

06 Key Public Benefits

The development will enable:

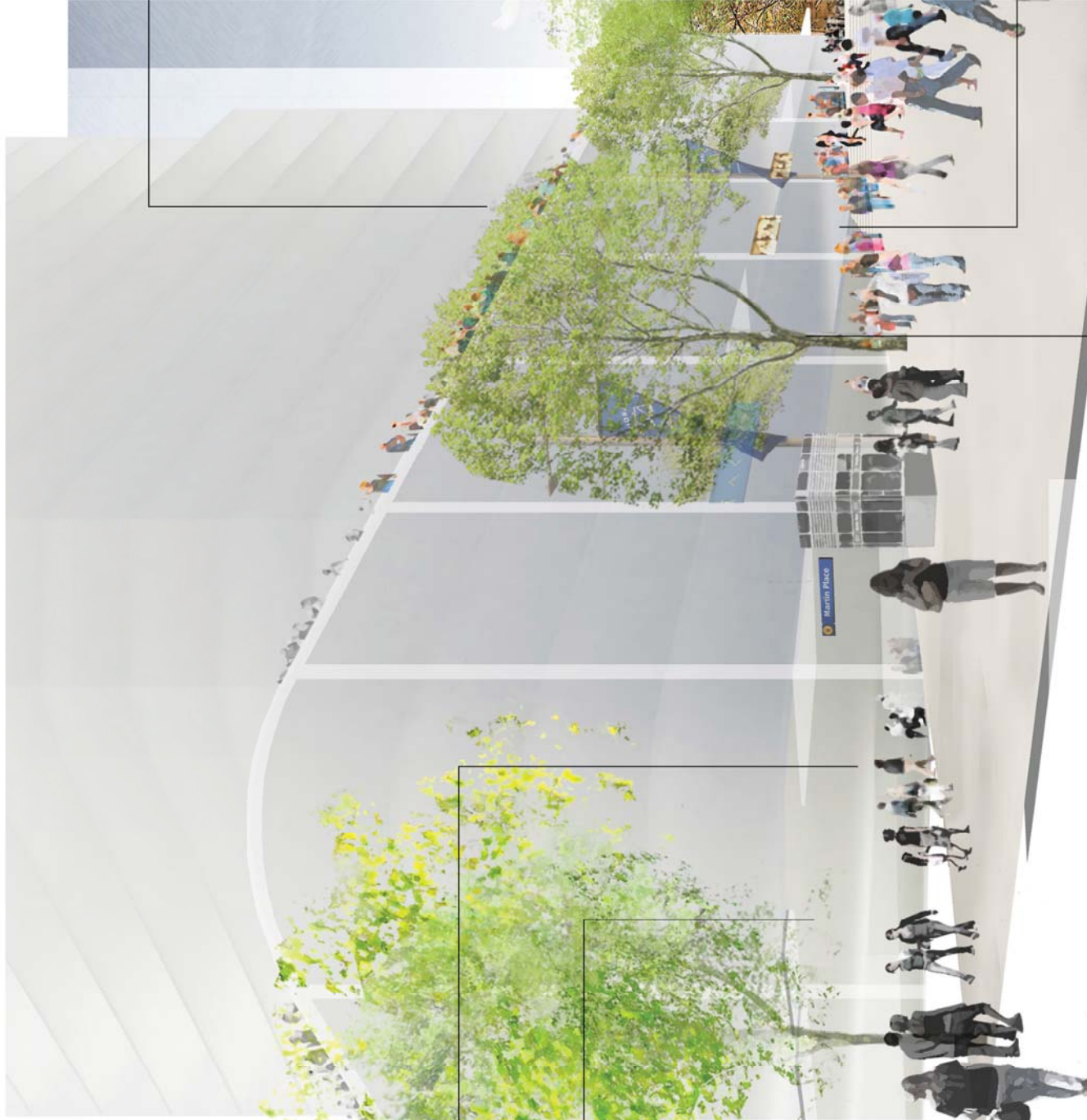
1. Commercial Growth and Sustained Innovation
2. Sustainability
3. Integrated Transport for a Connected City
4. A City for Pedestrians & Cyclists
5. A Lively & Engaging City Centre
6. A Vibrant Local Business & Economy
7. A Cultural and Creative City

3.1 A clearer and improved pedestrian link to Martin Place Station

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.

3.2 A 50% reduction in the number of car park entries

Figure 3. View from Phillip Street, looking North East



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.



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.

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.

“achieving a 72% active edge...
1070 m² of retail... and 1690 m²
of usable podium terrace ”

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.



APPENDIX

A

A Planning Provisions

Amendment to LEP

The following sets out the proposed standalone clause to be known as Clause 6.27 in Part 6 Division 5 Site specific provisions. Words proposed to be included are shown in bold italics.

6.27 60 Martin Place Redevelopment

- (1) This clause applies to the land identified as Area 5 on the Height of Buildings Map, being Lot 1, DP 221322 and part Lot 1, DP 185400.
Note: Land currently known as 58-60 Martin Place and Part 197 Macquarie Street, Sydney.
- (2) The objective of this clause is to provide for a redevelopment of the existing commercial tower on Lot 1, DP 221322 and part Lot 1, DP 185400 by determining a maximum height appropriate to the condition of the site and its context.
- (3) The consent authority may grant development consent to a building that projects higher than the Martin Place Sun Access Plane 5B, but only if the consent authority is satisfied that:
 - (a) the building height does not exceed the maximum height shown for the land on the Height of Buildings Map;
 - (b) the overshadowing caused by the building between 12.00 and 14.00 on 14 April in any year will be no greater after the development is carried out than it would be if the development were not carried out;
 - (c) the overshadowing caused by the building at 12.00 on 21 June in any year will be no greater after the development is carried out than it would be if the development were not carried out.
- (4) Despite subclause (3), the maximum height of any building resulting from the carrying out of development on land to which this clause applies may exceed RL167.1 for plant and lift overruns, but only if the consent authority is satisfied that:
 - (a) no GFA is proposed above the height of RL167.1; and
 - (b) all structures above a height of RL167.1 are appropriately screened and incorporated into an architectural roof feature.

Amendments to Sydney DCP 2012

In light of the nature of this proposal to amend the SLEP 2012, and the significant urban design and associated analysis which has been undertaken to justify this amendment, it is considered appropriate that a concurrent site specific amendment be undertaken to the Sydney DCP 2012.

It is proposed for this amendment to be included in 'Section 6: Specific sites' of the Sydney DCP 2012. The site specific controls proposed to be included as Section 6.3.3 of the Sydney DCP 2012 include key objectives for the redevelopment of the site and principal development controls to guide the built form.

It is proposed that 'Figure 6.1: Specific Sites Map' in the Sydney DCP 2012 be amended to include the site and building envelope diagrams be provided, similar to the existing diagrams relating to other significant sites. These diagrams and the environmental assessment in this report address all of the requirements for DCPs as outlined in Clause 7.20 of the SLEP 2012.

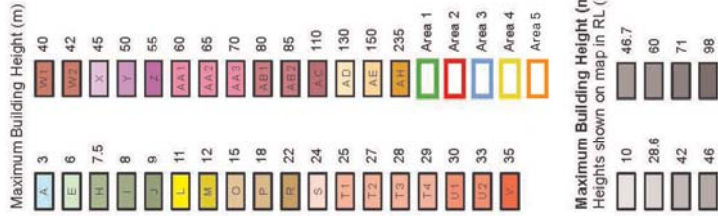


Figure 2 - Heights of Buildings Map - Sheet HOB_D14 - Sydney Local Environmental Plan 2012

A Planning Provisions

Proposed Objectives for Development Amendment to DCP

Development on the site is to achieve the following objectives:¹

- The total area of shadow on both the ground plane of Martin Place and the adjacent building façades fronting Martin Place must each be less than or equal to the existing shadow.
- Overshadowing to the forecourt of the Hyde Park Barracks must be limited to an acceptable amount to maintain a high level of public amenity.
- Provide a building envelope which enables the redevelopment of the site to create a new iconic building in the Martin Place Precinct, contributing to the revitalisation of Martin Place as the commercial, civic and commemorative heart of Sydney.
- The street alignment of Martin Place, Macquarie Street and Phillip Street is to be maintained and emphasised in the redevelopment of the podium.
- The orthogonal grain of the Martin Place Precinct should be maintained through providing a podium element which responds to the existing built form of significant buildings within Martin Place and along Macquarie Street.
- The setbacks above the podium must reflect and respect the civic scale of the site and respond to the adjacent RBA Building and St Stephen's Church.
- The floor plate of the tower element should be configured to maximise internal amenity, with flexibility in the final layout and the capturing of views to the east, south and west.
- Unity and simplicity should be achieved through connecting the podium and tower element into a single readable piece of architecture.
- Manage potential wind effects and enhance pedestrian comfort in active areas of the redevelopment.
- Provide the opportunity to activate a majority of the Martin Place, Macquarie Street and Phillip Street frontages; and
- Achieve high levels of sustainability through adopting market leading practices into any redevelopment.

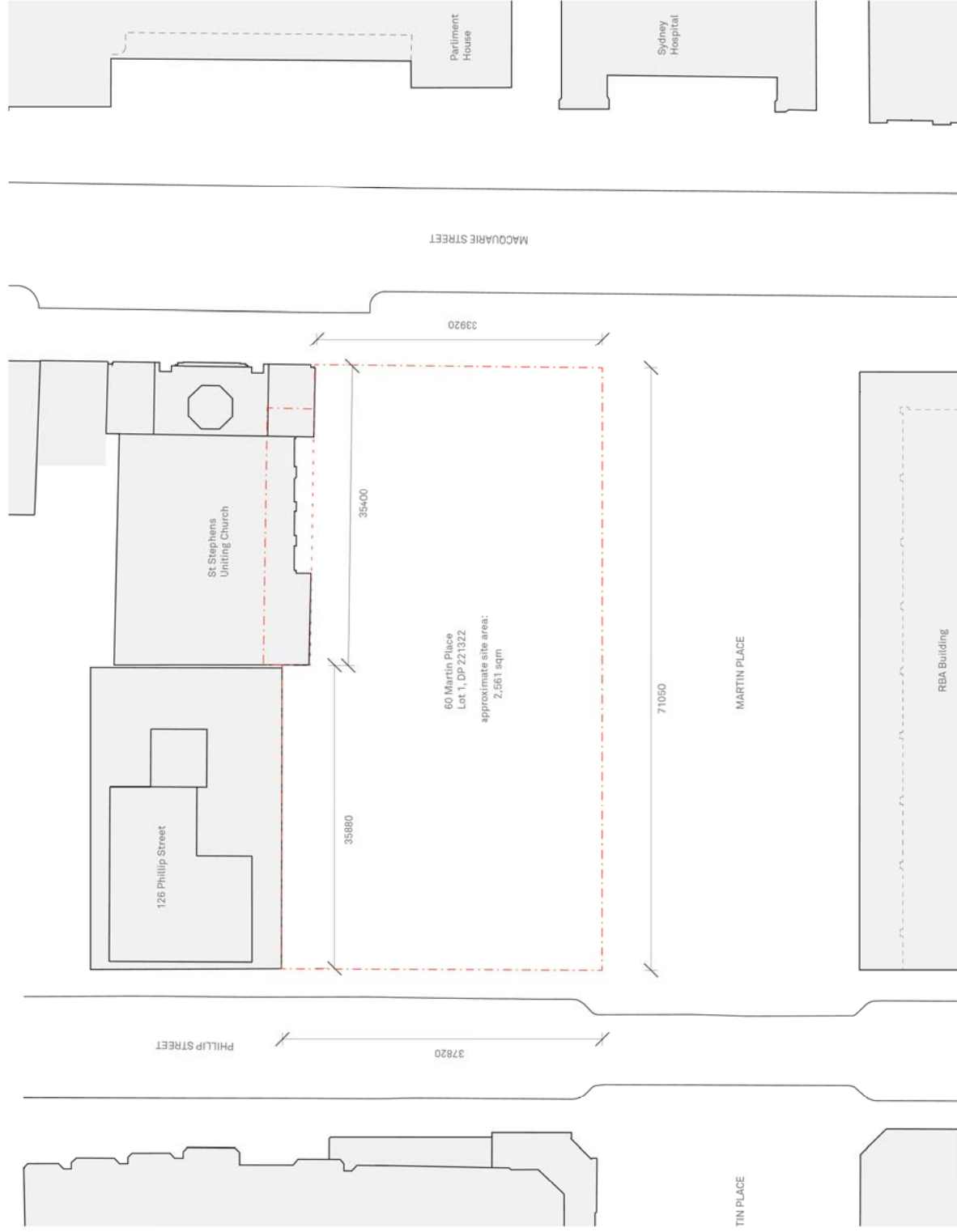


Figure 3. Location Plan 1:500@ A3

A Planning Provisions

Proposed Provisions_ Amendment to DCP

It is proposed to include the following provisions.

The development of the 60 Martin Place site is to be within the maximum building envelope illustrated in Figure 3 and Figure 4 below.

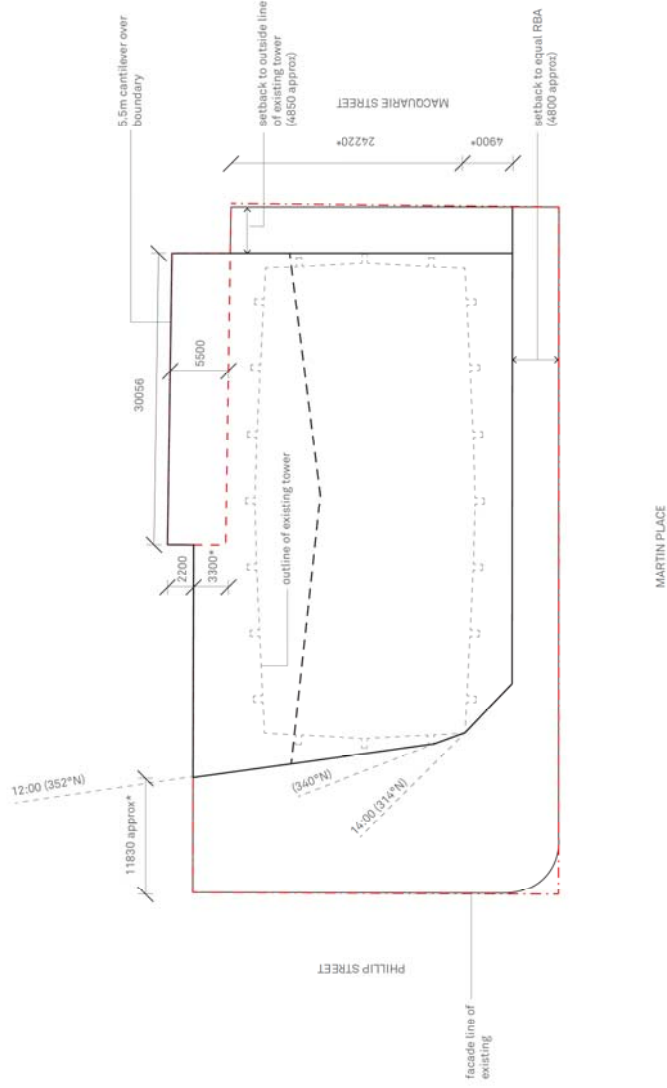


Figure 4. Plan 1:500@ A3
*dimensions defined by existing conditions

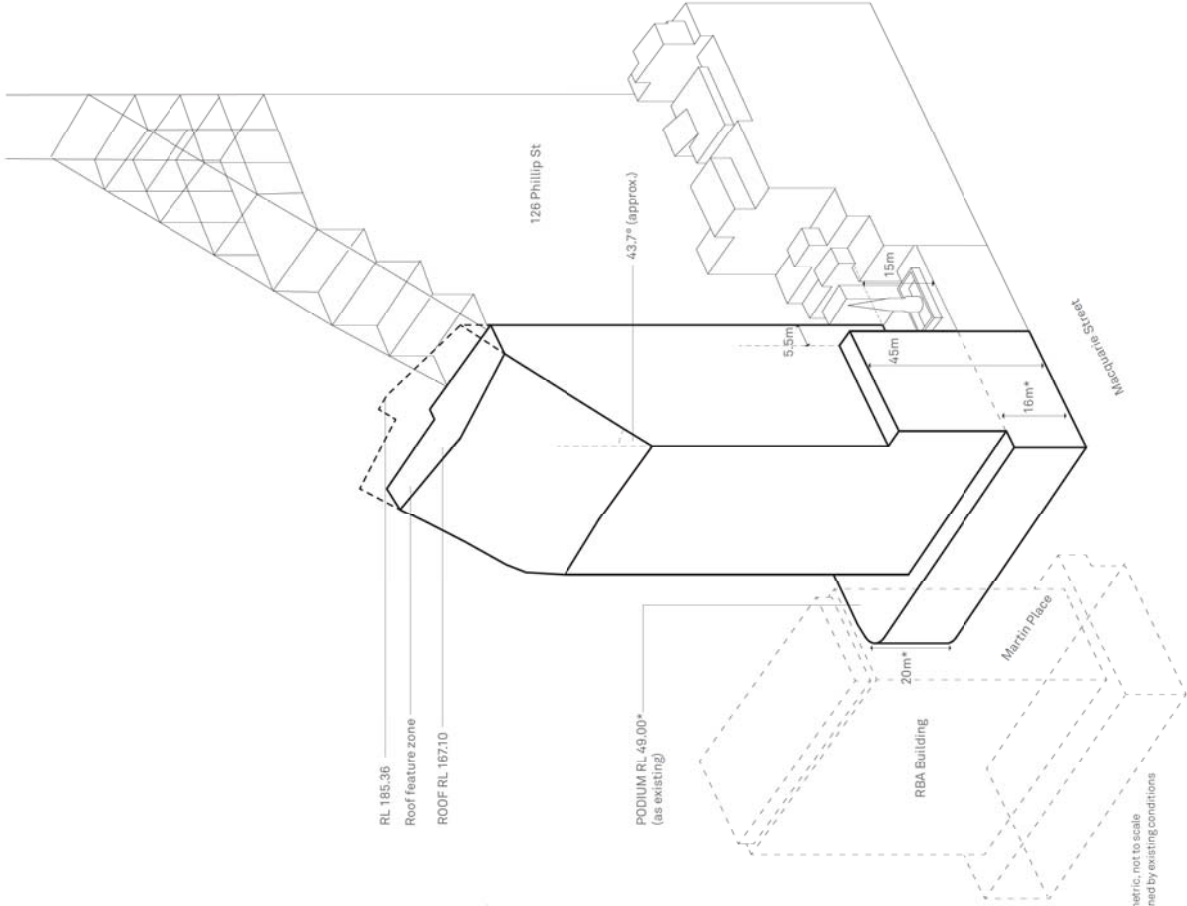


Figure 5. Axonometric, not to scale
*dimensions defined by existing conditions

A Planning Provisions

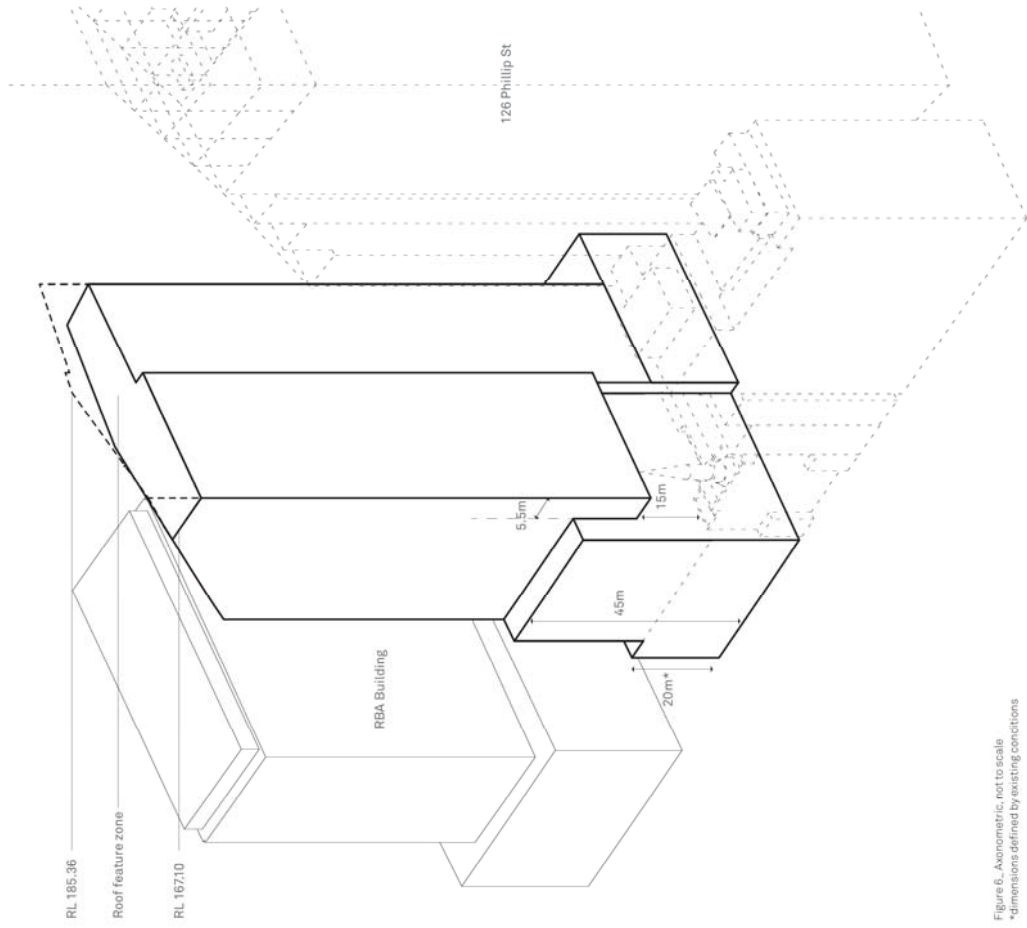


Figure 6. Axonometric, not to scale
*dimensions defined by existing conditions

Australia	China	South East Asia
Adelaide	Beijing	Bangkok
HASSELL	HASSELL	HASSELL
Level 5	Building A7	Unit 4A 17F Paso Tower
70 Hindmarsh Square	50 Anijiatou	88 Silom Road
Adelaide SA	Chaoyang District	Suriyawongse Bangrak
Australia 5000	Beijing 100125 China	Bangkok 10500 Thailand
T +61 8 8220 5000	T +8610 5126 6908	T +66 2231 6399
E adelaide@hassellstudio.com	E beijing@hassellstudio.com	E bangkok@hassellstudio.com
Brisbane	Hong Kong SAR	Singapore
HASSELL	HASSELL	HASSELL
36 Warry Street	22F, 169 Electric Road	33 Tras Street #02-01
Fortitude Valley QLD	North Point Hong Kong SAR	078973 Singapore
Australia 4006	T +852 2552 9098	T +65 6224 4688
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Perth	Shenzhen	London
HASSELL	HASSELL	HASSELL
Podium Level, Central Park	1212, Landmark	Level 2, Morelands
152 - 158 St Georges Terrace	4028 Jintian Road	17 - 21 Old Street
Perth WA	Futian District	Clerkenwell
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