

Wzannes

**View Impact Analysis Report
Stage 1 Amending DA
Sydney Metro and Martin
Place Station Precinct**

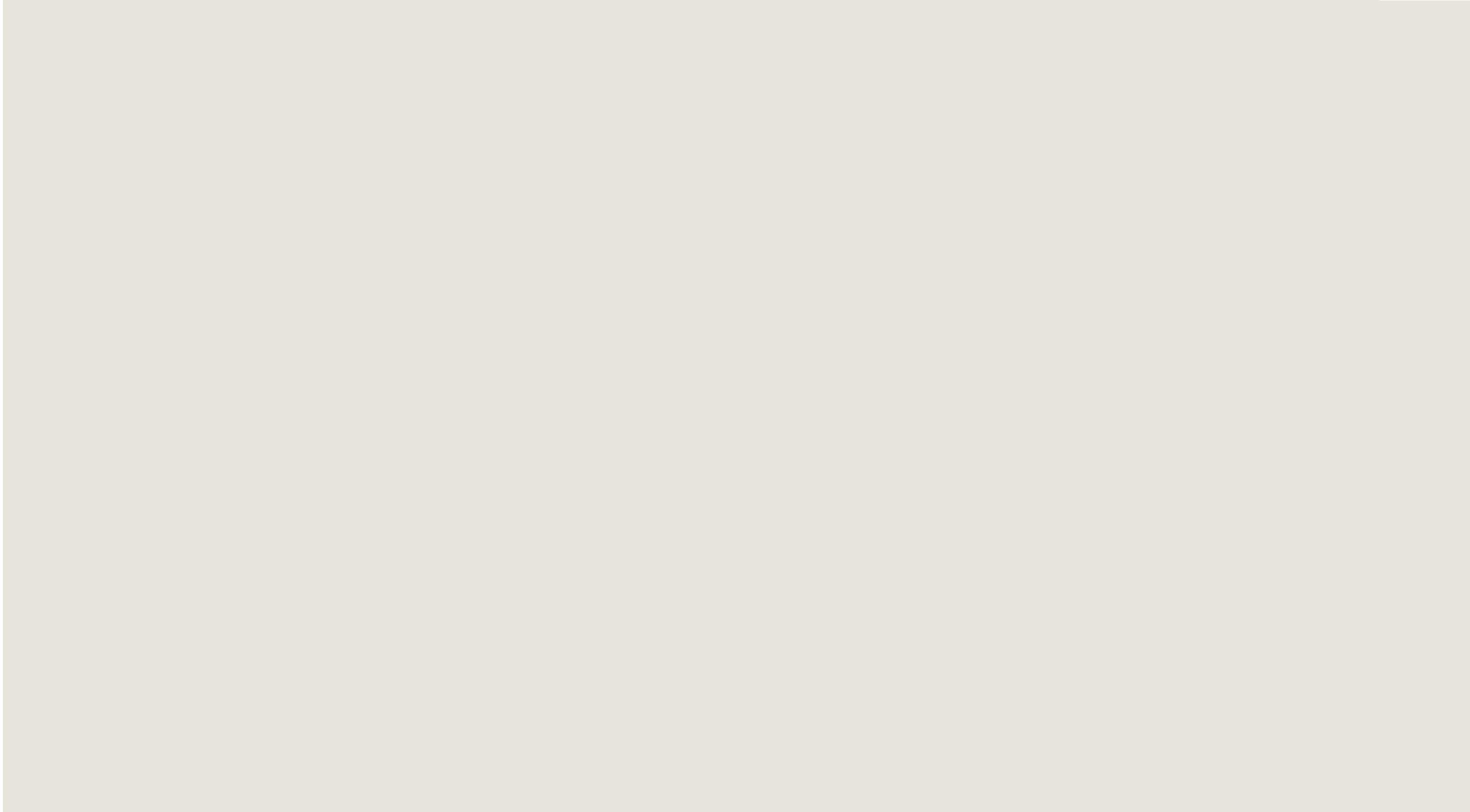
CSWSMP-MAC-SMA-UD-REP-130

Prepared for
Macquarie Corporate Holdings Pty Limited
July 2018



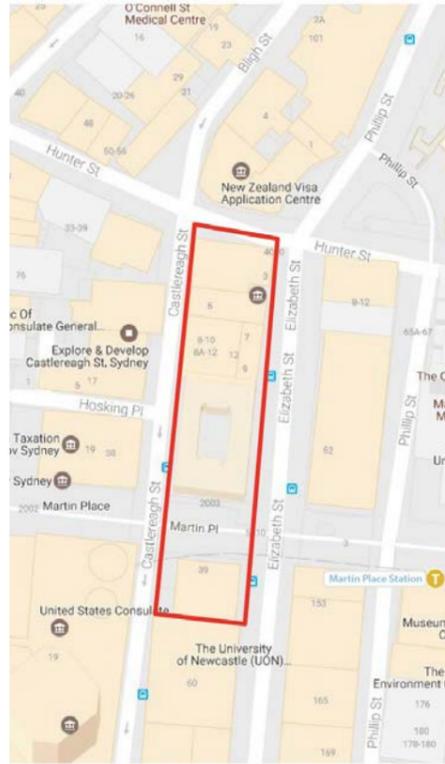
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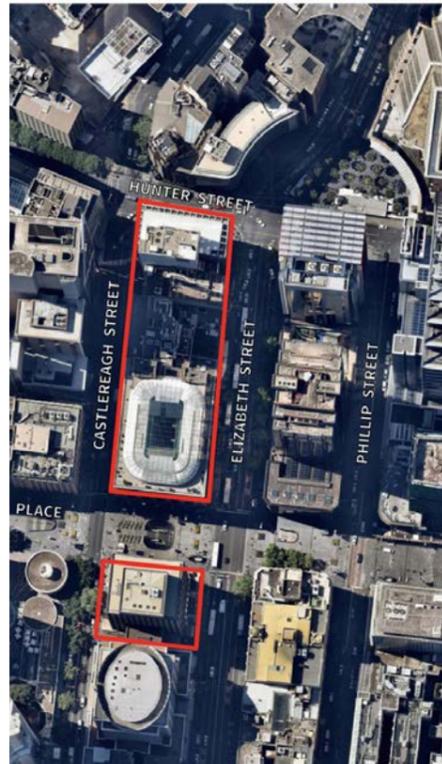
Introduction

01



 The Precinct

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



 The Site

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 Station Precinct project with regards to the amending Stage 1 State Significant Development (SSD) Development Application. No change is proposed to approved building envelope approved for the North site in SSD 8351, however this amending stage 1 DA seeks approval for an amended building envelope for the south site.

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 amended south site building envelope when compared to:

- The existing conditions;
- A LEP and DCP compliant envelope; and
- The approved Stage 1 SSD envelope (SSD 8351)

Introduction

Introduction, Location, Methodology

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 only to the North and South Sites (refer to Figure 2) with the application relating principally to the South Site.

The land acquired for the Sydney Metro Martin Place Station is the same as for the Macquarie proposal, except that the Macquarie proposal includes the two properties north of Martin Place owned by Macquarie, namely 50 Martin Place and 9-19 Elizabeth Street.

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.

Appropriate views have been selected to show the amended envelope in the immediate context of the precinct as well as the proposal in the context of distant views of the city skyline.

Further modelling of the proposed envelopes as defined by the urban design principles in the urban design report have been overlaid on the envelope drawings in the conclusion of this document.

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. Linker Surveying 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. The existing photographs have not been altered.

3. We have not used zoomed lenses or stitched photos. Arterra Interactive accepts no responsibility for lens selection.

4. 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.

5. 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.

6. 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.

7. The registered surveyor employed is:

Mark J Andrew. General Manager - Operations. Linker Surveying.



Proposed Built Form Envelope

02

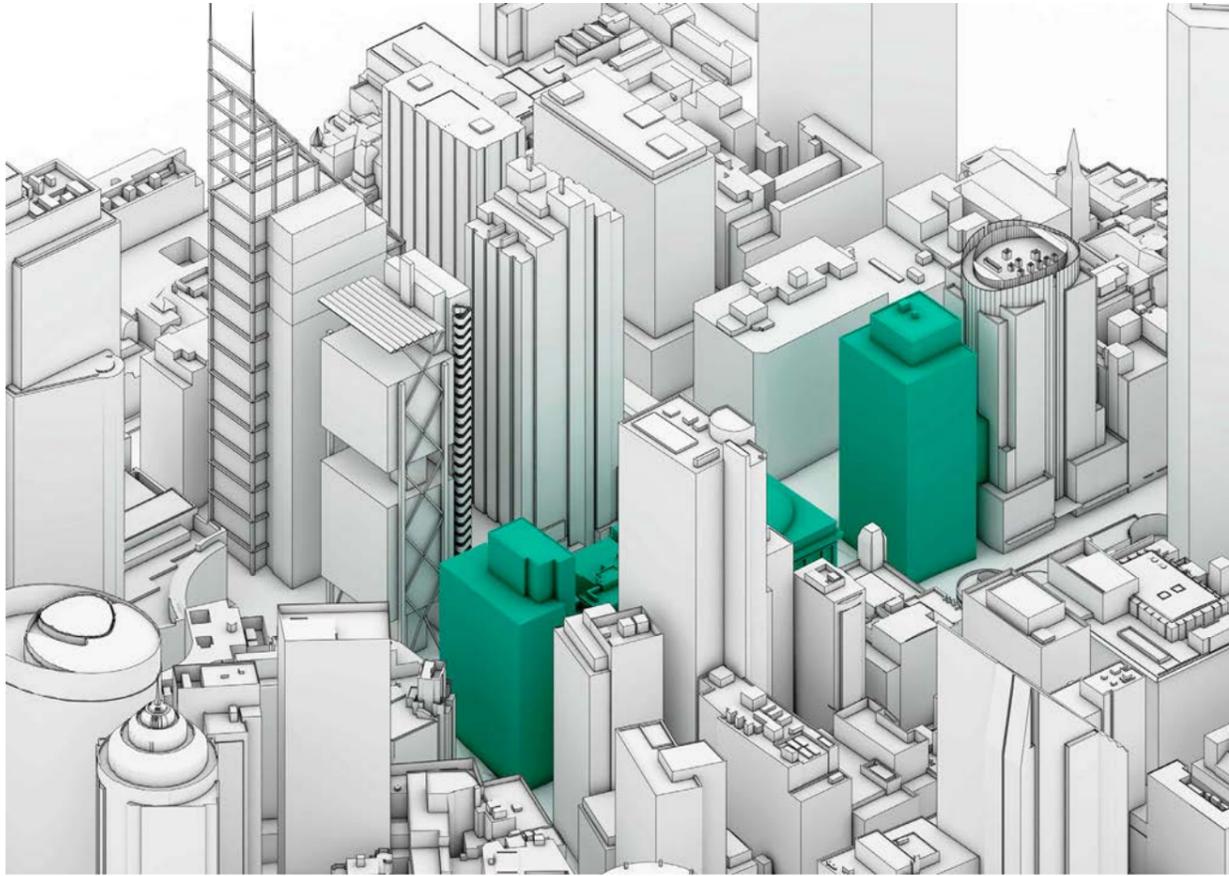


Figure 1_Existing building



Figure 2_LEP and DCP Compliant Envelope (Compliant Envelope)

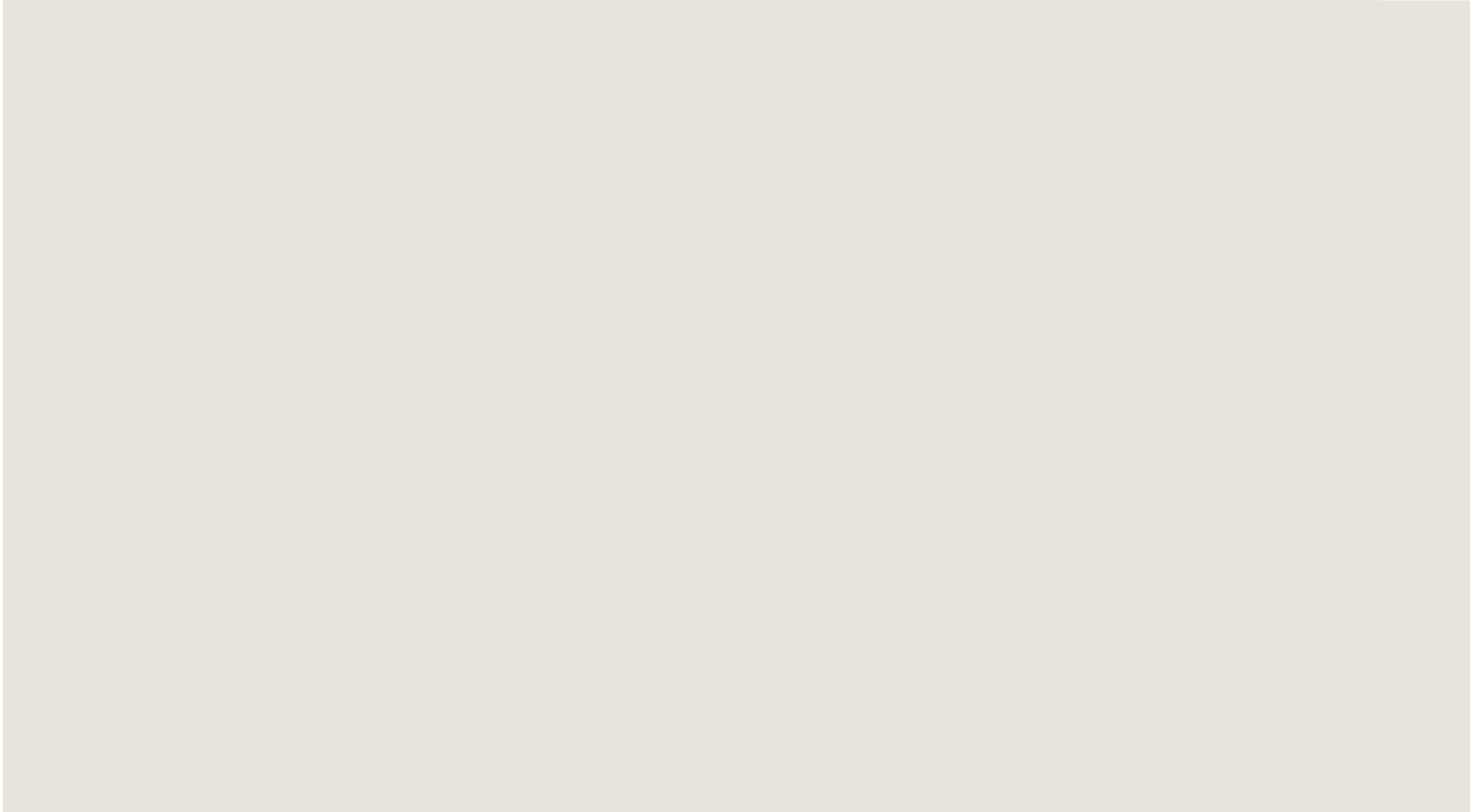
Proposed Built Form Envelope



Figure 3 _ Approved Stage 1 DA Envelope (SSD 17_8351)



Figure 4 _ Proposed Amending Stage 1 DA Envelope



Key Public Views

03

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 1. 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 five major spaces. These include Martin Place, Chifley Square, 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 2)

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 1. 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.

The North Site is not visible from Martin Place except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.



Figure 7_Key Views - Location Map

3. Key Public Views

3.1 Martin Place

3.1.1 Overview

Impact and Commentary

South Site

The proposed envelope for the South Site has a positive impact on the definition and character of Martin Place. 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 will be 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.

The proposed tower above podium is taller than the existing tower and as a result, occupies more of the view of the sky. This height is anticipated by the city's SAP height control.

The impact of the zero setbacks to Elizabeth and Castlereagh Streets when compared to the Compliant Envelope and the approved stage 1 SSD DA Envelope is negligible from Martin Place.

The Amended Envelope proposes an 8m setback along Martin Place for the tower above podium level. This setback is consistent with the Compliant Envelope and towers to the east of Martin Place but is less than the 25m setback of the approved stage 1 SSD DA Envelope. As a result, it occupies more of the view of the sky.

We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The proposed reduced setback to the tower on the South Site on Martin Place is directly related to its context. It is a recognition of the break in the definition of Martin Place caused by the MLC centre and the reduced tower setbacks to the east of this break.
- The 8m setback is a typical setback for towers in the city above street wall defining podium under the DCP. As such this setback is in alignment with amenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.

- The 25m is not a consistent or typical setback for the towers of Martin Place and that the intent of this control is to create visual separation between the tower and podium of buildings fronting Martin Place. This separation can be achieved by both the design of the podium and tower as well as the introduction of a recess in the built form of the tower.

- Important vistas are maintained and protected by the amended south site envelope. In addition to this the detailed provisions of the Urban Design and Heritage Principles ensure that the new built form and architectural design of the proposal fully contributes to the distinctive qualities of the site.

- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The Compliant Envelope does not achieve these built form benefits. Furthermore, we note the following.

- The specific conditions of the site, including the SAP to the south of the site, the location of the MLC centre as well as the significant heritage buildings, the specific geometry of the street network and the pedestrianisation of Martin Place all ensure the precinct has high levels of access to sky views.

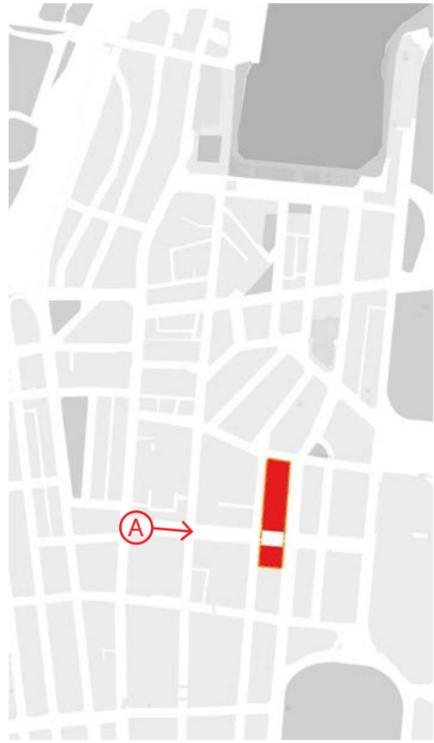
North Site

The North Site is not visible from Martin Place except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

3 Key Public Views

3.1 Martin Place

3.1.2 View A - 24mm lens



Key Map



Existing

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building Envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

3 Key Public Views

3.1 Martin Place

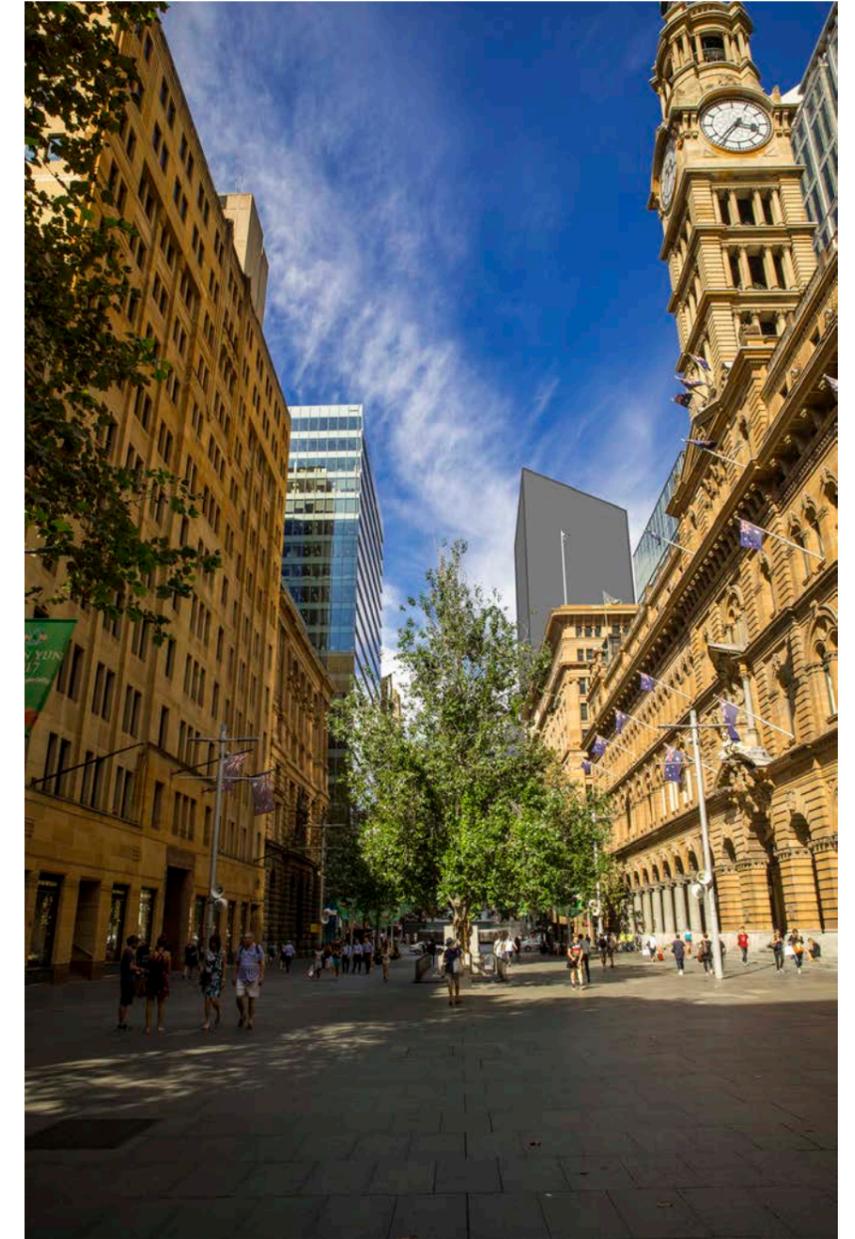
3.1.2 View A - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope

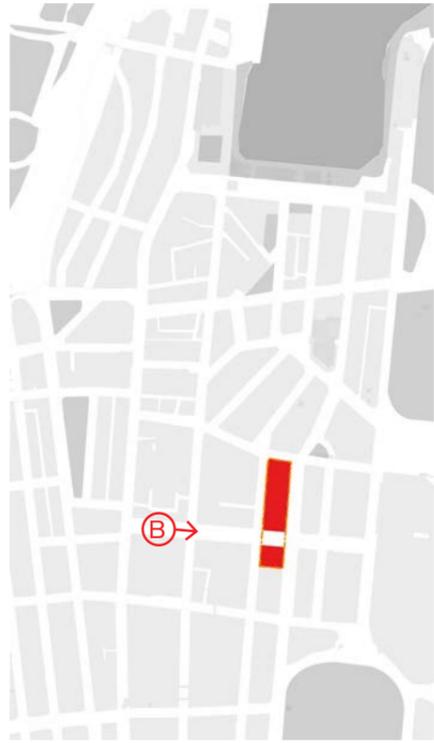


Proposed Envelope

3 Key Public Views

3.1 Martin Place

3.1.3 View B - 24mm lens

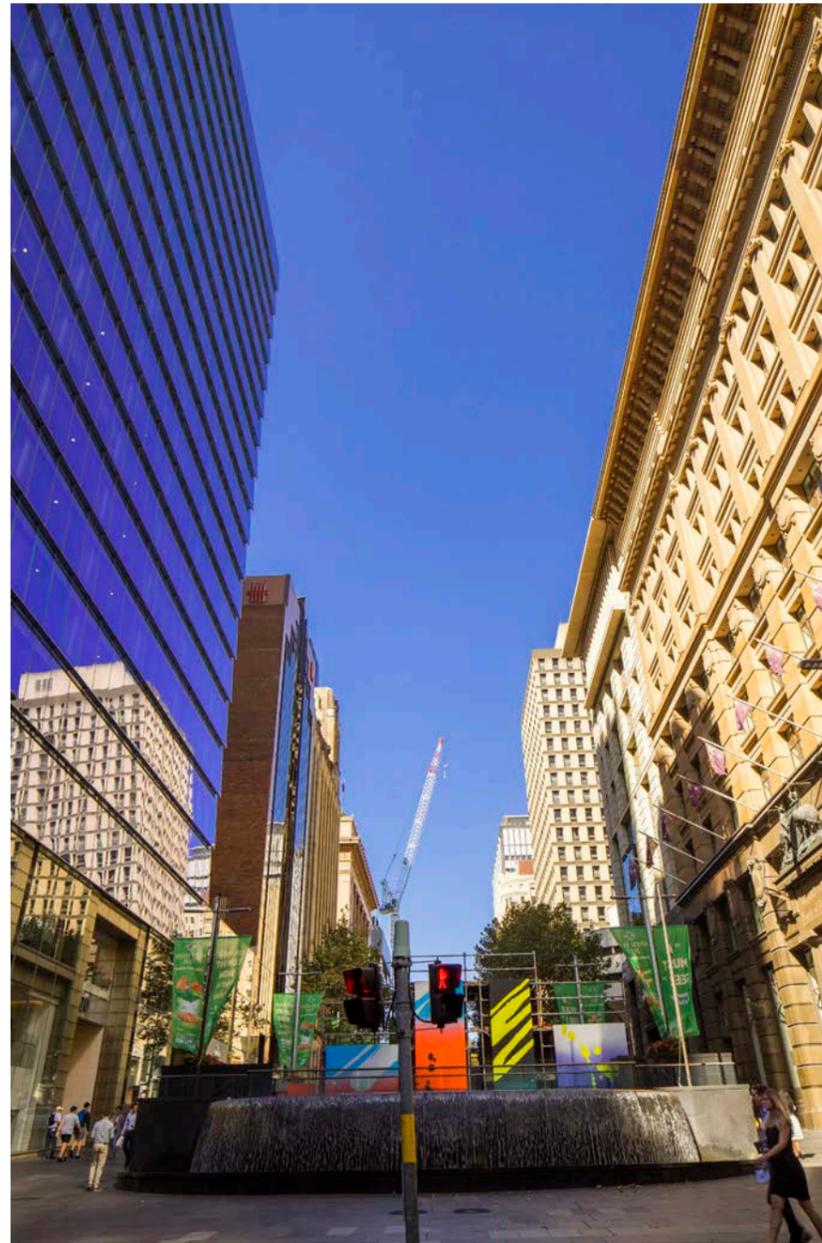


Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

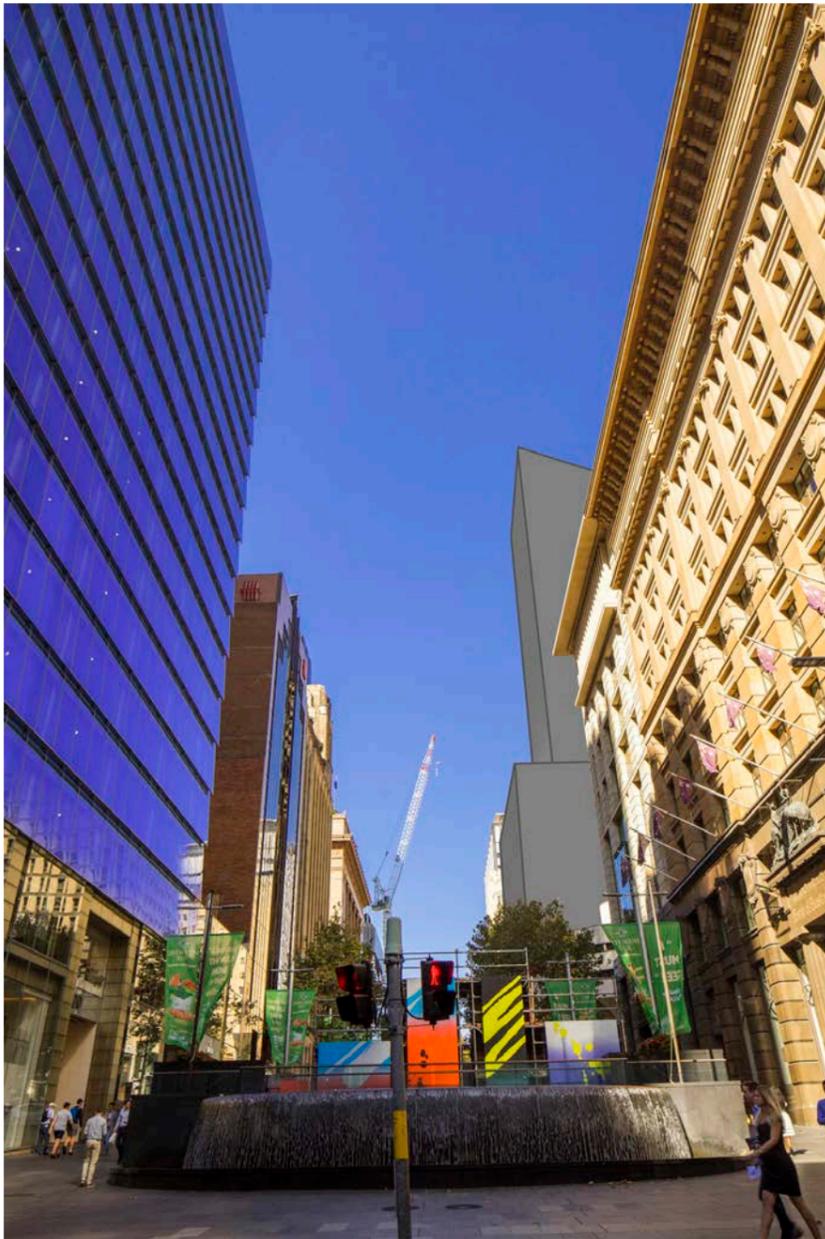


Existing

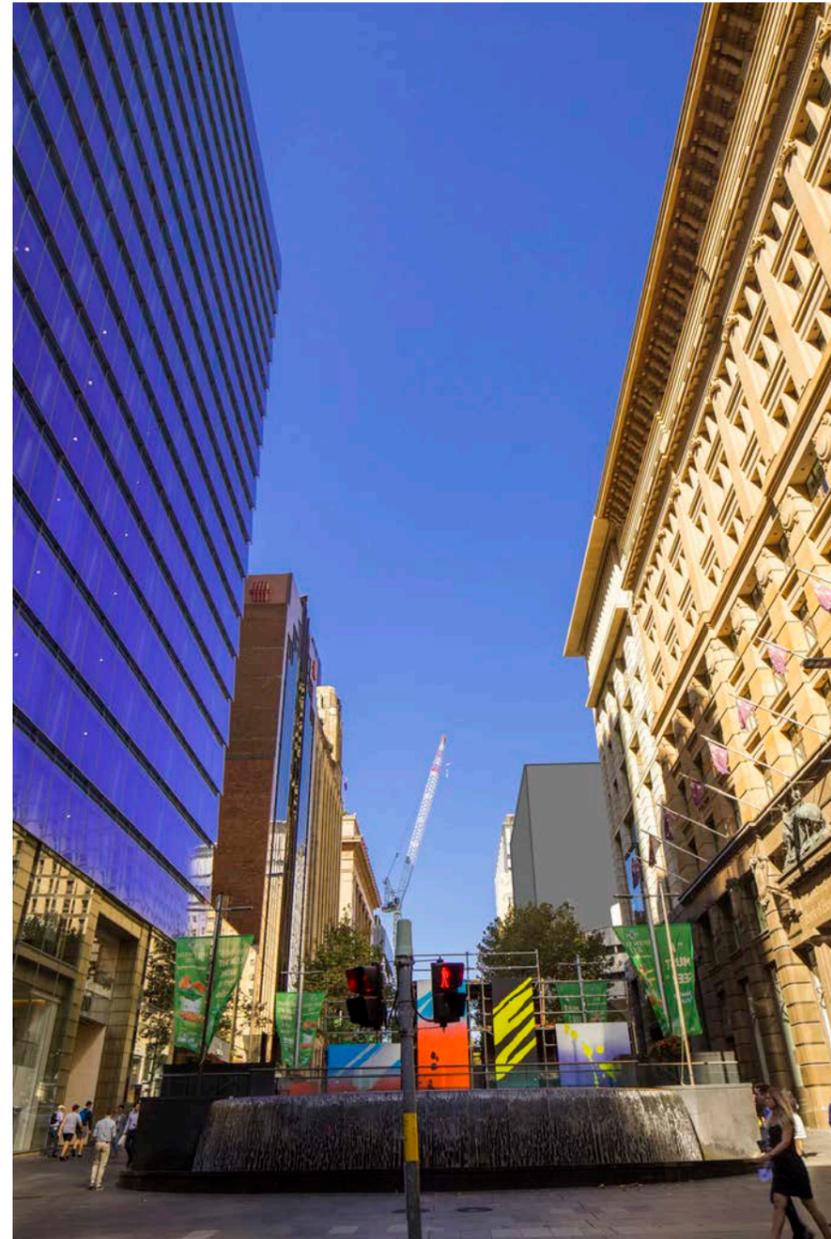
3 Key Public Views

3.1 Martin Place

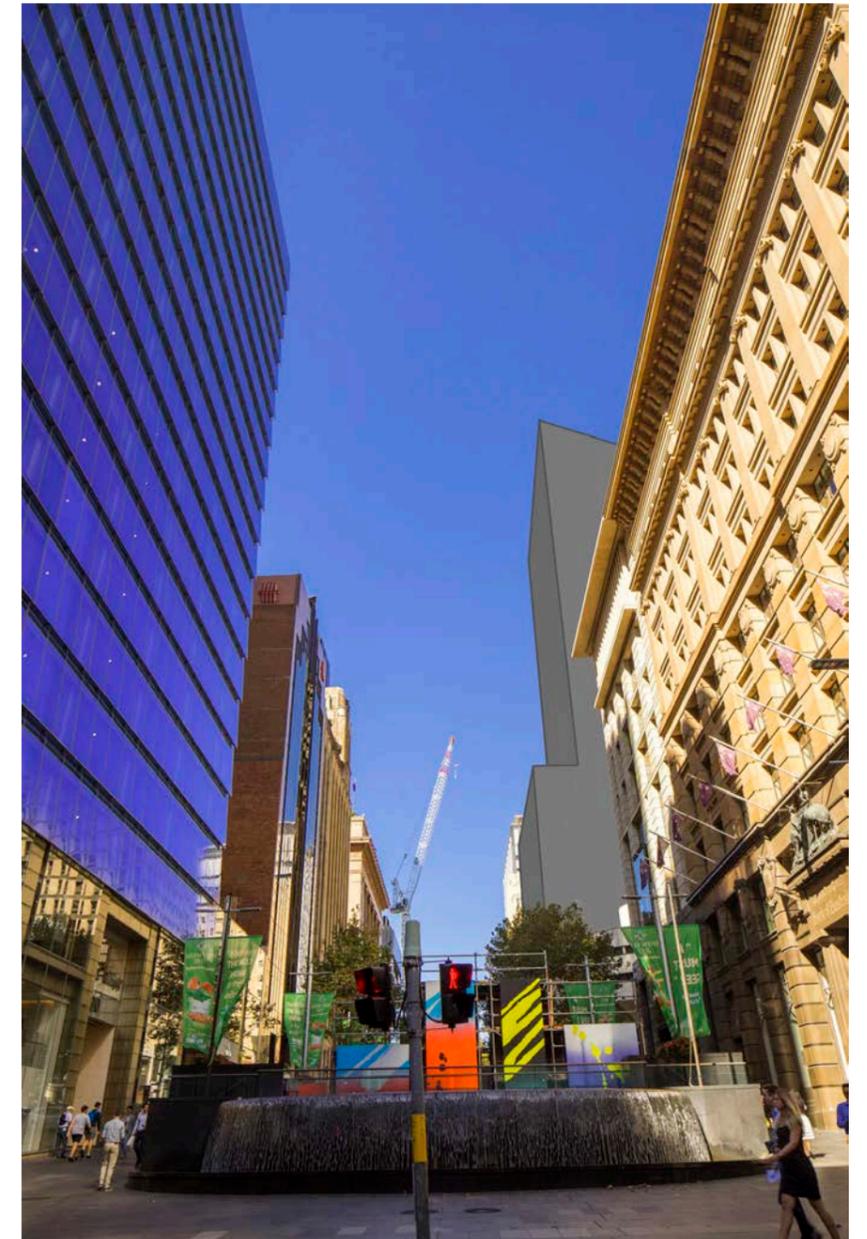
3.1.3 View B - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope



Proposed Envelope

3 Key Public Views

3.1 Martin Place

3.1.4 View C - 24mm lens

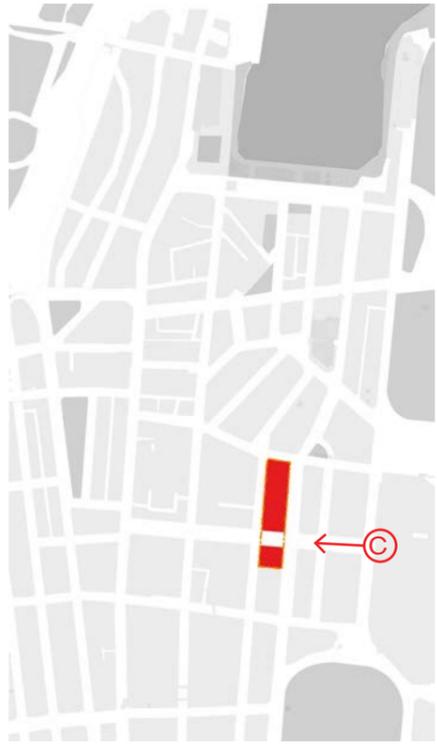


Figure 1_Key



Existing

Legend

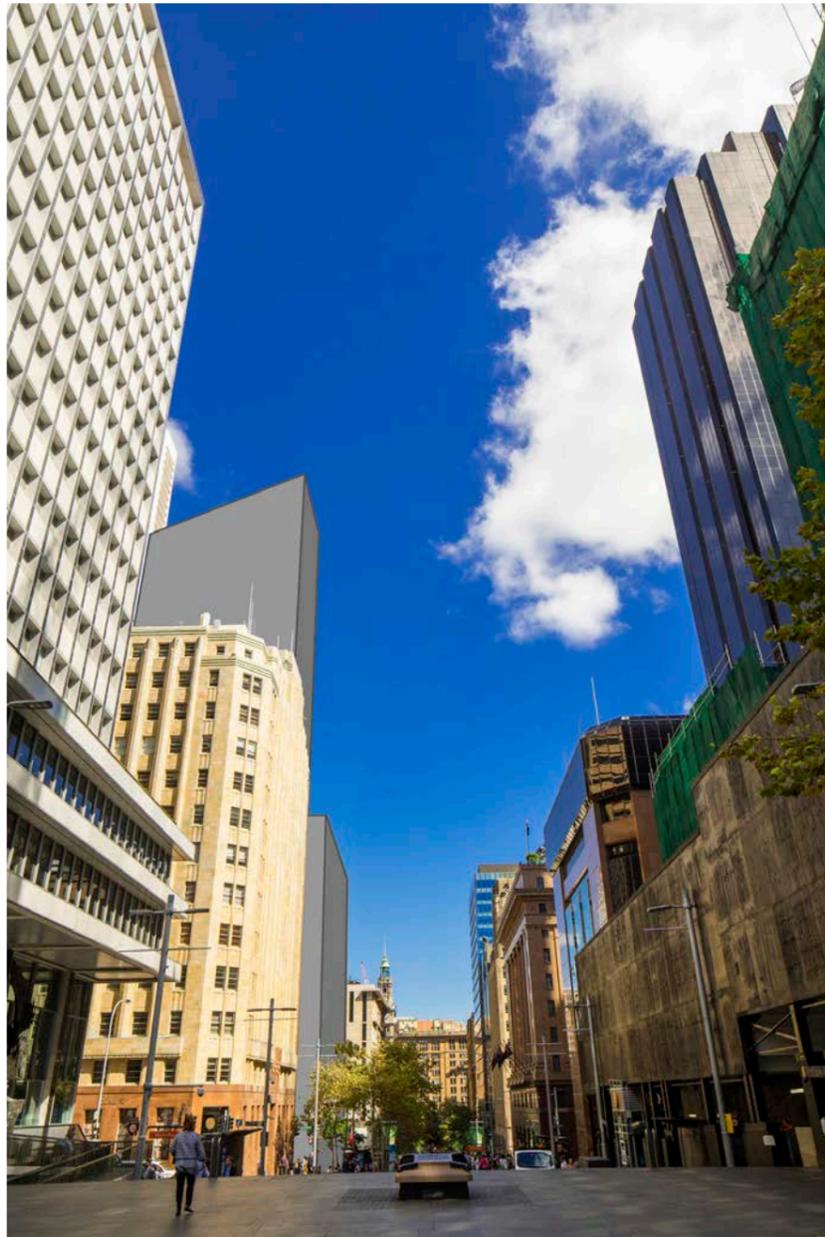
-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

3 Key Public Views

3.1 Martin Place

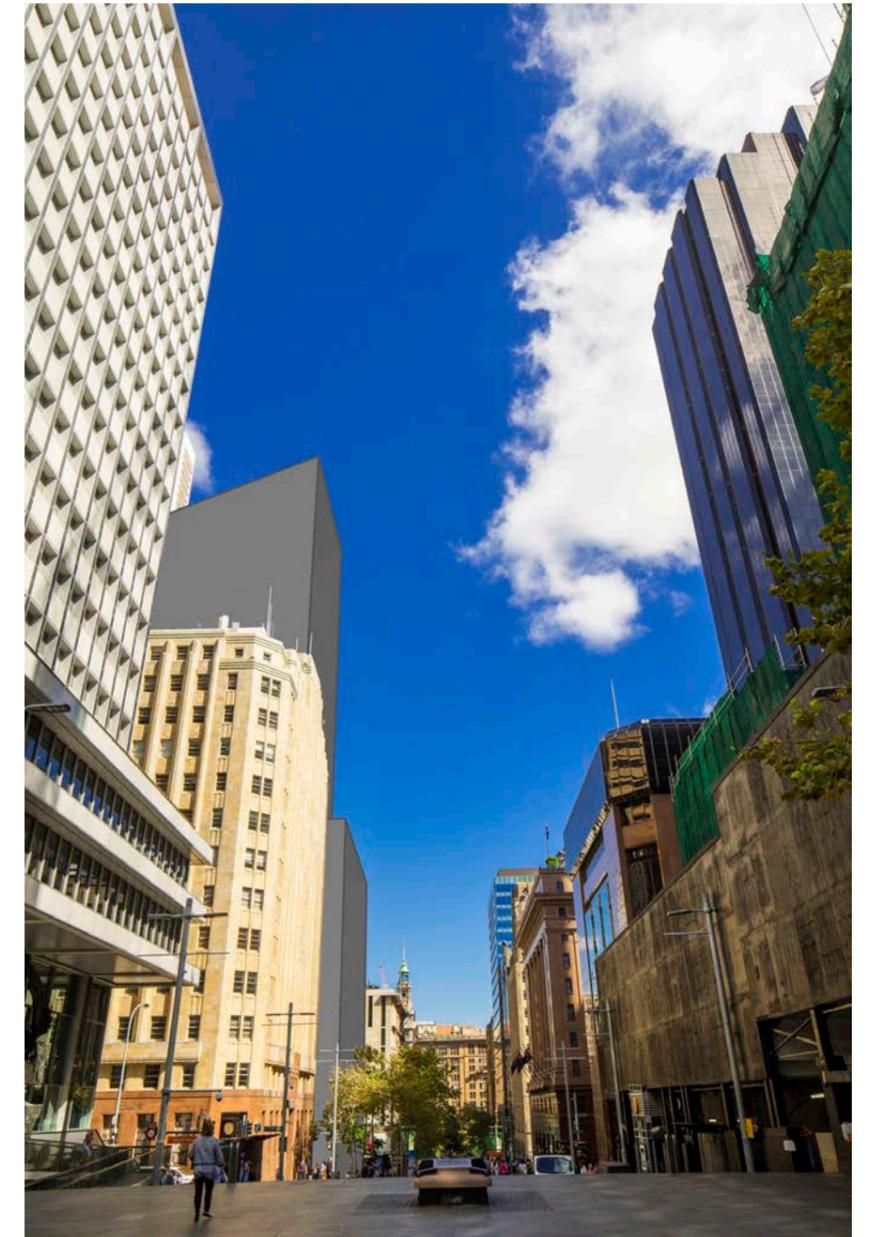
3.1.4 View C - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope



Proposed Envelope

3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.1 Overview

Existing Situation

The north façade of the building envelope of the North Site is not impacted by any of the key views protected by the City of Sydney. (refer to Figure 8 – Precinct located on Diagram 4_24).

The North Site envelope plays an important role in the definition of two of the major public open spaces of the city, Chifley Square and Richard Johnson Square.

The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

The South Site is not visible from Chifley or Richard Johnson Square except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.



Figure 8 – Key Views - Location Map

3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.1 Overview

Impact and Commentary

South Site

The South Site is not visible from Chifley or Richard Johnson Square except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

North Site

The Envelope of the North Site remains unchanged from the Approved Stage 1 SSD DA Envelope.

The envelope for the North Site has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

– The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade, along with those to the east of 8 Chifley and the Deutsche Bank building, form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

– The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.

– The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

– The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

– The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city's infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The Compliant Envelope does not achieve these built form benefits. Furthermore we note the following;

– The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

– The change in street geometry at Hunter Street meant that axial views from the north are impacted by the towers to the south, meaning that the impact on views of the sky is less than would otherwise be the case.

– The bend in street geometry of Hunter Street at Castlereagh Street means that axial views from the east and west are impacted by the towers beyond, meaning that the impact on views of the sky is less than would otherwise be the case.

3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.2 View D - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope



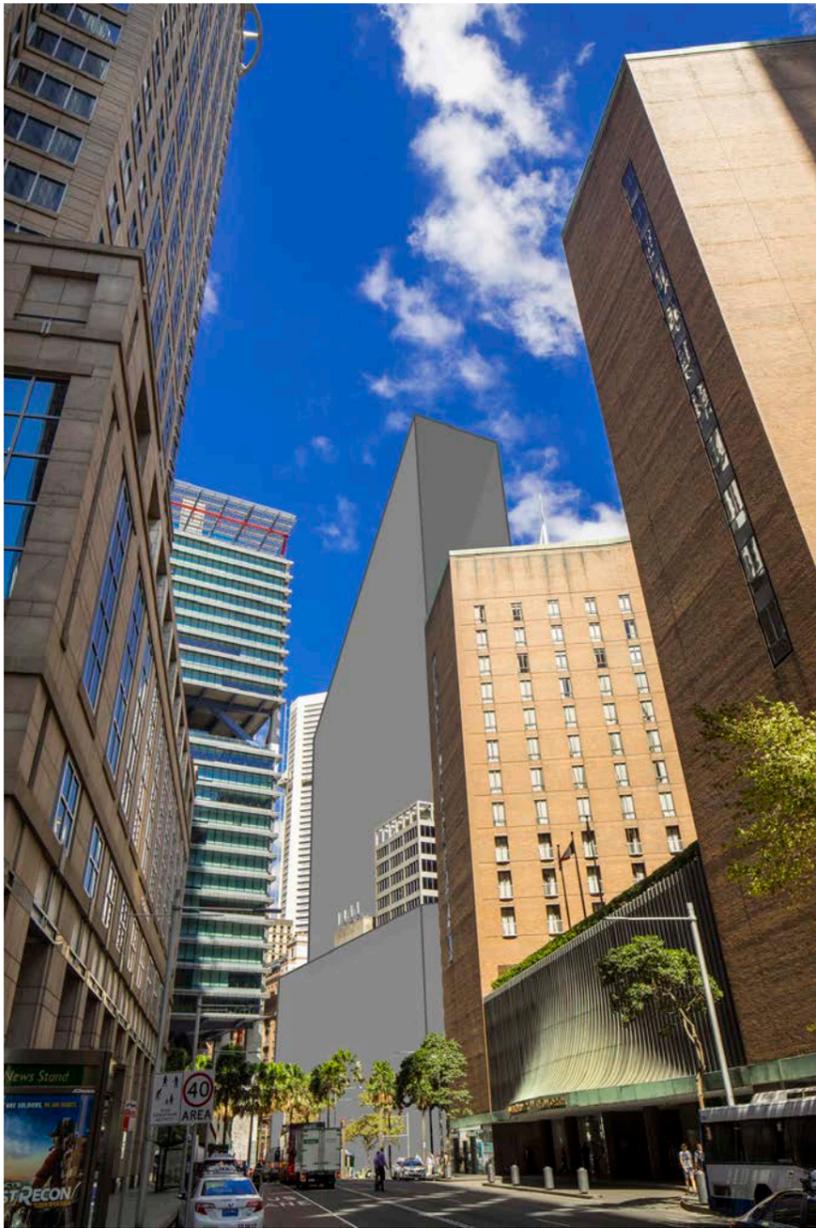
Existing

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

3 Key Public Views

3.3 Chifley and Richard Johnson Squares

3.3.2 View D - 24mm lens



Compliant Envelope

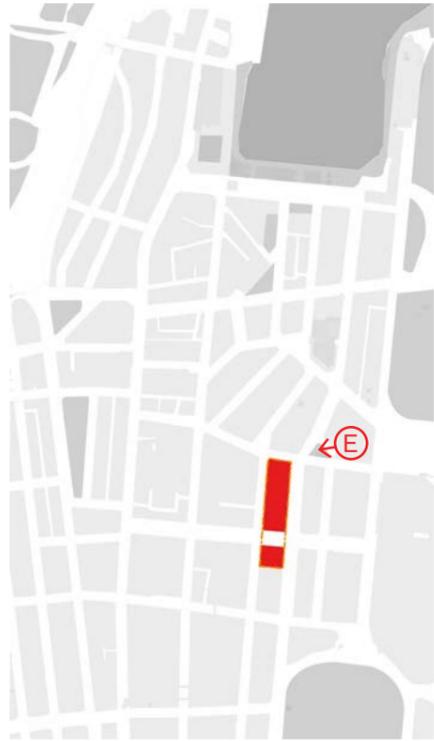


Both Approved Stage 1 DA and Proposed Envelopes

3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.3 View E - 24mm lens



Key Map



Existing

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

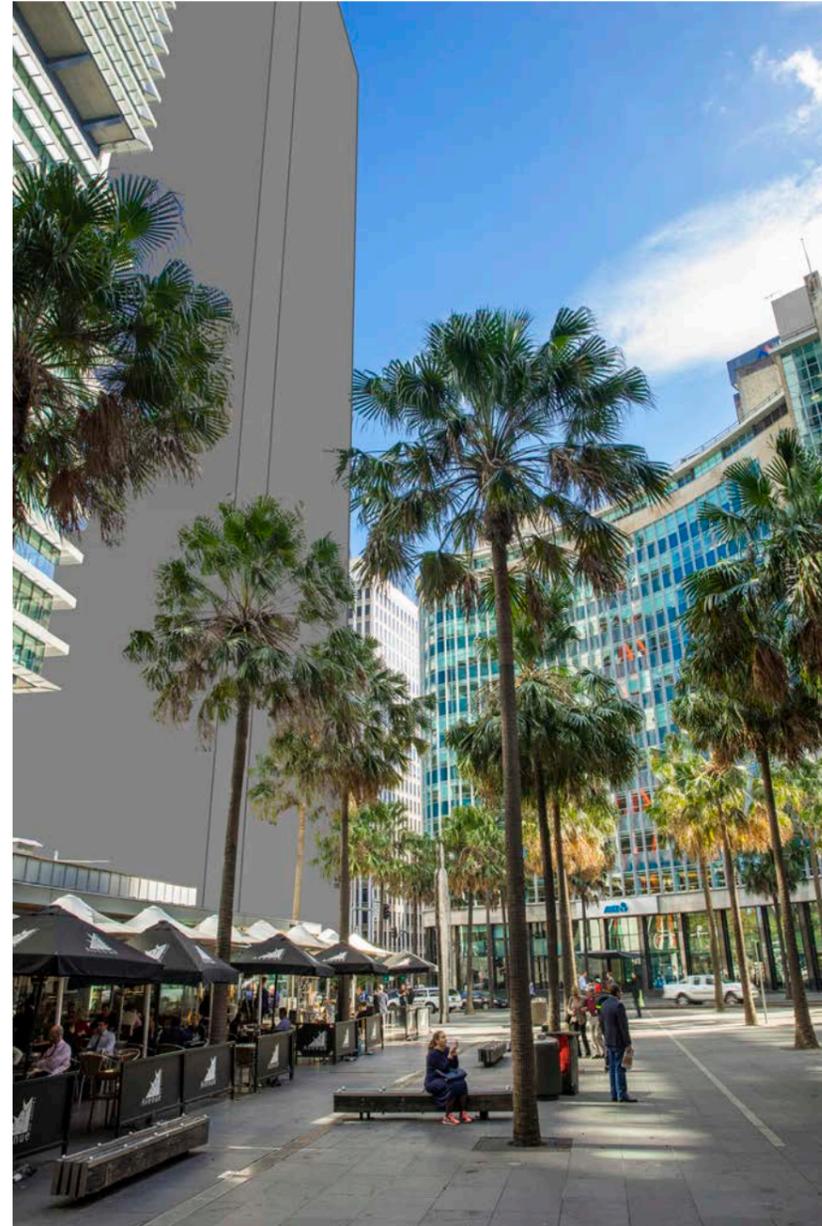
3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.3 View E - 24mm lens



Compliant Envelope



Both Approved Stage 1 DA and Proposed Envelopes

3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.4 View F - 24mm lens

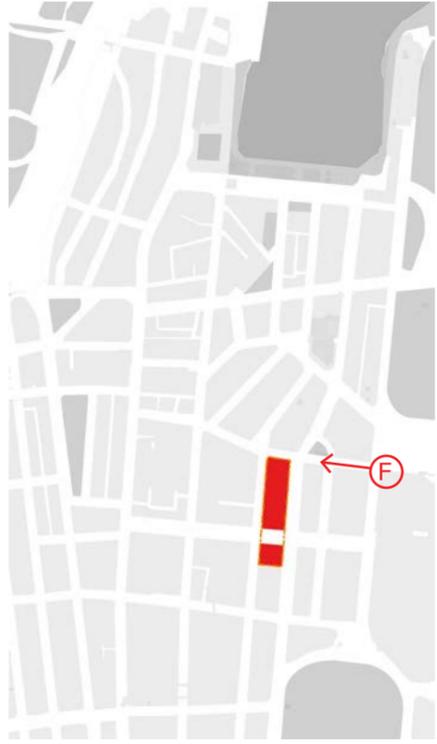
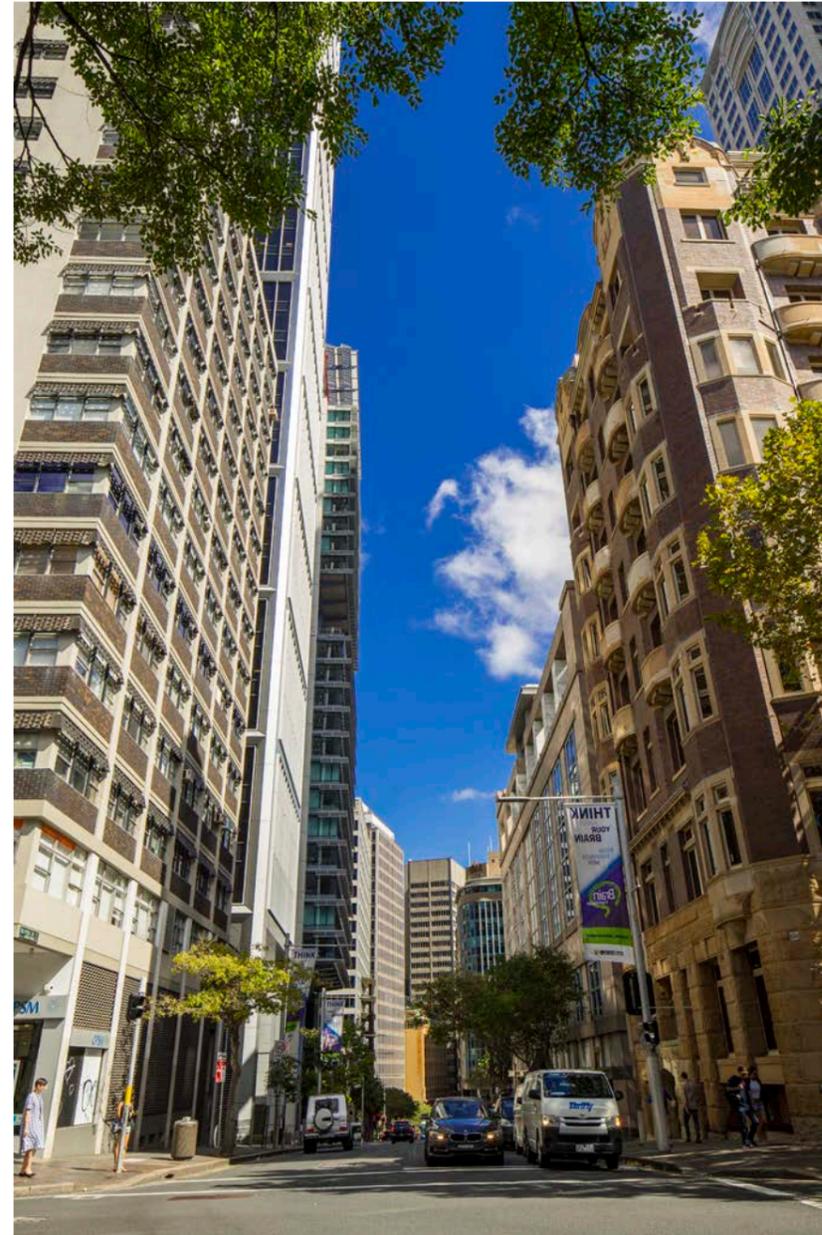


Figure 1_Key



Existing

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

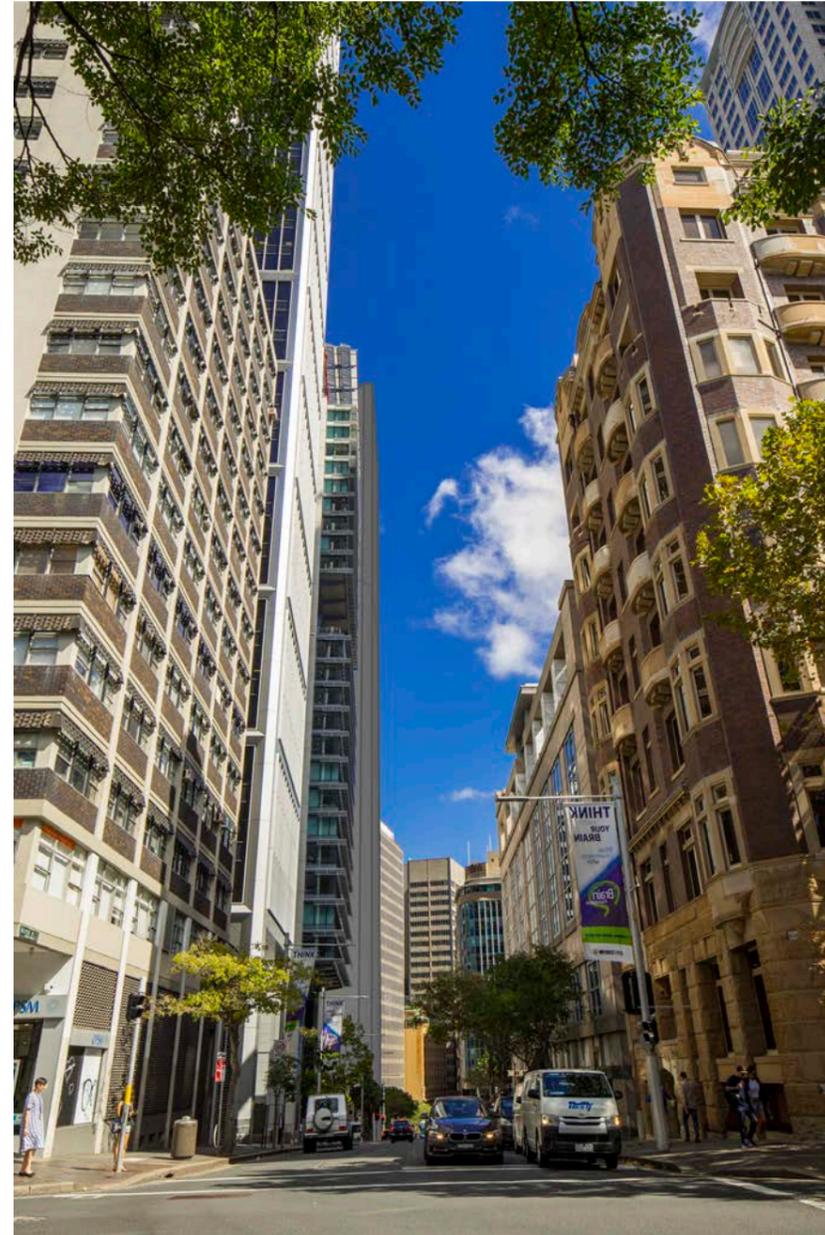
3 Key Public Views

3.2 Chifley and Richard Johnson Squares

3.2.4 View F - 24mm lens



Compliant Envelope



Both Approved Stage 1 DA and Proposed Envelopes

3 Key Public Views

3.3 Elizabeth Street

3.3.1 Overview



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 1. 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 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 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. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

Figure 9 – Key Views - Location Map

3 Key Public Views

3.3 Elizabeth Street

3.3.1 Overview

Impact and Commentary

South Site

The amended envelope for the South Site has a positive impact on the definition and character of Martin Place. 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 will be 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.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control.

The Amended South Site Envelope proposes the same zero setback along Elizabeth Street as the approved stage 1 SSD DA Envelope. This results in some of loss of sky view along Elizabeth Street when compared to the Compliant Envelope.

The Amended Envelope proposes an 8m setback along Martin Place for the tower above podium level. This setback is consistent with both the compliant envelope and towers to the east of Martin Place but is less than the 25m setback of the approved stage 1 SSD DA Envelope. As a result, it occupies more of the view of the sky.

We are of the opinion that this minor increase in impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The proposed reduced setback to the tower on the South Site on Martin Place is directly related to its context. It is a recognition of the break in the definition of Martin Place caused by the MLC centre and the reduced tower setbacks to the east of this break.
- The 8m setback is a typical setback for towers in the city above the street wall defining podium under the DCP. As such this setback is in alignment with amenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.

- The 25m is not a consistent or typical setback for the towers of Martin Place and the intent of this control is to create visual separation between the tower and podium of buildings fronting Martin Place. This separation can be achieved by both the design of the podium and tower as well as the introduction of a recess in the built form of the tower.

- The tower forms plays an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.

- Providing an appropriate response to a site which has both high public transport accessibility and close proximity to high levels of amenity by maximising use and height while also achieving comparatively low impact result on loss sky views from the public domain.

- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city's infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The LEP and DCP compliant envelope does not achieve these built form benefits. Furthermore we note the following;

- The impact the Hyde Park SAP has to the south of the site means that there can be no new towers in this direction, meaning that there is a high level of access to sky views in this area. This also maximises the south tower's capacity to act as a threshold to Martin Place.

- The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

North Site

The Approved Envelope for the North Site is larger than the Compliant Envelope but has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principle of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principles which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The approved tower above podium is taller than the current existing tower and has a zero setback to Elizabeth Street. As a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

- The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.

- Providing an appropriate response to a site which has both high public transport accessibility and close proximity to high levels of amenity by maximising use and height while also achieving comparatively low impact result on loss sky views from the public domain.

- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city's infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The Compliant Envelope does not achieve these built form benefits. Furthermore we note the following;

- The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

- The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

3 Key Public Views

3.3 Elizabeth Street

3.3.2 View G - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope



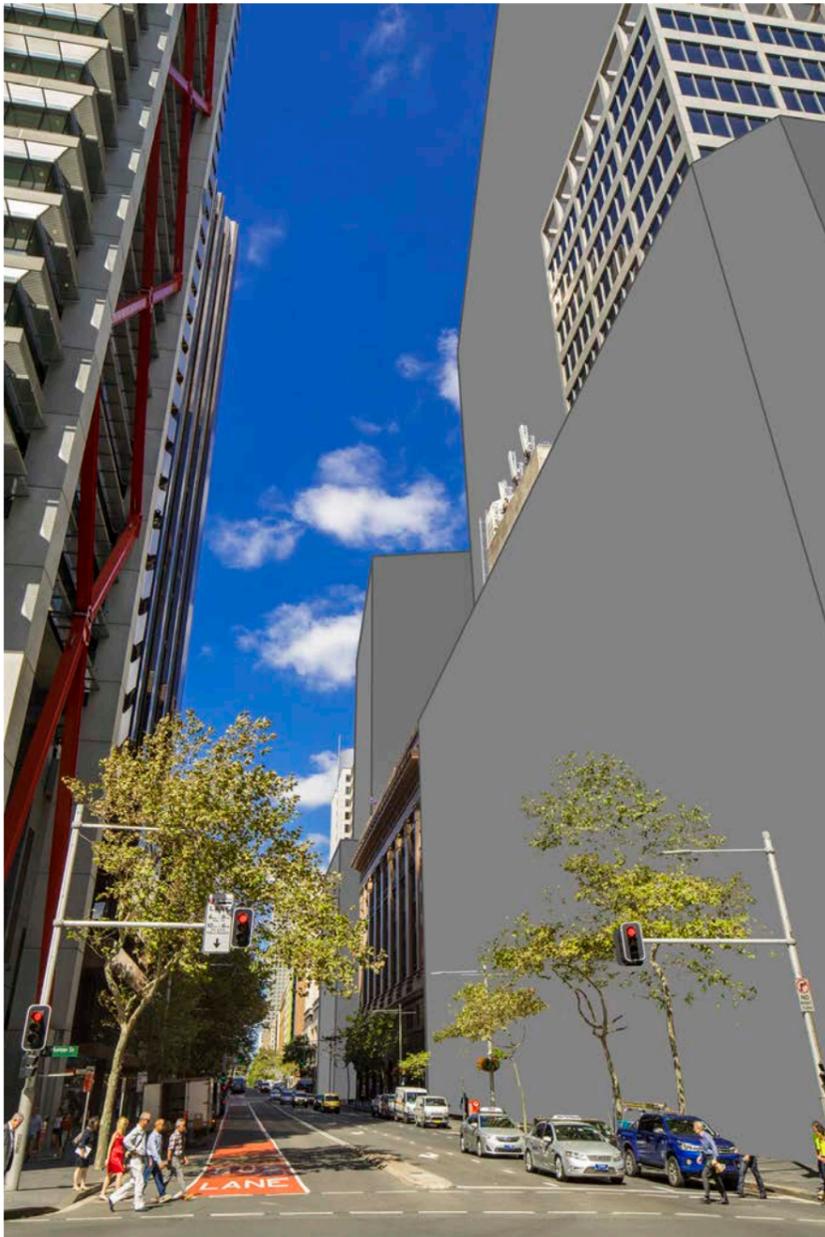
Existing

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

3 Key Public Views

3.3 Elizabeth Street

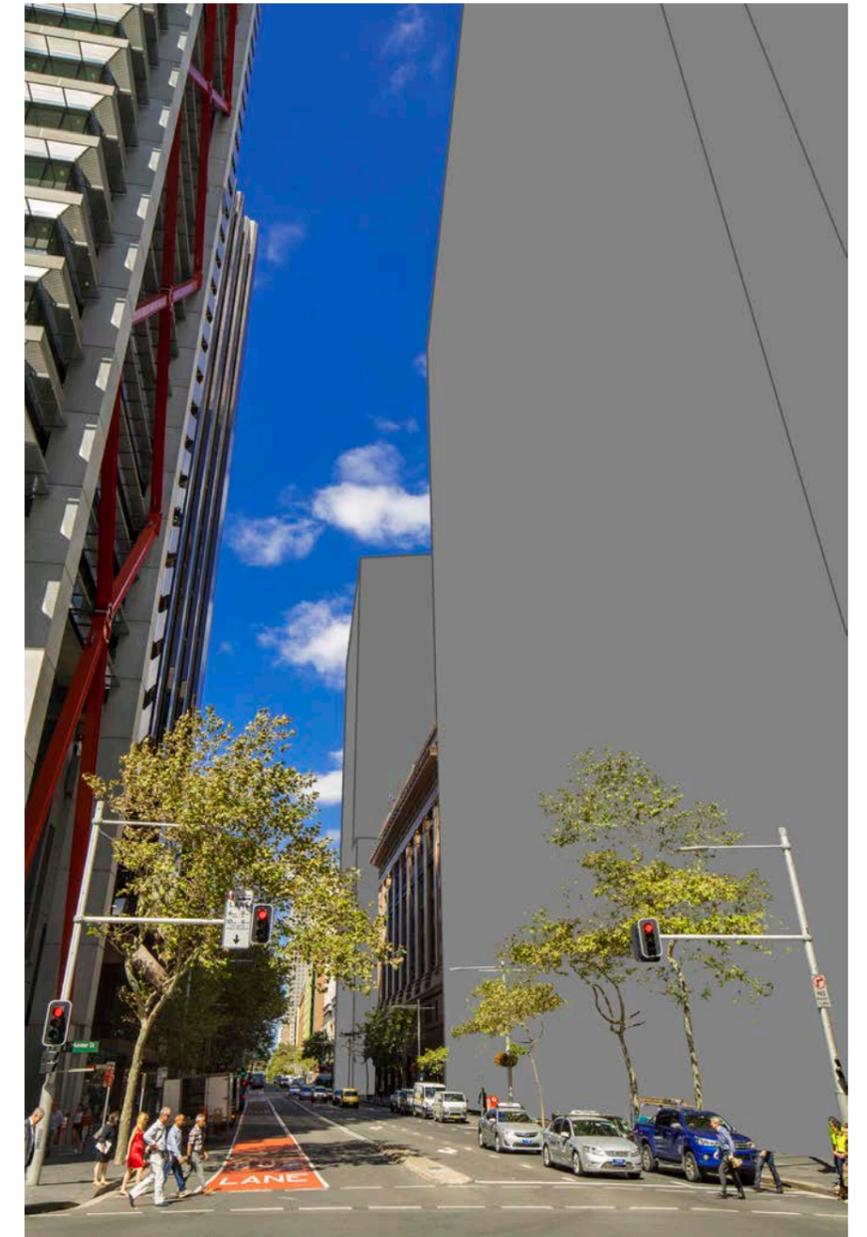
3.3.2 View G - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope



Proposed Envelope

3 Key Public Views

3.3 Elizabeth Street

3.3.3 View H - 24mm lens

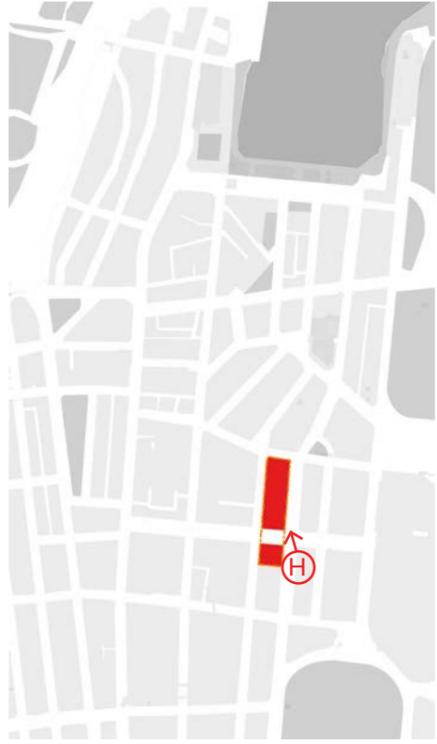
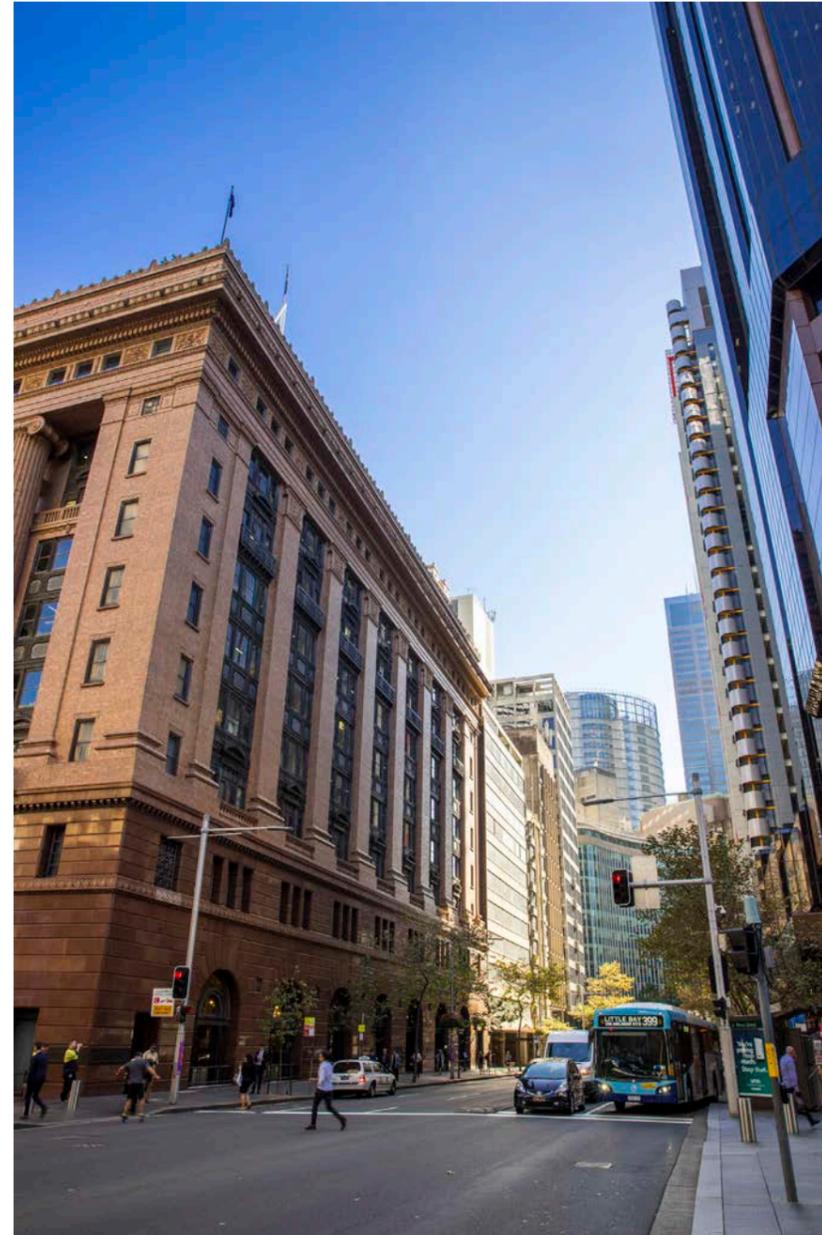


Figure 1_Key



Existing

Legend

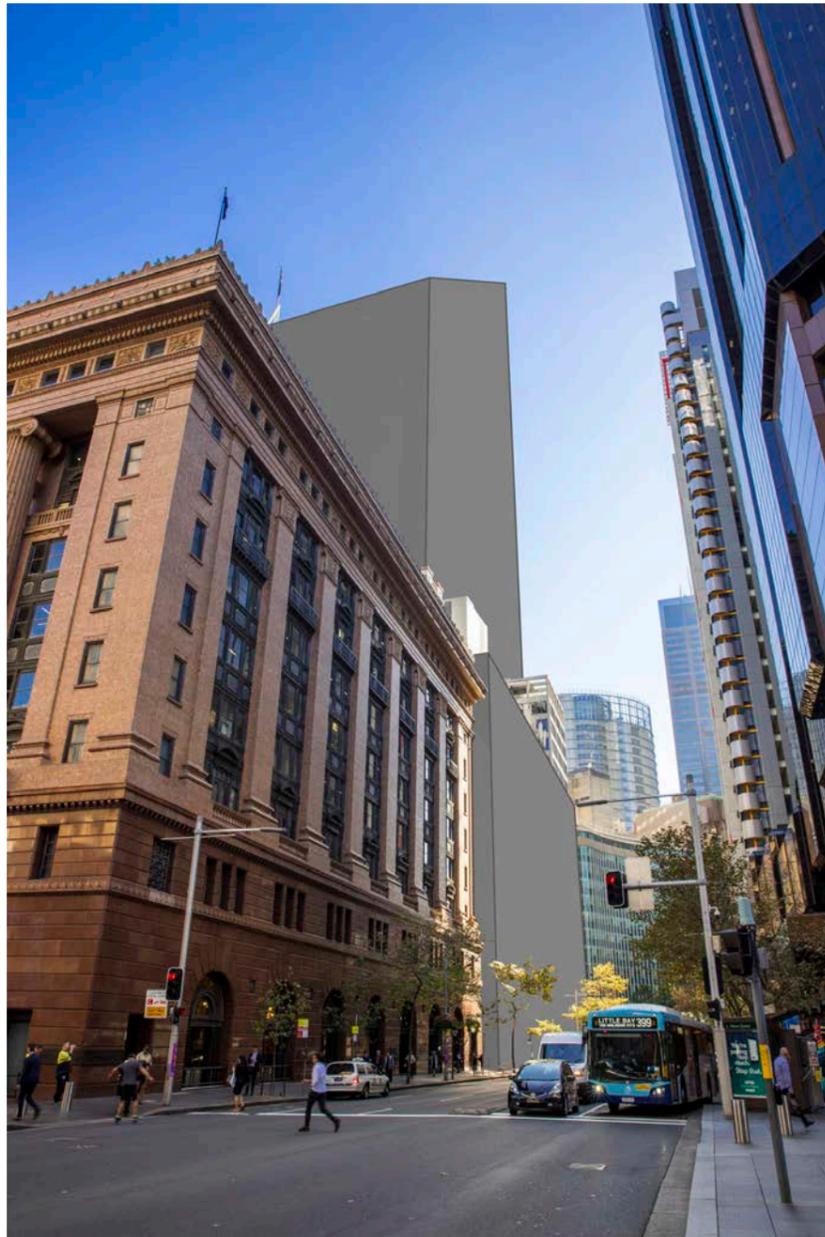
-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

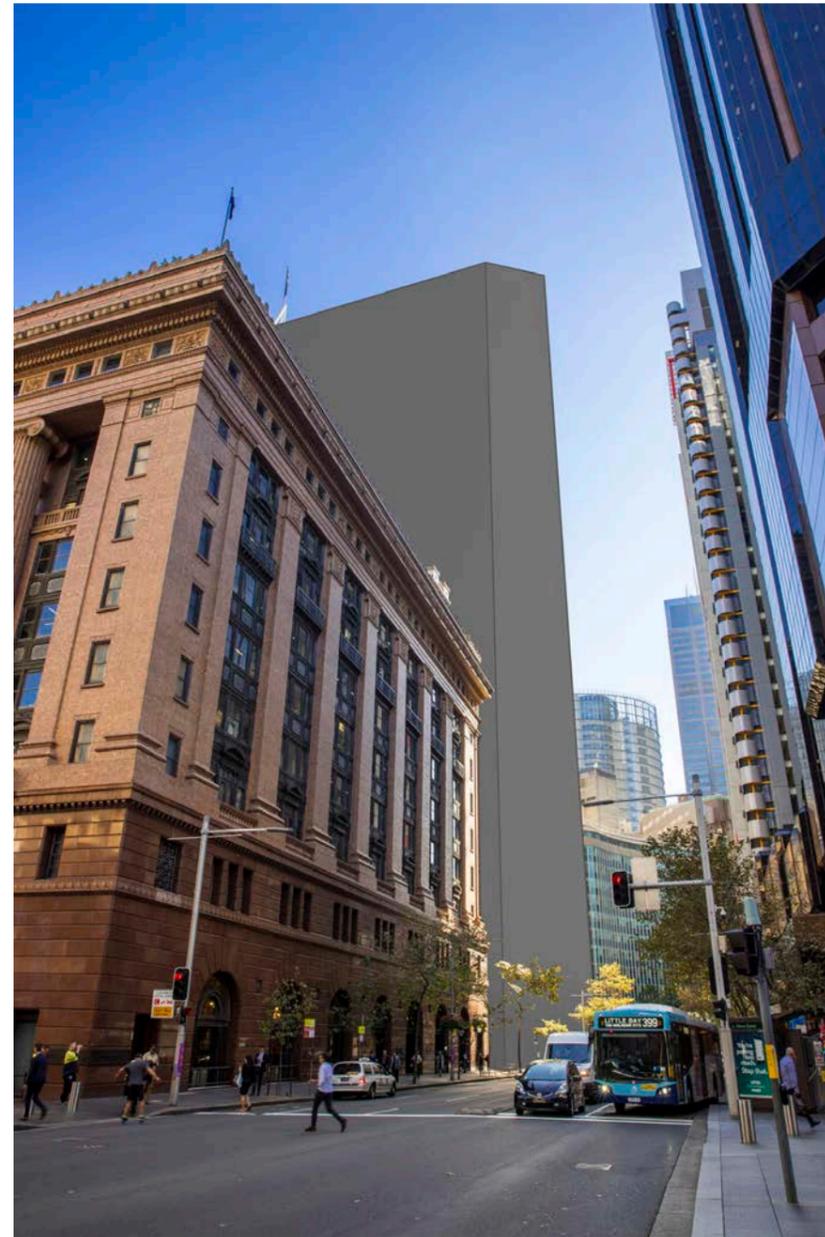
3 Key Public Views

3.3 Elizabeth Street

3.3.3 View H - 24mm lens



Compliant Envelope



Both Approved Stage 1 DA and Proposed Envelopes

3 Key Public Views

3.3 Elizabeth Street

3.3.4 View I - 24mm lens

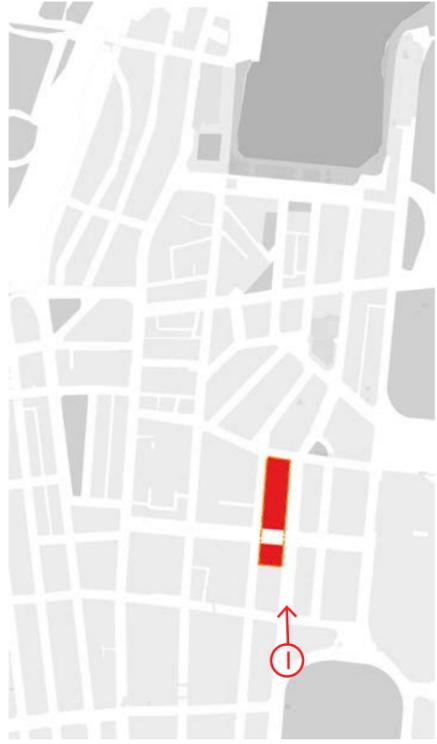


Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

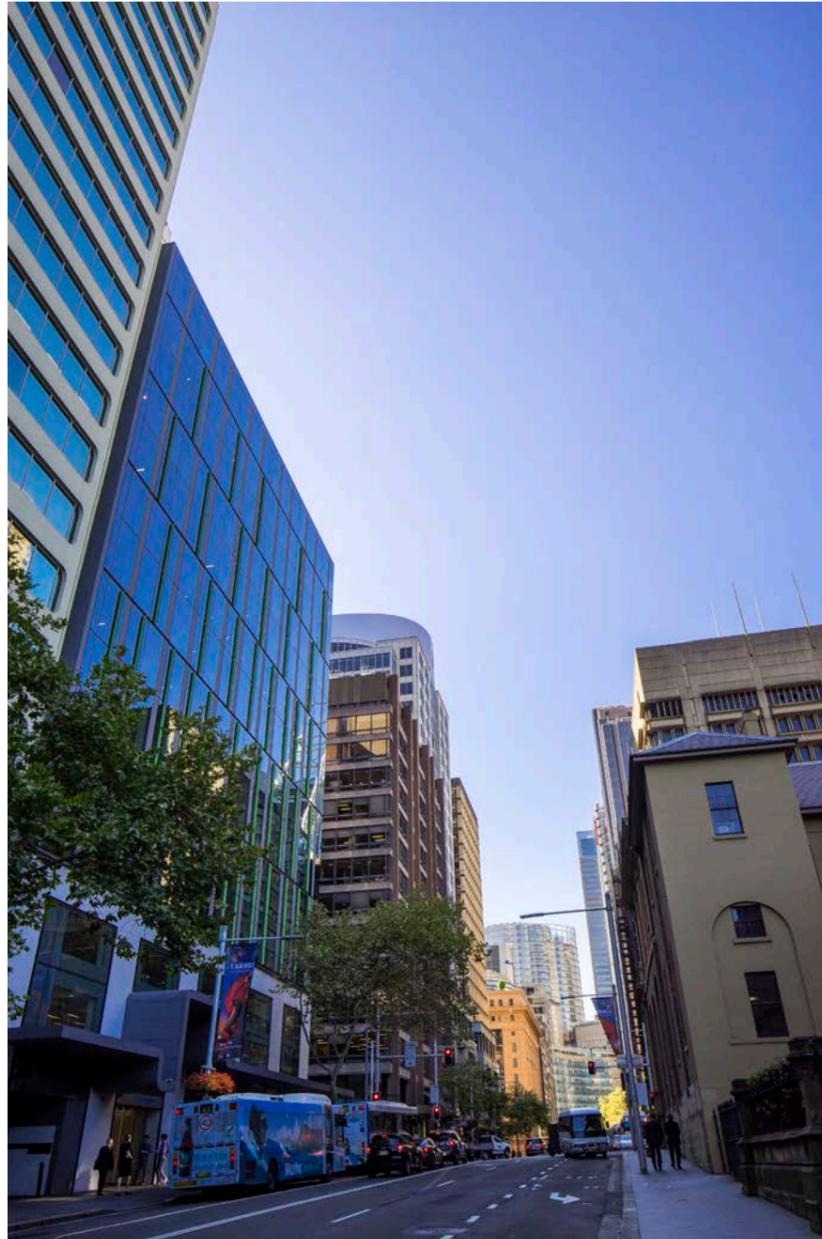


Figure 2_Existing

3 Key Public Views

3.3 Elizabeth Street

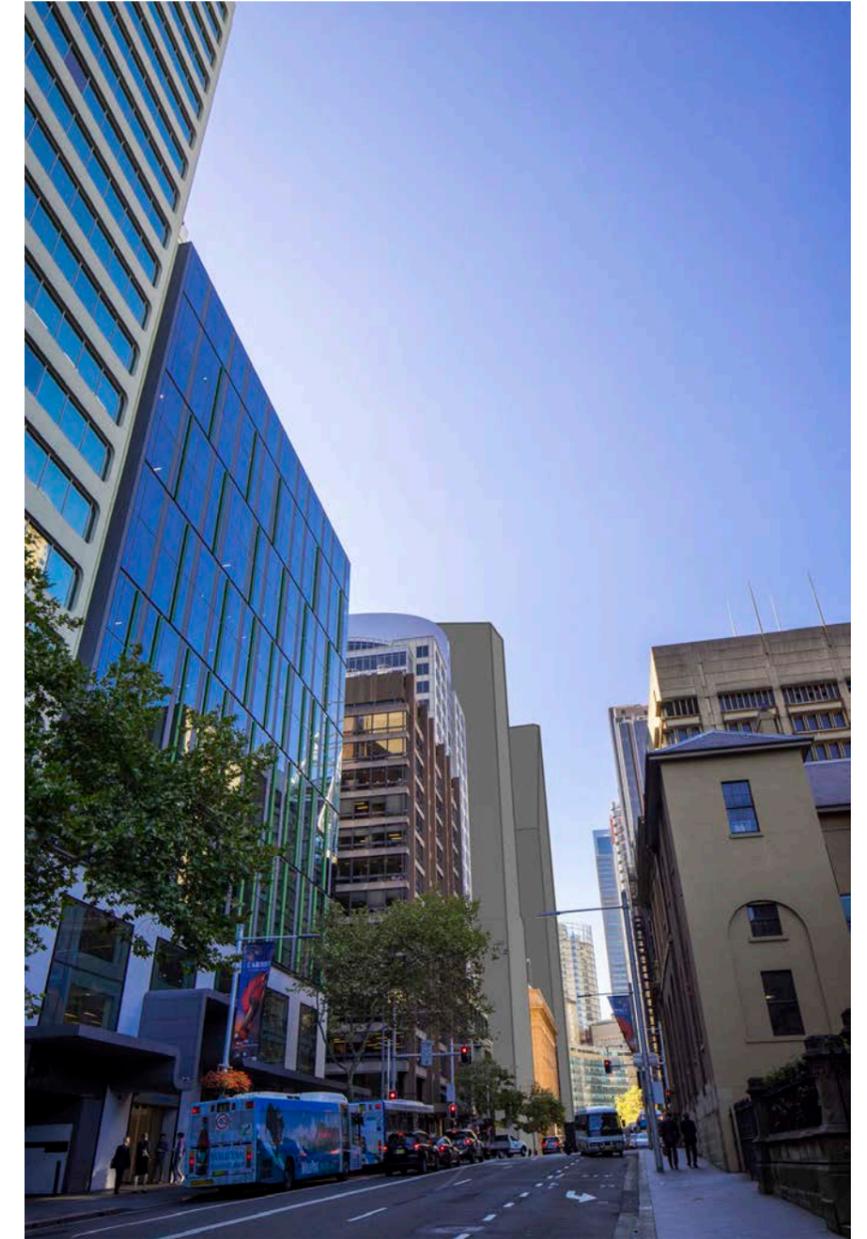
3.3.4 View I - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope



Proposed Envelope

3 Key Public Views

3.4 Castlereagh Street

3.4.1 Overview



Figure 10 – Key Views - Location Map

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 8 – 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.

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. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

3 Key Public Views

3.4 Castlereagh Street

3.1 Overview

Impact and Commentary

South Site

The amended envelope for the South Site has a positive impact on the definition and character of Martin Place. 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 will be 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.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control

The Amended Envelope proposes the same zero setback along Castlereagh Street as the approved stage 1 SSD DA Envelope. This results in some of loss of sky view along Castlereagh Street when compared to the Compliant Envelope.

The Amended Envelope proposes a 8m setback along Martin Place for the tower above podium level. This setback is consistent with both the compliant envelope and towers to the east of Martin Place, but is less than the 25m setback of the approved stage 1 SSD DA Envelope. As a result, it occupies more of the view of the sky.

We are of the opinion that this greater impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The proposed reduced setback to the tower on the South Site on Martin Place is directly related to its context. It is a recognition of the break in the definition of Martin Place caused by the MLC centre and the reduced tower setbacks to the east of this break.
- The 8m setback is a typical setback for towers in the city above the street wall defining podium under the DCP. As such this setback is in alignment with amenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.

– The 25m is not a consistent or typical setback for the towers of Martin Place and the intent of this control is to create visual separation between the tower and podium of buildings fronting Martin Place. This separation can be achieved by both the design of the podium and tower as well as the introduction of a recess in the built form of the tower.

– The tower forms play an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.

– Providing an appropriate response to a site which has both high public transport accessibility and close proximity to high levels of amenity by maximising use and height while also achieving comparatively low impact result on loss sky views from the public domain.

– The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The LEP and DCP compliant envelope does not achieve these built form benefits. Furthermore we note the following;

– The impact the Hyde Park SAP has to the south of the site means that there can be no new towers in this direction, meaning that there is a high level of access to sky views in this area. This also maximises the south tower's capacity to act as a threshold to Martin Place.

– The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

North Site

The Approved Envelope for the North Site is larger than that of the LEP and DCP compliant envelope but has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principle of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principles which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The approved tower above podium is taller than the current existing tower and has a zero setback to Castlereagh Street. As a result it occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

– The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

– The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.

– Providing an appropriate response to a site which has both high public transport accessibility and close proximity to high levels of amenity by maximising use and height while also achieving comparatively low impact result on loss sky views from the public domain.

– The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The LEP and DCP compliant envelope does not achieve these built form benefits. Furthermore we note the following;

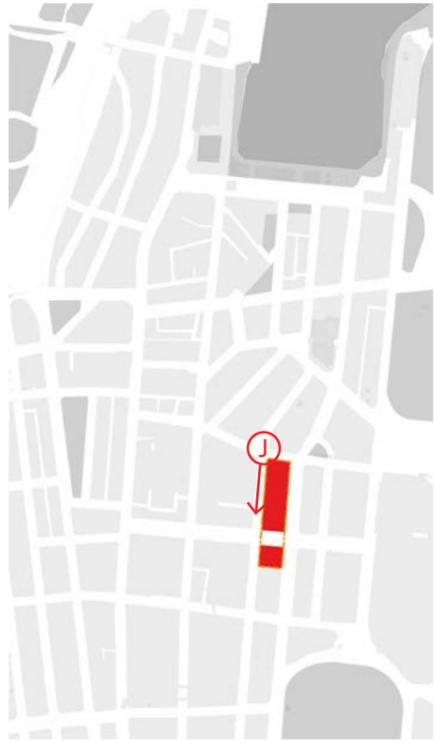
– The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

– The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

3. Key Public Views

3.4 Castlereagh Street

3.4.2 View J - 24mm lens



Key Map



Existing

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.

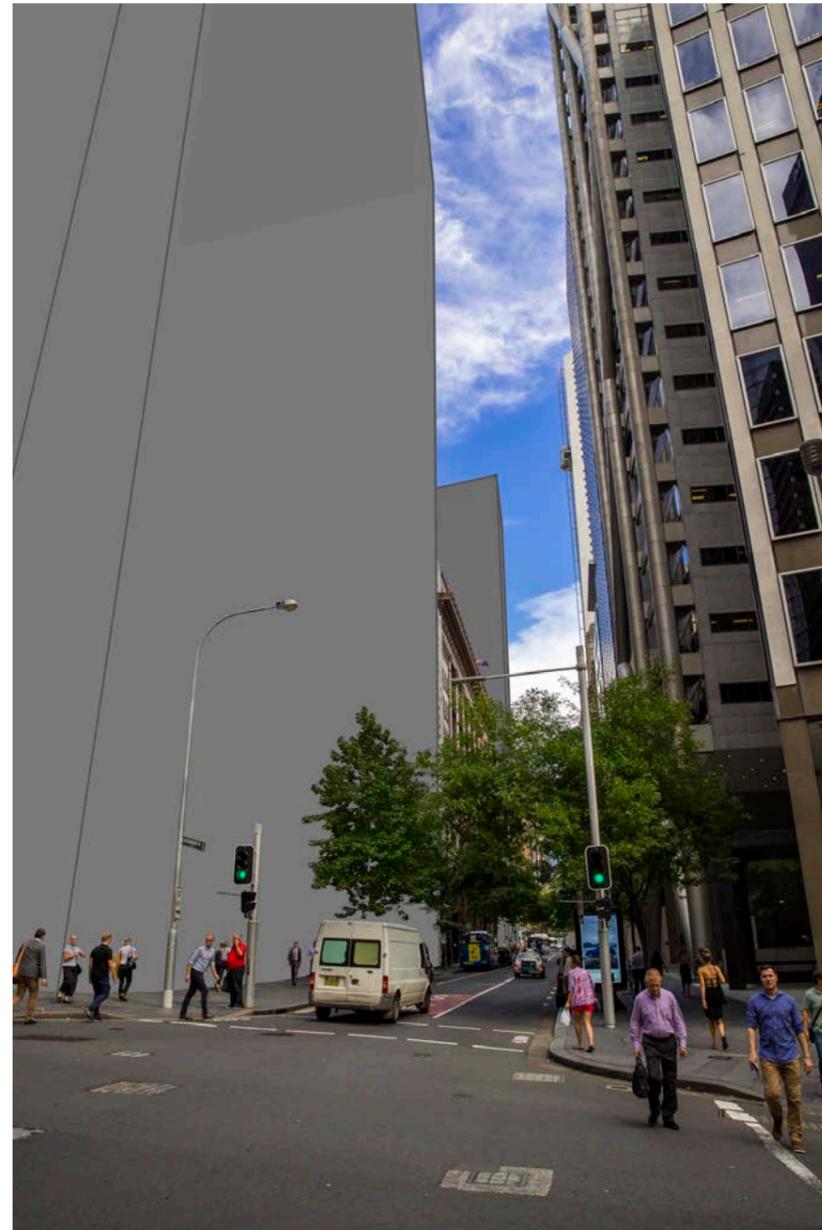
3. Key Public Views

3.4 Castlereagh Street

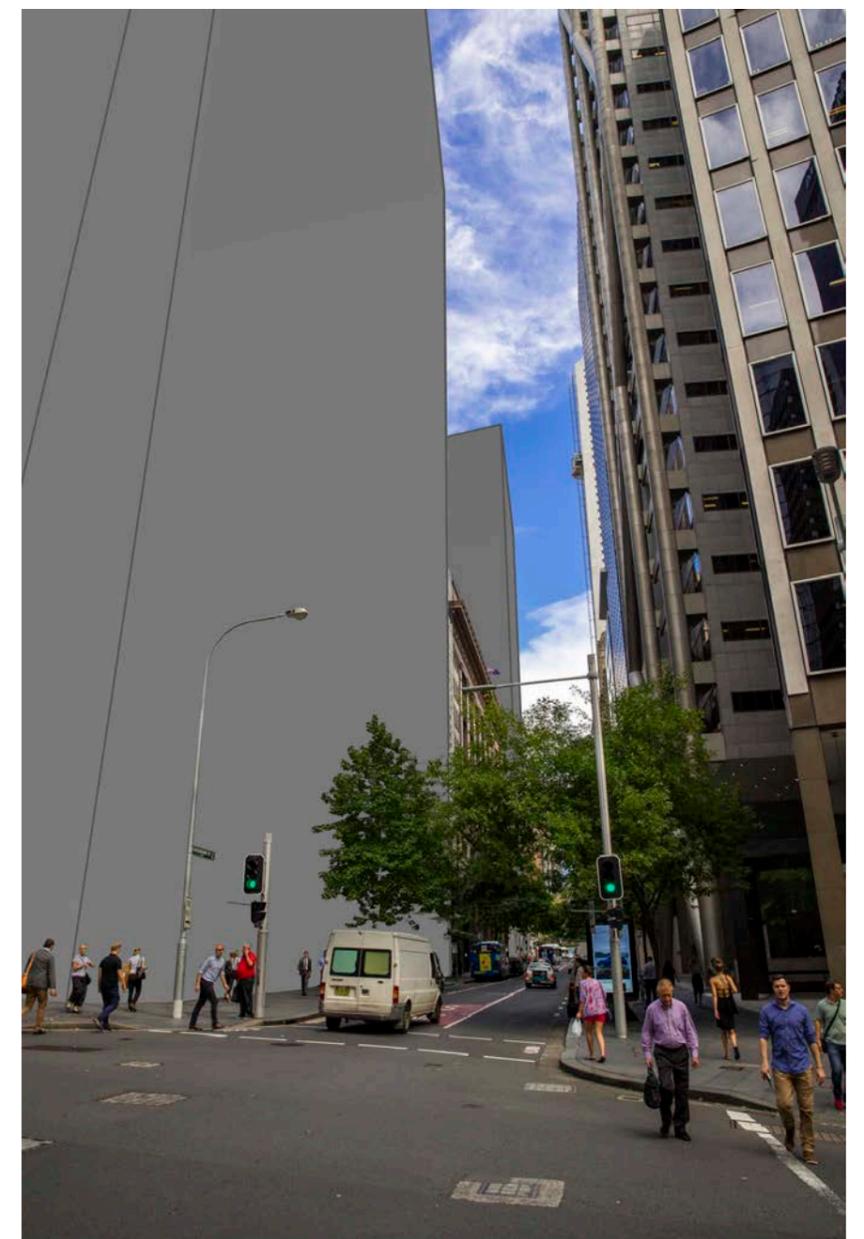
3.4.2 View J - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope



Proposed Envelope

3. Key Public Views

3.4 Castlereagh Street

3.4.3 View K - 24mm lens

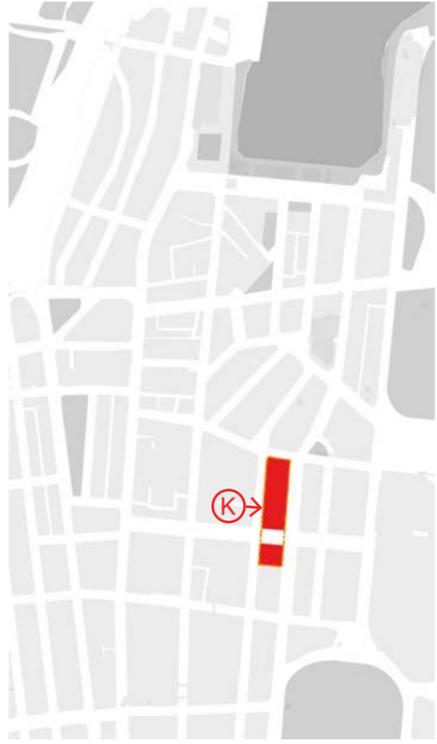


Figure 1_Key

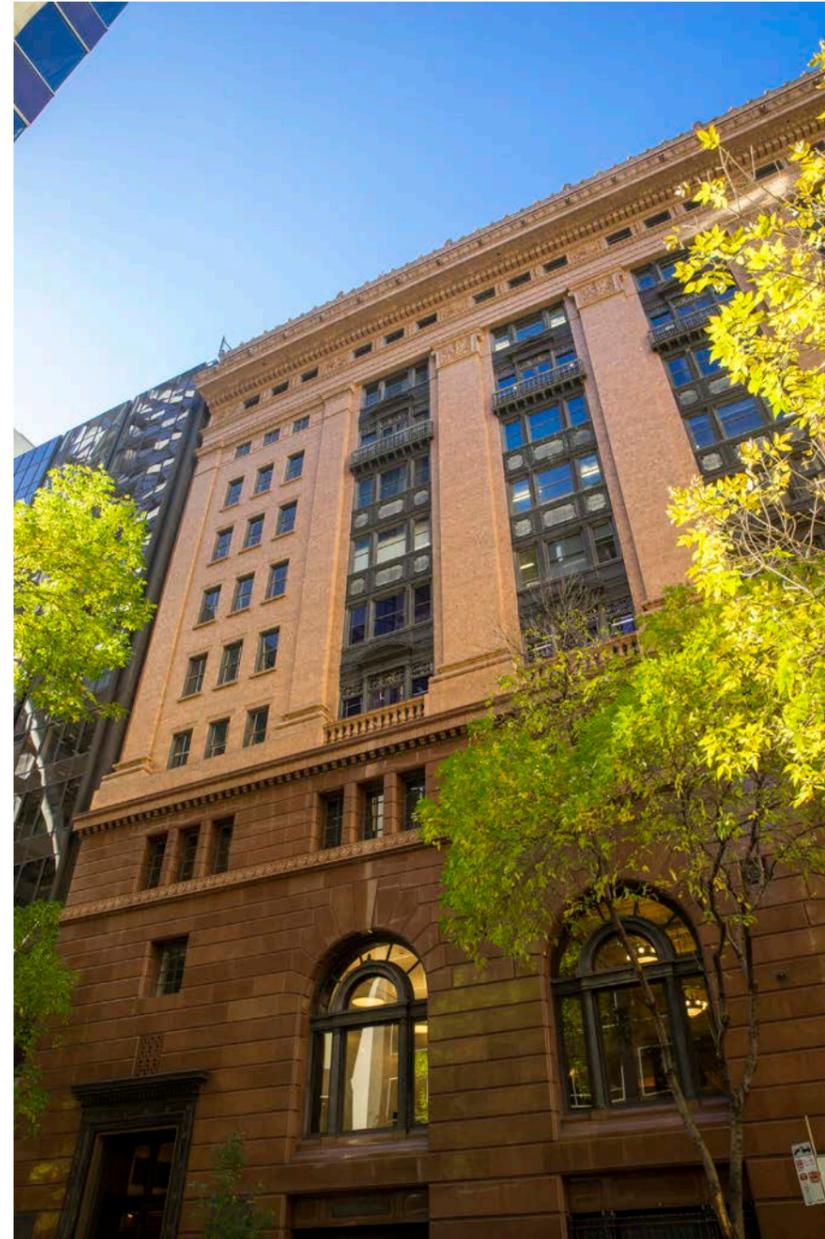


Figure 2_Existing

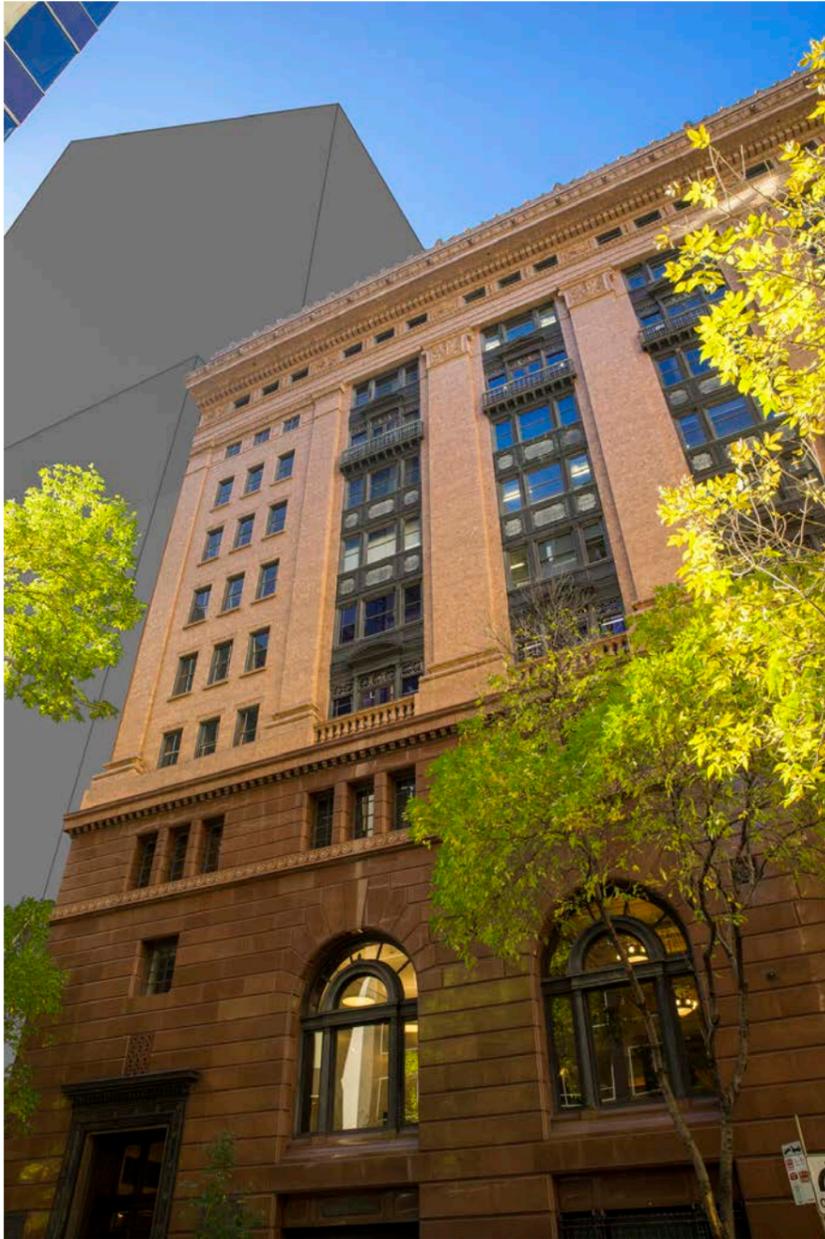
Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

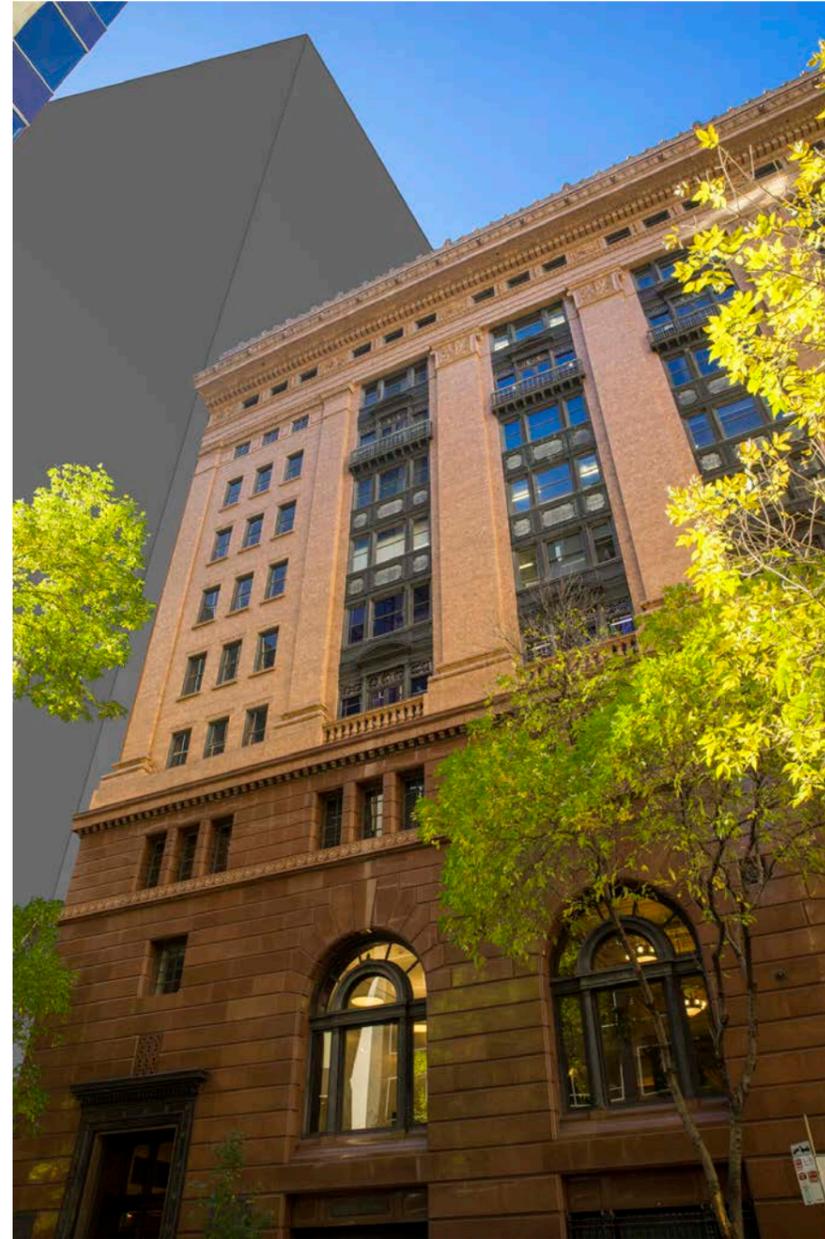
3. Key Public Views

3.4 Castlereagh Street

3.4.3 View K - 24mm lens



Compliant Envelope



Both Approved Stage 1 DA and Proposed Envelopes

3. Key Public Views

3.4 Castlereagh Street

3.4.4 View L - 24mm lens

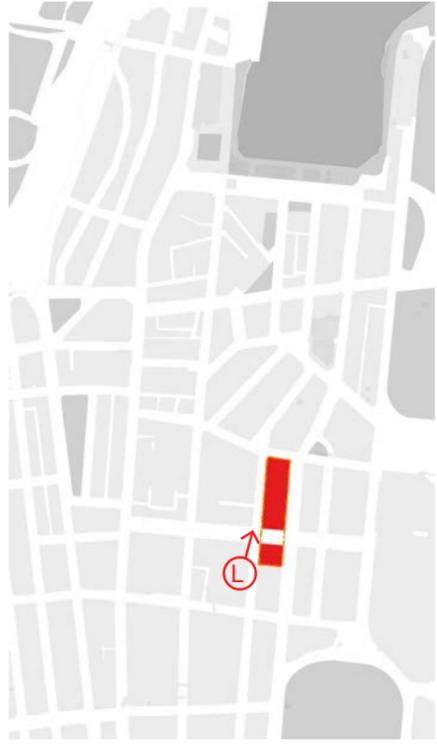


Figure 1_Key



Figure 2_Existing

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.4 Castlereagh Street

3.4.4 View L - 24mm lens



Compliant Envelope



Both Approved Stage 1 DA and Proposed Envelopes

3. Key Public Views

3.4 Castlereagh Street

3.4.5 View M - 24mm lens



Figure 1_Key

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

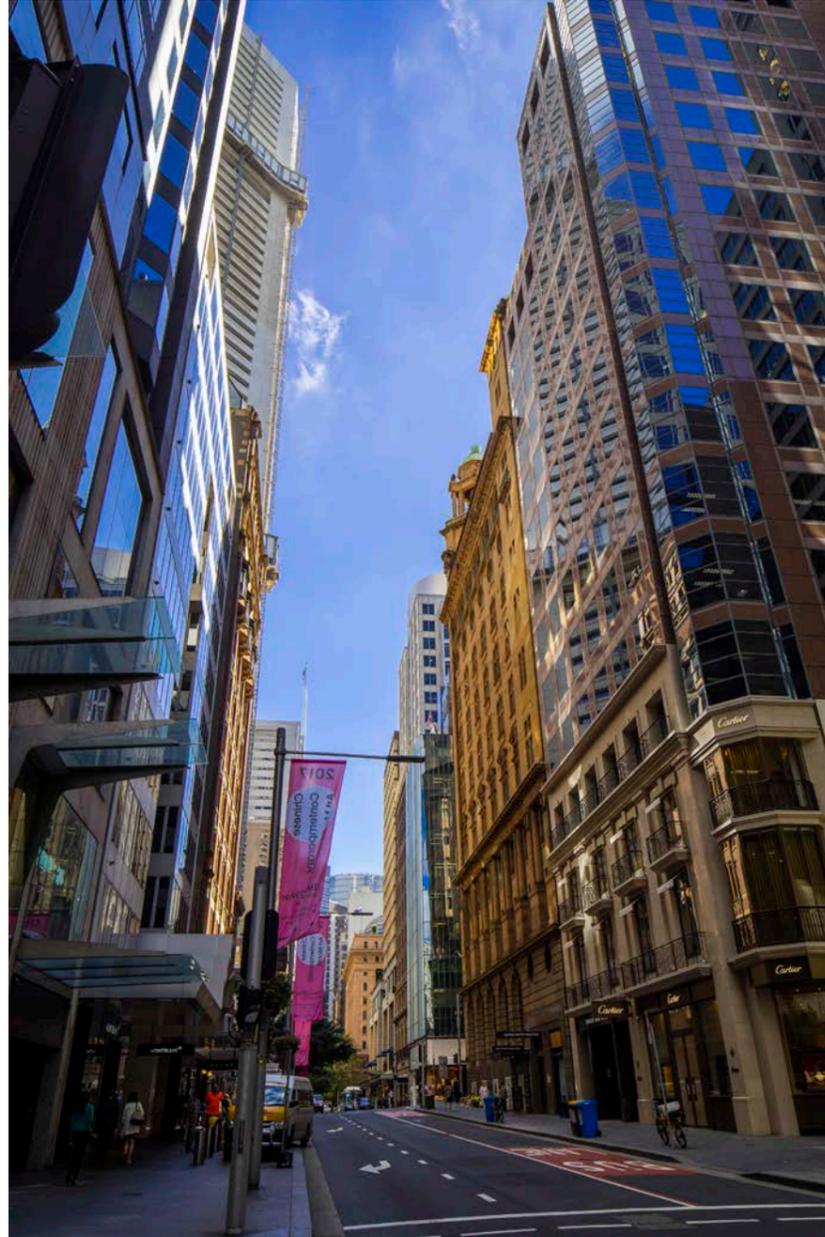
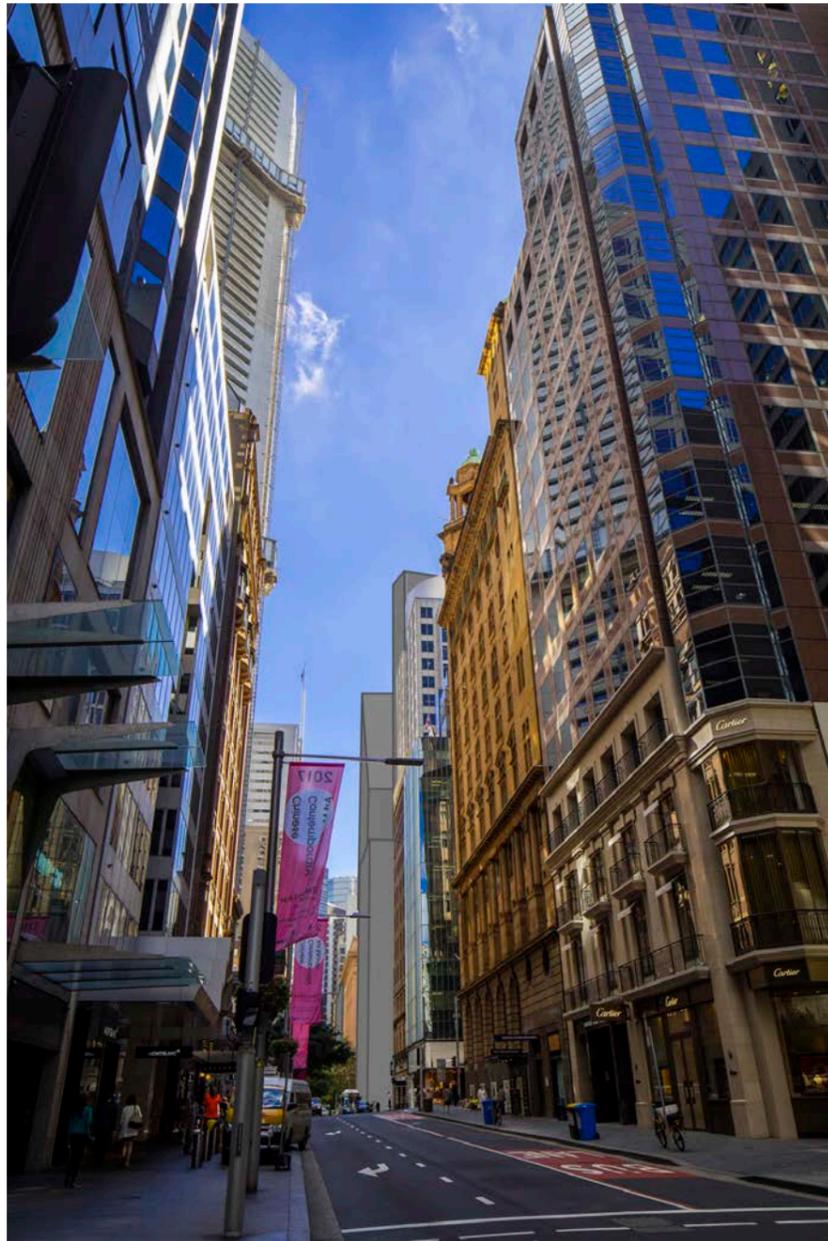


Figure 2_Existing

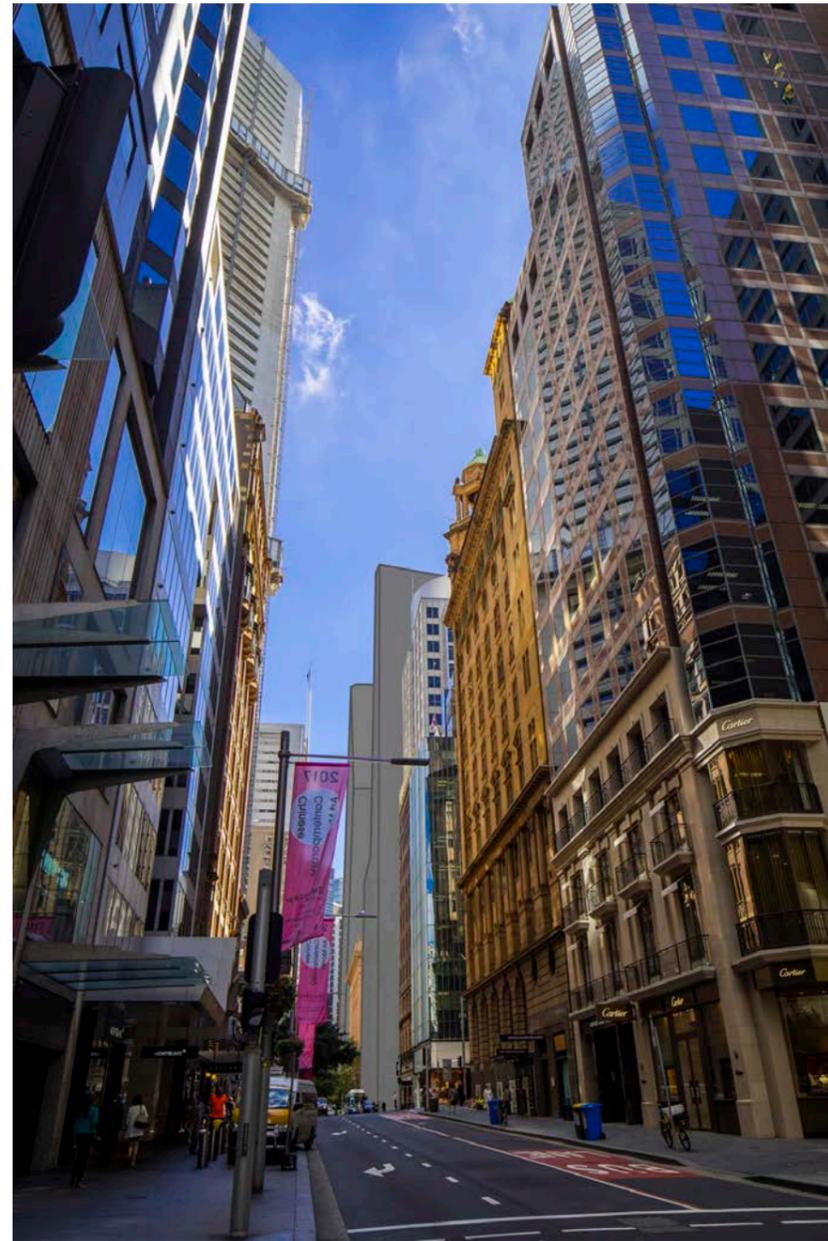
3. Key Public Views

3.4 Castlereagh Street

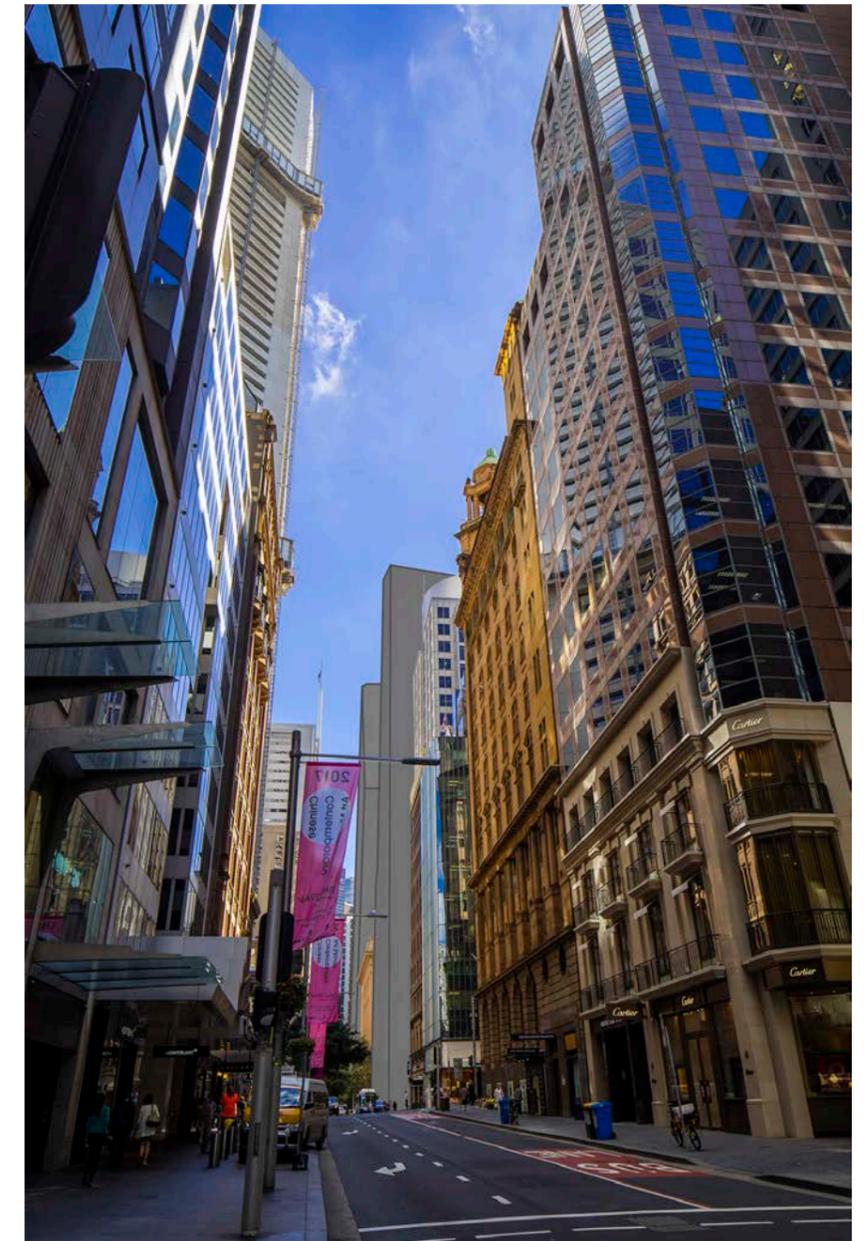
3.4.5 View M - 24mm lens



Compliant Envelope



Approved Stage 1 DA Envelope



Proposed Envelope

3. Key Public Views

3.5 City Skyline

3.5.1 Overview

Existing Situation

The height of the existing buildings on the North and South Sites are such that they do not form a significant component in the skyline of the city.

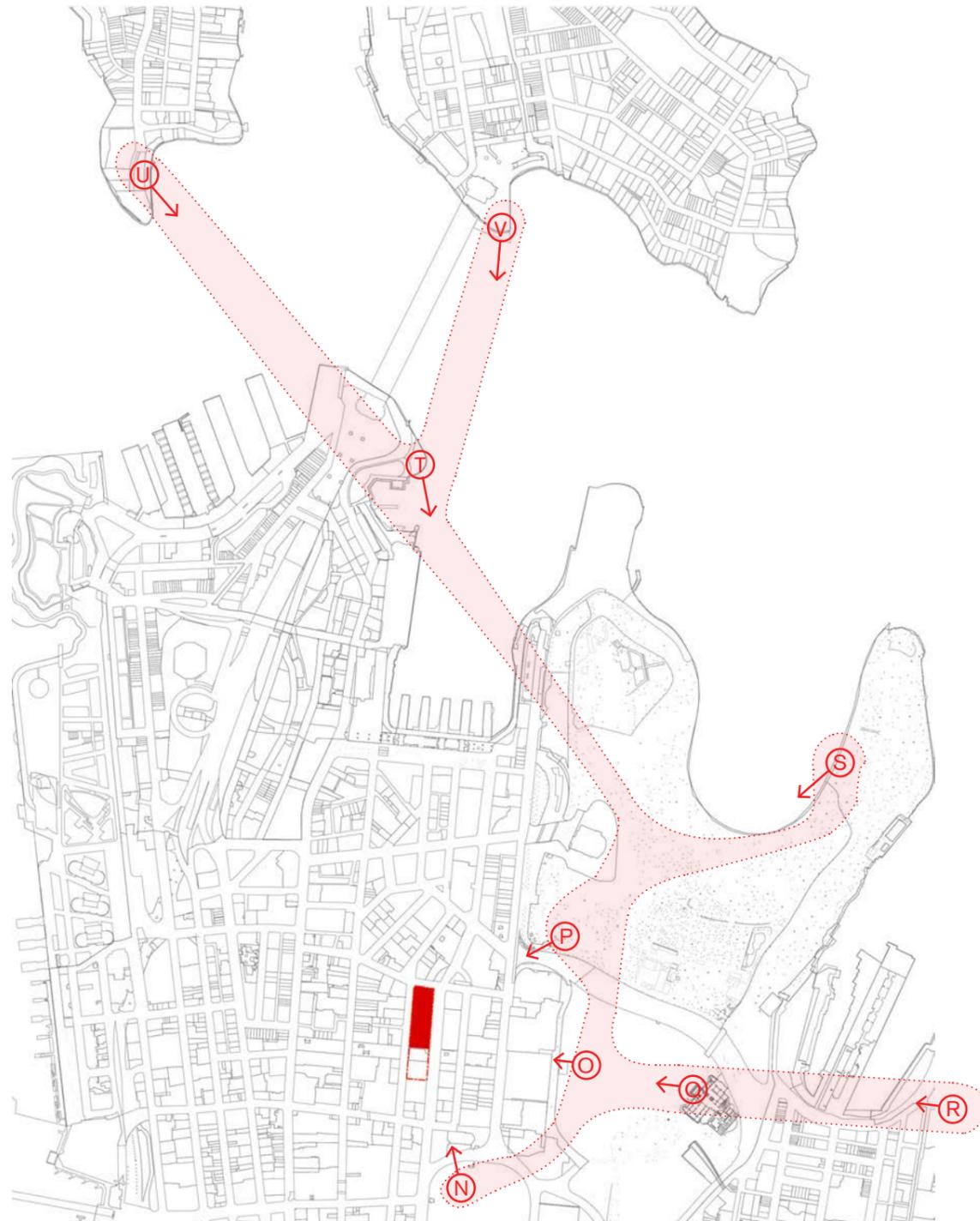


Figure 11_Key Views - Location Map

3. Key Public Views

3.5 City Skyline

3.5.1 Overview

Impact and Commentary

The proposed towers for both the North and South Sites are taller than the existing building and as such become part the city's skyline when viewed from the eastern side of the city. They have relatively minor impacts 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 set out in the Urban Design Report and as follows.

_Providing an appropriate response to a site which has both high public transport accessibility and close proximity to high levels of amenity by maximising use and height while also achieving comparatively low impact result on loss of views of the sky from the public domain.

_The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

_The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.

_The tower forms play an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.

3. Key Public Views

3.5 City Skyline

3.5.2 View N - 24mm lens

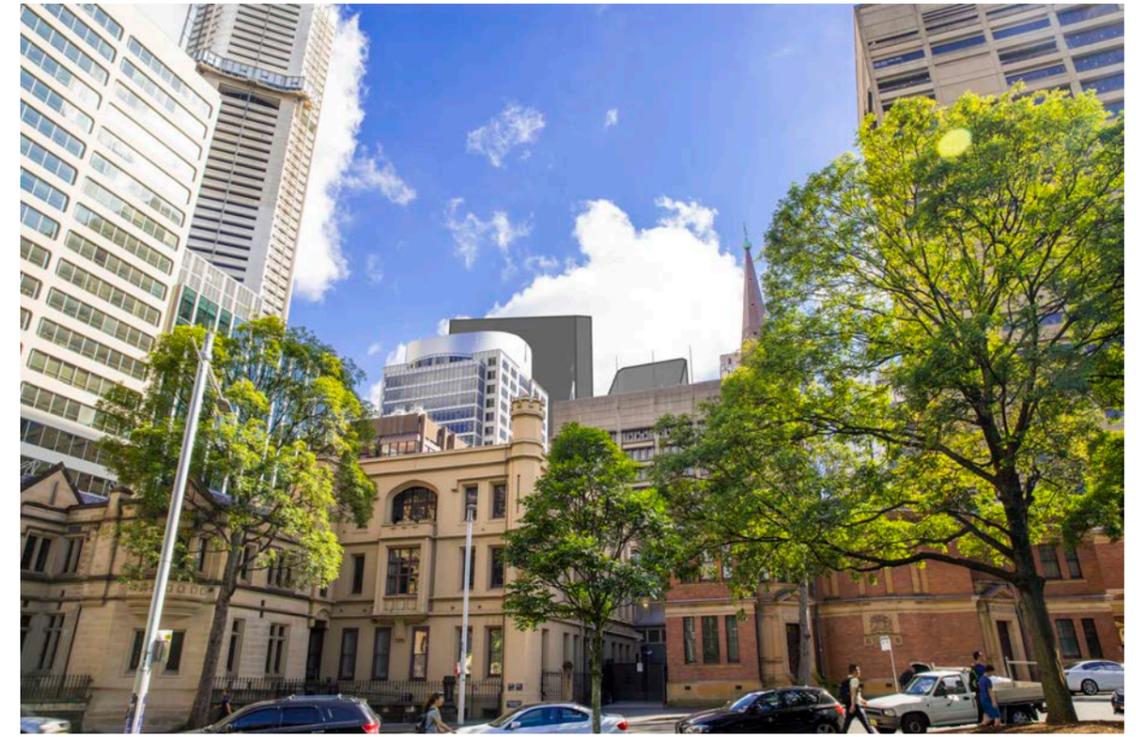
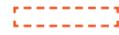


Figure 1_Key

Existing

Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.3 View O - 24mm lens

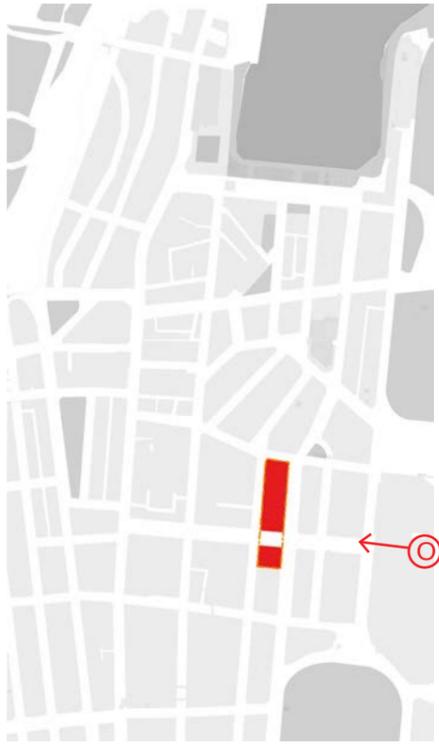


Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.4 View P - 24mm lens

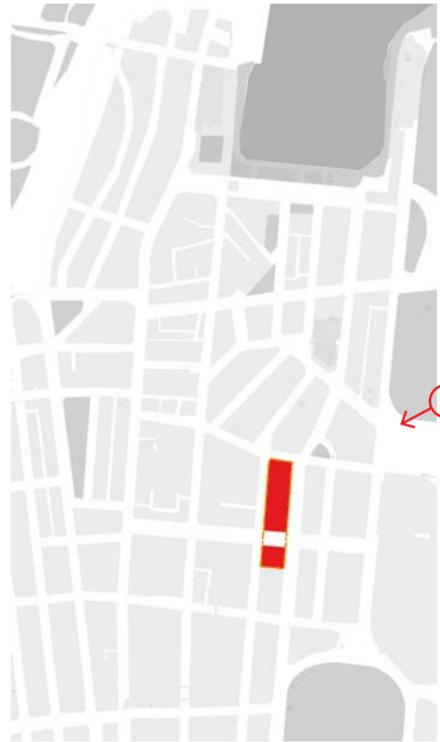


Figure 1_Key

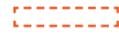


Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.5 View Q - 24mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.6 View R - 24mm lens

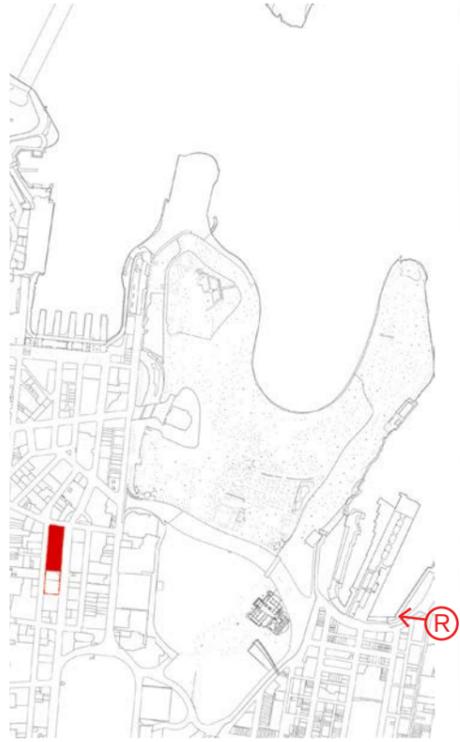


Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.7 View S - 35mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.8 View T - 24mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.9 View U - 35mm lens



Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

3. Key Public Views

3.5 City Skyline

3.5.10 View S - 35mm lens

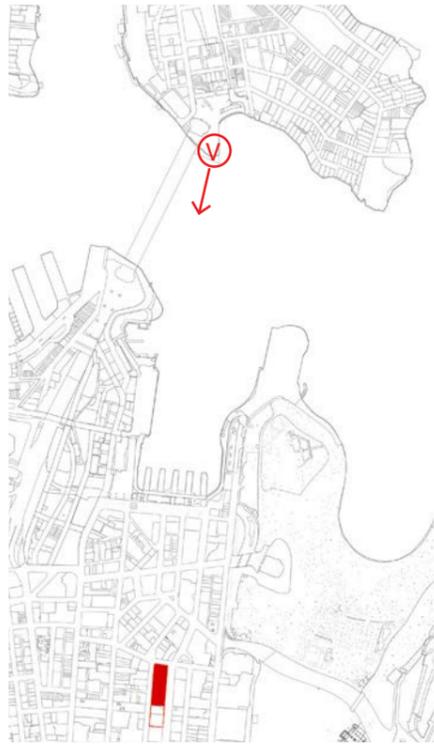


Figure 1_Key



Figure 2_Existing



Figure 3_Proposed

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope



Conclusions

04

Conclusions

The view impact montages enclosed within this report demonstrate the impact of the amendment to the South Site building envelope when compared to existing conditions, a LEP and DCP compliant envelope, and the approved stage 1 SSD DA envelope. The Urban Design report that forms part of this application overlays additional controls that provide further guidance on building form and articulation to address view impacts. (Figure 12) is indicative of the objectives of the Urban Design Principles in the context of the envelope and should be considered when reviewing the view impact montages.

In our view the proposal is consistent with the guidelines set out in the DCP in that it has acceptable impacts on views from the public domain.

In detail we note the following;

South Site

- Views up and down Martin Place are maintained and enhanced with the City's key views of views of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital maintained.
- Street views to the north and south along Elizabeth and Castlereagh Streets are maintained by the proposal.
- The built form relationship to the heritage items of both Martin Place and 50 Martin Place is enhanced by maintaining the streetwall alignment of Martin Place, Castlereagh and Elizabeth Streets.
- The built form relationship to the heritage items of both Martin Place and 50 Martin Place is enhanced through the proposed podium streetwall height responding to that of 50 Martin Place. The tower above is visually separated through the use of a recess in the built form of the tower.
- The tower's proposed relationship with the Reserve Bank of Australia building provides a consistent form at the eastern end of Martin Place.
- The 8m setback for the tower is consistent with the pattern of reduced setbacks to the eastern side of the break in Martin Place caused by the MLC centre when compared to the greater setbacks that are typical to the west.
- The reduced setback and built form of the tower provides a strong built form to the corner - redefining the importance of Martin Place in response to the MLC centre
- The 8m setback is a typical setback for towers in the city above a street wall defining podium under the DCP. As such this is in alignment with amenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.
- The zero street setbacks to Elizabeth and Castlereagh Streets provide a distinct threshold to Martin Place from the south.
- Contributing to the special character and experience of Martin Place is its large width in comparison to typical streets within the City. The large space between buildings on the northern and southern alignment of Martin Place, the high number of heritage buildings, together with the intersection of four (4) North-South Streets contributes to the the view of the sky and to a sense of openness within this special pedestrianised street. The proposed South Site tower setback (at 8m) recognises the importance in continuing to protect views of the sky.

North Site 9 (As per the conclusion from SSD 8351)

- Street views are maintained by the proposal however we note that long views to the north, east and west are limited by the topographic, non-orthogonal arrangement of the street network.
- Street views from and to the public spaces of Chifley and Richard Johnson Square are maintained with some opening up of these views.
- Views of the heritage items, City Mutual Life Assurance Building and Qantas House are maintained by the retention of built form alignments of Castlereagh, Elizabeth Street and Hunter Streets.
- The proposed envelope provides a strong southern definition of both Chifley Square and Richard Johnson Square through the alignment of the north façade with those of 8 Chifley and the Deutsche Bank building.
- This built form alignment forms a strong built form relationship in the skyline of the city at the location of these public spaces and the change in city morphology at Hunter Street.
- Zero setbacks to Elizabeth Street and Castlereagh Street relates to the zero street setbacks of both 8 Chifley and the Deutsche Bank building, enhancing the southern definition of both Chifley Square and Richard Johnson Square.

In this context we note the following:

- There is a minor increase in the loss of view of sky with the Amended South Site Envelope compared to the Approved Stage 1 SSD DA Envelope for the South Site.
- There is a negligible increase in the loss of view of sky with the Amended South Site Envelope compared to the Compliant Envelope.
- There is an improved built form definition of Martin Place through the consistent tower setback of the South Site to the other buildings at the east end of Martin Place.
- There is an improved built form definition of Chifley Square through the improved definition of the southern side of the square and through the equivalent heights of the Deutsche Bank building and the envelope for the North Site.
- The North Site envelope through its relationship with the north facades of the Deutsche Bank building and 8 Chifley makes the historic development of the city, particularly the change in street structure at Hunter Street, legible in the city skyline.
- The Amended South Site envelope supports the core sustainability principle of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity, with a comparatively low impact results in a localised impact on views of the sky from the public domain.

— The Amended South Site envelope supports the idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city's infrastructure and it is appropriate that it is recognised in the built form of the OSD.

We note that generally the proposal has an increased visual impact due to the increase in the bulk of the proposal when compared to the Approved stage 1 SSD DA Envelope (for the South Site only) and the LEP and DCP Compliant Envelope. However, we are of the opinion that this impact is minor in extent and we consider that this built form can play an important role in enhancing the morphology of the city and the definition of Martin Place, Chifley Square and Richard Johnson Square. 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.

We also note that the final design solution has the opportunity to improve the view and built form relationships through the ongoing detailed architectural and urban design process. This design process will further enhance the characters and public domain of the Sydney Metro and Martin Place Station Precinct.

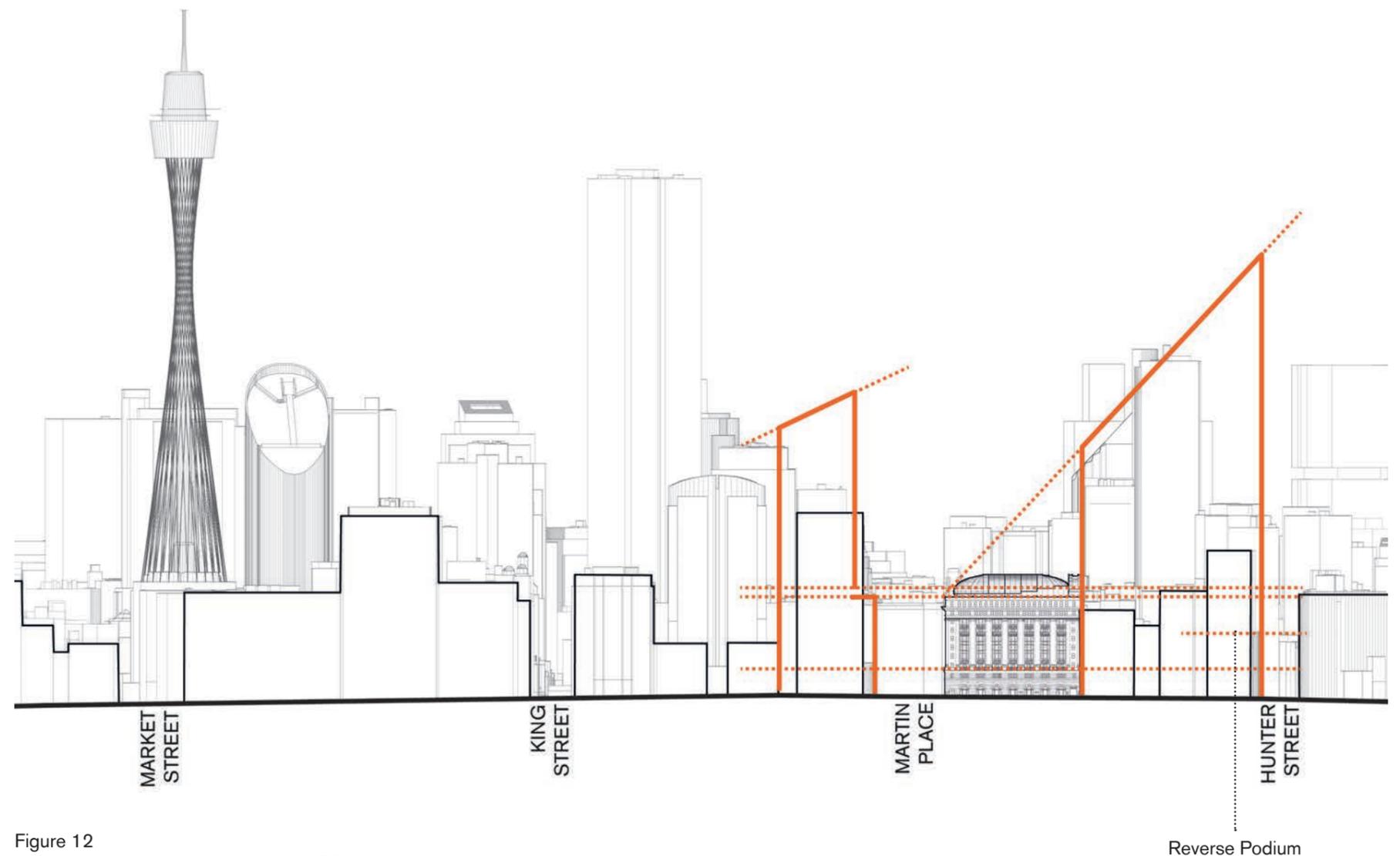


Figure 12

- Respond to principle alignments of 50 Martin Place
- Podium to relate to alignments of 50 Martin Place as shown in Urban Design Report
- Reverse Podium setback at Hunter Street is proposed in line with the urban design principle