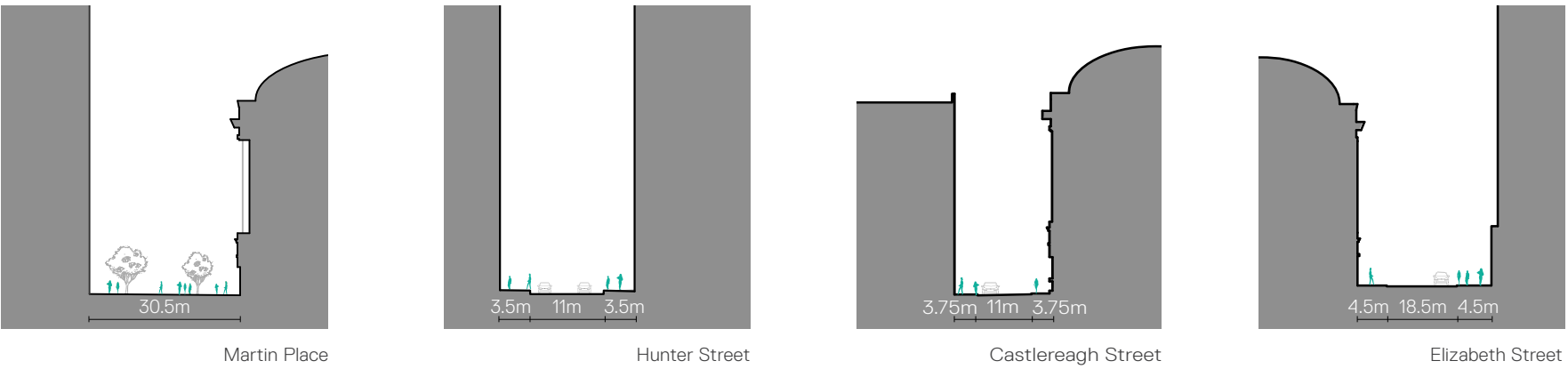


Urban grain

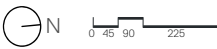
The Precinct sits at the edge of the two street grids; one laid out by early governors Hunter, King, and Bligh, and a later grid laid out by Macquarie to align with the tank stream.

The resulting transition in street geometry creates a varying degree of openness to the sky from different view points along Castlereagh, Elizabeth and Hunter Street at the North Site.

The South Site sits within the orthogonal street grid bounded by Castlereagh and Elizabeth Street, and Martin Place.



1 Figure ground plan





## Public realm

### South Site

The public realm around the South Site is appreciably different to the North Site due to the presence of Martin Place, Sydney’s foremost civic space and the Beaux-Arts masterpiece; the Former Savings Bank of New South Wales (50 Martin Place).

The 45m long section of Martin Place in front of the South Site is separated by Castlereagh Street to the west and Elizabeth Street on the east. Martin Place is a relatively consistent ~30m wide pedestrianised street rising to the east, with the steepest incline occurring in front of 39 Martin Place. The gradient at this section of Martin Place prevents access for wheelchair users and hinders ground level street activation.

The southern development site was occupied by the former Prudential Building (39 Martin Place), a 27-storey (93m high) austere concrete and glass tower designed by Alan Williams and Associates completed in the early 1970s. The building is currently being demolished. It was set-in from its three street boundaries by approximately 4.8m and sat on a partly sunken, partly raised plinth, cut into the slope. It occupies a prominent site bookending the city block with unobstructed views from Martin Place, Castlereagh Street and Elizabeth Street.

Ground level activation was limited to a high-end retailer on the Castlereagh Street side and a bar on the Elizabeth Street side within a semi-basement level below Elizabeth Street. The office lobby was located in the centre of the building on axis with 50 Martin Place.

A small station subway entrance is provided on the Elizabeth Street side, along with several secondary building entrances accessing the first floor, off Elizabeth Street. The cramped space around the recessed bar, its partial concealment from the street and proximity to the busy traffic of Elizabeth Street ere not ideal and did not successfully engage with the street.

The section of Martin Place in front of the South Site is dominated by a subterranean station entry portal in the station, which will be removed and remediated as part of a ‘de-cluttering’ strategy that is planned as part of the new Metro Station works. This is also part of a wider public domain strategy for the whole of Martin Place as captured in City of Sydney's 'City North Public Domain Plan’. This includes a number of broad guidelines that seek to improve sight lines along Martin Place, upgrade the finishes and improve the functionality of the space, provide a clear sense of arrival, activate edges and revitalise the space.

### North Site

The northern development site occupies the northern half of a city block, which is dominated by the imposing 50 Martin Place to the south. The North Site currently comprises a heterogeneous city block with building heights, prior to demolition, of between 9-18 storeys, and continuous façades built up to the street edge. The footpath widths are relatively constrained on both Elizabeth and Castlereagh Streets.

Elizabeth Street is on average ~32m wide (boundary to boundary) with ~4.5m wide footpaths. Castlereagh Street is nearly half the width of Elizabeth Street at ~18.5m wide and has narrower footpaths of ~3.75m, although this is widened locally at the northern end. There was a mix of awnings along both streets north of 50 Martin Place and an undercroft at the northern end with a narrow plaza aligned to Elizabeth Street.

The northern face of the plaza formed a blank wall along Hunter Street, as the street level drops away to the west, resulting in an uninviting relationship to the street and pedestrian environment. This blank wall housed the well-known ‘P&O Wall Fountain’ by sculptor Tom Bass, although the narrow footpath, steep gradient and pedestrian congestion made it difficult to fully appreciate.

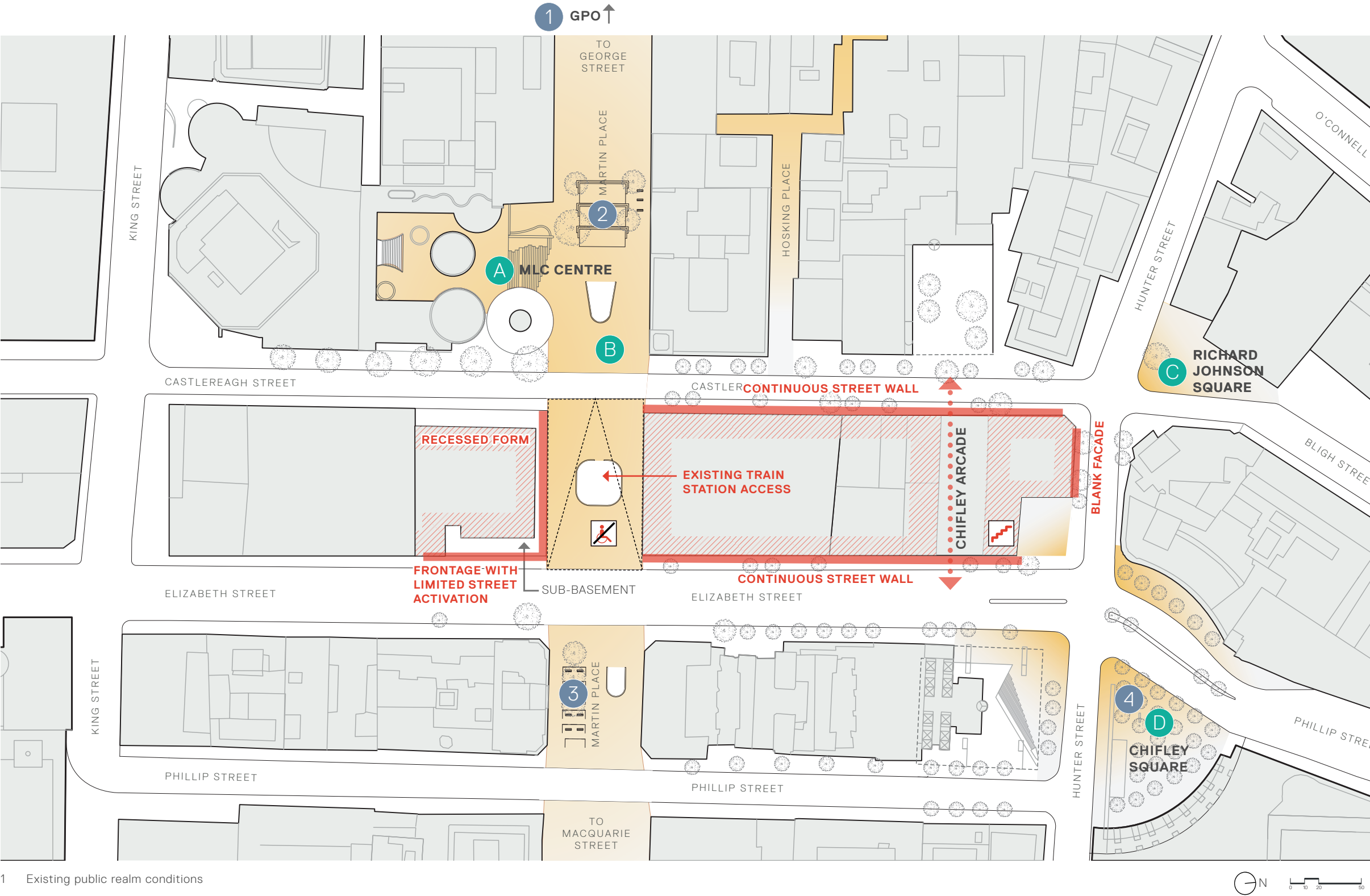
The northern side of Hunter Street has some notable buildings including the Former City Mutual Building and the Former Qantas Building, whose post-war international style reflected the aspirations and spirit of another means of transport; commercial air travel.

Street level uses around the block included a mix of office lobbies, service yard entrances, small retail outlets and the entrances to the narrow Chifley Arcade shopping thoroughfare, however the general character was relatively inactive and subdued.

50 Martin Place with its heavy, expressed base storey and ongoing use as a fully operational banking chamber precludes opportunities for street activation around the building. The banking chamber is open to the public to appreciate the heritage character of the building.

The northern corners of the block are characterised by busy traffic junctions that lead to important open public spaces in the heart of the city; Chifley Square to the northeast and the smaller Richard Johnson Square to the northwest.

Public realm



1 Existing public realm conditions

Public realm

MAIN PUBLIC AREAS



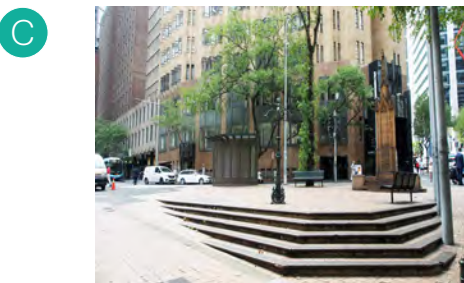
**MLC Centre**

Inaugurated in 1977, the MLC design is considered one of Harry Seidler’s definitive works. Its particular landscape with tiered-spaces, temporary seats and a number of cafés, makes it a notable addition to Martin Place public realm.



**Martin Place**

Originally ‘Moore Street’ Martin Place was built in phases beginning in the early 1890s. Today, Martin Place consists of a streetscape bounded by Macquarie Street and terminated by George Street. It is characterised by commercial buildings. Martin Place has Historic significance for its ability to evidence the development of Victorian and Inter-war Sydney, and as a prestige address for institutional buildings.



**Richard Johnson Square**

The pocket square is a great public space and resting area, located in a focal point on the north-west corner of Hunter and Blight Streets. The square hosts an obelisk monument to Richard Johnson, to commemorate the site of the first church erected in Australia. The square is listed in the LEP Heritage List.



**Chifley Square**

The famous square, located in one of the busiest areas of the CBD, creates a great counterpart to Martin Place. It hosts Ben Chifley’s sculpture and the Lightwall Crucimatrilux, designed by Simeon Nelson in the 1990s.

MAIN REST AND SOCIALISING AREAS



**GPO Colonnade**

The General Post Office building was built in stages, starting in 1866, under commission of NSW state and designed by James Barnet. The Colonnade and steps provide an opportunity for relief and seating off the Martin Place boulevard.



**Martin Place, multi-tiered podium**

Combined with temporary seating, the podium space allows for multi levelled seating + social activation of the middle of boulevard.



**Martin Place, public seating**

Small zone located next to 53 Martin Place allowing for relief under shade.

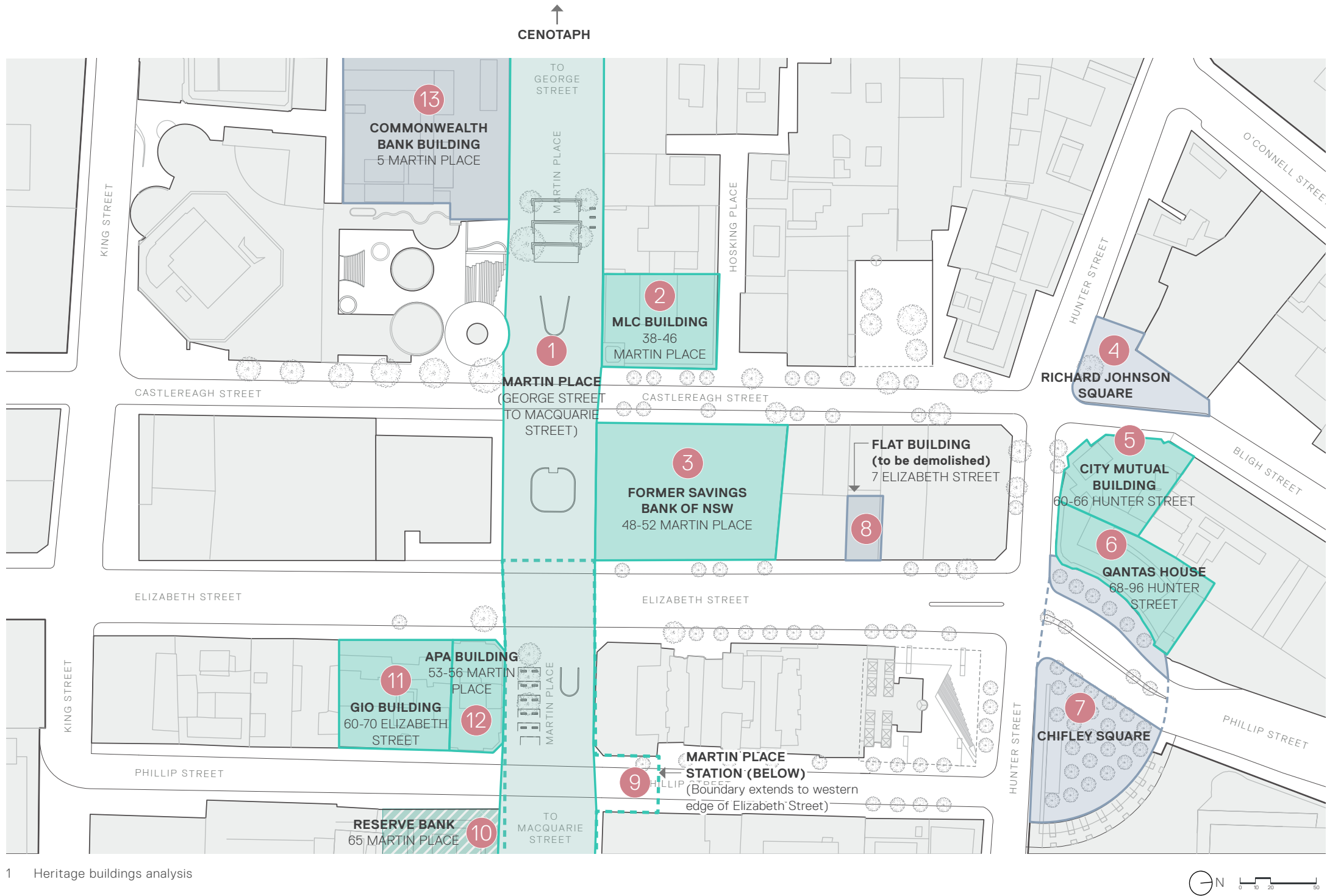


**Chifley Square, public seating**

Chifley Square provides a clear public space within the dense urban grid of the CBD. Characterized by its palm trees, plenty of benches and temporary seat make it a great place for resting and socialising.



# Heritage



1 Heritage buildings analysis

The Precinct has substantial heritage significance, which includes Martin Place that cuts through the southern end of the Site and the various heritage buildings that line its edges. Surrounding the northern end of the Precinct are another cluster of heritage buildings and other items.

Martin Place is considered to be the civic centre of Sydney and it contains a collection of celebrated heritage items and examples of significant civic and institutional buildings from various eras including Victorian, inter-war and mid-century modern.



## LISTED HERITAGE BUILDINGS

1

**Martin Place**

Constructed in phases starting in 1891, Martin Place consists of a streetscape bounded by Macquarie Street and terminated by George Street, characterised by commercial buildings. Martin Place has Historic and Aesthetic Significance for ability to evidence the development of Victorian and Inter-war Sydney as a prestige address for institutional buildings.

2

**MLC Building**

38-46 Martin Place

Constructed between 1936 and 1938, the former MLC Building occupies a prominent position on the corner of Martin Place and Castlereagh Streets, Sydney. The building has been maintained in good condition since the substantial renovations of the late 1980s.

3

**Former Savings Bank of NSW**

48-52 Martin Place

Constructed between 1925 and 1928, the Commonwealth Bank building fronts Martin Place on the south, Elizabeth Street on the east and Castlereagh Street on the west. Externally the building displays monumental civic scale and precise, symmetrical detailing utilising classical motifs.

4

**Richard Johnson Square**

Small paved square on the north-west corner of Hunter and Bligh Streets, containing an obelisk monument on tiered plinth. Richard Johnson Square is historically and culturally significant as an important example of 20th century civic planning.

5

**City Mutual Building**

60-66 Hunter Street

Constructed in 1936, the former "City Mutual Life Assurance" building is one of the best intact example of Art Deco style applied to a commercial office building in the Sydney CBD.

6

**Qantas House**

68-96 Hunter Street

Constructed between 1955 and 1957, Qantas House is distinguished by its graceful, segmented, curved facade. It is located on the western side of Chifley Square which itself is located at the intersection of Elizabeth, Hunter and Phillip Streets in Sydney.

7

**Chifley Square**

Constructed between 1957 and 1993 the square is characterised by large-scale high-rise tower buildings interspersed with lower scale development. The curved form of the Square and the recent Aurora Place to the east, visible within this setting, create a unique urban landscape within the Sydney CBD and provide a visual relief in the intensely built up area of CBD.

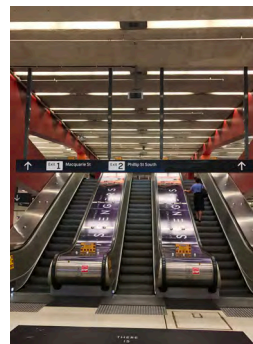
8

**Flat Building (to be demolished)**

7 Elizabeth Street

Constructed between 1939 and 1940, the heritage item consists of a 10-storey apartment building, designed to contain 54 flats with two shops at ground floor level and a basement restaurant.

9

**Martin Place Station (below)**

Constructed between 1973 and 1979

Martin Place Railway Station consists of an underground complex, accessed via stairs from Martin Place and then banks of three escalators to the concourse level. Pedestrian access is via arcades constructed at the same time as the station and leading to adjacent office and retail plazas.

10

**Reserve Bank**

65 Martin Place

The Reserve Bank is a 22 storey high rise tower of Post War International Style, which occupies a full block on Martin Place. It has historic importance for its ability to exemplify a post war cultural shift within the banking industry. This shift led away from an architectural emphasis on strength and stability towards a contemporary design.

11

**GIO Building**

60-70 Elizabeth Street

The former Sun Newspaper building is historically significant as the last of the major newspaper buildings to be erected in the City. It is associated with the Sun Newspaper, an afternoon daily in Sydney from 1910 until the 1980s.

12

**APA Building**

53-56 Martin Place

The construction of the APA building marked the beginning of the development of the eastern end of Martin Place and Phillip Street as a major commercial and professional precinct. It was designed and constructed for the former Australian Provincial Assurance Association Lt.

13

**Commonwealth Bank Building**

5 Martin Place

Built in 1913 as the headquarters of the Commonwealth Bank of Australia, 5 Martin Place was among the first in the world to use an advanced structural steel frame in its construction.







## Streetscape & skyline

The sites nestle into a dense city skyline at the centre of the established financial services and banking precinct of the city and adjacent to the government, commercial, and retail districts. The resulting skyline is dominated by an eclectic mix of tower heights and building forms.

The particular characteristics of the North and South Sites and their key positions in the cityscape mean that the heights of the built forms on these sites can contribute positively in making the city more distinct and legible, and assist in enhancing hierarchies in the public realm and surrounding buildings that can be appreciated from a variety of vantage points and contexts.

