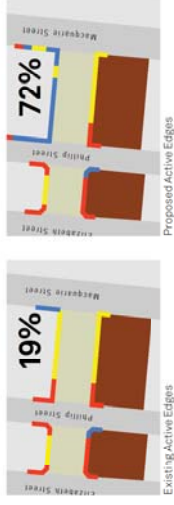


04 Public Domain Strategies

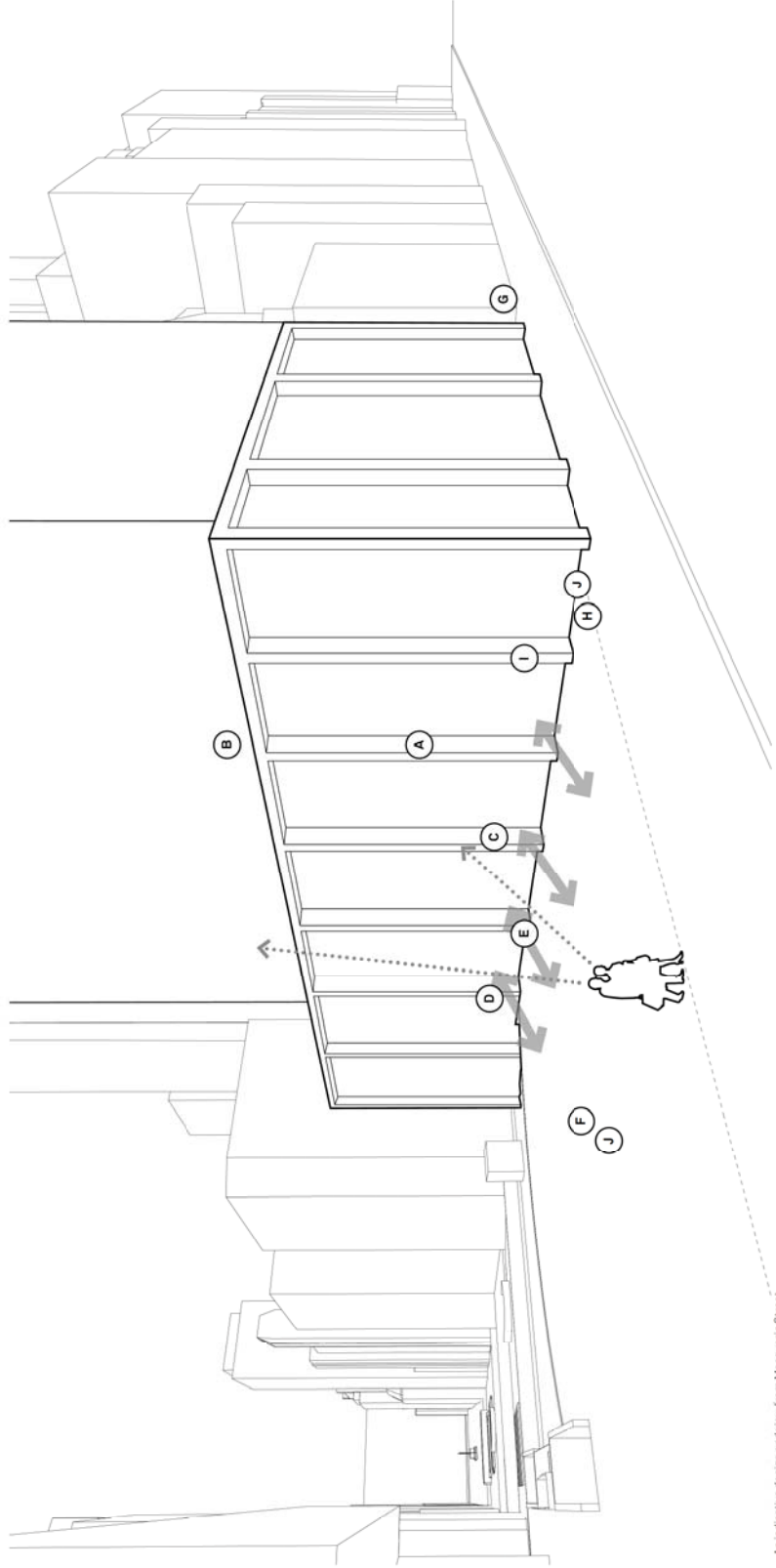
A vital edge

The redevelopment of this site provides the opportunity to greatly improve the vitality and visual engagement at street level creating a building which enhances the pedestrian experience, making the city a safer and more interesting place to walk.

The points below summarise some of the key strategies that may be used to provide an active frontage.



- A** – A highly transparent facade
- B** – A busy terrace day and night with a strong visual connection to the ground plane. An articulated facade that provides a massiveness from the oblique angle but is highly transparent face on
- C** – Foyer entrances that enable long views through to activity and St Stephens beyond
- D** – A diverse range of smaller retail frontages brought to the street edge
- E** – A stepped slab that provides a flush entry and level access to the street with multiple doors allowing activity to spill out onto the street
- F** – Accommodation to service and store items from public space
- G** – Mirimised service entries
- H** – High quality paving
- I** – High quality architectural detailing, materials and canopies of appropriate scale that provide a welcoming elevation
- J** – Outdoor dining areas



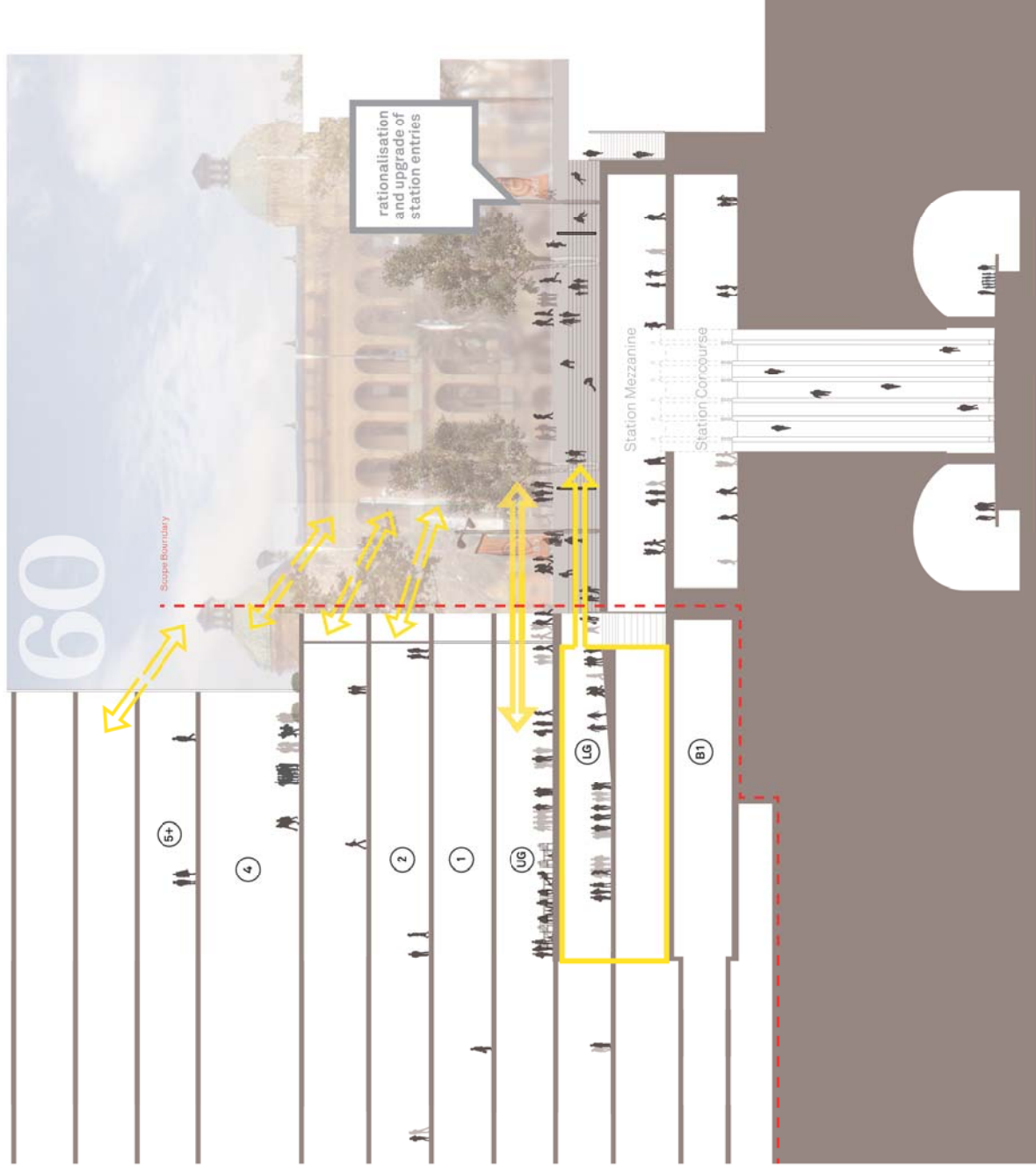
An indicative design and view from Macquarie Street

04 Public Domain Strategies

A public address

The intention is for the lower levels of the building to fully address Martin Place with a facade that is bustling with activity.

- (5+) – A highly transparent facade
- (4) – 1690m² terrace busy with day and night time activity
- (2) – Mezzanine with Bar/ Cafe/ Meeting rooms
- (1) – Office Lobby and meeting rooms
- (UG) – Retail + a grand civic room - the place to meet, maximising views of the heritage setting
- (LG) – A multi purpose auditorium with direct access from the lower level of Martin Place
- (B1) – Cyclist facilities and parking



An indicative section through Martin Place

04 Public Domain Strategies

A truly civic room

There is the possibility on Macquarie Street of creating a truly civic room of the quality and scale appropriate to such a prestigious heritage setting.

This room might provide a semi-public space to the podium facilities and auditorium while opening up views to St Stephens, maximising the available sunlight.

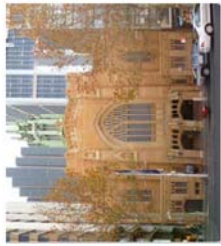


Figure 1. St Stephen's Uniting Church



Figure 2. Parliament House



Figure 3. Sydney Hospital

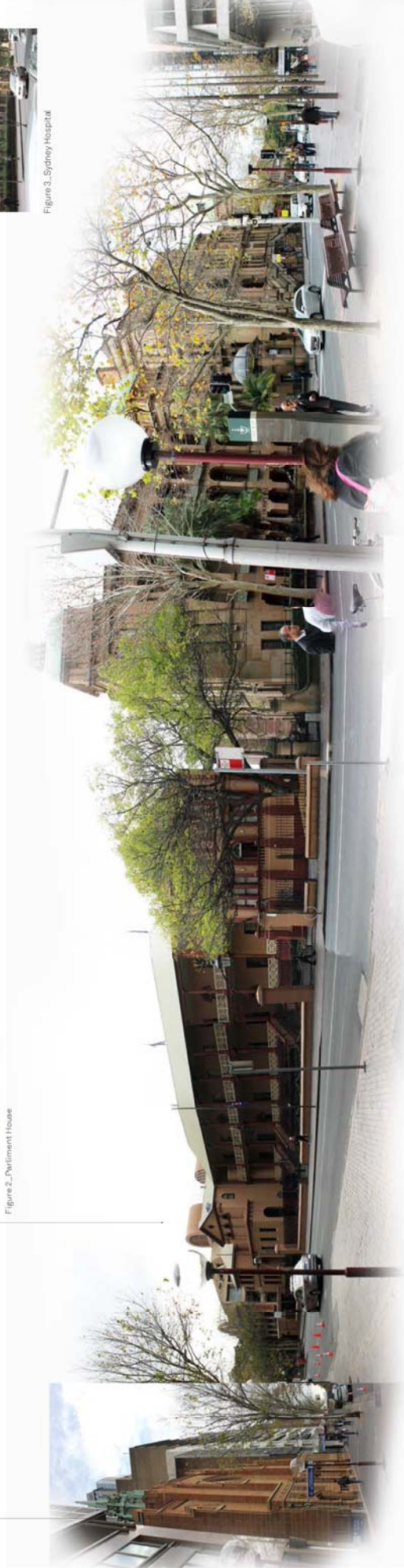


Figure 4. photograph taken on the Macquarie Street address, looking North-East

04 Public Domain Strategies



- Legend**
- Heritage (Built form)
 - Heritage (Open Space)
 - A Parliament House, 6 Macquarie Street, Sydney (1864)
 - B Sydney Hospital group including interiors, courtyard, forecourts and Fencibles.
 - C 8 Macquarie Street, Sydney (1865) including Chambers' Heritage Hall, including interior, 103 Macquarie Street, Sydney (1879)
 - D Martin Place Railway Station including interiors, 3 Martin Place, Sydney (1881)
 - E Former Australian Provincial Assurance (P&A) Building, 53-53 Martin Place, Sydney (1896)
 - F Reserve Bank, including interior, 65 Martin Place, Sydney (1887)
 - G Martin Place, Martin Place, Sydney (1888)

Figure 5. Heritage Map
Source: Based on City of Sydney/LEP 2012, Sheet HER_014

04 Public Domain Vision



Figure 1. An indicative design view from Macquarie Street

Indicative Public Domain Concept Visualisation

- A** Active facade
- B** Active terrace
- C** Retail
- D** Martin Place entrance
- E** Cafe
- F** Outdoor cafe
- G** Macquarie Street entrance



04 Public Domain Vision

Indicative Public Domain Concept Plan

Lower Ground Level, Phillip Street

- A** Retail units
- B** Lift to Martin Place Train Station
- C** Retail units set back
- Site Boundary



Figure 1_Lower Ground Level Plan_1:500 scale @ A3

04 Public Domain Vision

Indicative Public Domain Plan

Upper Ground Level, Macquarie Street

- A** Foyer cafe
- B** Outdoor cafe space
- C** Retail units
- D** Cafe
- E** Temporary Art
- Site Boundary

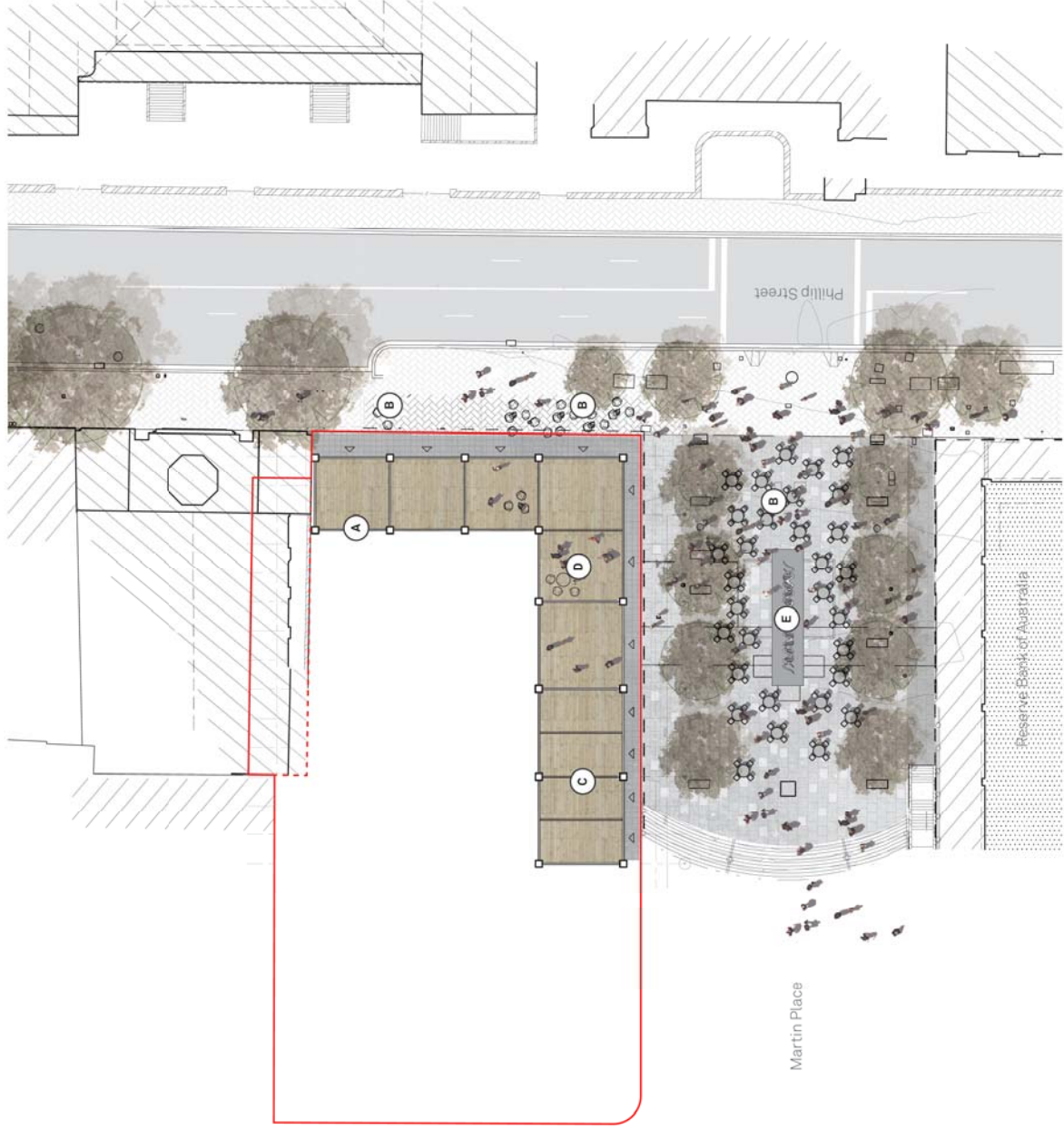


Figure 1. Upper Ground Level Plan, 1:500 scale @ A3

05 Built Form Strategies

Determining the proposed built form maximum envelope
Summary of overshadowing impacts
Summary of view impacts
Built form strategies

05 Built From Strategies

Determining the proposed built form maximum envelope

Controls

The key controls that determine the proposed built form maximum envelope are described in the letter dated 27 February 2013

"The CSPC indicated they would consider the merits of a development to replace the commercial tower that did not add to, and preferably reduced, the existing shadow profile on both the ground plane of Martin Place and the building facades on its southern edge. The critical date and period for assessment is as follows:

- 14 April;
- Between 12 noon and 2pm

The total area of shadow on both the ground plane and the building facades must each be less than or equal to the existing shadow, when assessed independently of each other. The height of the new building must be no higher than the existing building."

Further advice was given dated 19th June 2014, which relaxed the constraint with regard the existing height.

"The briefing was positively received by the committee. They saw merit in reinforcing the dominant street wall height to Macquarie Street with the nil-setback extension of the tower footprint to the 45m height level. They were comfortable with additional height (to 32 floors) within the envelope as shown, with the proviso that shadow impacts are handled sensitively."

Figure 1 and 2 illustrate the control times overlaid on the existing tower. When understood in conjunction with the existing overshadowing they demonstrate how the controls effectively pin the western edge of the tower to the existing position.

Solar Access Maximum Envelope

Figures 3 and 4 illustrate the existing tower.

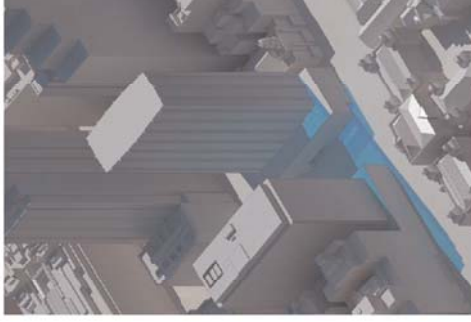


Figure 3 - Existing Tower

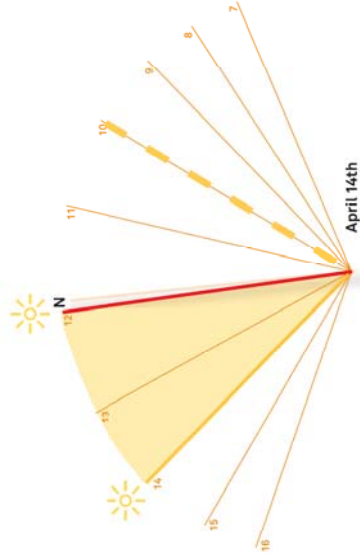


Figure 1 - Angles of the sun in plan view on April 14th

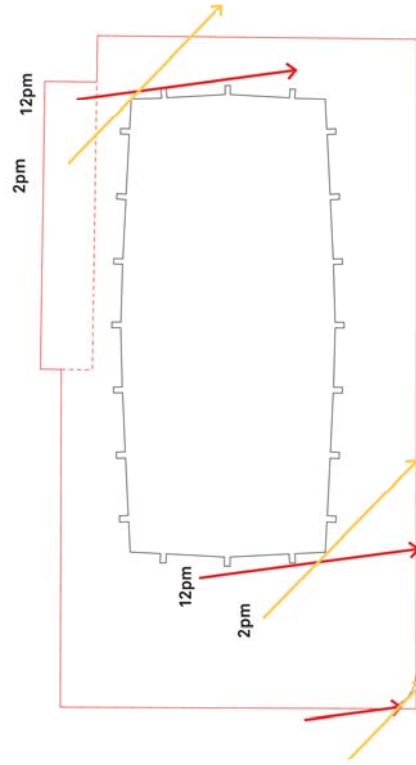


Figure 2 - Control Times

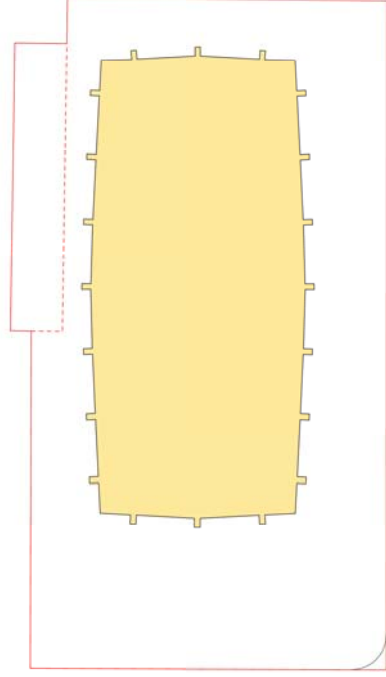


Figure 4 - Existing Tower

05 Built From Strategies

Solar Access Maximum Envelope

Figures 5 and 6 illustrate the maximum allowable envelope for the tower if the solar access controls were the only constraint.

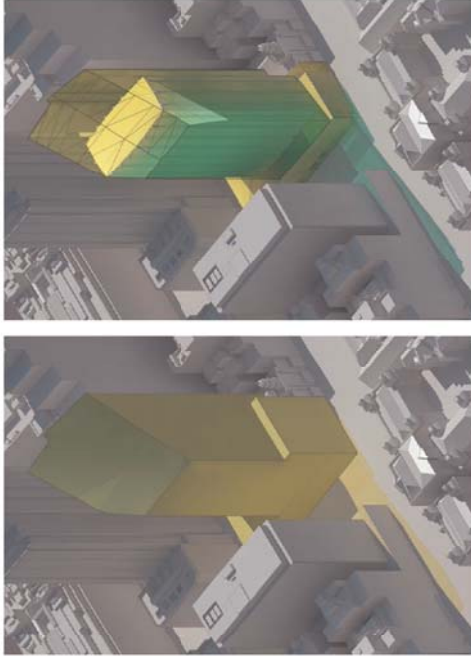


Figure 5 - Solar Access Maximum Envelope

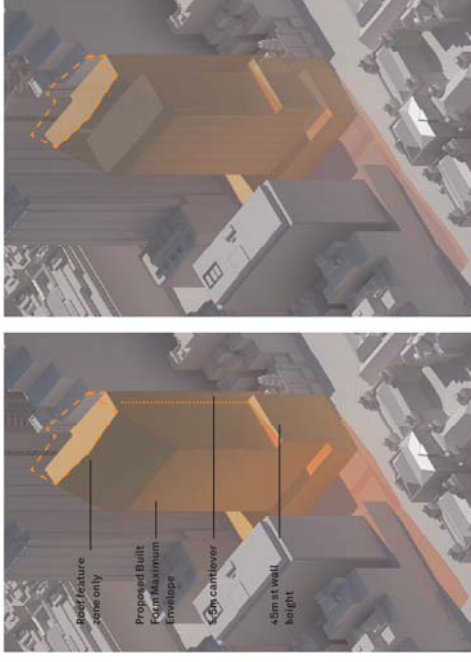


Figure 7 - Proposed Built Form Maximum Envelope

Proposed Built Form Maximum Envelope

Figures 7 and 8 describe the proposed built form maximum envelope for which approval is sought. It is based on the solar access maximum envelope but with the following modifications:

- setback to Martin Place to equal the existing RBA setback,
- setback above 45m to Macquarie St to equal the existing outside face of 60 Martin Place parallel to the Macquarie Street alignment
- defined roof feature zone shown dashed and sitting within the solar access maximum envelope - subject to further refinement during the preparation of a detailed DA for the site particularly in relation to potential overshadowing of Hyde Park Barracks forecourt.

The allowance for the roof feature zone will permit a design able to make a full contribution to the Sydney skyline as view from The Domain, Botanical Gardens and harbour.

- Legend
- Proposed building envelope
 - Maximum sun access envelope
 - Site boundary

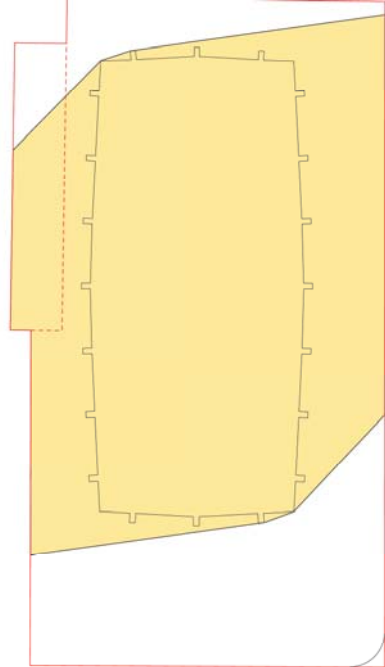


Figure 6 - Solar Access Maximum Envelope

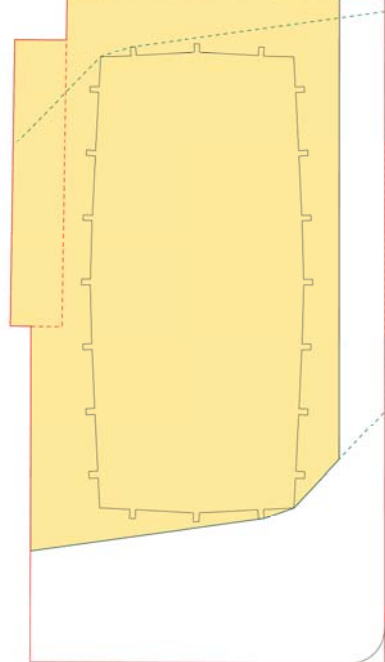


Figure 8 - Proposed Built Form Maximum Envelope

05 Built From Strategies

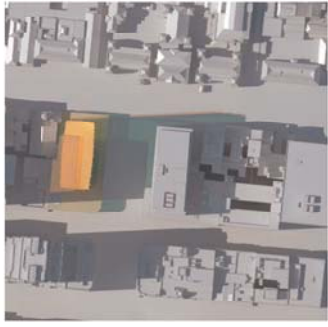
84

April 14

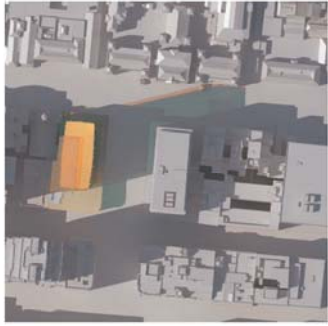
Summary of Overshadowing Impacts

The diagrams below provide a summary of the overshadowing impact of the proposed built form maximum envelope. Refer to the separate Overshadowing Impact Assessment in Appendix B for a full description of the impacts. Diagrams have been completed for every 10 minutes during the control period.

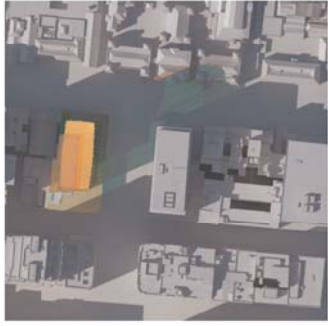
The figures below demonstrate that there is no additional overshadowing in Martin Place or on the RBA facade during the control time of April 14th 12pm - 2 pm.



12:00



12:30



13:00

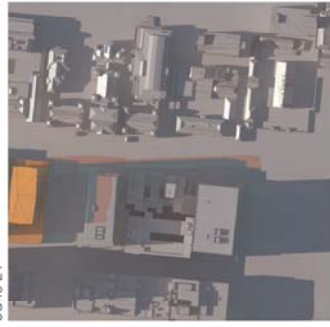


13:30

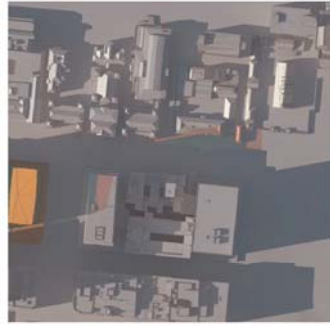


14:00

June 21



12:00



12:30



13:00



13:30



14:00

Legend

-  Existing overshadowing
-  Additional overshadowing
-  Additional sun

05 Built Form Strategies

Summary of View Impacts

A separate report provides full analysis of the impact of the proposed built form maximum envelope from key views around the city, refer Appendix G.

The view impact is summarised in the images below

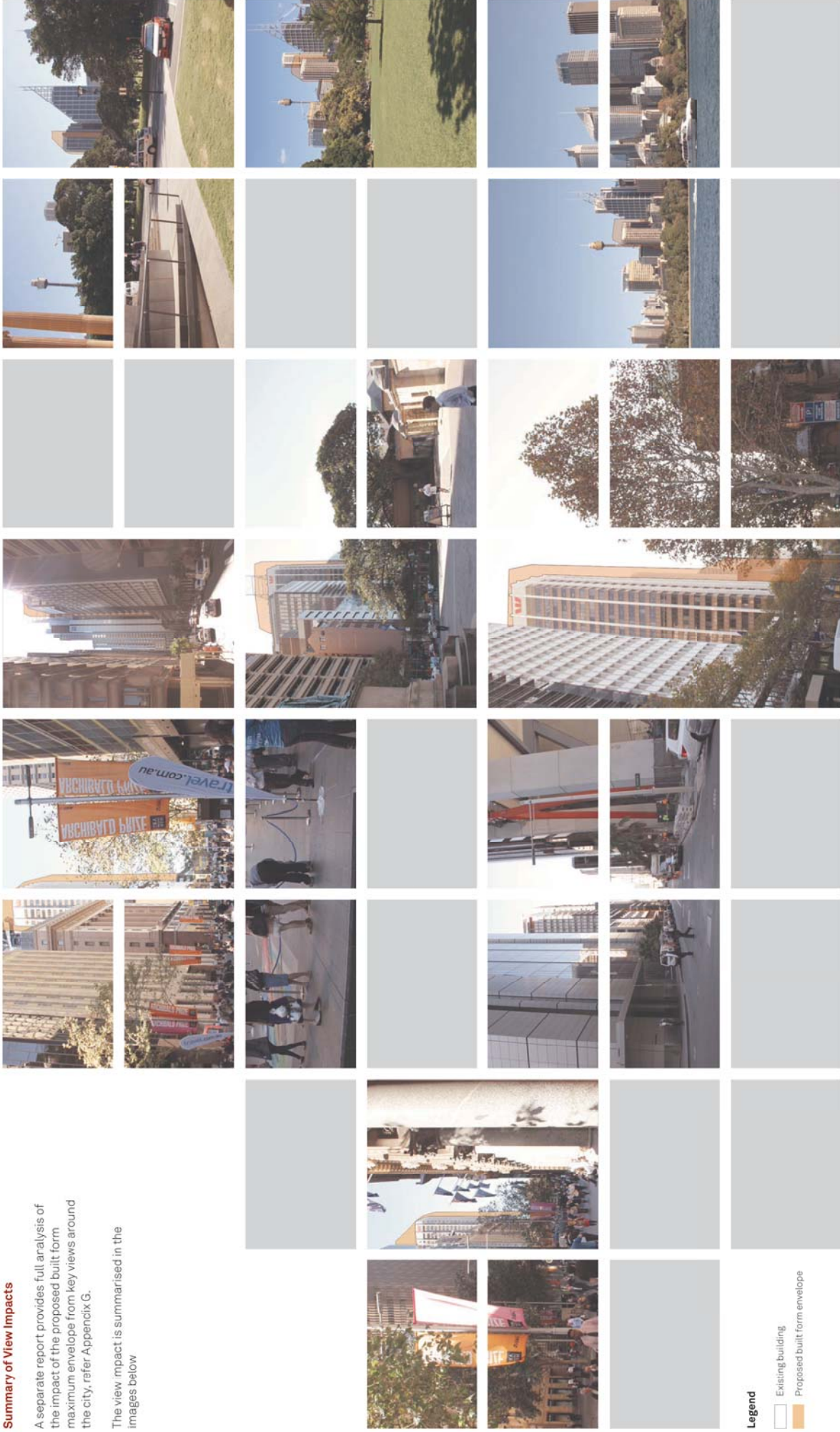


Figure 1. Views showing the impact of the Proposed Building Form Maximum Envelope

05 Built From Strategies

Macquarie Street

The elevation below describes the proposed built form maximum envelope and useful in highlighting some of the key issues in relation to Macquarie Street.

The proposal articulates the existing podium height approximately aligned with St Stephen's Church and the RBA. It also reinforces the 45m Macquarie Street wall height.

The setback to Martin Place is approximately equal to the RBA.

A continuity is sought between tower and podium with a clear expression of the tower coming to ground.

It is proposed that the tower design is articulated to respond to the general building wall height along Macquarie Street.

The propose roof feature zone will allow a future design the flexibility to make a positive contribution to the skyline.

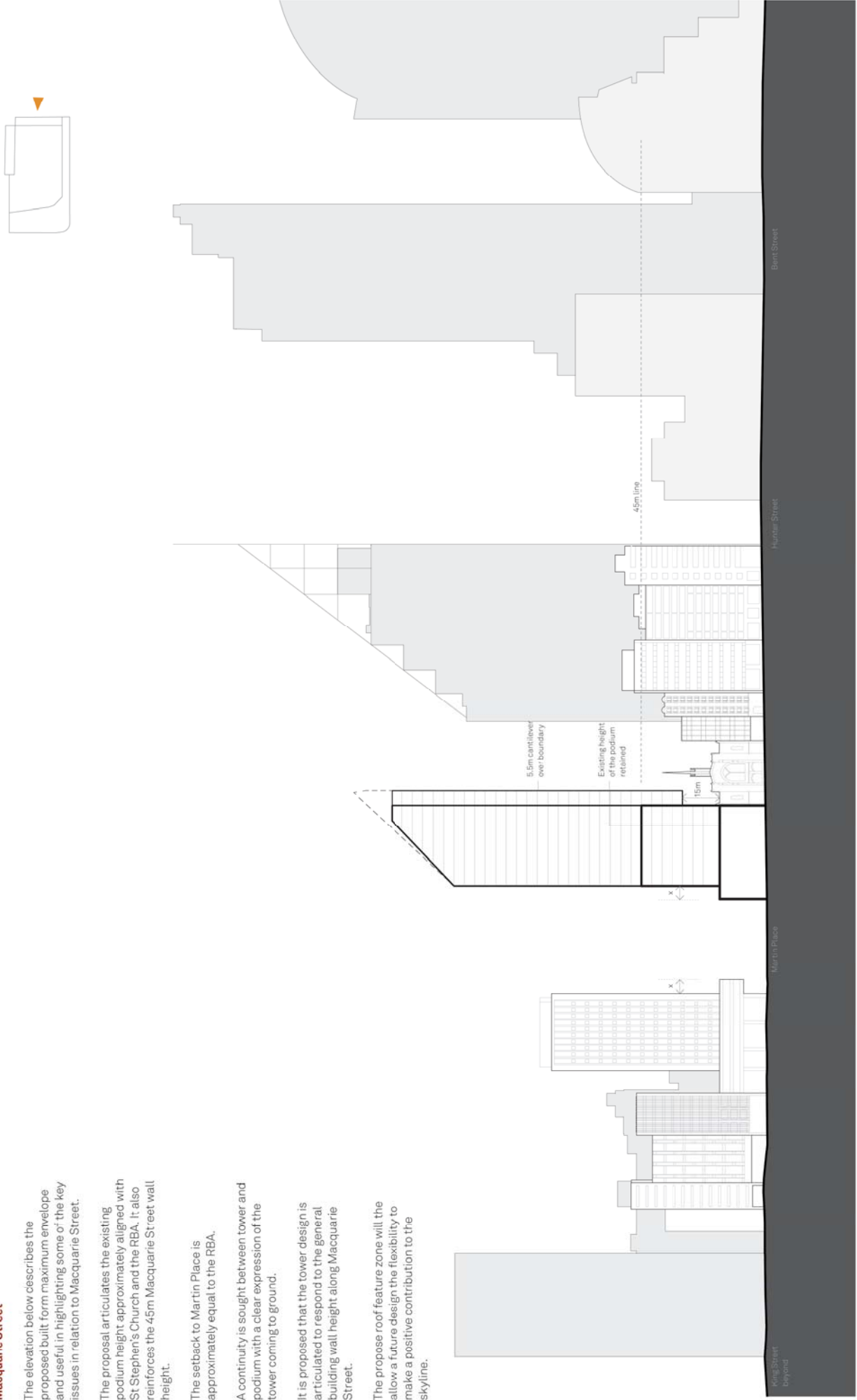


Figure 1. Elevation along Macquarie Street, looking West

05 Built From Strategies

Phillip Street

The existing podium height is retained to approximately align with the RBA building and the adjoining property; 126 Phillip Street.

The setback to Martin Place is approximately equal to the RBA.

A continuity is sought between tower and podium with a clear expression of the tower coming to ground.

The propose roof feature zone will the allow a future design the flexibility to make a positive contribution to the skyline.

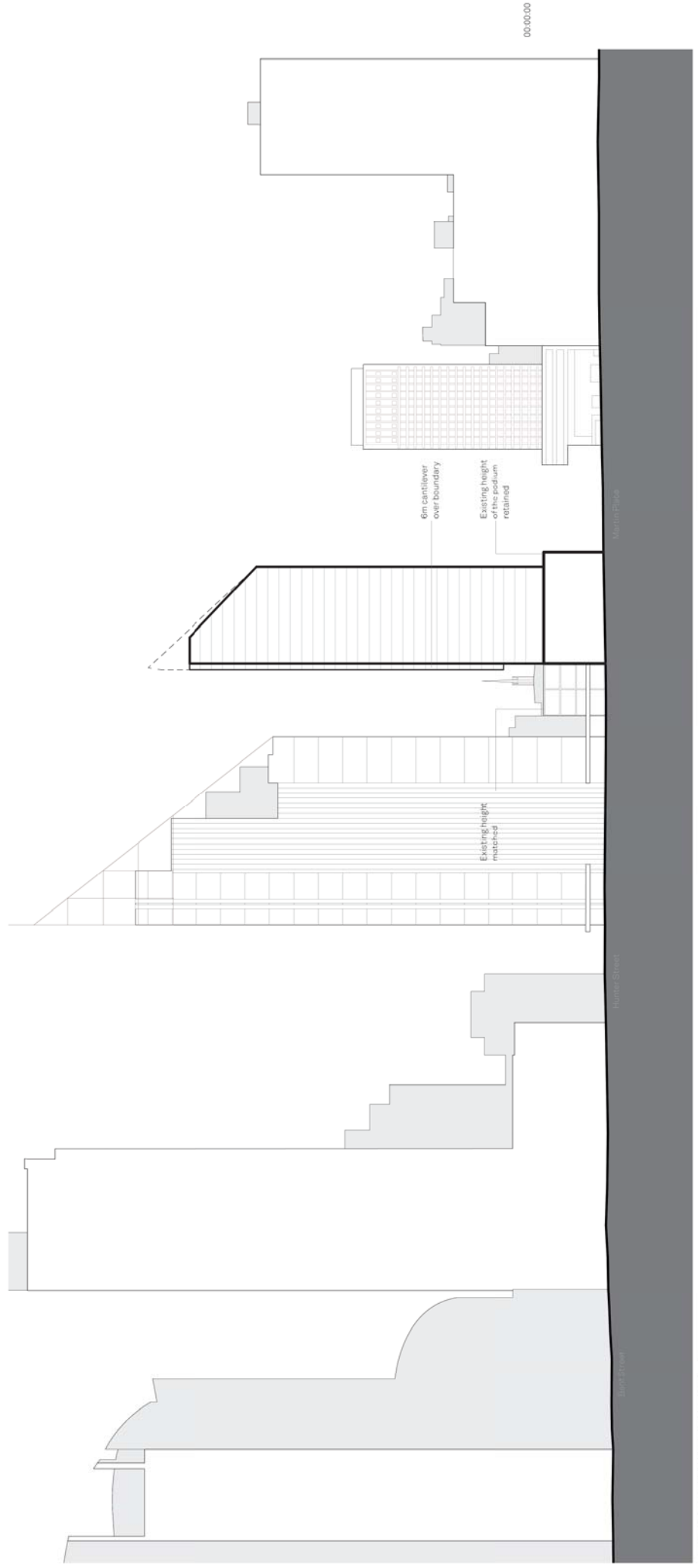


Figure 2. Elevation along Phillip Street, looking East

05 Built From Strategies

Macquarie Street

The proposal retains the existing podium height approximately aligned with St Stephen's Church and the RBA.

A continuity is sought between tower and podium with a clear expression of the tower coming to ground.

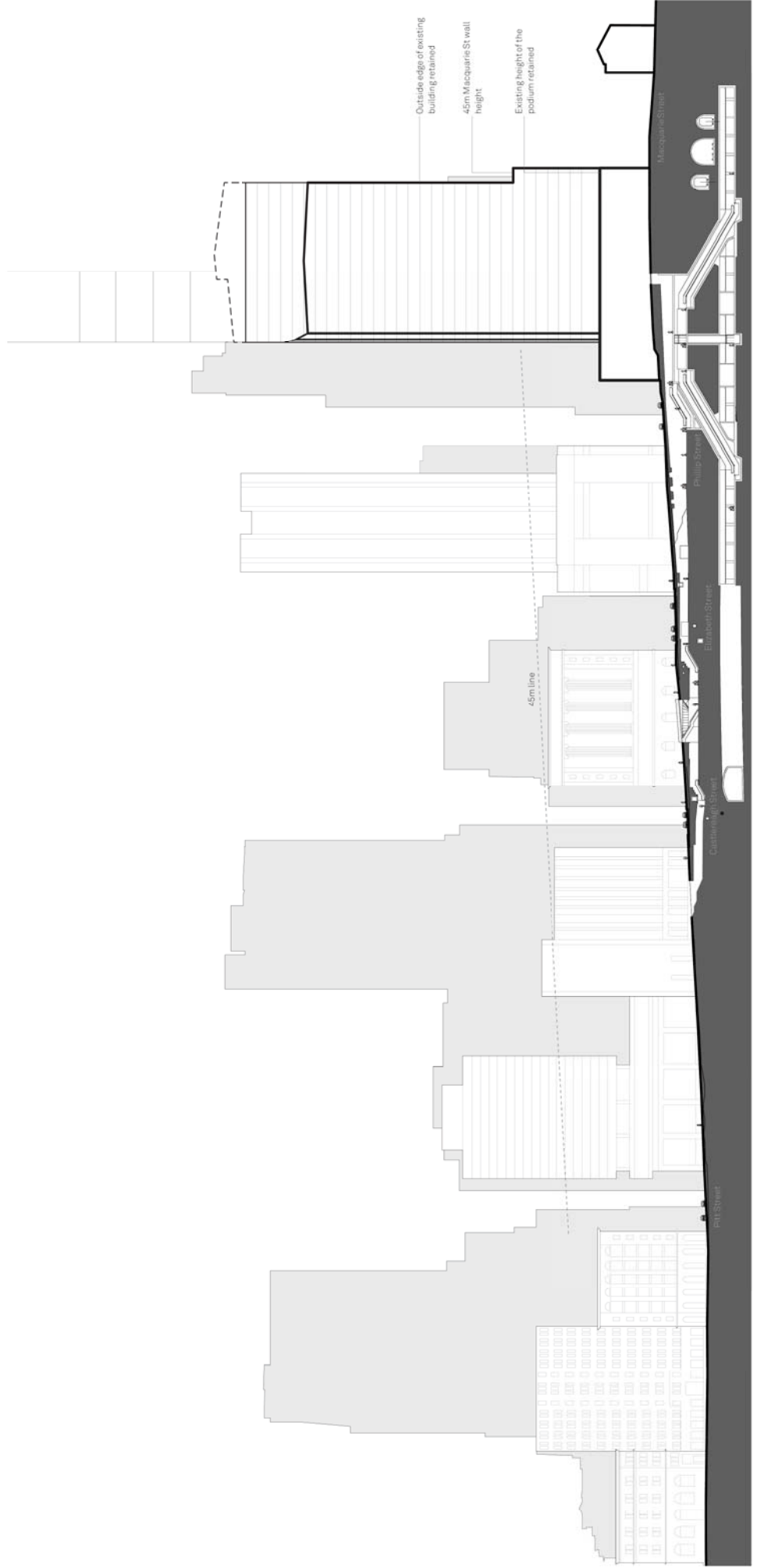


Figure 3. Elevation along Martin Place, looking North

05 Built From Strategies

CBD Skyline Analysis

The views below show the proposed built form maximum envelope in the context of the city skyline.

The allowance for an architectural roof feature zone will enable the redevelopment to make a positive contribution to the skyline and provide a stronger identity for the building.

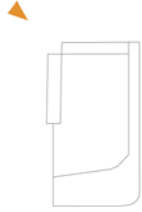


Figure 1. View from The Harbour

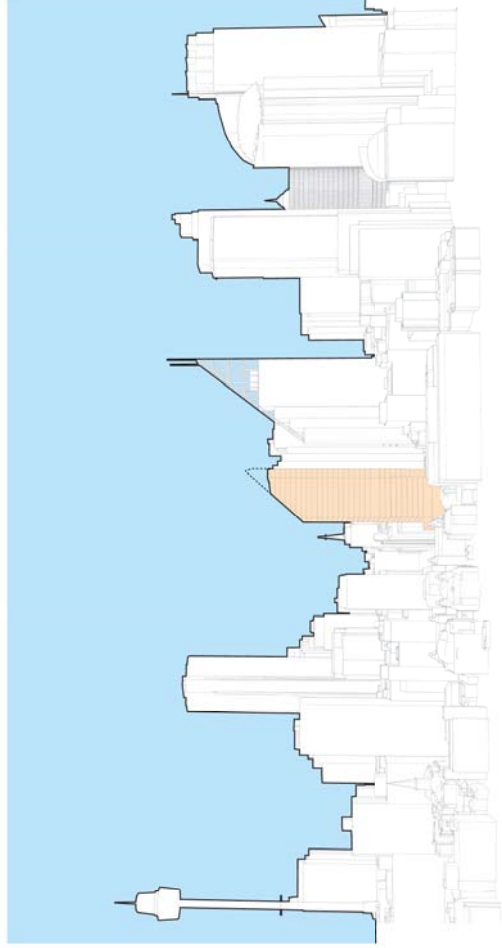


Figure 1. View from The Domain Park

06 Key Public Benefits

The development will enable:

1. Commercial Growth and Innovation
2. Sustainability
3. Integrated Transport for a Connected City
4. A City for Pedestrians & Cyclists
5. A Lively & Engaging City Centre
6. A Vibrant Local Business & Economy
7. A Cultural and Creative City

06 Key Public Benefits

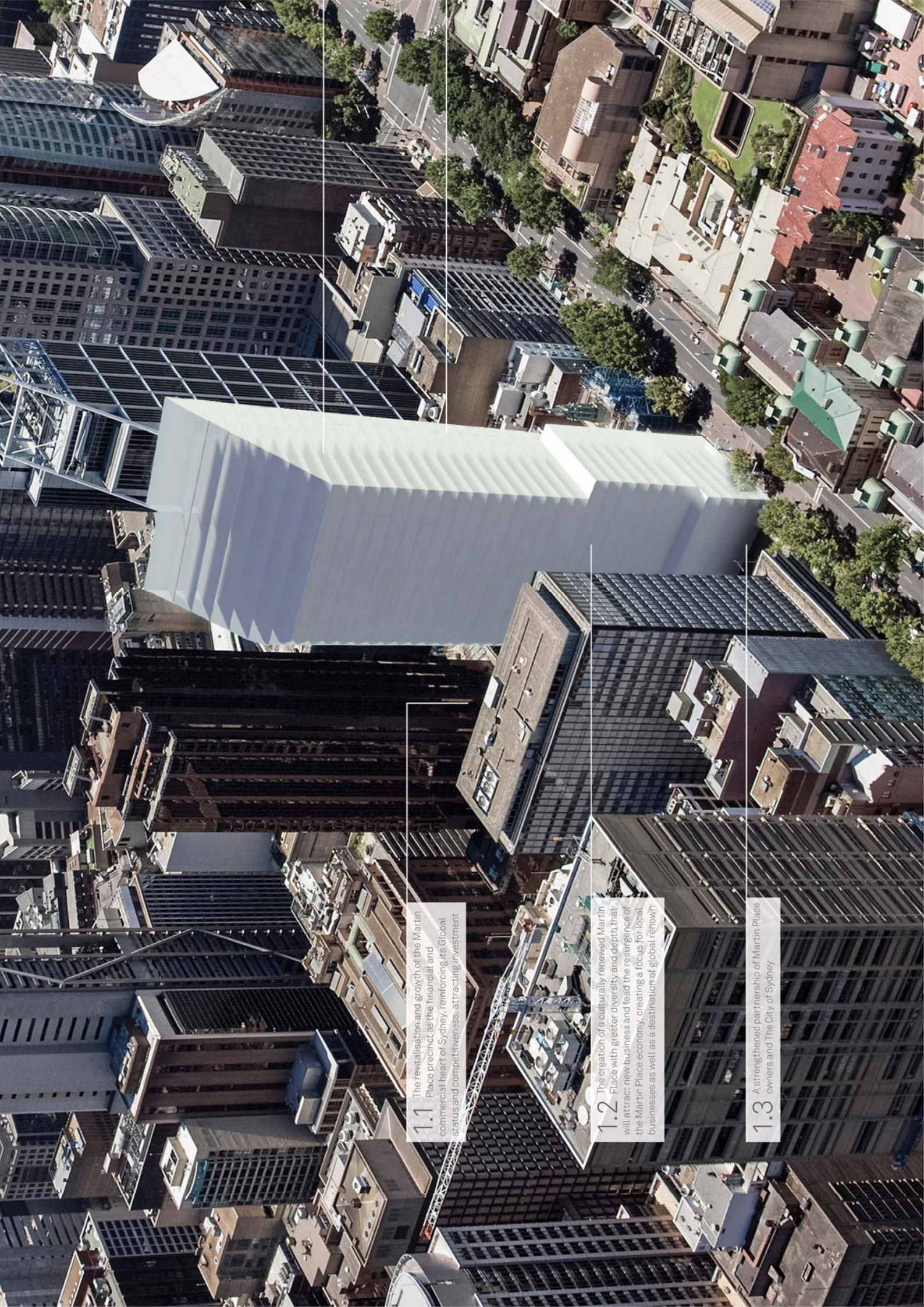
1. Commercial Growth and Innovation	2. Sustainability	3. Integrated Transport for a Connected City
<p>1.1 The revitalisation and growth of the Martin Place precinct as the financial and commercial heart of Sydney, reinforcing its Global status and competitiveness, attracting investment</p>	<p>2.1 A low carbon building exemplifying best practice and contributing to Sydney as a leading city in environmental innovation</p>	<p>3.1 A clearer and improved pedestrian link to Martin Place Station</p>
<p>1.2 A strengthened partnership of Martin Place owners and The City of Sydney</p>	<p>2.2 Excellence in environmentally sustainable design, responding to energy use, water efficiency and waste management</p>	<p>3.2 A 50 % reduction in the number of car park entries</p>
<p>1.3 The design of a new and innovative landmark building which offers premium grade commercial floor space built to the highest ESG standards and attracting global business</p>		

06 Key Public Benefits

Summary

The redevelopment of 60 Martin Place will enable the key public benefits summarised below organised in relation to the key Sustainable Sydney 2030 objectives.

4. A City for Pedestrians & Cyclists	5. A Lively & Engaging City Centre	6. A Vibrant Local Business & Economy	7. A Cultural & Creative City
<p>4.1 A greatly improved and activated edge to a potentially transformed public space, increasing the vitality and liveliness of Martin place and the liveable green network</p>	<p>5.1 The creation of an arrival or destination point at the Eastern end of Martin Place, reinforcing its role as the civic and financial centre of Sydney.</p>	<p>6.1 The provision of approximately 1070 m² of retail attracting smaller businesses into the city centre and creating a vibrant, accessible place to meet, shop, eat and interact throughout the day and night.</p>	<p>7.1 Support for cultural activity by enhancing and defining a truly civic space that may encourage a variety of creative and temporary programmes complementing the other opportunities along Martin Place</p>
<p>4.2 A greatly improved provision for cyclists supporting riding/walking to work and lunchtime activities</p>	<p>5.2 Achieving a 72% active edge and a greater diversity of programmes that will bring life to the street throughout the day and night.</p>	<p>6.2 Approximately 38,000 m² of total net leasable area that will attract new business and lead the resurgence of the Martin Place economy</p>	<p>7.2 A development that enhances and responds sensitively to the rich heritage setting, opening up views to St-Stephens and creating spaces that reflect the civic scale and significance of Macquarie Street</p>
<p>5.3 The extension of this active edge throughout the podium creating a destination and support for the business community culminating in 1690 m² of usable podium terrace space, low enough to be visibly connected to Martin Place.</p>	<p>5.4 A development that provides no additional overshadowing to the ground plane of Martin Place and the elevation of the Reserve Bank during the significant times of the year and sensitively deals with any overshadowing on the forecourt of Hyde Park Barracks. *</p>		<p>7.3 The opportunity to provide a new multipurpose venue accessed directly off Martin place, accommodating a diverse range of events and providing a focal point for the community.</p>



1.1 The revitalisation and growth of the Martin Place precinct as the financial and commercial heart of Sydney, reinforcing its Global status and competitiveness, attracting investment

1.2 The creation of a culturally renewed Martin Place with greater diversity and depth that will attract new business and lead the resurgence of the Martin Place economy, creating a focus for local businesses as well as a destination of global renown

1.3 A strengthened partnership of Martin Place owners and The City of Sydney

06 Key Public Benefits

95

The development will enable:

1. Commercial Growth and Innovation
2. Sustainability
3. Integrated Transport for a Connected City
4. A City for Pedestrians & Cyclists
5. A Lively & Engaging City Centre
6. A Vibrant Local Business & Economy
7. A Cultural and Creative City



1.4 The design of a new and innovative landmark building which offers premium grade commercial floor space built to the highest ESD standards and attracting global business

2.1 A low carbon building exemplifying best practice and contributing to Sydney as a leading city in environmental innovation

“contributing to Sydney
as a leading city in
environmental innovation”

Figure 1. Aerial, looking North West

06 Key Public Benefits

96

The development will enable:

1. Commercial Growth and Sustained Innovation
2. Sustainability
3. Integrated Transport for a Connected City
4. A City for Pedestrians & Cyclists
5. A Lively & Engaging City Centre
6. A Vibrant Local Business & Economy
7. A Cultural and Creative City

7.1 Support for cultural activity by enhancing and defining a truly civic space that may encourage a variety of creative and temporary programmes complementing the other opportunities along Martin Place

5.4 A development that provides no additional overshadowing to the ground plane of Martin Place and the elevation of the Reserve Bank during the significant times of the year*

“reflecting and respecting the civic scale of Macquarie Street”

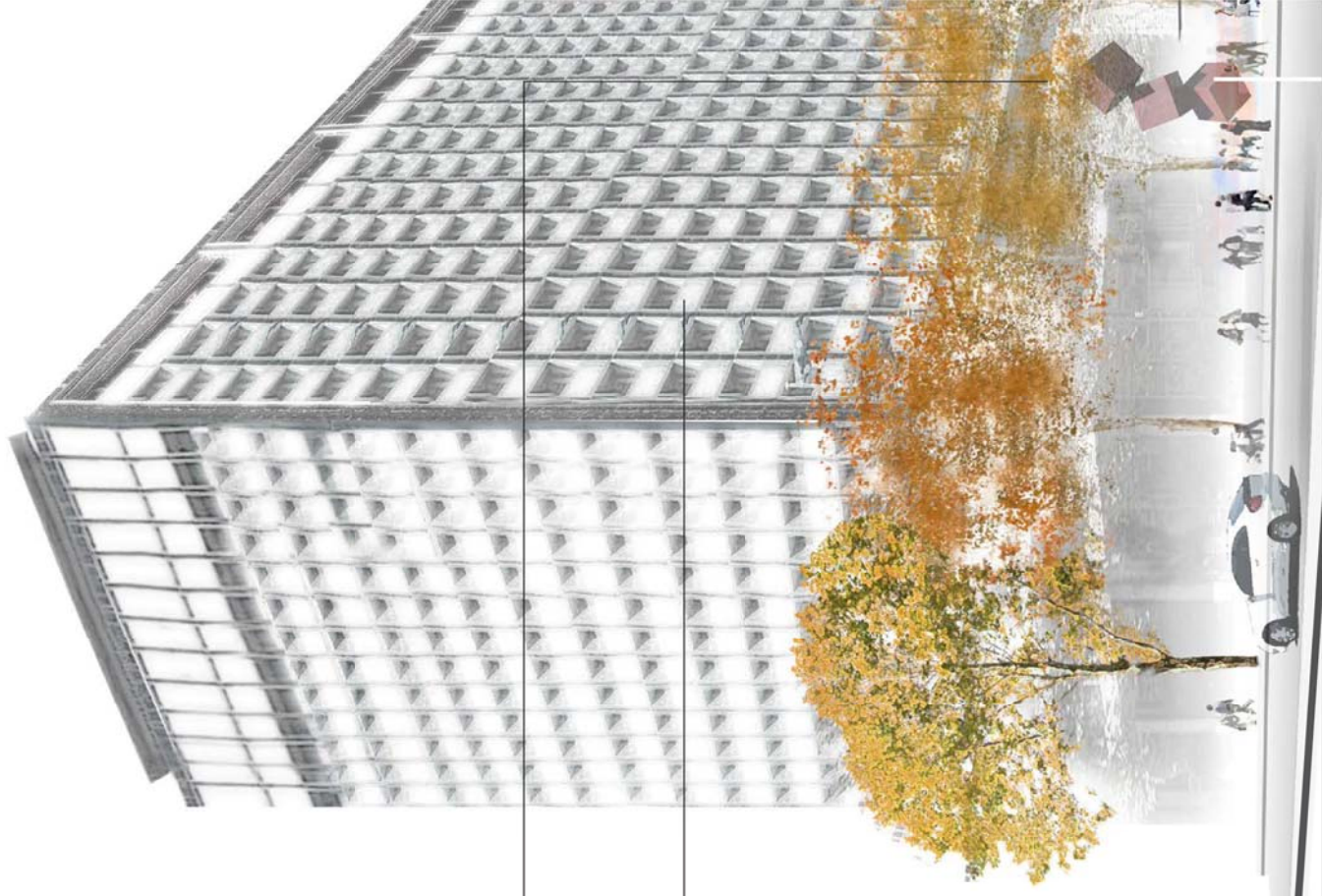
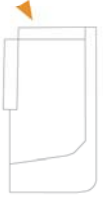


Figure 2. View of Macquarie Street, looking West

4.1 A greatly improved and activated edge to a potentially transformed public space, increasing the vitality and liveliness of Martin place and the liveable green network



2.2 Excellence in environmentally sustainable design responding to energy use, water efficiency and waste management

7.2 A development that enhances and responds sensitively to the rich heritage setting, opening up views to St Stephens and creating spaces that reflect the civic scale and significance of Macquarie Street

4.2 A greatly improved provision for cyclists supporting riding/ walking to work and lunchtime activities

