



Client: Investa Nominees Pty Ltd ATF 60 Martin Place Trust

60 Martin Place, Sydney

Site Analysis and Statement of Heritage Impact Statement



July 2014

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Introduction

1.0

1.1 Background

This heritage evaluation and assessment of the impact of 60 Martin Place, Sydney, has been prepared for the joint property owners Investa Nominees Pty Ltd ATF 60 Martin Place Trust and supports a Planning Proposal for a Local Environmental Plan (LEP) and Development Control Plan (DCP) amendment for the redevelopment of the site.

Redevelopment is the preferred option owing to the current design of the core, the current use and resultant upgrades and fitouts given the existing constraints of the site. The redevelopment will allow for the opportunity to create an architecturally superior building which will take advantage of the views to the south east by relocating the core to the north western corner of the building. A cost benefit analysis of potential options suggests that redevelopment of the site, including the relocation of the core, is more advantageous than the refurbishment of the existing building. This would result in an increased value and the resultant “prestige” building and associated rental returns. The existing building is tenanted by Westpac.

This report accompanies the proposal for the LEP and DCP amendment which identifies the new building envelope for the subject site.

The proposed building envelope extends from the existing building envelope and particularly in relation to:

- Increased height
- Reinforce the street wall height (the building envelope is closer to Macquarie Street)
- Cantilever over the adjoining St Stephen’s Church to the north

Given the proposed height exceeds the height limits specified in the *Sydney Local Environmental Plan (LEP) 2012*, the proposal includes an amendment to the LEP. The development includes a proposed amendment to the *Sydney Development Control Plan (DCP) 2012* guideline.

In respect of the proposed building envelope, this report briefly examines the history of the existing building and site, identifies the heritage items in the vicinity and outlines the associated heritage related constraints and opportunities for the redevelopment of the site. Guidelines have been prepared from this information for the development of the detail for the proposal.



1.2 Report Objectives

The main objective of this report is to evaluate the heritage constraints and opportunities of the subject property as part of the initial design phase of the proposal and to identify appropriate heritage related development guidelines.

The report considers the bulk, massing and modulation of the proposed building envelope in the context of the adjacent heritage items, streetscape and the Martin Place and Macquarie Street Special Character Areas. This has been undertaken in relation to the provisions established by the City of Sydney Council, the NSW Office of Environment and Heritage, Heritage Division, formerly the Heritage Branch, guidelines and the guidelines prepared as part of this report.

1.3 Report Structure

The report outlines the historical development of Martin Place and the subject building on the property. Drawing from this, guidelines have been prepared by Graham Brooks and Associates Pty Ltd for the design of an appropriate building envelope. The proposed building envelope has been assessed in accordance with the relevant provisions and guidelines established by the City of Sydney Council and the NSW Office of Environment and Heritage, Heritage Division, formerly the Heritage Branch.

1.4 Site Identification

The subject site is located on the northern side of Martin Place. It has street frontages to Martin Place, Phillip and Macquarie Streets. It is described by NSW Land and Property Information (LPI) as Lot 1, DP 221322. A cantilever is proposed over the adjoining St Stephen's Uniting Church at 197 Macquarie Street, Sydney, described as Lot 1 DP 185400.

1.5 Heritage Management Framework

The subject site is located to the National Heritage List Draft Study Area known as "Colonial Sydney". "Colonial Sydney" is currently under consideration by the National Heritage Council. The National Heritage Council has referred the nomination to the NSW Office of Environment and Heritage and the City of Sydney Council for consideration. This is a nomination under assessment and has not been gazetted.

60 Martin Place, Sydney, is not listed as an individual heritage item. It is located in the vicinity of a number of items listed as being of local heritage significance on Schedule 5 of the *Sydney LEP 2012*.



Figure 1.1
Location map showing the subject site marked with a red circle.

Source: street-directory.com.au



Figure 1.2
Aerial photograph showing the subject site outlined in red and highlighted yellow.

Source: NSW LPI 2008

These include:

- Parliament House, 6 Macquarie Street, Sydney (I1864)
- Sydney Hospital group including interiors, courtyard, forecourts and fences, 8 Macquarie Street, Sydney (I1865)
- Commercial Chambers “Hengrove Hall” including interiors, 193 Macquarie Street, Sydney (I1879)
- St Stephen’s Uniting Church, including interior, 197 Macquarie Street, Sydney (I1880)
- Martin Place, Martin Place, Sydney (I1889)
- Martin Place Railway Station including interiors, 3 Martin Place, Sydney (I1891)
- Former Australian Provincial Assurance (APA) Building, 53-63 Martin Place, Sydney (I1896)
- Reserve Bank, including interior, 65 Martin Place, Sydney (I1897)

The site is located in the *Special Character Area H: Martin Place*, as identified in the *Sydney LEP 2012 Special Character Areas Map*. The proposed cantilever over St Stephen’s Uniting Church will be located in the Special Character Area G: Macquarie Street, as identified in the *Sydney LEP 2012 Special Character Areas Map*.

The site is also located in the *Central Sydney: Special Character Area 9: Martin Place* and is within a Heritage Streetscape, as identified in the *Sydney Development Control Plan (DCP) 2012*. The proposed cantilever over St Stephen’s Uniting Church will be located in the Special Character Area G, as identified in the *Sydney DCP 2012*.

In addition, St Stephen’s Uniting Church which the proposed cantilever will overhang, is also listed on the State Heritage Register (Database No. 5053417). Any proposals within the curtilage of St Stephen’s Uniting Church will be assessed by the NSW Heritage Council.

Accordingly, the design concept will need to review the terms of the relevant heritage provisions of the *Sydney LEP 2012* and the requirements of *Sydney DCP 2012*.

1.6 Archaeological Potential

Archaeological assessment is outside the scope of this report.

Given the history of the subject site with the continuation of Martin Place through from Phillip Street to Macquarie Street, the subsequent demolition of the former buildings on site and the construction of the existing building with its basement levels, it is considered the site has been highly impacted on by development. Extensive soil disturbance arising from prior redevelopment has likely resulted in little archaeological potential.

When considering the scale of the current building and its basement area, it can reasonably be concluded that the footings of earlier buildings would have been removed during the construction of the existing building and the continuation of Martin Place through to Macquarie Street.

Although the preparation of an Archaeological Assessment Report is outside the scope of this report it should be noted that the Archaeological Management Provisions of the *NSW Heritage Act 1977* apply to any relics which are essentially located below ground level. If, at any time, unexpected archaeological remains are uncovered or disturbed, work must stop immediately and the NSW Heritage Council must be notified.

1.7 Authorship

This report has been prepared by Sinclair Croft, Senior Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.8 Report Limitations

This Report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of archival plans viewed and inspection of the existing fabric.



Historical Summary

2.0

2.1 Brief History of Martin Place

The creation of Martin Place spanned a period of 65 years from 1870 to 1935. The concept that Martin Place as a major civic space, free from traffic and an amenity for the people of Sydney, was realised almost 100 years on from the initial idea when it was completed between 1968 and 1978.¹

Below is a brief history explaining the development of Martin Place.

2.1.1 Sydney GPO and St Martins Lane (1869 - 1883)

The early history of Martin Place is linked to that of the Sydney General Post Office (GPO) building.²

By 1863 the former post office building had outgrown the old building. The present GPO building replaced an earlier classical style building on the eastern side of George Street, opposite Barrack Street. Land was purchased in George Street for a new post office, including the 20 feet wide St Martins Lane providing access from George Street to Pitt Street on the northern side of the GPO. This laneway was purchased to give access to the northern frontage of the GPO.³

The first proposal to widen the lane to create a new street was put forward in March 1870 when the Governor Valuer, Mr Alexander Stuart wrote to the Colonial Secretary in 1870 suggesting that “a noble street wider than George Street” could be established adjacent to the northern facade of the new building.⁴

2.1.2 Commencement of Acquisition of Land (1884 - 1887)

The government negotiated with owners to buy surrounding properties at market value. In 1884 Stuart introduced an enabling bill to parliament, which lapsed, then in 1887 the government planned to buy the land, form the street and sell the remainder of the land with the new frontage to recoup costs.⁵

By 1877, the second half of the GPO had been completed up to the Pitt Street frontage and opened to the public.⁶

1 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

2 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

3 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

4 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

5 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

6 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

2.1.3 Piazza (1888 - 1889)

In 1888 the *Illustrated Sydney News* displayed a “piazza in the Italian style”. In 1889 the *General Post Office (Approaches Improvement) Act* was passed, enabling the Minister for Public Works to enlarge the narrow lane for the formation of a public street 100 feet wide between George and Pitt Streets, to vest the street in the City of Sydney and to sell or lease the residue land.⁷

2.1.4 1890 - 1900

Directly opposite the new street was a narrow pedestrian street called Moore Street, located between Pitt and Castlereagh Streets. On 2 October 1890, a fire destroyed most of the properties between Moore Street and Hosking Place, on both Castlereagh and Pitt Streets. Acquisition of land to provide a thoroughfare from Pitt to Castlereagh Street was suggested as a result of the fire⁸ and Council resumed the land.⁹

In 1892 Moore Street was widened and extended through to Castlereagh Street, prompting suggestions to extend the street further to Macquarie Street.¹⁰

2.1.5 1901 - 1906

The new street was Sydney’s most generously sized and accommodated the city’s most impressive building. It became the setting for major public gatherings. In 1901 the street was decorated and electric lights covered the GPO building to welcome the first governor-general, Lord Hopetoun. Australia’s first prime minister, Edmund Barton, addressed a large public rally in the street later in the same year.¹¹

2.1.6 1907 - 1915

In 1907 John Sulman proposed that Martin Place be extended from Darling Harbour to Woolloomooloo. However, the 1909 Royal Commission for the Improvement of the City of Sydney and its Suburbs recommended that Moore Street be extended only to Macquarie Street. Government Architect Walter Liberty Vernon supported the recommendation and argued the new street should be free of traffic. Reformer J D Fitzgerald proposed that it “*be treated as a public square with statues and fountains*”.¹²

7 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

8 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

9 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

10 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

11 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

12 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

2.1.7 1916 - 1919

In 1916 the Commonwealth Bank, originally the Reserve Bank, was constructed east of the GPO building. Designed by J & H Kirkpatrick, it contained an office for the Prime Minister. Rallies to encourage citizens to buy war bonds were held outside. Further bank headquarters followed as Martin Place became the financial and communications centre of Australia.¹³

2.1.8 1920 - 1946

In 1920 J & H Kirkpatrick proposed a scheme for the extension of Martin Place that culminated in an Anzac memorial as the centerpiece of a broad square between Phillip and Macquarie streets.¹⁴

On 1 January 1921, Moore Street was renamed Martin Place in honour of the late Chief Justice Sir James Martin.¹⁵

In 1932 the Council considered the extension to Macquarie Street in the view that of the changes in development pressures that had resulted from the opening of the Harbour Bridge and the city railway. The extension was desirable as Martin Place would accommodate the types of businesses seeking prestigious city centre addresses, would transform that part of Sydney, would boost real estate values and Council's rate returns.¹⁶

In 1933 Professor Leslie Wilkinson won the Martin Place Extension Competition, proposing a narrower connection to Macquarie Street.¹⁷

By June 1934 the roadway from Castlereagh Street to Elizabeth Street was formed. The formation of the section from Elizabeth Street to Macquarie Street was delayed due to mounting pressure from many interested parties including the Town Planning Association, Sir John Sulman and Florence Taylor for a civic square at the top of Martin Place. Eventually Council deferred a decision on the formation of a square and proceeded with a 100 feet wide extension of the street.¹⁸

Following a series of contested urban, legal, political and commercial negotiations for the resumption and implementation of each block, Martin Place was finally extended to Macquarie Street and opened to traffic in 1935.¹⁹

13 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

14 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

15 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

16 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

17 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

18 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

19 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

After the street had been formed, the residual land on either side was auctioned in September 1936. The properties between Phillip and Macquarie Streets were passed in and did not sell until after World War Two.²⁰

2.1.9 1947 - 1963

The *City and Suburban Electric Railways (Amendment) Act 1947* made provision for the Eastern Suburbs railway line, including a station at Martin Place. Work was suspended in 1952 and did not resume until 1967. The line was finally opened in 1979 by Premier Neville Wran.²¹

2.1.10 1964 - 1976

In 1964 the Institute of Architects committee revived the idea of transforming Martin Place into a pedestrian plaza. In 1969 the Council agreed to exclude vehicles between George and Pitt streets to create a square. The block in front of the GPO building was closed for a six month trial period in 1970. Political disputes with arguments for and against the closure resulted and discussions regarding its further extension towards Macquarie Street.²²

Council resolved on 11 November 1969 to close Martin Place to vehicular traffic to create a pedestrian square.²³

The Premier, the Hon. R W Askin, announced on 9 December 1970 that the Martin Place was to be retained as a permanent feature of the city and Council called tenders for its construction.²⁴

The Minister for Lands gave notice in the Government Gazette on 24 December 1972 under the provisions of the *Public Roads Act* that he proposed to consider the closing of Martin Place from the eastern side of Pitt Street to the western side of Macquarie Street, exclusive of the cross streets. Almost every government agency and property owner objected.²⁵

In July 1974 Clarke Gazzard again raised the closing of the upper two blocks.²⁶ The press and public comment were generally in favour of extending the pedestrian area to Macquarie Street and previous opposition from the Rural Bank was diminishing. However, the Minister restrained from the closure as a result of lobbying from the Rural Bank. A political solution was reached in late September 1977 when Martin Place was closed as far as Elizabeth Street, excluding the Rural Bank.²⁷

20 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

21 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

22 Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

23 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

24 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

25 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

26 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

27 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

2.1.11 1977 - Present

In September 1977 the Macquarie Street block was opened and the block to the west was completed shortly afterwards. The design had been simplified to reduce costs.²⁸

By 1977 the entire street had become a sequence of pedestrian plazas, and the century long call for an “Italianate square” was finally realised. Martin Place is at the heart of Sydney’s public culture, constantly used for public gatherings, commemoration, entertainment, celebration and protest and even anti-war demonstrations.²⁹

²⁸ Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

²⁹ Thalís, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.



Figure 2.1
 Map illustrating development in 1835 in the vicinity of where Martin Place would later be established. The approximate location of the subject building is highlighted in red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue. The floor plan of the original post office building is to the left of the diagram.

Source: Base Drawing - Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

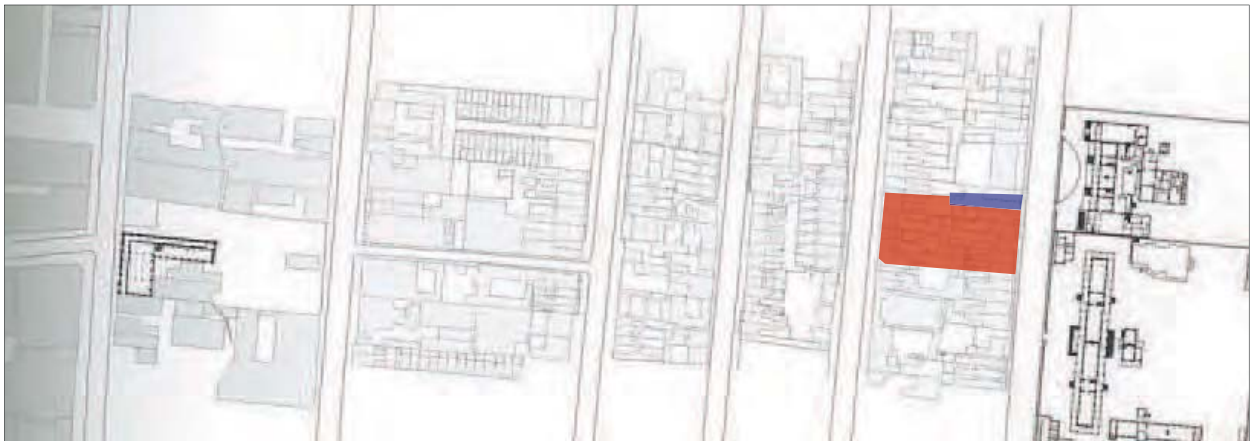


Figure 2.2
 Map illustrating development in 1874 in the vicinity of where Martin Place would later be established. The first half of the Sydney GPO building had been constructed by this date. The approximate location of the subject building is highlighted in red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Base Drawing - Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.



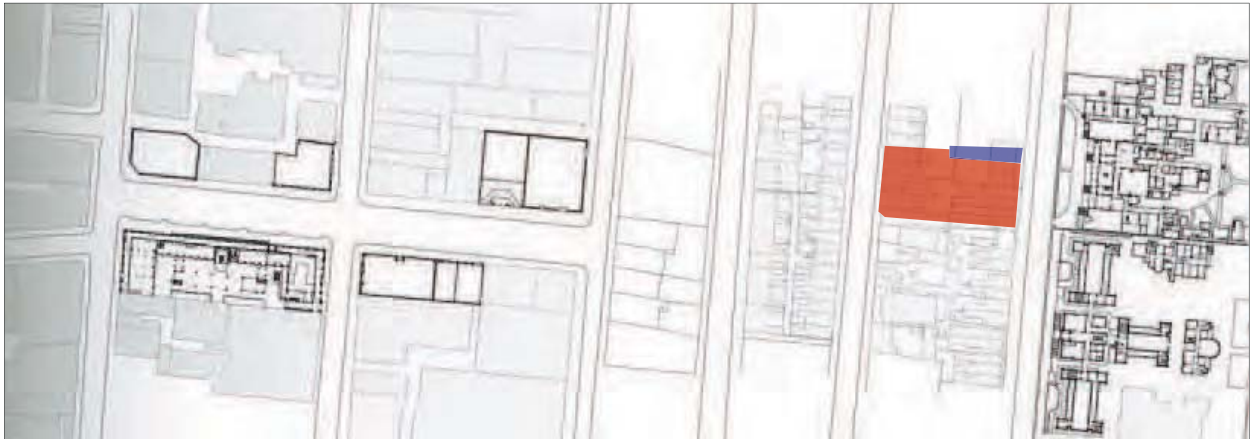


Figure 2.3
Map illustrating development associated with the establishment of Martin Place in 1889, from George Street to Castlereagh Street. The second half of the Sydney GPO building had been constructed by this date. The approximate location of the subject building is highlighted in red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Base Drawing - Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

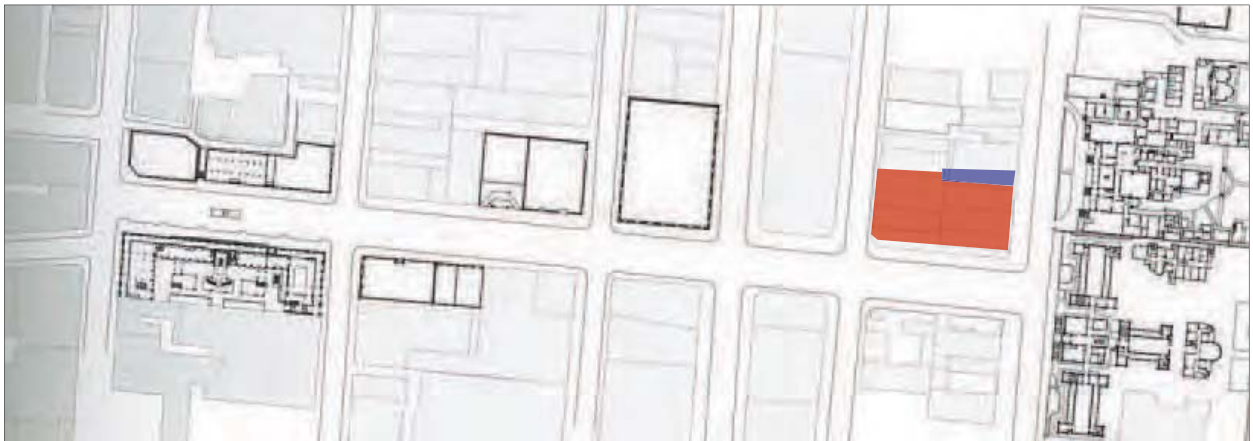


Figure 2.4
Map illustrating development in 1956 associated with Martin Place which ran from George Street to Macquarie Street. The street was still used for vehicular traffic. The approximate location of the subject building is highlighted in red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Base Drawing - Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.



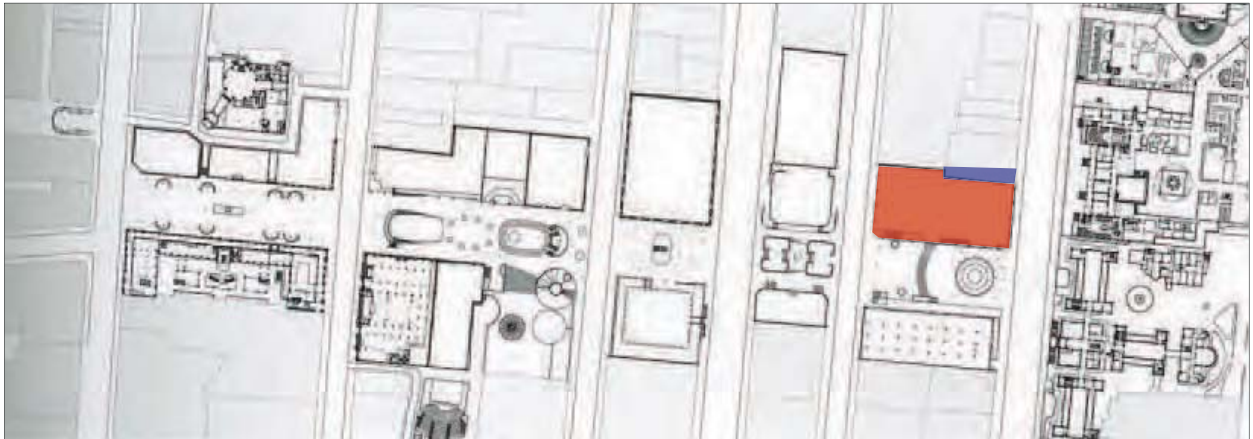


Figure 2.5
Map illustrating development in 2012 associated with Martin Place, now a pedestrian street. The subject building had been constructed and its approximate location is highlighted in red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Base Drawing - Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.



Figure 2.6
Aerial view of Sydney, by M S Hill, 1888. The approximate location of the site is identified with the red circle.

Source: NSW State Library.





Figure 2.7
Martin Place extended through to Macquarie Street with the Sydney Hospital in the background. The three storey terrace and six storey building to the left of the image are located on the subject site.

Source: City of Sydney Archives, circa 1930s.



Figure 2.8
The 1943 aerial illustrating the former buildings located on the subject site. The approximate location of the site is highlighted red.

Source: NSW LPI 1943.



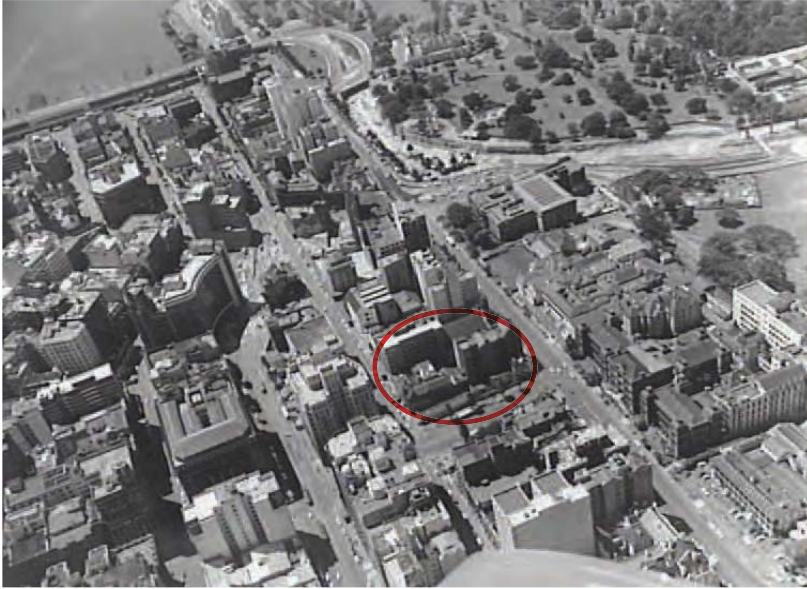


Figure 2.9
Aerial illustrating Elizabeth, Phillip and Macquarie Streets and the construction of the Cahill Expressway in the background. The subject site is identified with the red circle.

Source: City of Sydney Archives, 1959.



Figure 2.10
An aerial photograph illustrating King Street, Martin Place and Hunter Street. Macquarie Street runs across in the foreground. The subject site is identified with the red circle.

Source: City of Sydney Archives, 1959.



Figure 2.11
View from Macquarie Street looking west along Martin Place. The subject site, located at the junction of Martin Place and Macquarie Street, contained the buildings at the right of the image. The Rural Bank and the Commonwealth Savings Bank are in background.

Source: City of Sydney Archives, 1960.



Figure 2.12
Looking generally east along Martin Place with the Rural Bank of NSW building (52-56 Martin Place) to the left. Sydney Hospital, on Macquarie Street, is visible to the right. The buildings located on the subject site are circled in red.

Source: City of Sydney Archives, 1960.

2.2 Brief History of Macquarie Street

Macquarie Street was formed and named by Governor Macquarie in 1810. The construction of significant public spaces and buildings has dominated the development history of the street resulting in the most important civic avenue in Sydney.¹

Public development on the eastern side of Macquarie Street include the Royal Botanic Gardens, the State Library, Parliament House, Sydney Hospital, the Mint Building and the Hyde Park Barracks. Parliament House and the Sydney Hospital are located directly opposite the subject site. Significant public buildings and spaces on the western side of Macquarie Street include the Chief Secretaries Building and the former Treasury Building (now the Intercontinental Hotel) on the corner of Bridge and Macquarie Streets and Queens Square at King Street.²

Large residences were constructed on the western side of Macquarie Street during the mid nineteenth century. By the 1870s there was almost a continuous row of three storey “mansions”, many with elaborate multi-level verandahs.³

With the incorporation of Sydney Hospital in 1881 and enlargement in 1894 a number of specialist medical practitioners established suites in Macquarie Street resulting in the construction of a mix of higher residential and commercial buildings on the western side of Macquarie Street in the early twentieth century.⁴

The Westpac Bank and the Reserve Bank of Australia developments of the 1960s with frontages to Macquarie Street were constructed as a consequence of the extension of Martin Place in the mid 1930s.⁵

1 Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.

2 Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.

3 Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.

4 Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.

5 Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.



Figure 2.13
Macquarie Street looking south with the Sydney Hospital to the left of the image. This photograph was taken prior to the road widening of the street. The approximate location of the subject site is circled red, n.d.

Source: National Library of Australia, Sydney: Now and Then, Australian Consolidated Press Ltd, 1981.

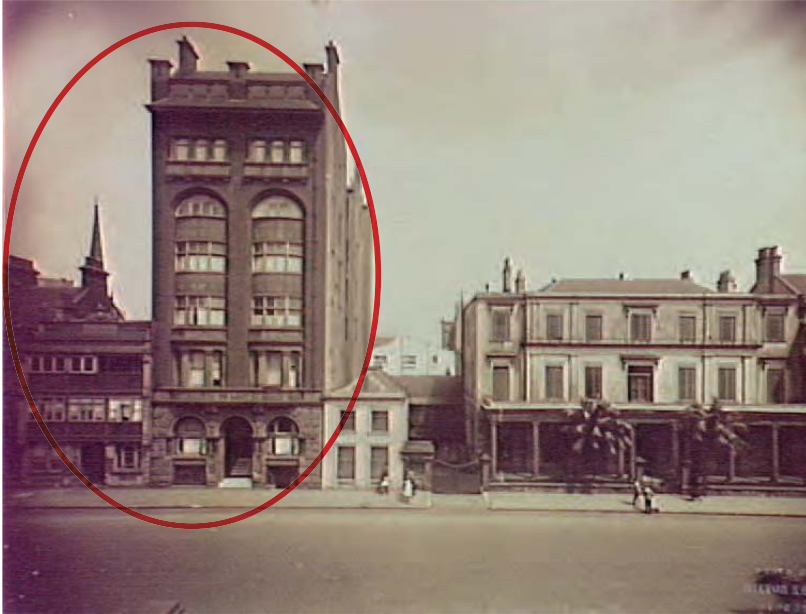


Figure 2.14
Part of a sequence of photographs taken by photographer Milton Kent for Council as documentation for the proposal to widen Martin Place and extend to Macquarie Street. This view is of the western side of Macquarie Street. The six storey building and the three storey terrace to the left of the image are located on the subject site.

Source: City of Sydney Archives, 1925.



Figure 2.15
View of Macquarie Street from in front of Parliament House, looking south west. The gates of Parliament House are in the foreground. The six storey building in the centre of the image and the three storey terrace to its left are located on the subject site.

Source: City of Sydney Archives, 1933.



Figure 2.16
View of the western side of Macquarie Street looking south. The facade of St Stephen's Uniting Church is visible in the centre of the image.

Source: City of Sydney Archives, 1957.



Figure 2.17
View looking north east along Macquarie Street with the Albany (201 Macquarie Street) and St Stephen's Uniting Church to the right of the image. The buildings circled in red in the centre of the image are located on the subject site.

Source: City of Sydney Archives, 1960.



Figure 2.18
View looking south along Macquarie Street, with the Albany (201 Macquarie Street) in the foreground and the Barristers Chambers in the background (239 - 241 Macquarie Street) at the corner of King Street. The three storey terrace and the six storey building, circled red, in the foreground are located on the subject site.

Source: City of Sydney Archives, 1960.



Figure 2.19
An aerial of the Macquarie Street wall, circa 1961. The former 6 storey building on the subject site is circled in red.

Source: City of Sydney Archives, 1961.



2.3 Brief History of Town Planning and Development in the City of Sydney

The current building stock of the Sydney CBD is the result of seven substantial boom periods around 1880 - 1890, 1900 - 1914, 1920 - 1930, 1935 - 1940, the late 1950s, 1964 - 1975 and the late 1980s to the present. Until the 1980s, the majority of building development consisted of office blocks with some retail space. Since then a number of office blocks have been converted to apartments or demolished to make way for new apartment blocks.³⁰

Below is an overview of town planning events which have shaped the Sydney CBD, with particular reference to Martin Place.

2.3.1 1920 - 1929

In 1920 building height in Martin Place was limited to 100 feet to match the width of the street.³¹

2.3.2 1930 - 1949

In December 1932, the Town Planning Association wrote to the Council recommending a 100 feet wide extension to Macquarie Street on the alignment of the existing street, that the significance of Martin Place as a “show street” be recognised; that all street corners be splayed or well-rounded; and that all buildings be a uniform height of 150 feet.³²

In October 1933 representatives of the Town Planning Association and other bodies met with the Lord Mayor to put forward arguments for the principle of unified architectural treatment for the Martin Place extension. They suggested the formation of an advisory committee to assess development proposals. In effect the Council was being asked to formulate special development controls for the Martin Place precinct.³³

³⁰ Spearritt, P. *Sydney's Century: A History*, 2000.

³¹ Thalys, P & Cantrill, P. R. *Public Sydney, Drawing the City*, 2013.

³² Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

³³ Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

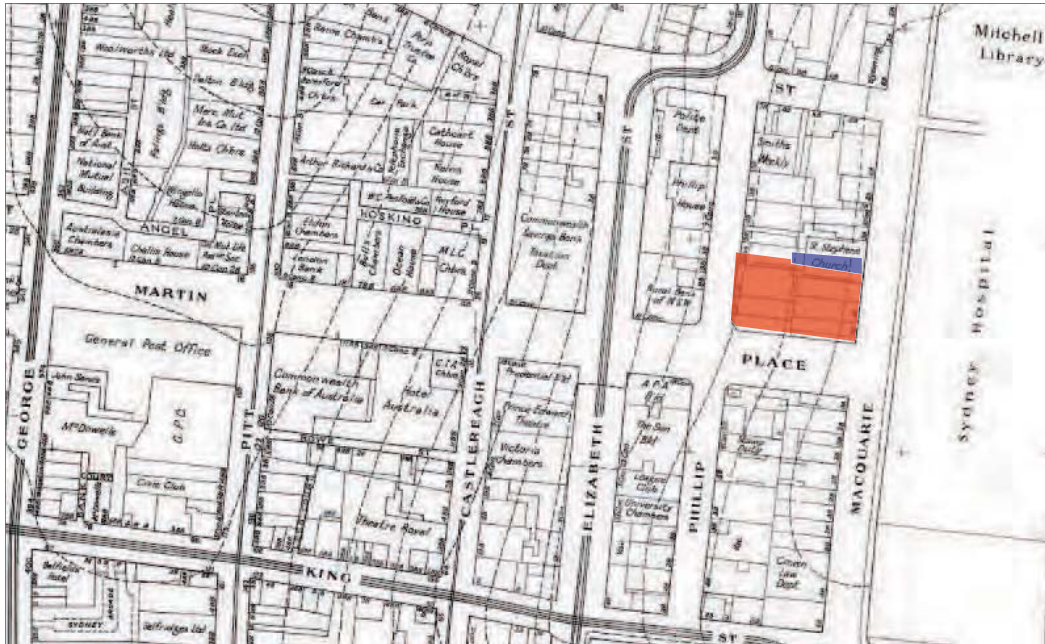


Figure 2.20
City Survey 1938 - 1950 - City Proper. The approximate location of the subject site is highlighted red.

Source: City of Sydney Archives, 1938 - 1950.

2.3.3 1950 - 1959

Factory employment in the city CBD declined in the postwar years and was replaced by the commercial sector and a succession of office building booms.³⁴

In April 1957, the *Height of Buildings Act 1912* was amended. In an urban economy where land tax and municipal rates associated to unimproved values, there was a strong pressure to build as high as possible.³⁵

2.3.4 1960 - 1969

Labour aldermen of the City of Sydney were impressed with the city's towering skyscrapers during the 1960s, with their size and rising land values which added to Council's property based rate revenue.³⁶

During the 1960s and 70s, there was a risk of Sydney losing its charm if it continued to lose its facilities when an unregulated office boom wiped out many of the city's small and interesting trades and resulted in the demolition of some of the best known live theatres.³⁷

34 Spearritt, P. *Sydney's Century: A History*, 2000.

35 Spearritt, P. *Sydney's Century: A History*, 2000.

36 Spearritt, P. *Sydney's Century: A History*, 2000.

37 Spearritt, P. *Sydney's Century: A History*, 2000.

In 1963 AMPs second attempt at Australia's tallest building was lost within two years to a rival insurance company, the MLC, whose tower block rose 68 storeys above Martin Place. This development involved the demolition of the Hotel Australia, one of Sydney's most elegant establishments, and of the Theatre Royal.³⁸

In the early postwar years in the city contained more than two thirds of metropolitan employment in commerce, finance and property. By 1971 it held less than a third.³⁹

2.3.5 1970 - 1995

In 1970, the City of Sydney Strategic Plan identifying long term strategies for city development, was published.⁴⁰ The closure of Martin Place was supported by the Plan.⁴¹

The continuation of Martin Place across Pitt Street was one of the first steps envisaged in the city-wide pedestrian network. Further impetus was gained in late 1971 when the two upper blocks on Martin Place were temporarily closed to vehicular traffic for two years during the construction of Martin Place Station underground.⁴²

In the early 1970s Martin Place was described as being lined with office buildings with no shops or premises fronting Martin Place.⁴³

With the demolition of the 11 storey Art Deco Rural Bank building and replacement with a 33 storey tower in Martin Place, it was envisaged that redevelopment of other sites might affect civic design qualities.⁴⁴

In October 1983, the Department of Environment and Planning, the Heritage Council and the City of Sydney Council jointly commissioned Peter Webber to prepare an urban design study of Martin Place to try and control development. The study was to identify potential development sites in a visual catchment area around Martin Place to evolve planning controls for the development of the sites.⁴⁵

They study found that the view looking west along Martin Place with the GPO building clocktower was a cherished city view that would not be the same either visually or emotionally if anything was changed.⁴⁶

38 Spearritt, P. *Sydney's Century: A History*, 2000.

39 Spearritt, P. *Sydney's Century: A History*, 2000.

40 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

41 Toon, T. & Falk, J. , 2006.

42 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

43 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

44 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

45 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

46 Webber, P. *The Design of Sydney: Three Decades of Change in the City Centre*, 1988.

2.3.6 1996 - Present

Through the 1990s, the state government institutionalised its stake in major CBD development through the Central Sydney Planning Committee (1989) undertaking intensive involvement in detailed design matters. Under new independent Mayor Frank Sartor, the City carved out a fresh planning agenda in the Living City strategy (1994), a vision of a vibrant 24 hour pedestrian friendly city with a permanent residential population, leisure and arts opportunities, and a quality public realm.⁴⁷

The subject site was identified in the *Central Sydney LEP 1996* as an “Opportunity Site”. The provisions encouraged and provided incentives for the erection of a podium around the existing tower to be built to the street alignment. Generally, the instrument required the achievement of a minimum street frontage height of 20 metres.⁴⁸

2.4 Construction of the Building (1971)

The 150th anniversary of the Bank of New South Wales was marked with the symbolic announcement of the expanding opportunities for the Bank. It was resolved to erect a new building in Sydney to house its office organisation.⁴⁹

When the extension of Martin Place was made in 1935 a six storey building and a three storey terrace facing Macquarie Street were located on the subject site, amongst other buildings. The current Westpac tower replaced these buildings.⁵⁰

The subject building was completed in 1971 for Wales Properties Pty Ltd.⁵¹ It was designed by architects Peddle Thorp and Walker.

The building is currently tenanted by Westpac. Their lease expired on 31 December 2013.

The figures below contain a select range of architectural drawings from the original plans by Peddle Thorp and Walker.



Figure 2.21
A sketch prepared of the Bank of New South Wales new head office at 60 Martin Place, Sydney.

Source: Sketch prepared by Peddle, Thorp & Walker. Holder, R F, *Bank of New South Wales: a History*, 1970.

47 Punter, J. *Urban Design in Central Sydney 1945-2002: Laissez faire and Discretionary Traditions in an Accidental City*, Progress in Planning, 2005.

48 Sydney City Council *Central Sydney LEP 1996*, 1996.

49 Holder, R. *Bank of New South Wales: A History*, 1970.

50 Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.

51 PTW Architects, *Project Page: Bank of New South Wales*, n.d.

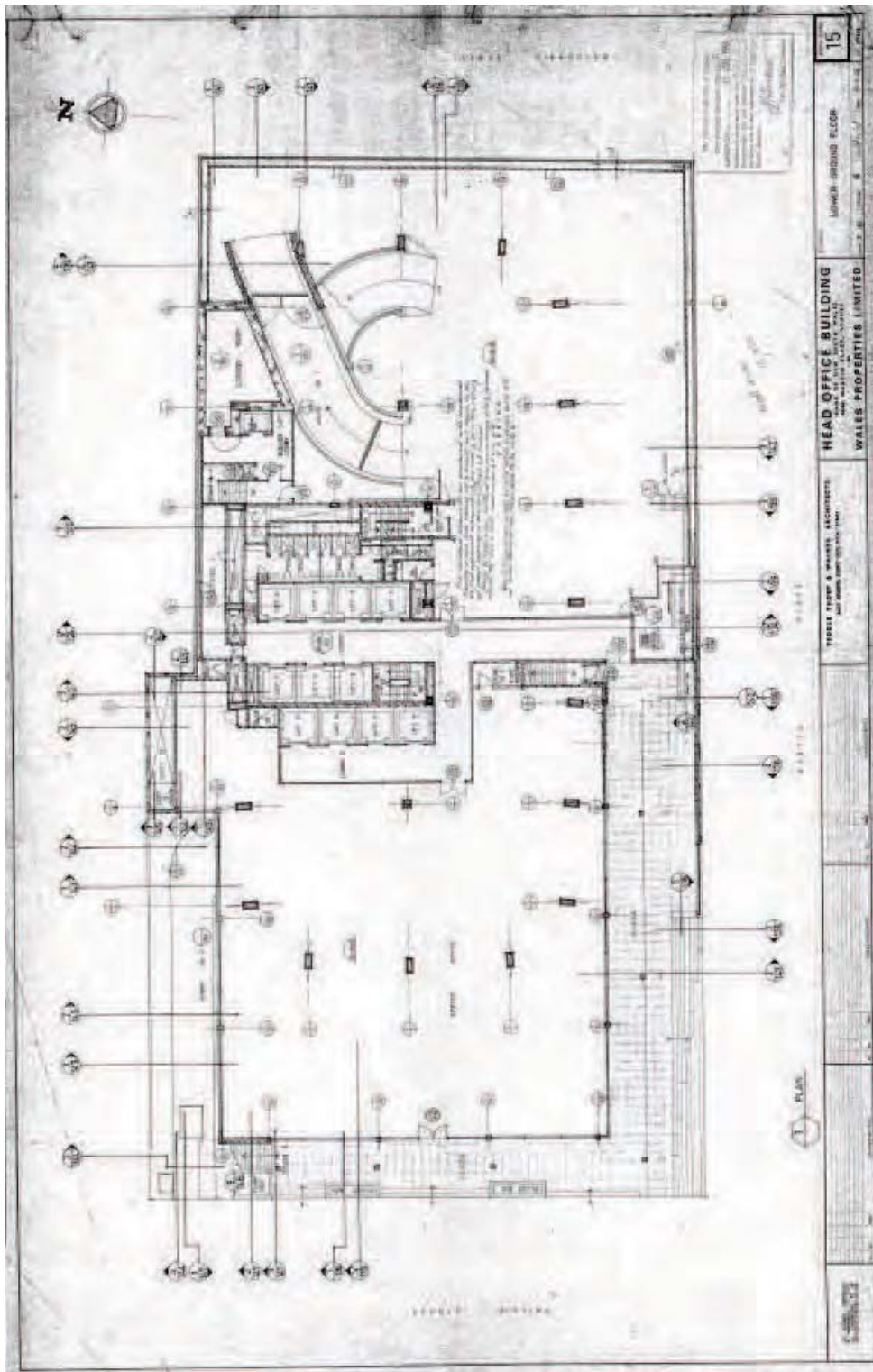


Figure 2.22
Lower ground floor of 60 Martin Place, Sydney.

Source: Peddle, Throp & Walker Architects, 1968.

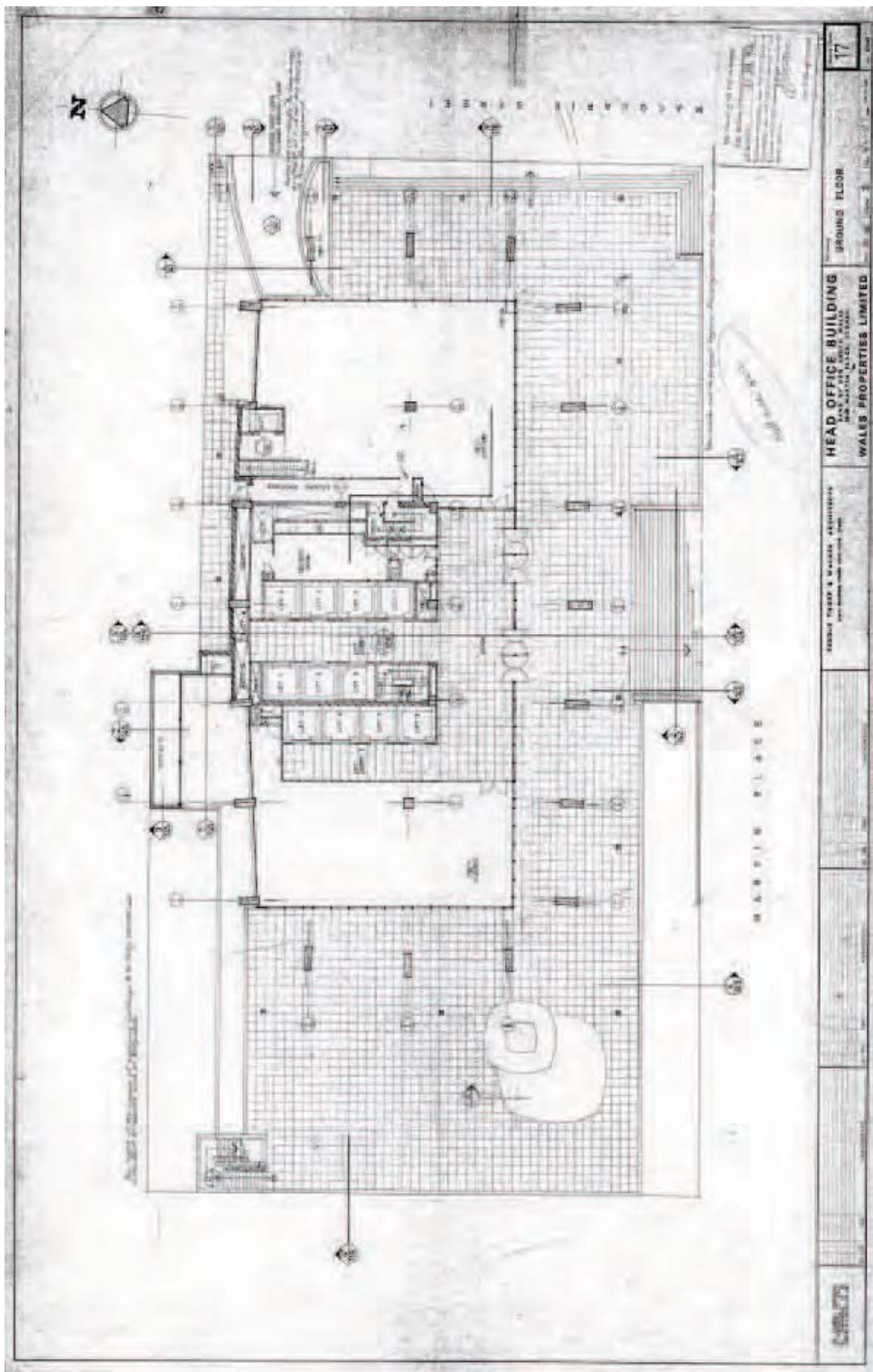


Figure 2.23
Ground floor plan of 60 Martin Place, Sydney.

Source: Peddle, Throp & Walker Architects, 1968.

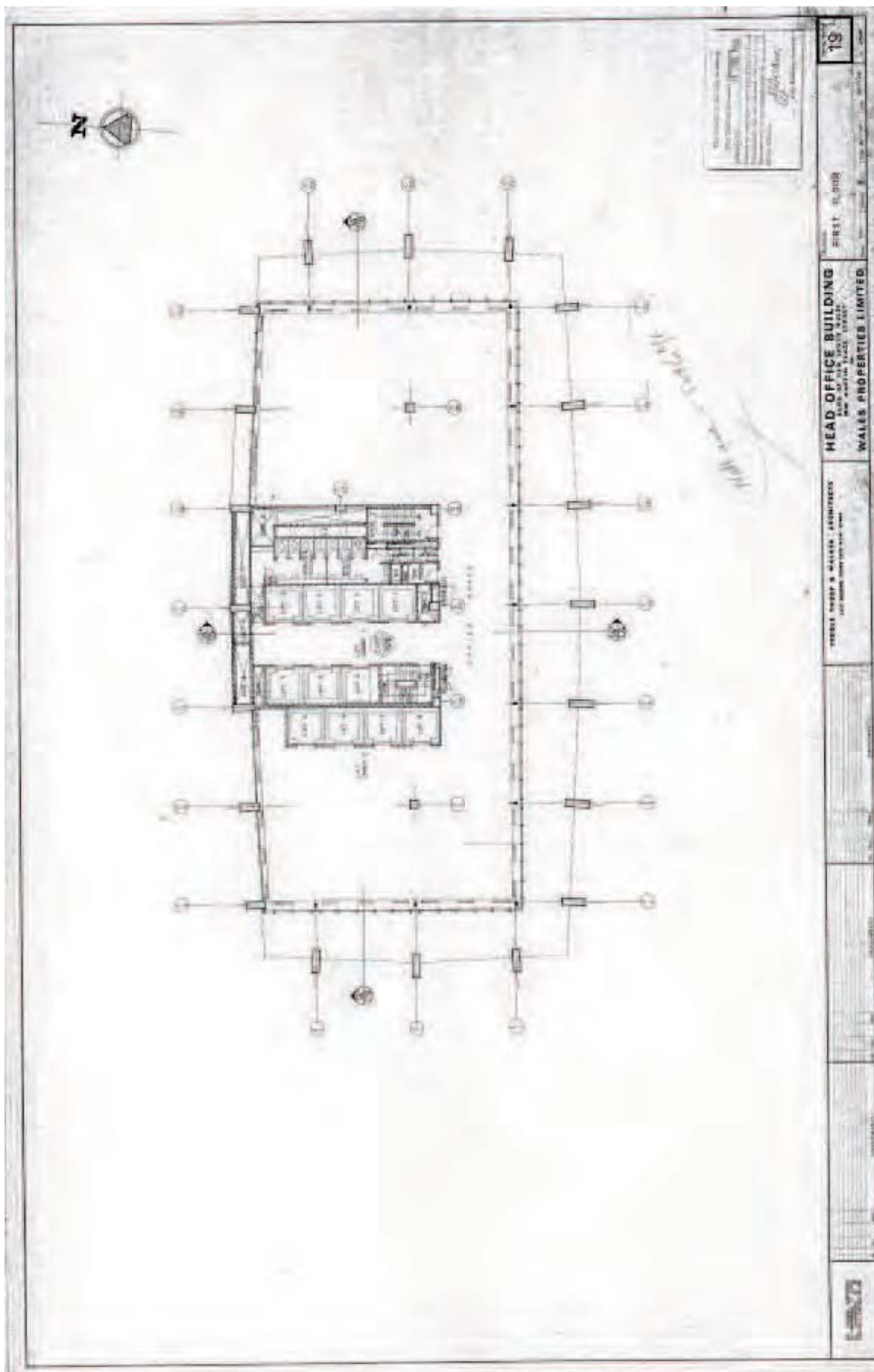


Figure 2.24
First floor of 60 Martin Place, Sydney.

Source: Peddle, Throp & Walker Architects, 1968.

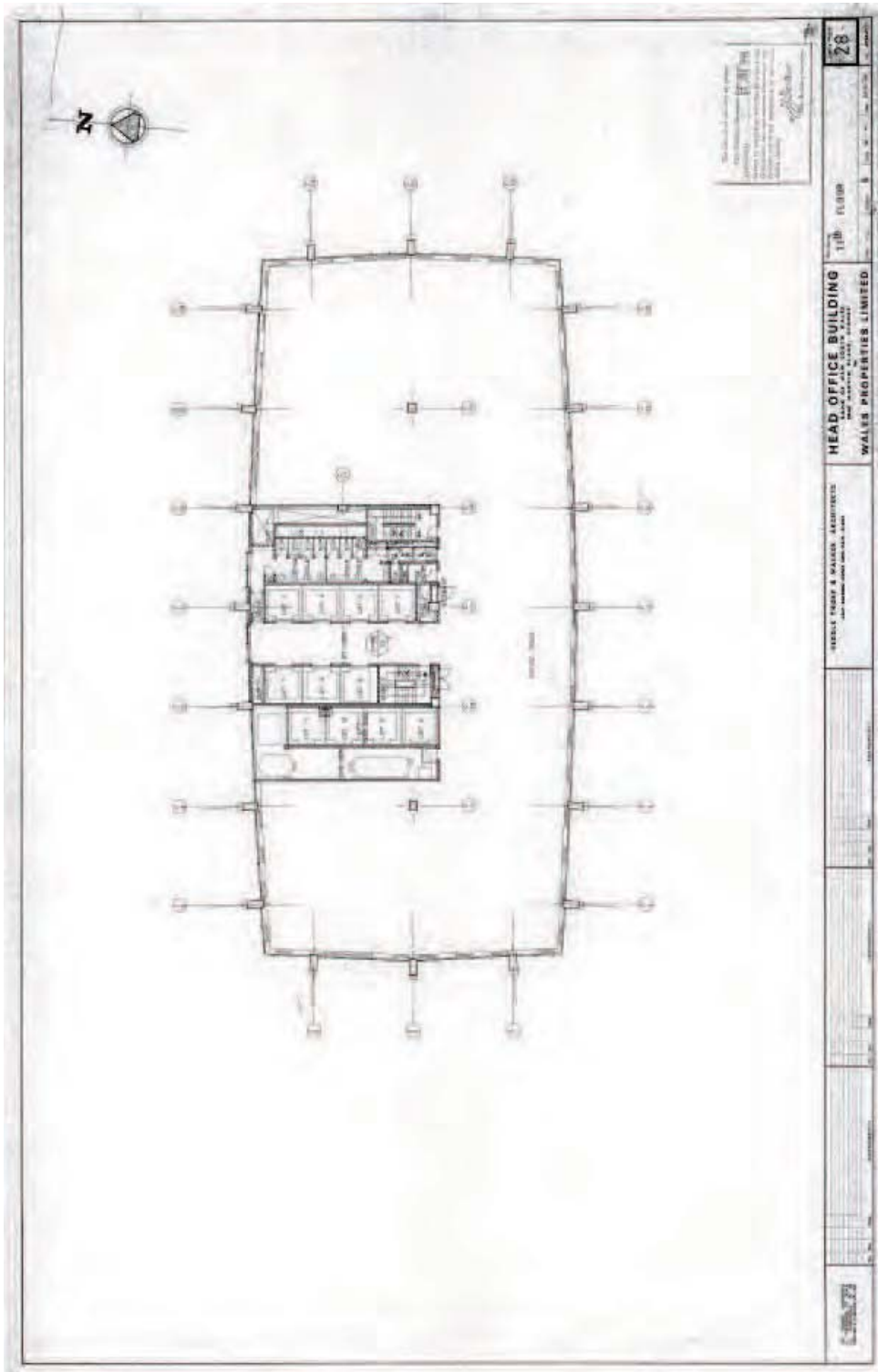


Figure 2.25
The 13th floor of 60 Martin Place, Sydney.

Source: Peddle, Throp & Walker Architects, 1968.

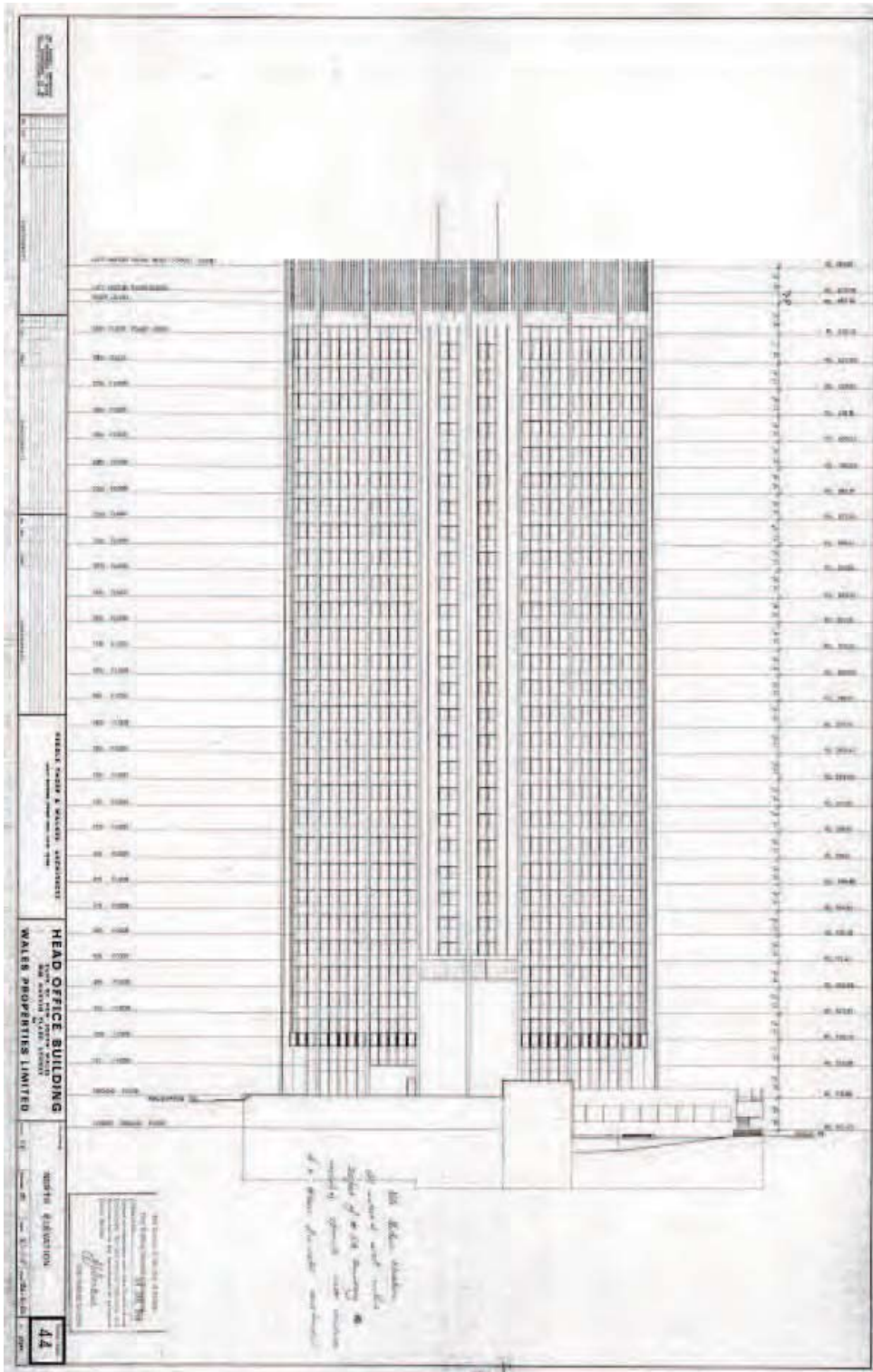


Figure 2.26
 The northern elevation of 60 Martin Place, Sydney. This elevation adjoins the land associated with St Stephen's Uniting Church to the north.

Source: Peddle, Throp & Walker Architects, 1968.

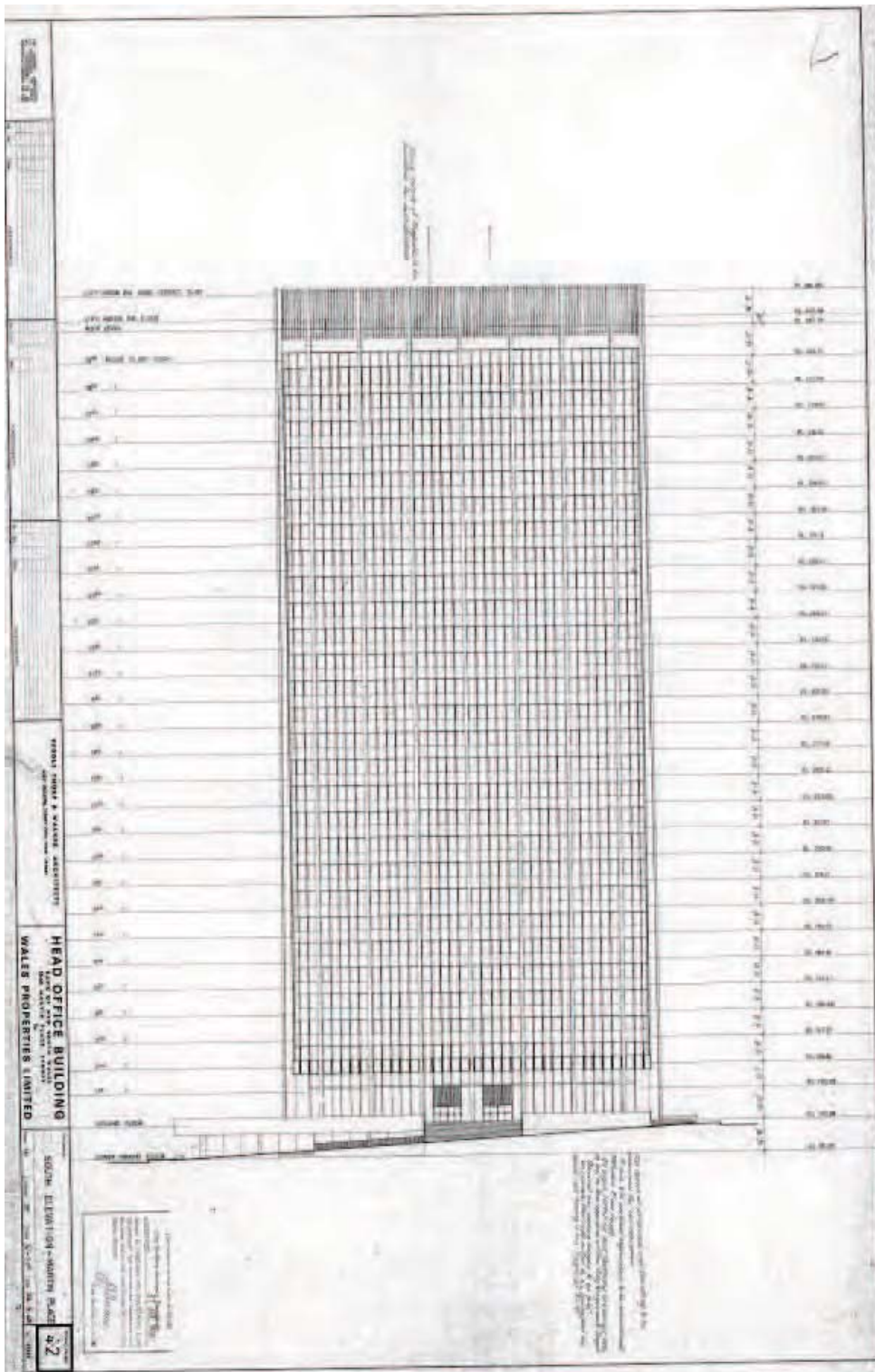


Figure 2.27
The southern elevation of 60 Martin Place, Sydney. This elevation faces Martin Place.

Source: Peddle, Throp & Walker Architects, 1968.

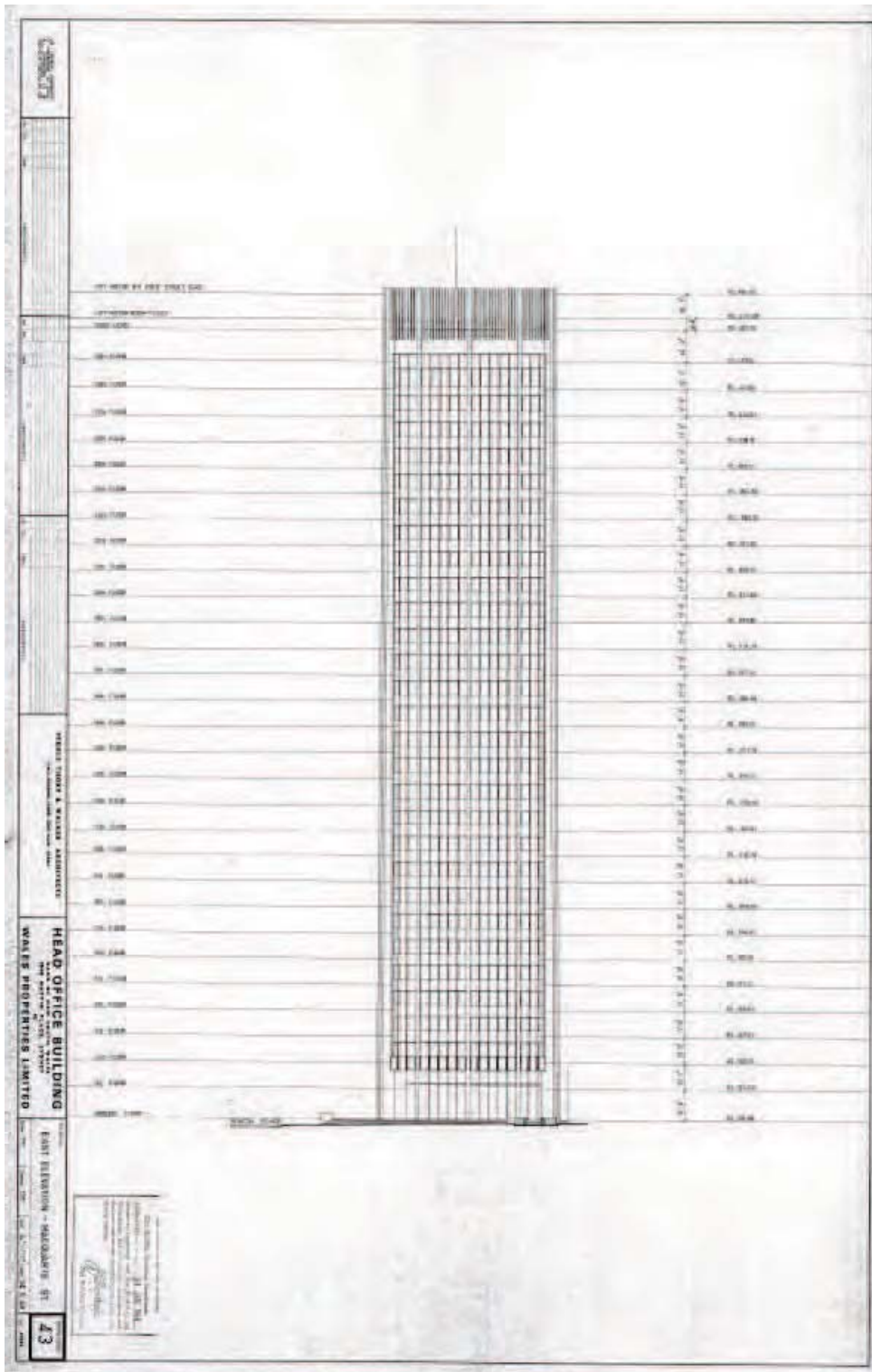


Figure 2.28
The eastern elevation of 60 Martin Place, Sydney, which faces Macquarie Street.

Source: Peddle, Throp & Walker Architects, 1968.

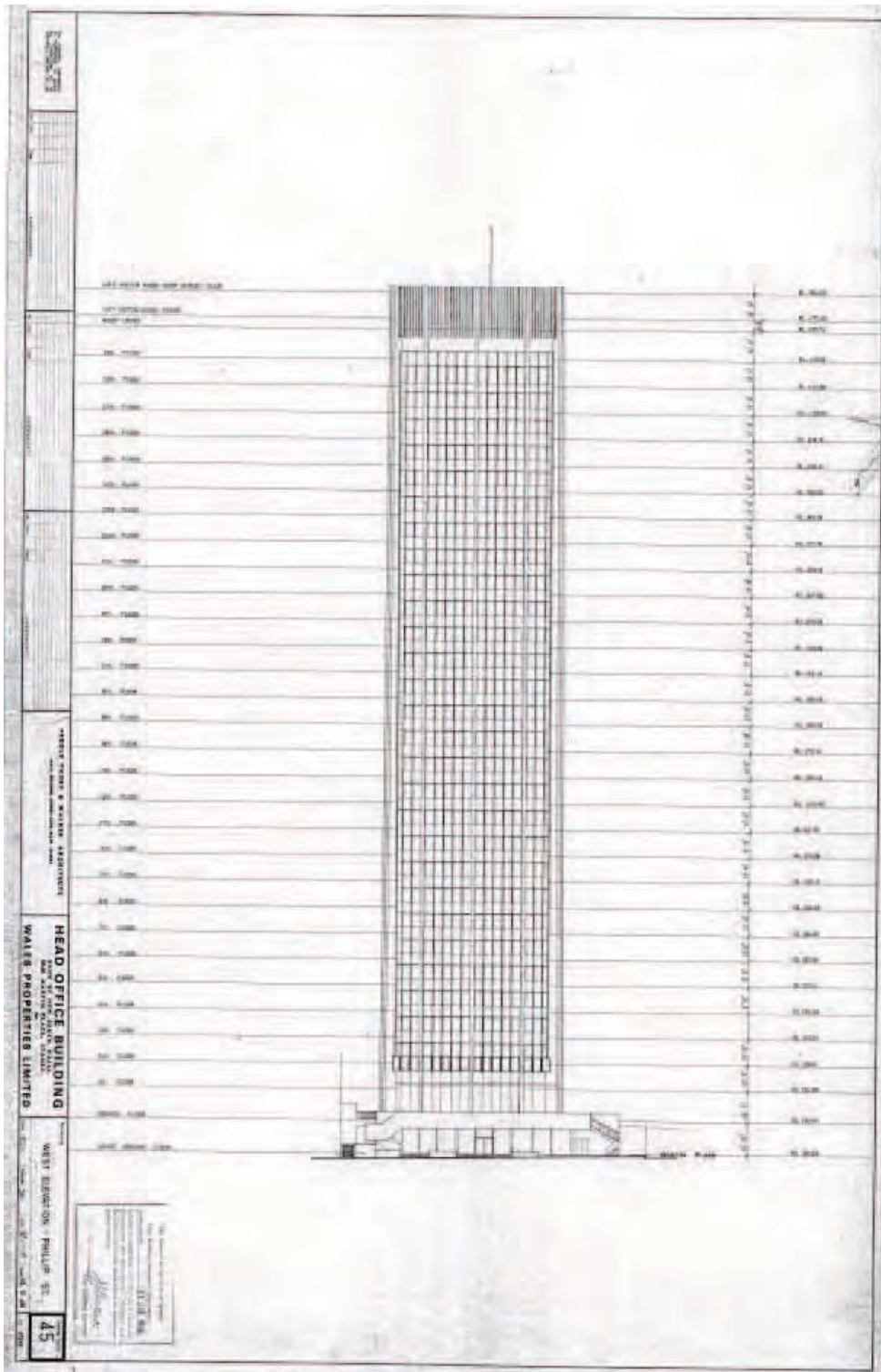


Figure 2.29
The western elevation of 60 Martin Place, Sydney. This elevation faces Phillip Street.

Source: Peddle, Throp & Walker Architects, 1968.

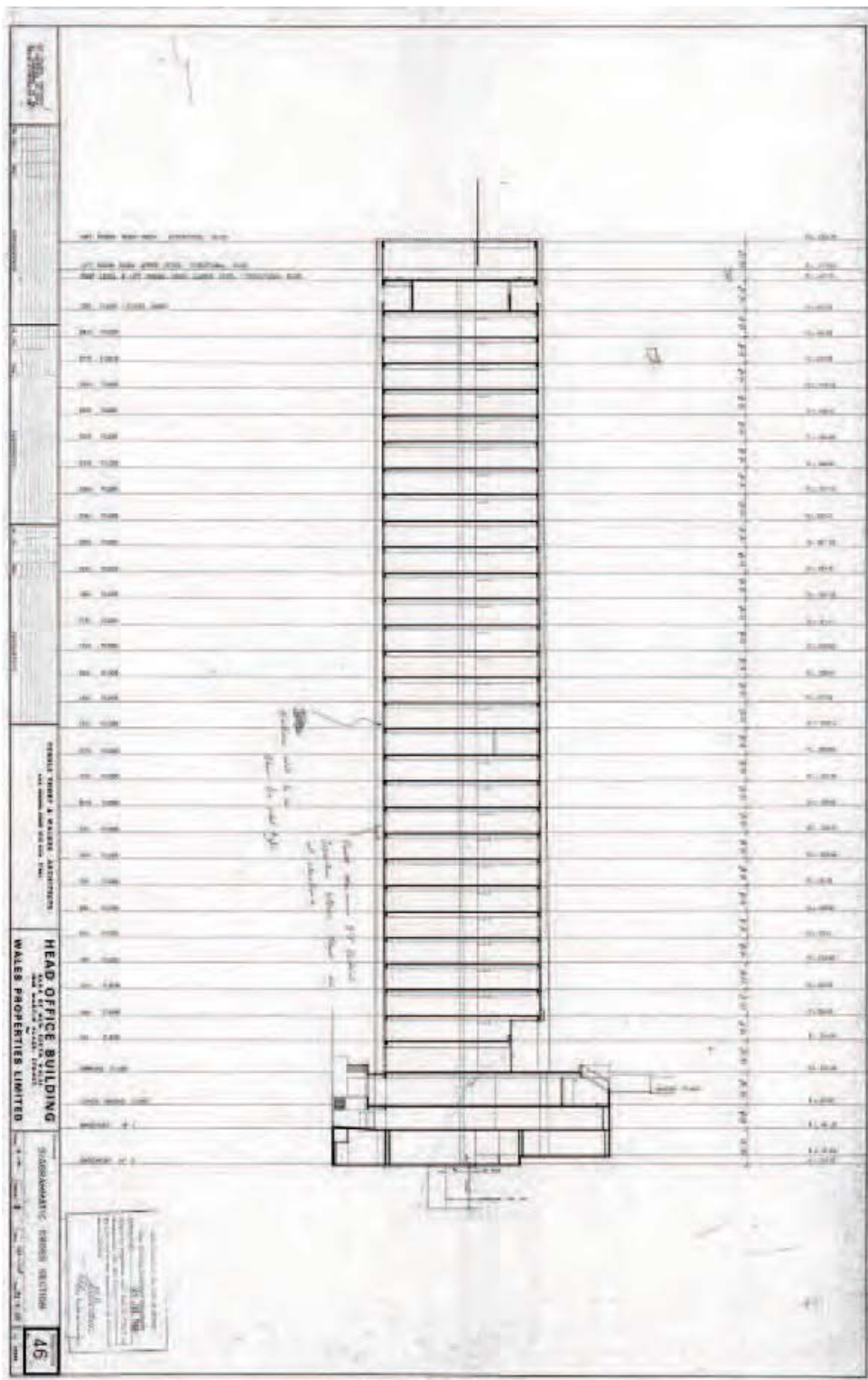


Figure 2.30
Diagrammatic Cross Section of 60 Martin Place, Sydney.

Source: Peddle, Throp & Walker Architects, 1968.

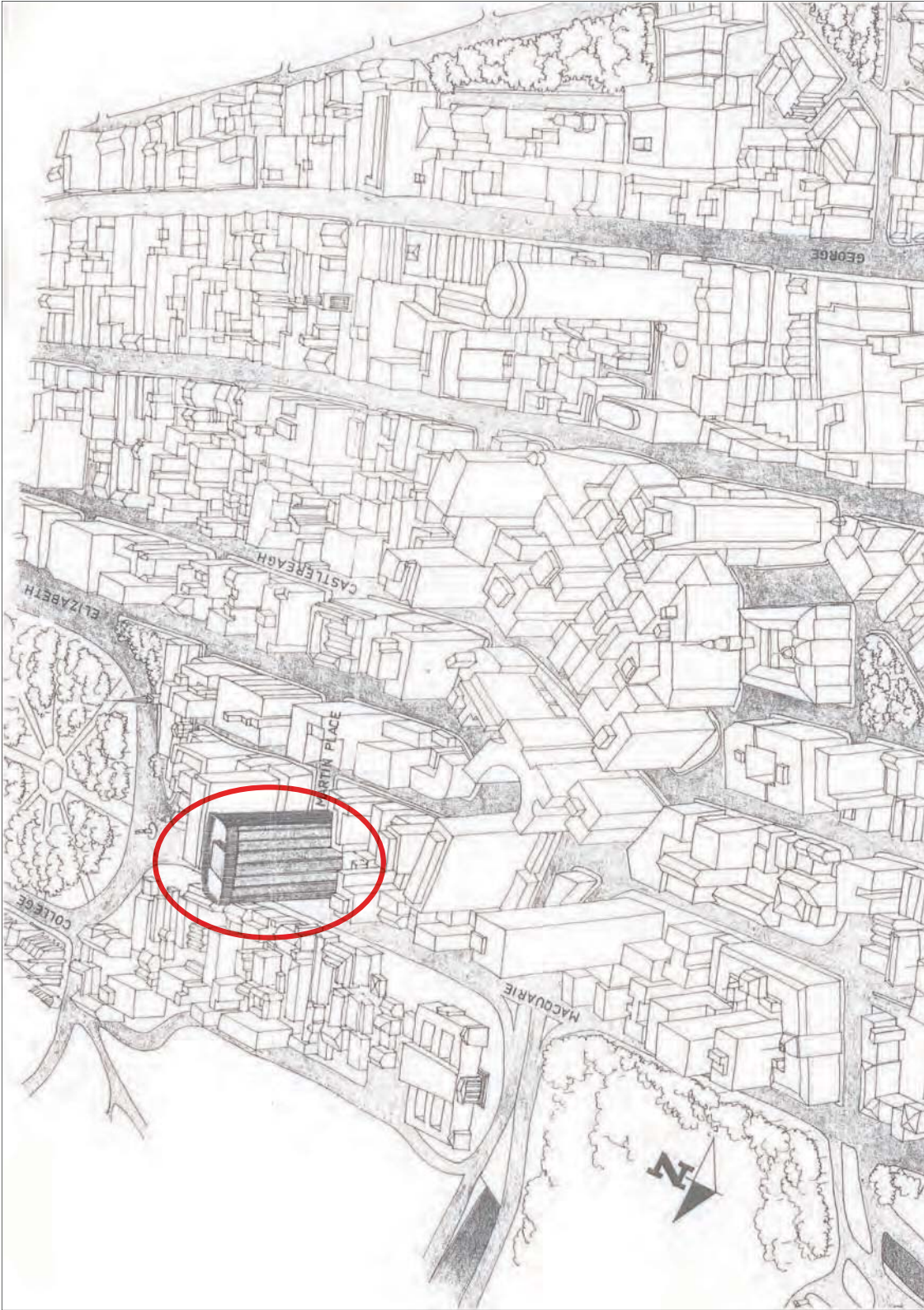


Figure 2.31
The location plan prepared for the Bank of New South Wales' new head office at 60 Martin Place, Sydney, circled in red.

Source: Sketch prepared by Peddle, Throp & Walker. Holder, City of Sydney Archives, 1968.

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Figure 2.32
The RBA building (completed in 1964), with the hoarding in the foreground for the Westpac Bank (no date). The gates of Parliament House are in the foreground.

Source: NBRS + Partners, Reserve Bank of Australia Heritage Management Plan, 2012.



Figure 2.33
Earthworks and hoarding associated with the construction of the new Bank of New South Wales building, with the RBA building in the background.

Source: City of Sydney Archives, 1968.



Figure 2.34
View of 60 Martin Place, completed in 1971 for Wales Properties Pty Ltd. This view is of its south western corner prior to the construction of the 1998 podium addition. This section of Martin Place was still open to vehicular traffic at this time.

Source: PTW Architects, *Bank of New South Wales*, n.d.

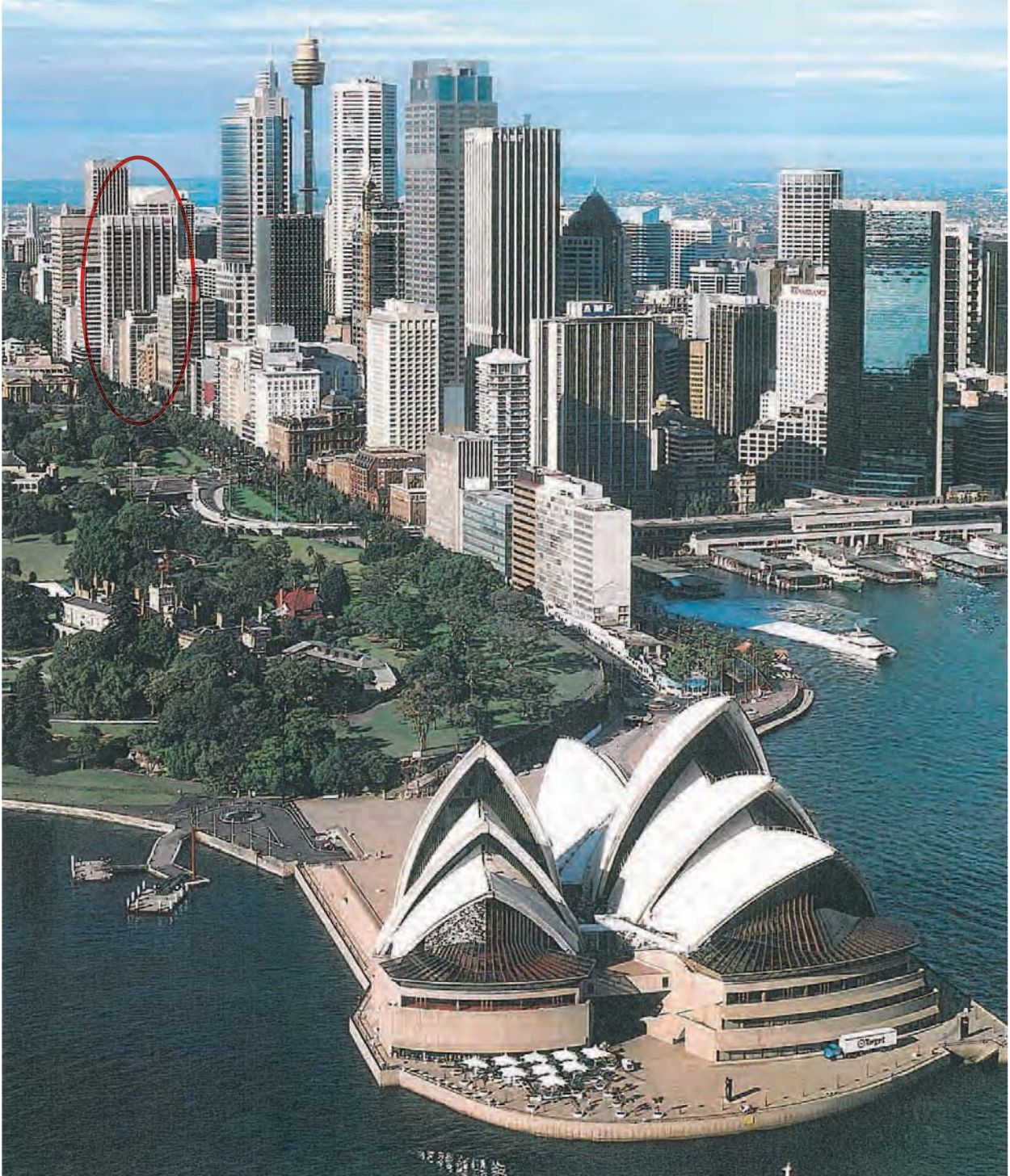


Figure 2.35
Aerial view of the city. The Macquarie Street wall clearly defines the eastern edge of the city. The subject building is circled in red.

Source: City of Sydney Archives, circa 1980s.



Figure 2.36
St Stephen's Uniting Church constructed in inter-war Gothic style and designed by Munro and Reid in 1935. The corner of the subject building is visible to the left of the image. Prior to the construction of the podium addition, a larger component of the southern return of the church was visible from Macquarie Street.

Source: City of Sydney Archives, 1989.



Figure 2.37
Part of a series of aerial photographs taken for the "Shadow Project" looking west along Martin Place. The Westpac building and St Stephen's Uniting Church are to the right of the image and the Reserve Bank is to the left of centre. Macquarie Street is in the foreground with the roof of the Sydney Hospital in the centre, front. This image was taken prior to the construction of the podium addition.

Source: City of Sydney Archives, 1994.



Figure 2.38
View looking west along the colonnade of the Westpac building facing Martin Place, prior to the podium addition.

Source: City of Sydney Archives, 1996.



Figure 2.39
The view looking east along the colonnade facing Martin Place, with the Sydney Hospital in the background, prior to the construction of the podium addition.

Source: City of Sydney Archives, 1996.

2.5 Subsequent Major Phases of Development

A search of the City of Sydney Archives revealed a comprehensive list of 61 development applications associated with the subject site and building. Applications associated with the construction of the building, and exterior alterations, are listed in the table below. Interior works including partitions, fitouts and signage DAs have been excluded from the list.

Item No.	Title	Start date	End date
535/67	197-205 Macquarie St. 146-154 Phillip St. 58-60 Martin Place Sydney. Peddle, Thorp & Walker. Proposed erection of a new office building for the Bank of N.S.W.	03 Jul 1967	31 Aug 1967
1366/68	58/60 Martin Place, Sydney. Construction of new office building. Bank of N.S.W.	06 Jun 1968	27 Nov 1969
44 83 0923	58-60 Martin Place Sydney. Pedestrian link between 2nd fl 60 Martin Place & 4th fl 142 Phillip St. Westpac Banking Corp.	22 Dec 1983	11 Jul 1985
45 84 0773	Westpac Bank, 58-60 Martin Place Sydney. Erect pedestrian link between 2nd floor, 58-60 Martin Place & 4th floor, 142 Phillip St. Peddle, Thorp & Walker	17 Sep 1984	09 Oct 1986

2.5.1 Podium Addition (1998)

The podium addition was designed by architects Peddle Thorp and Walker. The base of the Westpac Bank was extended to the street alignment of Macquarie Street, Martin Place and Phillip Street. The podium height was increased to align with the RBA building opposite and the Sydney Hospital on the eastern side of Macquarie Street to create a more consistent sense of spatial definition at the eastern end of Martin Place.⁵² Building to the street alignment on all three frontages also achieved an increase in floor space.⁵³

Existing services and internal finishes on the tower floor were also upgraded as part of the works.⁵⁴

The podium addition was created by building on top of the existing courtyard slab and forecourt level slab. The podium consisted of two new levels to Martin Place (16 metres above street level), three levels to the Macquarie Street frontage (15 metres above street level) and the Phillip Street frontage (20 metres above street level).⁵⁵

⁵² PTW Architects, *Project Page: Westpac Bank Martin Place*, n.d.

⁵³ City of Sydney, *Assessment of DA Z96/00248*, City of Sydney 1996.

⁵⁴ Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.

⁵⁵ City of Sydney, *Assessment of DA Z96/00248*, City of Sydney 1996.

As part of the City of Sydney's assessment of the development application for the podium (Z96/00248), the following comments were made:

<i>Improved scale relationship between the building and pedestrians using the buildings and places in the vicinity</i>	<i>Complies: The proposed podium will change the monumental character of the existing building to a more human scale appropriate introducing active uses at ground level.</i>
<i>Increased continuity and visual consistency of the street wall</i>	<i>Complies: The proposed podium will match the building line of the State Bank on the west side of Phillip Street.</i>

Below is the City of Sydney's assessment of the application for the podium in relation to the Special Area Urban Design Guideline by the City of Sydney.

<i>To be built to the street alignment</i>	<i>Complies: The proposed podium is built of all three street alignments.</i>
<i>Have street frontage heights matching that of buildings adjacent to Martin Place</i>	<i>Complies: The proposed podium parapet matches the parapet of the adjoining St Stephens Church, Sydney Hospital and the Reserve Bank on the opposite side of Martin Place.</i>
<i>Have building setbacks above street frontage height</i>	<i>Complies: The existing tower is set back 8 to 15 metres from the podium (8 metre minimum required by DCP 1996).</i>

The Westpac Head Office Fitout included the fitout of 26 floors of premium grade commercial space where new generic planning principles involved significant cultural change within the organisation. All offices were eliminated in favour of general open plan with provision for "hotelling" in small dens, break out areas and utility areas. Works were undertaken at a cost of \$20 million.⁵⁶

A selection of the architectural drawings for the podium additions are in the figures below.

2.5.2 Podium Upgrade (2004)

The retail component of the Podium, designed in the late 1970s, was upgraded and brought up to high standards required by its location and surrounding competitive centres as part of the 2004 works.

A total redesign of the skylight over the escalators connecting the lower level arcade to the food court at the upper level added a new dynamic feeling to the sophisticated details of the refurbishment.⁵⁷

⁵⁶ PTW Architects, *Project Page: Westpac Head Office Fitout*, n.d.

⁵⁷ PTW Architects, *Project Page: Westpac Plaza Retail Refurbishment*, n.d.

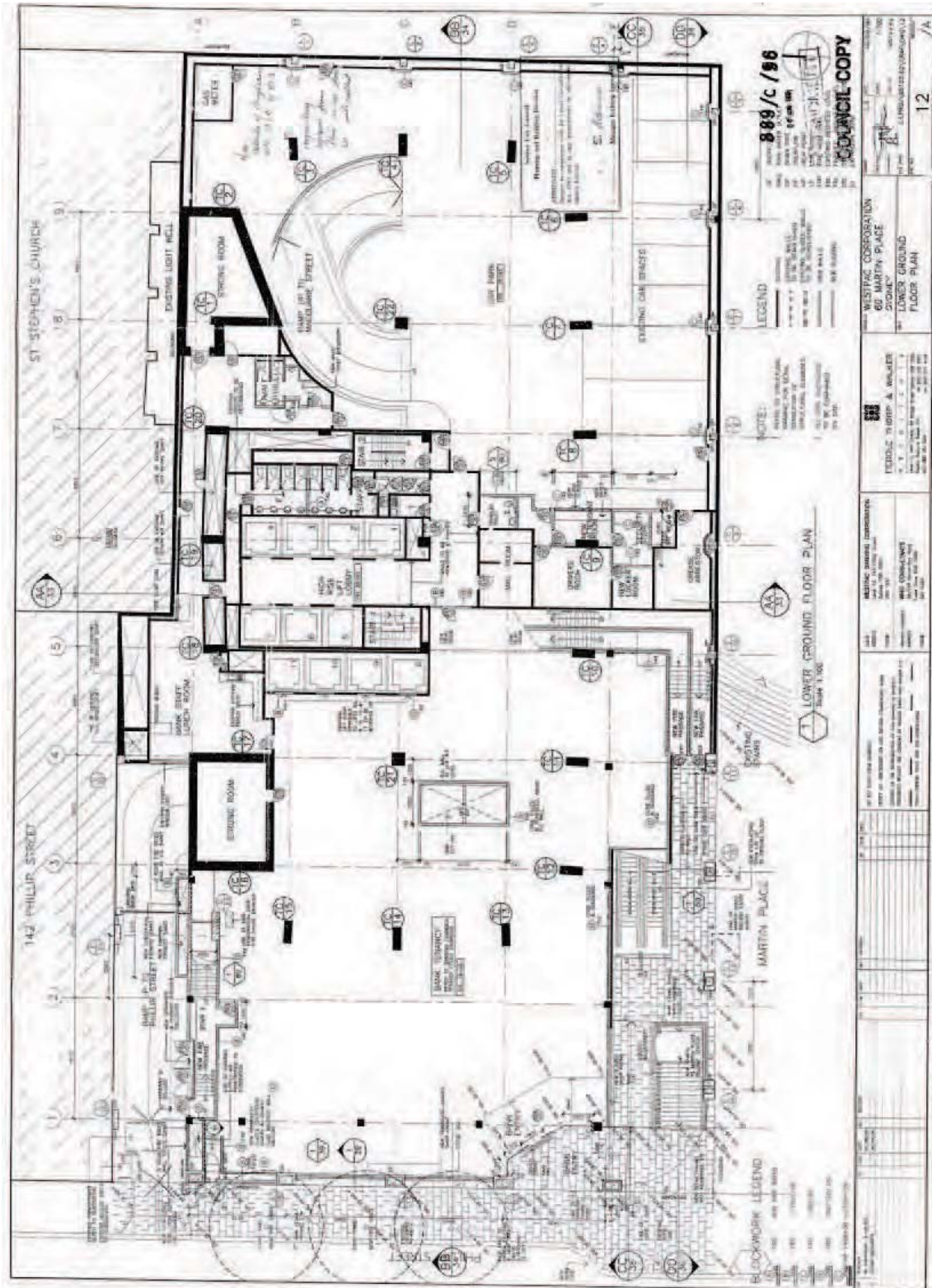


Figure 2.40
 Lower ground floor plan of the podium additions at 60 Martin Place, Sydney.
 Source: Peddle, Throp & Walker Architects, 1996.

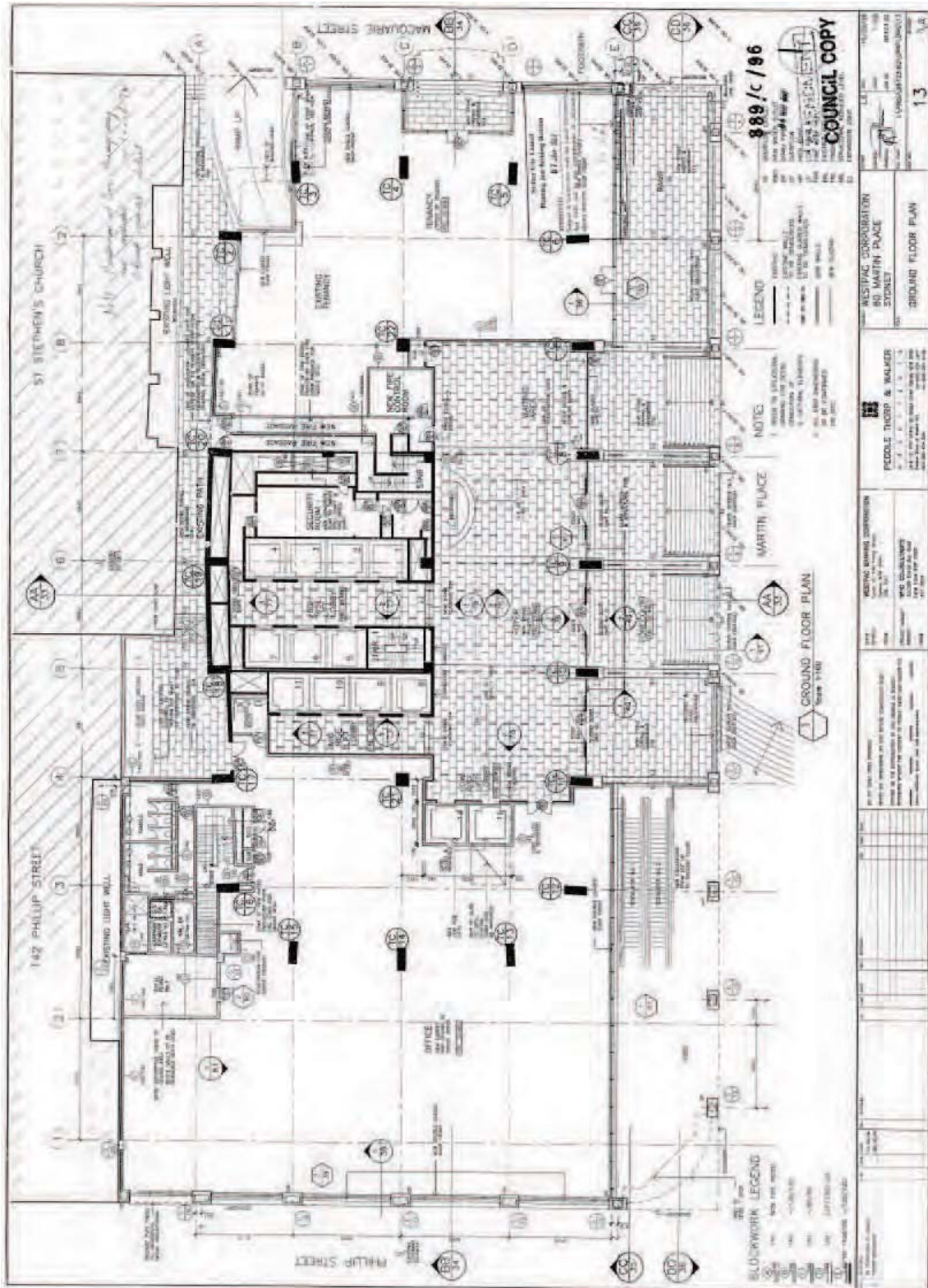


Figure 2.41
 The ground floor plan of the podium additions at 60 Martin Place, Sydney.
 Source: Peddle, Throp & Walker Architects, 1996.

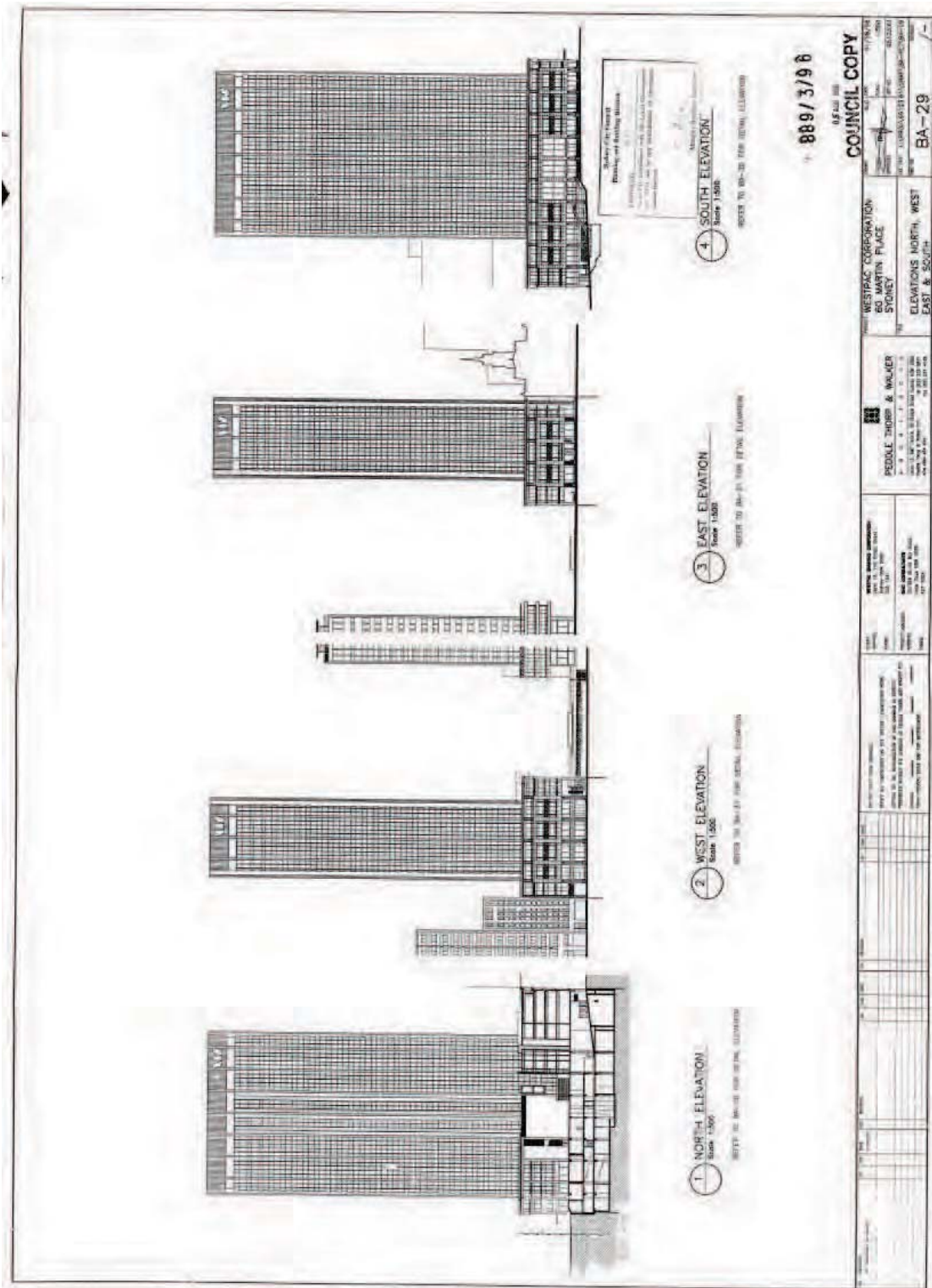


Figure 2.42 Elevations of the podium additions at 60 Martin Place, Sydney. The eastern elevation illustrates the podium's relationship with the parapet and tower of the adjoining St Stephen's Uniting Church.

Source: Peddle, Throp & Walker Architects, 1996.

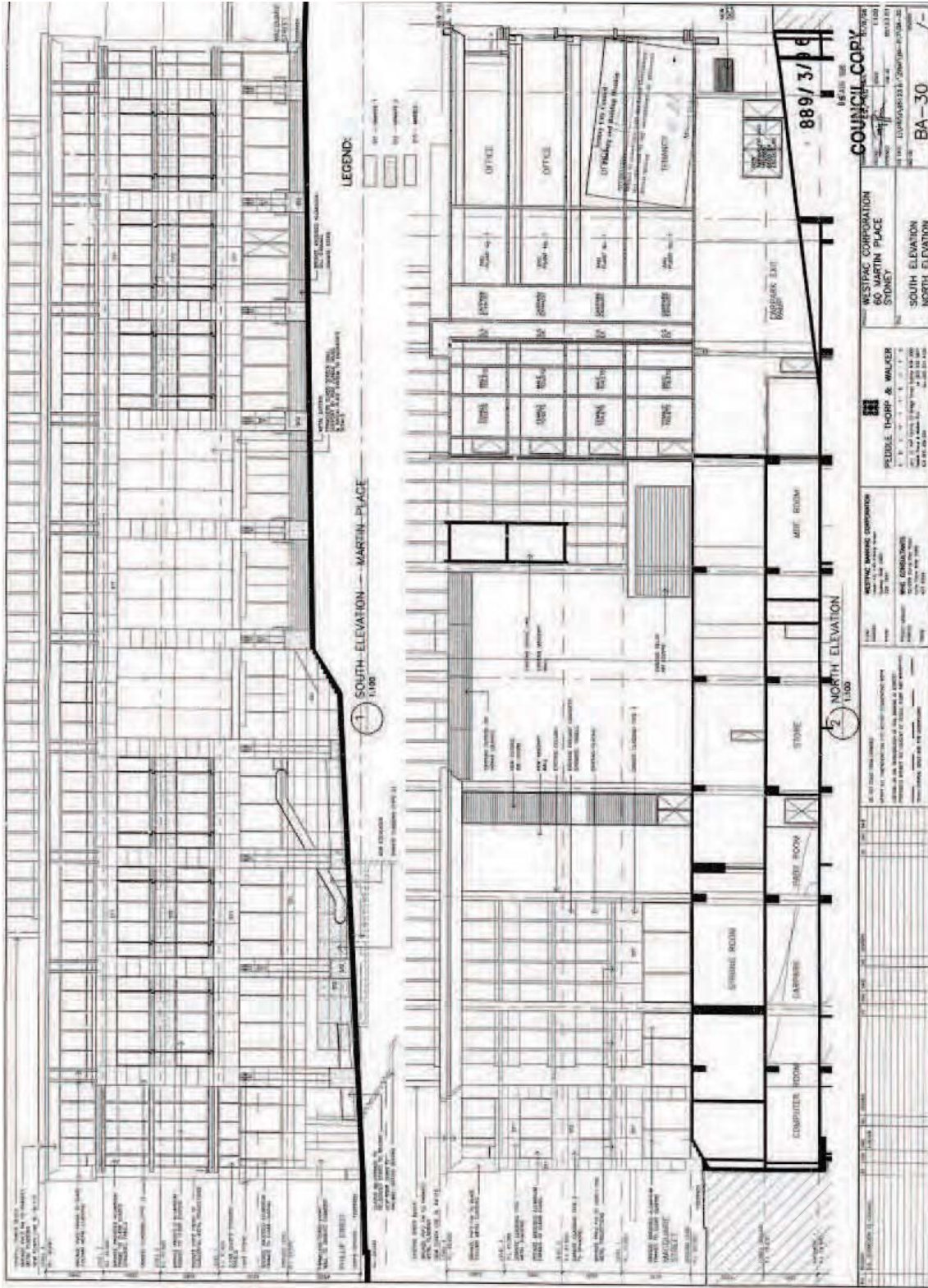


Figure 2.43
Detailed north and south elevations of the podium additions at 60 Martin Place, Sydney.

Source: Peddle, Thorp & Walker Architects, 1996.

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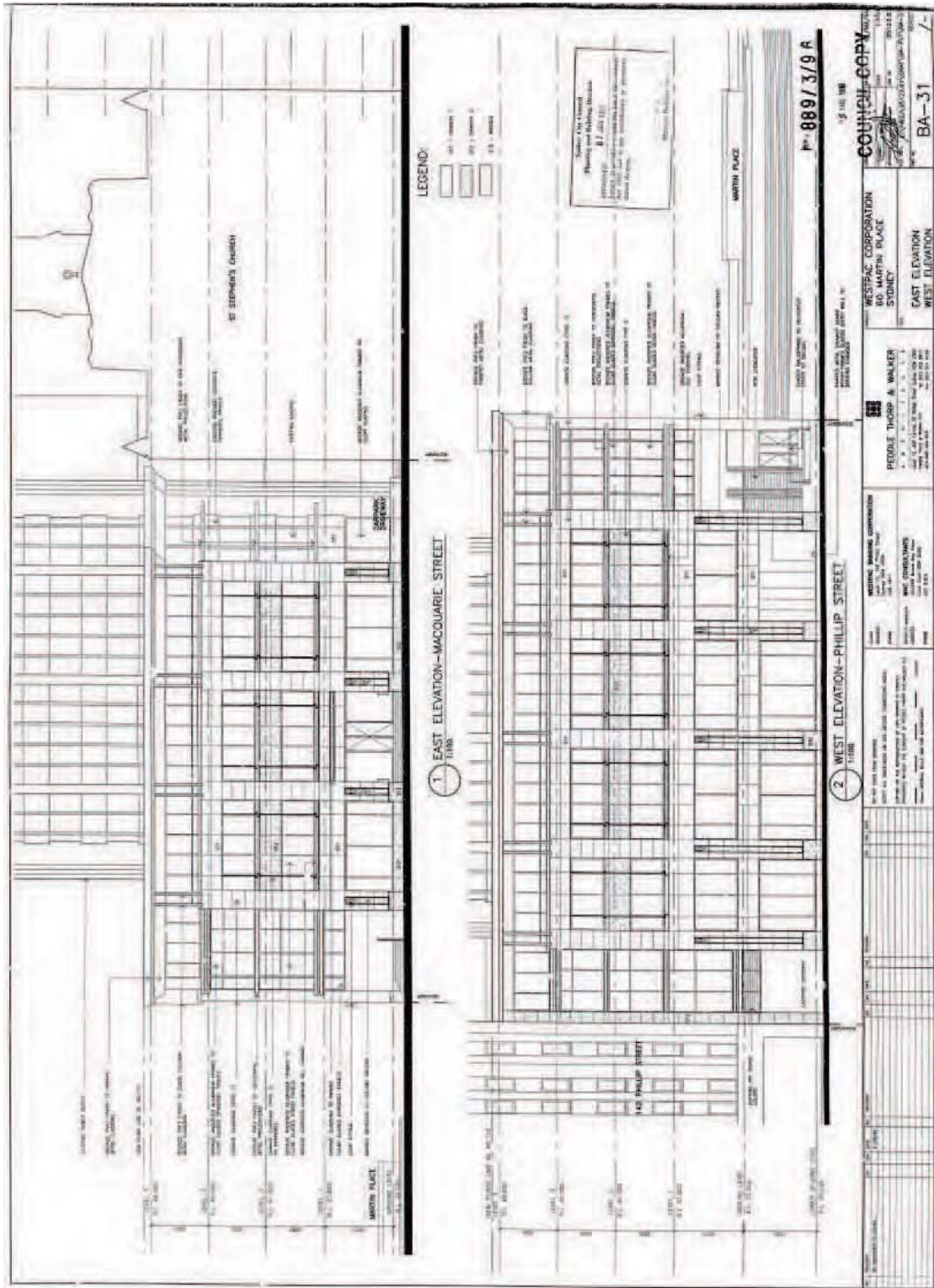


Figure 2.44 Detailed drawings of the eastern and western elevations of the podium additions at 60 Martin Place, Sydney. The eastern elevation illustrates the podium's relationship with the parapet of the adjoining St Stephen's Uniting Church.

Source: Peddle, Throp & Walker Architects, 1996.

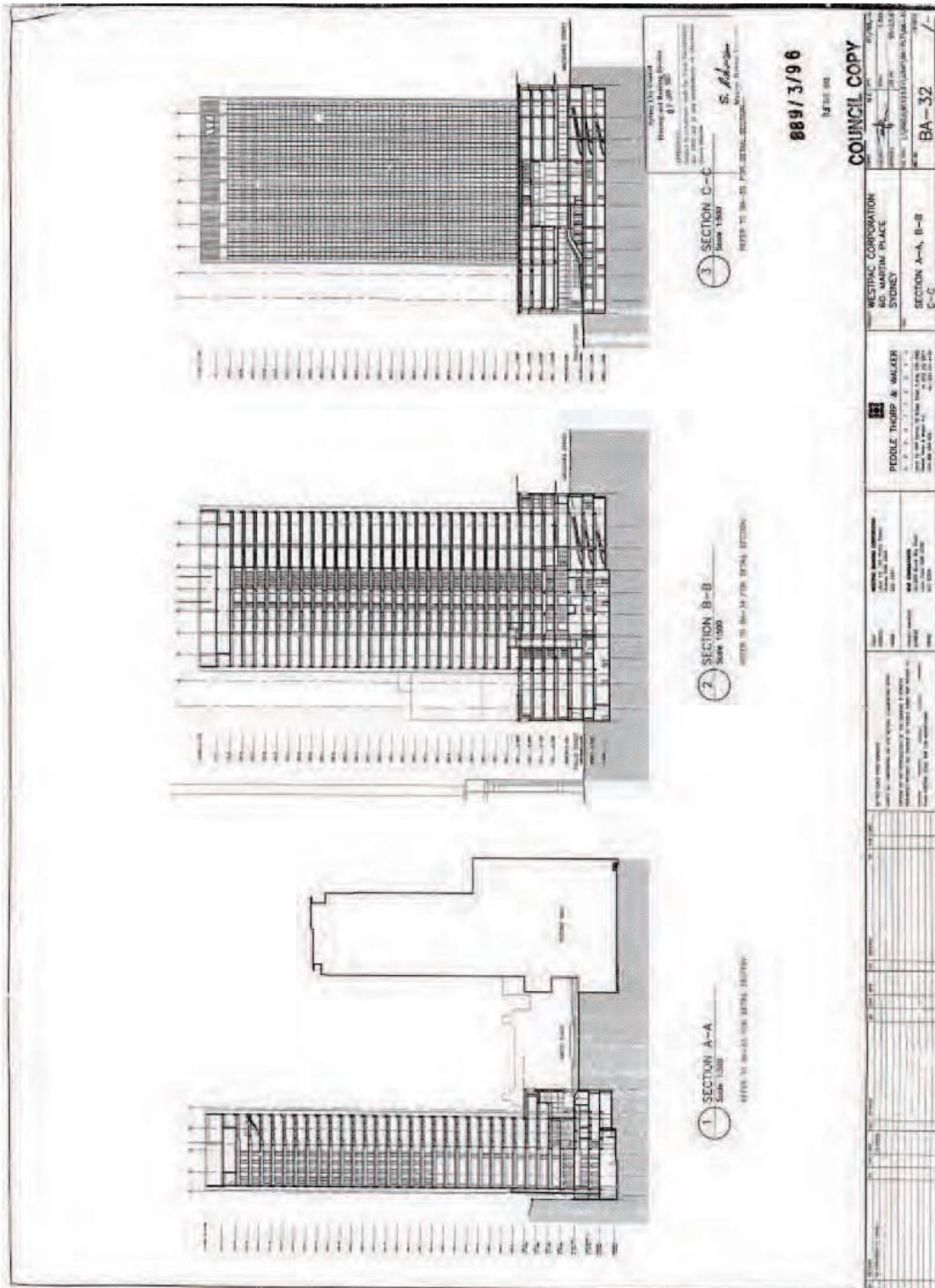


Figure 2.45
Section drawings of the podium additions at 60 Martin Place, Sydney. Section A-A illustrates the podium's relationship with the Sydney Hospital and the RBA building podium.

Source: Peddle, Thorp & Walker Architects, 1996.



Figure 2.46
A photomontage of the south western corner of the podium prior to its construction in 1998. This image illustrates the relationship with the Sydney Hospital on the eastern side of Macquarie Street, in the background. Martin Place had been closed to vehicular traffic by this stage.

Source: PTW Architects, *Westpac Bank Martin Place*, 1998.



Physical Evidence

3.0

3.1 Introduction

This section describes the context of 60 Martin Place with Martin Place and Macquarie Street, identifies views to and from the subject site, particularly in context to heritage items in the vicinity.

3.2 Urban Context

The subject site is located within the central business district of Sydney and contains the 1971 Westpac building which addresses Martin Place, Phillip Street and Macquarie Street, Sydney.

3.2.1 Martin Place

Martin Place, located in the Sydney CBD, is the best known pedestrian space in Sydney. It cuts across the CBD from George Street at its western end through to Macquarie Street at its eastern end.¹

Martin Place is a pedestrian street intersected by vehicular streets running north to south. There are numerous public monuments, the Cenotaph, in front of the Sydney GPO building is of particular social significance. Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45 metres. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various major public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by significant buildings. The GPO clock tower is an important landmark visible from various points within Martin Place.² In respect of the topography of the street, when looking east, the Westpac Bank, the Sydney Hospital and the RBA building frame the skyline above.

¹ Haskell, J. & Callanan, J. *Sydney Architecture*, 1997.

² City of Sydney *Sydney DCP 2012*.

The following description of Martin Place is sourced from the Sydney DCP 2012.

Martin Place is of social, cultural and historic significance, being the site of various monuments, in particular the Cenotaph, as well as the site of many historical events, which reinforced its image as the civic and ceremonial heart of the City. Its initiation was after the siting of the GPO in 1863, as a small meeting place in the front of the post office. Its subsequent planned evolution and development illustrates the application of city planning principles of the 1880s to 1930s, which culminated in its complete pedestrianisation in 1970. It represents the financial heart of the City, containing significant public and financial buildings.

Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45m. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various major public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by significant buildings. The GPO clock tower is an important landmark visible from various points within Martin Place.

Martin Place is also significant for its supportive network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.³

³ Sydney City Council, Sydney DCP 2012, 2012.



Figure 3.1
View looking west along Martin Place from the Pitt Street intersection. The heritage listed Sydney GPO building is to the left, Former CBC Bank and Bank of NSW in the centre (western side of George Street), the former Bank of Australasia building and Challis House to the right. Martin Place is also listed as an individual heritage item.



Figure 3.2
View looking west along Martin Place from near the intersection of Castlereagh Street. The former CBA building and Sydney GPO are to the left, former CBC Bank and Bank of NSW in the centre (western side of George Street), the former Bank of Australasia building, Challis House and the former Colonial Mutual Life Building are to the right. All of these buildings are heritage items.



Figure 3.3
Martin Place, as viewed from the intersection with Macquarie Street, looking west. The subject site is to the right of the image. The heritage listed RBA building is to the left. The former CBC Bank and Bank of NSW frame the western end of Martin Place, (located on the western side of George Street).

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Figure 3.4
Looking east along Martin Place. The heritage listed Sydney GPO building is on the right. The Westpac building is visible in the centre of the image, at the end of the row of towers to the left. The heritage items Challis House and the former Colonial Mutual Life Building are to the left.

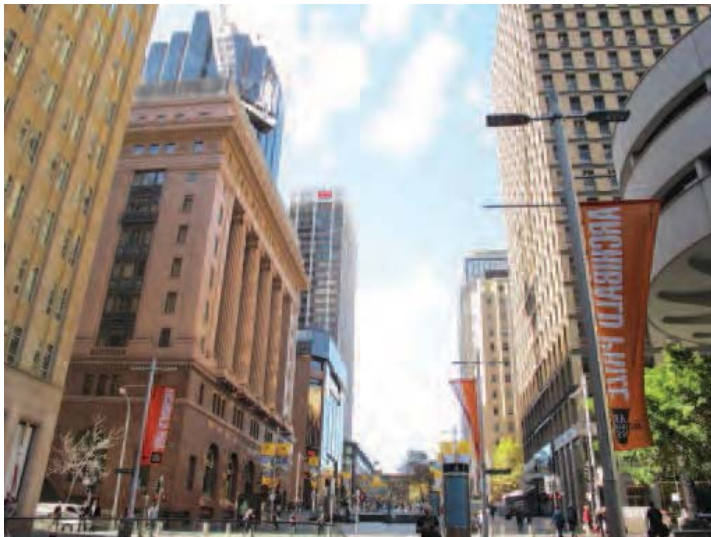


Figure 3.5
View looking east along Martin Place from near the intersection with Castlereagh Street. The subject site, with the Westpac building is visible to the left of centre left in the image. Heritage items including the former MLC building and the Commonwealth Bank of Australia, are to the left of the image.



Figure 3.6
The eastern end of Martin Place looking east, as viewed from west of the intersection with Phillip Street. The Sydney Hospital, on the eastern side of Macquarie Street, a listed heritage item, frames the eastern end of Martin Place. The RBA building to the right of the image is also a heritage item. Entry to the Martin Place Railway Station, also a listed heritage item, is at the corner of the podium of the subject building with another entry at the corner of the RBA building opposite.

3.2.2 Description of Macquarie Street

Macquarie Street contains a collection of highly significant buildings dating from the early 19th century to the late 20th century. The street forms the eastern edge of the built environment of the Sydney CBD. The western side of the street consists of medium scale buildings, stepping up to the city high rise beyond, creating a prominent city skyline when viewed from the Botanic Gardens. Macquarie Street is an important civic street providing a vista terminated to the south by Hyde Park, with views north to the Opera House.⁴

The height, bulk, architectural style and construction dates of those buildings in the vicinity of the subject site vary considerably. Most buildings are built to the street alignment which has resulted in a strongly defined street wall. Numerous contemporary commercial and residential towers of great height and scale are located in the immediate vicinity. There are also examples of three to four storey Victorian and Federation style structures and larger Interwar buildings.

The following description of Macquarie Street is sourced from the *Sydney DCP 2012*.

Macquarie Street contains a collection of highly significant buildings dating from the early 19th century to the late 20th century. Originally a government precinct, it has expanded to embrace first residential, professional, then commercial and tourism uses.

Macquarie Street forms the eastern built edge of the City Centre. It is characterised by two distinct sides: its western built edge consists of medium scale buildings, stepping up to the city high rise beyond, creating a prominent city skyline when viewed from the Botanic Gardens; while the eastern edge includes the Botanic Gardens and to the south a cohesive rare group of public buildings of national significance, that terminate east-west streets and create significant vistas, particularly from Martin Place.

Macquarie Street is an important civic street providing a vista terminated to the south by Hyde Park, with views north to the Opera House.⁵

⁴ City of Sydney *Sydney DCP 2012*.

⁵ Sydney City Council, *Sydney DCP 2012*, 2012.



Figure 3.7
Macquarie Street, looking south, with heritage items including Parliament House and the Sydney Hospital buildings on the left. The Westpac Bank and the RBA building are to the right. The RBA building is listed as a heritage item.



Figure 3.8
Heritage items including the State Library of NSW, Parliament House and the Sydney Hospital on the eastern side of Macquarie Street, as viewed from the intersection with Martin Place.



Figure 3.9
Looking south along Macquarie Street with the Macquarie Street wall visible to the right. The subject building is the tower in the centre of the image. Wyoming, at 175-181 Macquarie Street, is to the right of the image and is a heritage item.

3.3 Views to and from the Site

The subject Westpac building at 60 Martin Place is visible from a number of locations making it a prominent building within the city skyline. Hassell Architects have prepared a detailed View Impact Analysis for the site. This analysis identifies a number of locations where views are afforded to the site as listed below.

- Phillip and Hunter Streets (Chifley Square)
- Phillip and King Streets (St James Church)
- Phillip Street (Hyde Park Barracks)
- Macquarie Street (Sydney Hospital)
- Shakespeare Place (State Library)
- Botanical Gardens
- The Domain (State Art Gallery)
- Sydney Harbour

The views discussed in this report are from a heritage perspective and should be considered in addition to those views identified by Hassell. This analysis primarily relates to the 60 MARTIN PLACE portion of the site as this will be the predominant site of the future redevelopment.

3.3.1 Views to the Site

This section identifies views from Martin Place, Macquarie Street, Phillip Street, the Sydney Hospital and The Domain, to the site and in relation to heritage items in the vicinity.





Figure 3.10
The tower of 60 Martin Place is visible at the end of Martin Place, on the left. It does not relate to the solid northern wall of Martin Place with the four major buildings which draws a definitive perspective from the western end through to the eastern end of the street. This perspective drops down to the podium of 60 Martin Place at the eastern end. The heritage items to the left include the former MLC Building and the Commonwealth Bank of Australia. Martin Place is also listed as an individual heritage item.

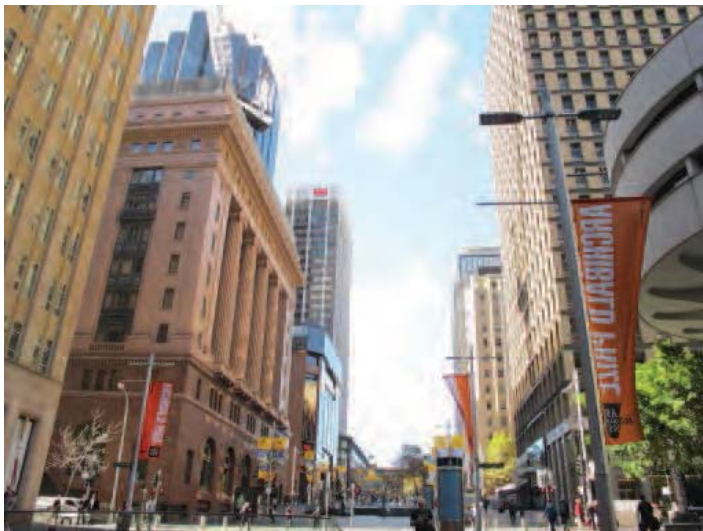


Figure 3.11
When looking at the site from west of the intersection of Martin Place and Castlereagh Street, the tower of 60 Martin Place sits back from the streetscape and the podium sits below the definitive perspective line. The buildings contributing to the northern and southern building walls of Martin Place frame the skyline at the eastern end. The former MLC building is to the immediate left and the Commonwealth Bank of Australia to the right of this building, both listed as heritage items.



Figure 3.12
The site as viewed from south of the intersection of Martin Place and Phillip Street. The relationship between the podium of the subject building that of the RBA building and the Sydney Hospital (both heritage items) forms a unity at the eastern end of Martin Place (also listed individually as a heritage item) and frames the skyline above. The towers of the RBA building and the Westpac Building do not impose on Martin Place because of their setbacks. The character of the eastern block of Martin Place differs from other blocks within the street.



Figure 3.13
60 Martin Place as viewed from the intersection of Shakespeare Place and Macquarie Street looking south from in front of the State Library of NSW. Because of the narrow width of the tower facing Macquarie Street (when compared to its breadth to Martin Place) the eastern elevation has little contribution to the skyline in long distance views from the north, on Macquarie Street. The heritage item Wyoming, at 175-181 Macquarie Street, is to the right of the image.



Figure 3.14
60 Martin Place as viewed looking north along Macquarie Street from south of the intersection with Martin Place. The podium of the heritage item, the RBA building, is visible to the left of the image. The relationship of the podium heights of the buildings at the end of Martin Place and St Stephen's Uniting Church is evident from this view. This creates a definitive building height line at the junction of Martin Place and Macquarie Street.



Figure 3.15
The site as viewed from the eastern side of the intersection of Martin Place and Macquarie Street. Building facades increase in height to the north of the site along Macquarie Street. There is a relationship between the facades of 60 Martin Place and St Stephen's Uniting Church, a listed heritage item. The tower of the church is clearly visible above the top of the podium at 60 Martin Place, when viewed from this perspective. The Macquarie Street façade of the podium is plain in detail compared to that of St Stephen's Uniting Church.



Figure 3.16
The subject site as viewed from west of the intersection of Martin Place and Phillip Street. There is no architectural unity between the tower and the podium of 60 Martin Place. When viewed from this angle the tower appears imbalanced in its relationship with the podium.



Figure 3.17
The site as viewed looking south along Phillip Street. Significant views to the northern elevation of the RBA building are visible from this angle. There is no architectural unity between the tower and the podium of 60 Martin Place.



Figure 3.18
60 Martin Place as viewed looking south along Macquarie Street. The setback of the tower is not read as part of the Macquarie Street streetscape as it is set back from the street and its podium. It is the most exposed of all of the towers on the western side of Macquarie Street, within the immediate vicinity. This is a result of the approximate 43 metre space between the southern elevation of the tower to the northern elevation of the RBA building tower and the approximate 42 metres from the northern elevation of the tower to the taller development within the streetscape, at 191 Macquarie Street.



Figure 3.19
60 Martin Place as viewed from within the courtyard of the Sydney Hospital (a listed heritage item). The podium is obscured from view at this angle. The tower is visible above the Sydney Hospital building and is read as an individual structure contributing to the city skyline.



Figure 3.20
60 Martin Place, as viewed from the Domain, is in the centre of the image. The heritage item the Sydney Hospital Group, and the established vegetation ensure that only the tower is read from the Domain as part of the skyline. The State Bank building is read in conjunction with 60 Martin Place, to its west (left), from this viewpoint. This view also illustrates the freestanding nature of the tower in the skyline.



Figure 3.21
60 Martin Place as viewed from the eastern side of Macquarie Street, at the junction with Martin Place. The four major buildings to the left of the image define the solid northern wall of Martin Place and the general building height character. The podium of 60 Martin Place sits below this height line. There is no architectural unity between the podium and the tower of 60 Martin Place.



3.3.2 Views from the Site

This section considers views from the site, at ground level. Views are to Macquarie Street, Martin Place and Phillip Street and are discussed in relation to the heritage items in the vicinity.



Figure 3.22
The view looking north along Macquarie Street from the subject building (on the left). The State Library and Parliament House, both heritage items, are visible to the right.



Figure 3.23
Looking to the east of Macquarie Street at Parliament House opposite the subject site, which is listed as a heritage item.



Figure 3.24
Looking to the east of Macquarie Street at the Sydney Hospital, which is listed as a heritage item.



Figure 3.25
Looking to the south east towards Macquarie Street at the Sydney Hospital, which is listed as a heritage item.



Figure 3.26
View looking south along Macquarie Street with the heritage item, the Sydney Hospital Group, to the left of the image and the RBA building (a heritage item) on the opposite side, also a heritage item, to the right of the image.



Figure 3.27
Looking directly south to the RBA building, with Martin Place in between. Both the RBA building and Martin Place are listed as individual heritage items.



Figure 3.28
View from midway along the Martin Place facade of 60 Martin Place looking south east to the corner of the RBA building, with the Sydney Hospital in the background. All are heritage items.



Figure 3.29
View from midway along the Martin Place facade of 60 Martin Place looking directly south at the RBA building facade, which is listed as a heritage item.



Figure 3.30
View from midway along the Martin Place facade of 60 Martin Place looking south west along Martin Place. The RBA building is to the left and the former Australian Provincial Assurance Building is in the background. All are listed as heritage items.



Figure 3.31
View from midway along the Martin Place facade of 60 Martin Place looking south west along Martin Place. The RBA building is to the left and the former Australian Provincial Assurance Building is in the background. All are listed as heritage items.



Figure 3.32
View from the south western corner of the subject site looking west towards Martin Place. Entry to the Martin Place Railway Station, a listed heritage item, is at the bottom of the escalators. The former Australian Provincial Assurance Building is in the background, to the left of the image.



Figure 3.33
View from the south western corner of the subject site looking south west directly towards the former Australian Provincial Assurance Building, a listed heritage item.



Figure 3.34
View from the south western corner of the subject site looking north along Phillip Street.



Figure 3.35
View from the south western corner of the subject site looking west across Phillip Street.

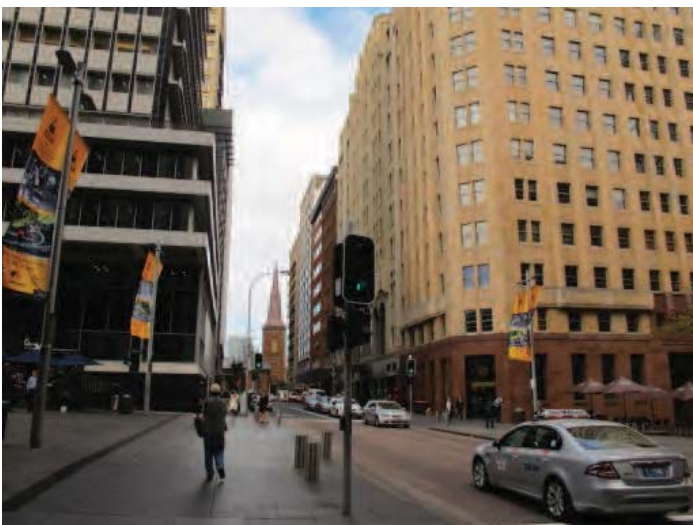


Figure 3.36
View from the south western corner of the subject site looking south along Phillip Street. The RBA building is to the left and the former Australian Provincial Assurance building is to the right. Both are listed heritage items. The spire of St James Church is visible at the end of the street.

3.4 Description of the Building Exterior

The subject building is constructed in the Late Twentieth Century Stripped Classical style. Broad characteristics this building shares with this style include symmetrical massing creating a fundamentally classical composition, but without the use of classical motifs and details. The use of repetitive rhythm of columns where height exceeds the width of the regular bays and the colonnade echoes the classical peristyle and columns do not contain a base or capital are typical characteristics of this style, as well as the central entrance.⁶

As described in the City of Sydney assessment for the podium addition in 1998, the tower has a strongly expressed white masonry columns and rectangular fenestration typical of the period. The tower is set back 10 metres from the Macquarie Street frontage, 8 metres from the Martin Place frontage and 15 metres from the Phillip Street frontage. The main foyer of the building prior to the podium addition had entrances to Macquarie Street and Martin Place. The Martin Place underground railway station is accessed by stairs in the south western corner of the site.⁷

The following description of the building is from the Project Page for the Bank of New South Wales, provided by PTW Architects.

The subject building ... has three frontages and contains two and a half basement levels, with parking for 100 cars, a lower ground floor, and 28 upper floors. Services include 11 lifts...

The main structure of this 28 floor office building consists of a steel frame, with cellular metal deck flooring, allowing maximum flexibility in the provision of services. The striking external columns and ribbed top floor, which supply much of the character of the building, are faced with local Wombeyan marble.

The double glazed windows are of bronze tinted heat absorbing glass, and contain venetian blinds. The spandrel panels are precast units of reconstructed, polished granite.

The street level entrance from Martin Place leads directly into the main foyer, from which a staircase descends to the branch of banking chamber on the lower ground floor.⁸

The podium has a street wall height of 20 metres (5 floors) to Phillip Street and approximately 16 metres (4 floors) on Macquarie Street. The podium has a solid framed appearance finished in polished granite with anodised bronze spandrel panels and window frames.⁹

⁶ Apperly, R. Irving, R. & Reynolds, P. *Identifying Australian Architecture*, 1989.

⁷ City of Sydney, *Assessment of DA Z96/00248*, City of Sydney 1996.

⁸ PTW Architects, *Project Page: Bank of New South Wales*, n.d.

⁹ Godden, Mackay, *Westpac Building 60 Martin Place, Sydney: Heritage Impact Statement*, 1996.



Figure 3.37
The south western corner of the building, as viewed from west of the intersection with Phillip Street, in Martin Place.



Figure 3.38
The tower of 60 Martin Place, as viewed from Phillip Street.



Figure 3.39
60 Martin Place as viewed from Macquarie Street with St Stephen's Uniting Church to the right.



Figure 3.40
The subject building as viewed from the south of the intersection of Martin Place and Macquarie Street.

Assessment of Cultural Significance

4.0

4.1 Introduction

Heritage, or “cultural” value is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.² The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, (1999), p.2.

² ie “social”, or community, value

4.2 Analysis of Cultural Significance

The following commentary discusses how each of the criterion established by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) relate to the subject site.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

60 Martin Place is connected with the financial sector as it has been the office base for Westpac since the building was completed in 1971. The use of the building has resulted in significant alterations to ensure the building remains functional for the bank telecommunications requirements. As such, the building does not contribute in any significant form to the cultural history of Martin Place. The subject site is associated with the late twentieth century phase of development of Martin Place.

60 Martin Place does not meet the threshold for heritage listing at a local level.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

There is no known association with a significant person or group of persons with the building.

60 Martin Place does not meet the threshold for heritage listing at a local level.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

60 Martin Place, designed by Peddle, Throp & Walker Architects, is an unexceptional example of Late Twentieth Century Stripped Classical architecture. The building has three frontages, contains two and a half basement levels, a lower ground floor and 28 upper floors serviced by 11 lifts. The gross floor area is 30.022 square metres.

The tower has strongly expressed white masonry columns and rectangular fenestration typical of the period. It is set back 10 metres from the Macquarie Street frontage, 8 metres from the Martin Place frontage and 15 metres from the Phillip Street frontage. The podium has a solid framed appearance finished in polished granite with anodised bronze spandrel panels and window frames. It has a street wall height of 20 metres (5 floors) to Phillip Street and approximately 16 metres (4 floors) on Macquarie Street.

The building does not show creative or technical innovation, nor is it aesthetically distinctive. The addition of the podium has reduced the integrity of the exterior of the 1971 tower. The interior of the building has lost much of its integrity as a result of continual refurbishments and updating telecommunications services. The bulk of the tower, rather than its detail, contributes to the western Macquarie Street wall.

60 Martin Place does not meet the threshold for heritage listing at a local level.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

The functionality of the subject building is associated with a financial institution providing banking services to the community. This association is more so from an intangible perspective, rather than a physical, social, cultural, spiritual or architectural link with the building.

As the use is practical rather than social, cultural, spiritual or architectural, 60 Martin Place does not meet the threshold for heritage listing at a local level.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

Given the history of the subject site and its association with the completion of Martin Place from Phillip Street to Macquarie Street, with the final extension and opening to traffic in 1935, the subsequent demolition of the former buildings on site and the construction of the existing building with its basement levels, it is considered the site has been highly impacted on by development. Extensive soil disturbance arising from prior redevelopment has likely resulted in little archaeological potential.

The subject building was constructed in 1971. In 1984, approval was granted for the pedestrian link between the building and the neighbouring building at 142 Phillip Street. The podium addition was approved in 1998 and the upgrade approved in 1998. In addition, there has been numerous interior works including partitions, fitouts and reversal back to open plan.

It is considered any knowledge gained from the building will be irrelevant. Copies of the original detailed architectural drawings, additions and alterations associated with the building are readily available from the City of Sydney Archives.

60 Martin Place does not meet the threshold for heritage listing at a local level.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

The subject building is not known to possess uncommon, rare or endangered aspects. This is supported by its relatively recent construction.

60 Martin Place does not meet the threshold for heritage listing at a local level.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

The building is an unexceptional example of Late Twentieth Century Stripped Classical architecture and is not associated with an important group or class of items. The building has also seen numerous alterations and additions since originally constructed. Therefore, the building's integrity is not intact.

60 Martin Place does not meet the threshold for heritage listing at a local level.

4.3 Statement of Significance

This Statement of Significance for 60 Martin Place, Sydney, has been prepared on the basis of the above assessment:

60 Martin Place, Sydney, designed by Peddle, Throp & Walker Architects, is an unexceptional example of Late Twentieth Century Stripped Classical architecture. Constructed in 1971, the tower has strongly expressed white masonry columns and rectangular fenestration typical of the period. The building contains 2 and a half basement levels, a lower ground floor and 28 upper floors. In 1984, approval was granted for the pedestrian link between the building and the neighbouring building at 142 Phillip Street. The podium addition was approved in 1998 and was upgraded in 2004. In addition, there have been numerous interior works including partitions and fitouts.

The building has been used as the head office for a financial institution for the Westpac Banking Corporation since initially constructed. The building is not of social, cultural, spiritual or architectural significance. There is no known association with a significant persons with the building. It is not known to possess uncommon, rare or endangered aspects. It does not show creative or technical innovation, nor is it aesthetically distinctive.

Extensive soil disturbance arising from prior redevelopment and construction of the existing building has likely resulted in little archaeological potential.

The land associated with the site was part of the final development stages of Martin Place with the extension through to Macquarie Street and opened to traffic in 1935.

From the assessment of significance and the resultant Statement of Significance, it is considered the subject building does not meet the threshold for heritage listing at a local level for any of the above criteria.

Heritage Issues and Opportunities

5.0

5.1 Introduction

The following heritage issues and opportunities have been identified to assist Hassell in defining an appropriate building envelope for the site. Further development of the detailed design will need to be undertaken in consultation with the City of Sydney Council heritage staff and planners as part of the detailed Development Application.

Assessment of the heritage issues and opportunities has been made in Section 8 of this report.

5.2 *Environment Protection and Biodiversity Conservation Act 1999*

5.2.1 RBA Building

The subject site is directly opposite the RBA building, which is located on the southern side of the junction of Martin Place and Macquarie Street. This building is a listed place on the Commonwealth Heritage List. Therefore, analysis of the proposal is required to be undertaken in accordance with the National Heritage Impact Guidelines applicable to the National Heritage Values for the site, in accordance with the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*.

The Official Values for the Reserve Bank from the Australian Heritage Database are reiterated below.

Criterion A Processes

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting. The Reserve Bank building is of historical significance in its ability to demonstrate the changing functions and role of the Reserve Bank of Australia, particularly that of the head office, since 1964. The International style of the building represents the post war cultural shift within the banking industry, away from the traditional architectural emphasis on strength and stability towards a more contemporary and international style.

The two foyer art works are of historical and aesthetic significance. The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected

as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001). The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.

Attributes

Original and subsequent fabric that demonstrates continuity of use by the Reserve Bank.

Criterion B Rarity

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The provision of two residential flats, for use by visitors to the bank; squash courts; and firing range were relatively uncommon for the time (all removed 2001).

Attributes

Remnant evidence of original services, and remnant evidence of the former residential flats.

Criterion D Characteristic values

The Reserve Bank building (1964) designed by the Commonwealth Department of Works, Bank and Special Project Section, is highly significant in the development of post World War II multi storey office buildings in Australia. It is a significant example of a 1960s office building notable as being a well designed example of the International style; its construction using high quality Australian materials; steel and concrete construction; and interior design details and artworks. The building's significance has been retained through a major extension (1974-1980), recladding (1993) and internal refitting.

Attributes

The architectural attributes that demonstrate the International Style.

Criterion E Aesthetic characteristics

Through its prestigious design and function as Australia's central bank, the building makes an important contribution to the streetscape and character of Martin Place, Macquarie Street and Phillip Street.

Attributes

The multi-storey form and the quality of external finishes to the building.

Criterion F Technical achievement

The Reserve Bank building is highly significant in the development of post World War II multi storey office buildings in Australia for its use of high quality Australian materials; steel and concrete construction; and interior design details and artworks.

The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves

The variety of moveable heritage items located throughout the building including furniture, china, flat wear, silverware, napery and accessories, pottery, tapestry and artworks are significant having been specifically designed or purchased for the building as well as being of artistic merit in their own right.

When constructed elements of the mechanical and electrical services within the building were considered advanced and innovative, and although many elements have been removed or substantially altered, their incorporation in the building is still of interest today, this included the fire sprinkler system, smoke detectors and fire alarms; interior and signage lighting; and airconditioning.

The two doors to the main strongroom were at the time of construction the largest and most technically advanced in the southern hemisphere.

Attributes

Technical aspects of its construction, mechanical and electrical services and strongroom doors, all furnishings and the moveable objects of design listed above.

Criterion G Social value

The building has social significance being regarded by the Australian community as the home of the Reserve Bank function and the place where significant economic policy is carried out on behalf of the Nation.

Attributes

Continued use of the building by the Reserve Bank for the above purpose.

Criterion H Significant people

The artworks by Bim Hilder and Margel Hinder are significant examples of Australian modernist sculpture of this period by two significant artists, who were selected as the winners of design competitions by the Reserve Bank. The furnishings by Fred Ward are of historical and aesthetic significance. Designed for the building by Ward, who was one of the leaders in modern Australian industrial design at this time, the furnishings are of a simple and functional design which are now considered to be pieces of art in themselves

The Reserve Bank head office building is associated with successive governors of the Reserve Bank: Dr H C Coombs; J G Phillips (KBE); H M Knight (KBE DSC); R A Johnston (AC); B W Fraser and I J Macfarlane. The building is also associated with personnel of the Commonwealth Department of Works, Banks and Special Projects branch, responsible for the building's design in particular: C McGrowther; Professor H I Ashworth; C D Osborne; R M Ure; F C Crocker; G A Rowe; as well as E A Watts (builders for both stages of construction) and Frederick Ward (furniture designer).

Attributes

The artworks of Bim and Margel Hinder, evidence of use by successive Governors of the Reserve Bank, and remaining Fred Ward furniture.

Comment:

The proposal needs to demonstrate that it will not be a Controlled Action under the National Heritage Management provisions of the *Environment Protection and Biodiversity Conservation Act 1999*.

5.2.2 “Colonial Sydney” Nomination for the Australian National Heritage List

The subject site adjoins the boundary of the Draft “Colonial Sydney” Study Area which runs along the western side of Macquarie Street. The draft “Colonial Sydney” precinct is listed as a “Nominated Place” on the Australian National Heritage List. Therefore, in the interests of thoroughness, analysis of the proposal has been undertaken in accordance with the National Heritage Impact Guidelines applicable to the National Heritage Values for the site, in accordance with the *Environment Protection and Biodiversity Conservation (EPBC) Act 1999*.

The Study Area for the nomination of the “Colonial Sydney” listing on the National Heritage List extends from the full extent of Hyde Park as well as Cook and Philip Park in the south to the full extent of the Domain and Royal Botanic Gardens to the north and west.

This dramatic wedge of green parklands defines and confines the eastern edge of the Sydney Central Business District, which at the northern end of the Study Area aligns with Macquarie Street and to the south with Elizabeth Street. The majority of the buildings and other identified sites that are regarded as contributing to the Colonial Sydney theme or streetscape character line the length of Macquarie Street from Hyde Park to Circular Quay, and extend down Bridge Street to Macquarie Place.

The following is the Nominator’s Summary Statement of Significance for “Colonial Sydney” and Macquarie Street, Sydney:

Colonial Sydney encapsulates the formative events and developments in the governance of the nation’s founding colony, from the early, complex interactions with Aboriginal people at Sydney Cove through various changes in governance and stages in the establishment of ‘civil society’.

Originally the site of the first Government House, domain and farm, the legacy of several notable early governors, including Arthur Phillip, William Bligh and Lachlan Macquarie, is represented within the precinct.

Governor Macquarie transformed the area between 1810 and 1821, creating not only a legacy of notable surviving buildings within a compact area but also a precinct that tangibly symbolises his larger role as ‘Founder of the Nation’. Macquarie saw urban planning and public works as a means of promoting reform and commerce. The public infrastructure projects undertaken with convict labour mirror Macquarie’s pattern of construction in new towns across NSW and Tasmania, with hospitals, churches, schools, military and convict barracks, public parks and a new network of roads. His attempt to impose a civilising order on the chaotic sprawl of early Sydney was a precursor to the standardised street grids and street names of his new towns.

The gracious architecture of many public buildings reflect Lachlan and Elizabeth Macquarie's vision for Australia as a 'new Britannia in another world'; a new nation seeking to surmount its convict stain in spite of the increasing number of transportees after the end of the Napoleonic Wars.

The Bigge Royal Commission, established in 1819 to examine Macquarie's over-spending on grand buildings and benign attitude towards convicts, recommended major changes in governance. Immediate results included:

- introduction of a punitive convict regime designed to deter criminal activity in Britain, assignment of convicts to squatters and restriction of the rights of emancipists and the children of convicts*
- significant developments in the system of justice during the 1820s-30s, including the institution of the Supreme Court, followed by the introduction of trial by jury in civil and later criminal cases*
- granting of separate colonial status to Tasmania in 1825*
- establishment of the NSW Legislative Council in 1824, primarily to advise the Governor and curb his executive powers*

The cessation of transportation in 1840 paralleled the evolution of representative government, with the first elected Legislative Council in 1843 and the institution of a bicameral parliamentary system in 1856.

The collection of buildings within the boundary also witnessed:

- gradual expansion of public administration, occupying a series of buildings constructed within the precinct during the 19th century;*
- the establishment of the first overseas branch of the Royal Mint in 1855 to manage the NSW economy following the discovery of gold in 1851;*
- the establishment of the nation's first research and educational institutions, followed by a growing number of cultural institutions - some of which reflect the rivalry between the first colony and gold-rich Victoria from the mid 19th century onwards; - improved medical services, hospital infrastructure and nurses' training, instituted with advice from Florence Nightingale.*

Comment:

The proposal should demonstrate that it will not potentially be considered a Controlled Action under the National Heritage Management provisions of the *Environment Protection and Biodiversity Conservation Act 1999*.

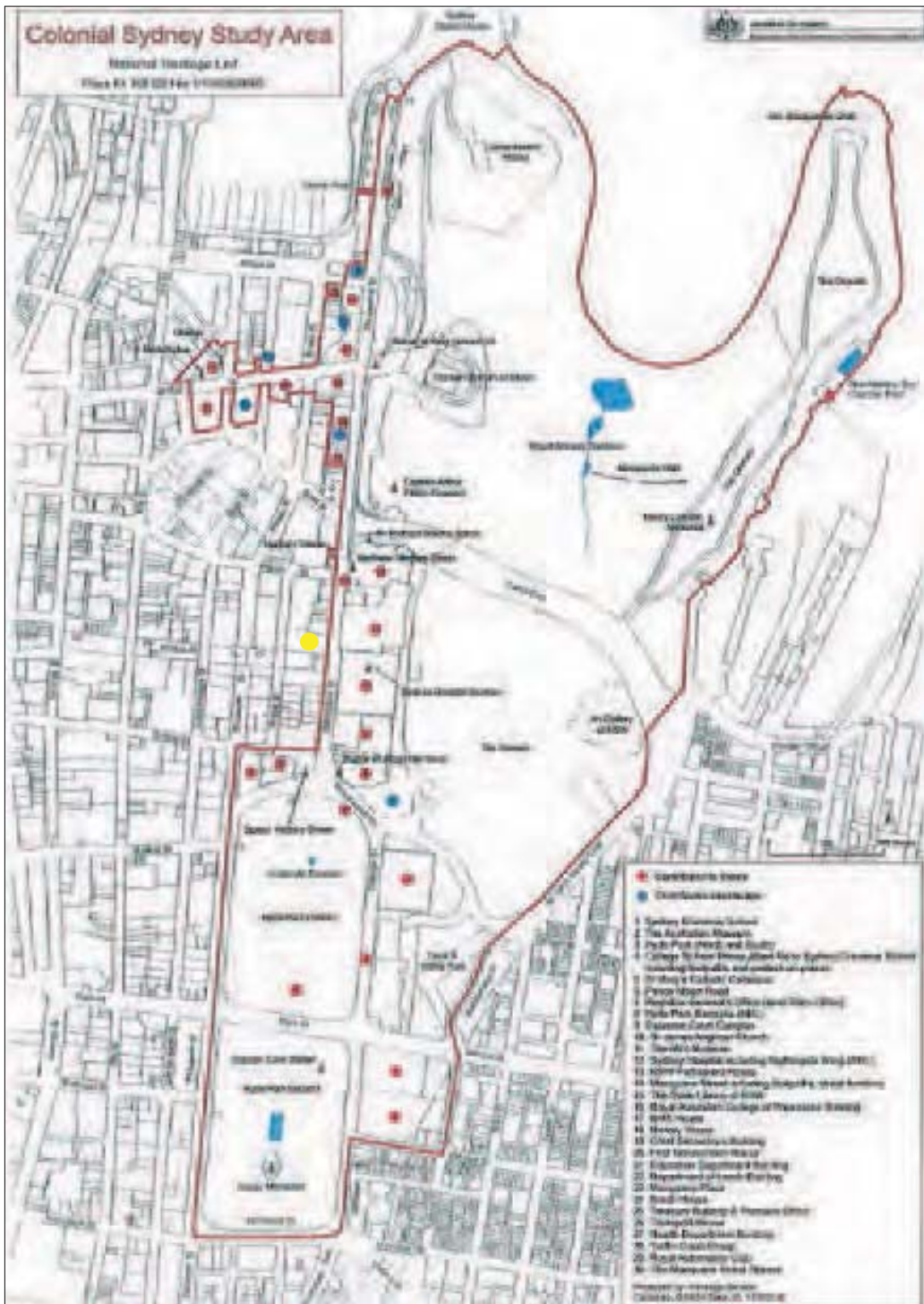


Figure 5.1
 Plan of the Nominated Precinct showing the huge physical area contained in the public parklands to the south/east/north of the core of Government and Institutional buildings. The yellow circle identifies the subject site, which adjoins the boundary of the Draft Study Area for "Colonial Sydney".

5.3 NSW Heritage Act 1977

The proposed building envelope, as described later, includes a cantilever over the adjoining St Stephen's Uniting Church. The church is listed on the NSW State Heritage Register.

Comment:

The proposal will need to be referred to the Heritage Council. The Heritage Council will need to take into consideration the extent to which the proposal will have an effect on the heritage significance of the church. Consideration may also be given to the Conservation Plan for the church, written by Noel Bell Ridley Smith & Partners Pty Ltd in 2004. This document may be required to be updated as part of a future detailed DA.

5.4 City of Sydney Requirements

The following section further investigates opportunities and constraints in relation to the general streetscape character and heritage items in the vicinity.

It is proposed to amend the *Sydney LEP 2012* to increase the maximum building height for the subject site. The new building envelope for the site is to accompany the amendment to the LEP.

In respect of heritage, the building height, setbacks and heritage items in the vicinity, were considered as part of the design of the building envelope. These are discussed below in relation to the applicable legislation and guidelines.

5.4.1 Sydney LEP 2012

Maximum Building Height

The site is located in the Special Character Area H: Martin Place, as identified in the *Sydney LEP 2012* Special Character Areas Map. This map identifies the maximum building height limit of 55 metres for the site.

Comment:

The existing tower of 60 Martin Place currently exceeds the height limit. It is proposed the height of the replacement tower will be increased. The proposed amendment to the LEP is seeking to increase the height limit of the existing building (RL167.1).

Heritage Items in the Vicinity

The subject site is located in the vicinity of a number of items listed as local heritage significance on Schedule 5 of the *Sydney Local Environmental Plan (LEP) 2012*. These include:

- Parliament House, 6 Macquarie Street, Sydney (I1864)
- Sydney Hospital group including interiors, courtyard, forecourts and fences, 8 Macquarie Street, Sydney (I1865)
- Commercial Chambers “Hengrove Hall” including interiors, 193 Macquarie Street, Sydney (I1879)
- St Stephen’s Uniting Church, including interior, 197 Macquarie Street, Sydney (I1880)
- Martin Place, Martin Place, Sydney I1889:
- Martin Place Railway Station including interiors, 3 Martin Place, Sydney (I1891)
- Former Australian Provincial Assurance (APA) Building, 53-63 Martin Place, Sydney (I1896)
- Reserve Bank, including interior, 65 Martin Place, Sydney (I1897)

Comment:

The design of the building envelope needed to consider the heritage significance of the heritage items in the vicinity of the subject site. In particular, the building envelope needed to respect the significance, and relationship to, St Stephen’s Uniting Church, the Sydney Hospital Building and the RBA building.

Special Character Areas and Height of Buildings Maps

The subject site is located within the Martin Place Special Character Area, as identified in Sheet CL2_014 in the *Sydney LEP 2012*. As a result, the site is also identified in the *Sydney LEP 2012* Height of Buildings Map as having a maximum building height of 55 metres. The proposed cantilever over St Stephen’s Uniting Church will be located within Special Character Area G Macquarie Street.

Comment:

The provisions of Clause 4.3: Height of Buildings of the *Sydney LEP 2012* currently apply to the site.



Figure 5.2
The map above identifies Special Character Area H: Martin Place, of which the subject site at 60 Martin Place is located within, and is coloured red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Sheet CL2_014: Special Character Areas Map, Sydney LEP 2012.

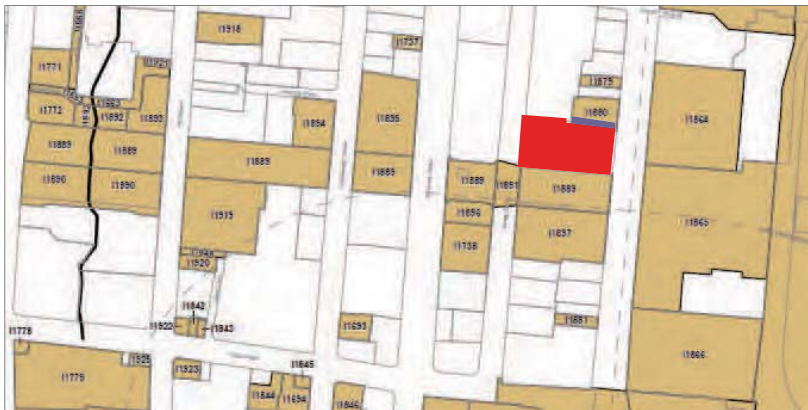


Figure 5.4
Heritage Map illustrating the heritage items (coloured brown) in the vicinity of the subject site at 60 Martin Place, which is coloured red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Sheet HER_014: Heritage Map, Sydney LEP 2012.



Figure 5.5
Map illustrating the 55 metre height limit adjacent to Martin Place. The subject site at 60 Martin Place is outlined in red. The approximate area of St Stephen's Church where the cantilever will be located over is outlined blue.

Source: Sheet HOB_014: Height of Buildings Map, Sydney LEP 2012.



Figure 5.3
The map above identifies Special Character Area G: Macquarie Street. The proposed cantilever will be located above St Stephen's Uniting Church, which is located within this Special Character Area. The subject site at 60 Martin Place is coloured red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Sheet CL2_014: Special Character Areas Map, Sydney LEP 2012.

5.4.2 Sydney DCP 2012

Macquarie Street Special Character Area

The subject site is located in the Central Sydney: Special Character Area Macquarie Street, as identified in the Sydney DCP 2012.

The aim of the Sydney DCP 2012 applicable to the site, is reiterated below.

(f) encourage design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas;

Minimum setbacks specific to the St Stephen's Uniting Church, as identified in the Sydney DCP 2012 for this Special Character Area, is 10 metres.

Section 2: Locality Statements of the Sydney DCP 2012 requires that certain principals be achieved for Macquarie Street. Those relevant to Macquarie Street, St Stephen's Uniting Church and the cantilever were required to be considered as part of the development of the proposal and the associated building envelope and are reiterated below.

2.1.6: Macquarie Street Special Character Area

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.*
- (b) Recognise Macquarie Street as one of Sydney's pre-eminent public spaces flanked by heritage items which house activities of State and national significance.*
- (c) Protect and extend mid-winter lunchtime sun access to Hyde Park, the Royal Botanic Gardens and the Domain.*
- (d) Improve and enhance the public domain and pedestrian amenity of the street and promote its image as a grand and civic boulevard.*
- (e) Maintain and reinforce the urban character and scale of Macquarie Street and sense of built edge definition to the western side of the Royal Botanic Gardens by requiring new buildings to:
 - i. be built to the street alignment; and*
 - ii. have street frontage heights and building setbacks above street frontage heights, consistent with the prevailing scale, form and character of buildings nearby.**
- (f) Emphasise Macquarie Street as the eastern built edge of the City and maintain the stepped building form from it westwards towards the north-south ridge of the City centre.*
- (g) Maintain and enhance existing views and vistas to the*

harbour and Opera House to the north and Hyde Park to the south.

(h) Conserve and enhance the heritage significance of the area including the nineteenth and twentieth century public, institutional, religious and commercial buildings and their settings.

(i) Ensure new development is designed and sited to protect the heritage significance of heritage items within the area, with special consideration given to the heritage curtilage of heritage items established by an approved Conservation Management Plan.

Comment:

The proposed building envelope builds upon the existing with three variations. These include an extension in height, a reduced setback of the eastern facade of the envelope to reinforce the streetwall height along Macquarie Street and cantilever over St Stephen's Uniting Church to the north. As a result, and coupled with the design opportunities for the future building, the proposal will have respect and contribute to the streetwall character along Macquarie Street.

Martin Place Special Character Area

The subject site is located in the Central Sydney: Special Character Area 9: Martin Place and is within a Heritage Streetscape, as identified in the Sydney DCP 2012.

The aim of the Sydney DCP 2012 applicable to the site, is reiterated below.

(f) encourage design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas;

The setback above street frontage height is 25 metres, as identified in the Sydney DCP 2012.

Section 2: Locality Statements of the Sydney DCP 2012 requires that certain principals be achieved for Martin Place. Those relevant to heritage and Martin Place were required to be considered as part of the development of the proposal and the associated building envelope and are reiterated below.

2.1.7: Martin Place Special Character Area

Principles

(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.

(b) Conserve and enhance the significance of Martin Place as one of Central Sydney's grand civic and ceremonial spaces, and as a valued business location.

(c) Retain and enhance the urban character, scale and strong linear enclosure of Martin Place by requiring new buildings to:

- i. be built to the street alignment;*
 - ii. have street frontage heights consistent with the prevailing form of buildings in the area; and*
 - iii. to have building setbacks above those street frontage heights.*
- (d) Protect and extend sun access and reflected sunlight to Martin Place during lunchtime hours from mid-April to the end of August.*
- (e) Provide sun access to significant sandstone buildings in Martin Place to improve the ground level quality of the public space.*
- (f) Protect existing significant vistas to the east and west and ensure new development will not detrimentally affect the silhouette of the GPO clock tower.*
- (g) Retain human scale at street level, while respecting and positively responding to the monumental nature of the place.*
- (h) Conserve and enhance the heritage significance of the nineteenth and twentieth century institutional and commercial buildings and their settings.*

Comment:

As a result of the increased building envelope, and coupled with the design opportunities for the future building, the proposal will have the ability to respect the character of the heritage items in the vicinity, including the Sydney Hospital, the RBA building and the general streetscape character of Martin Place and Macquarie Street.

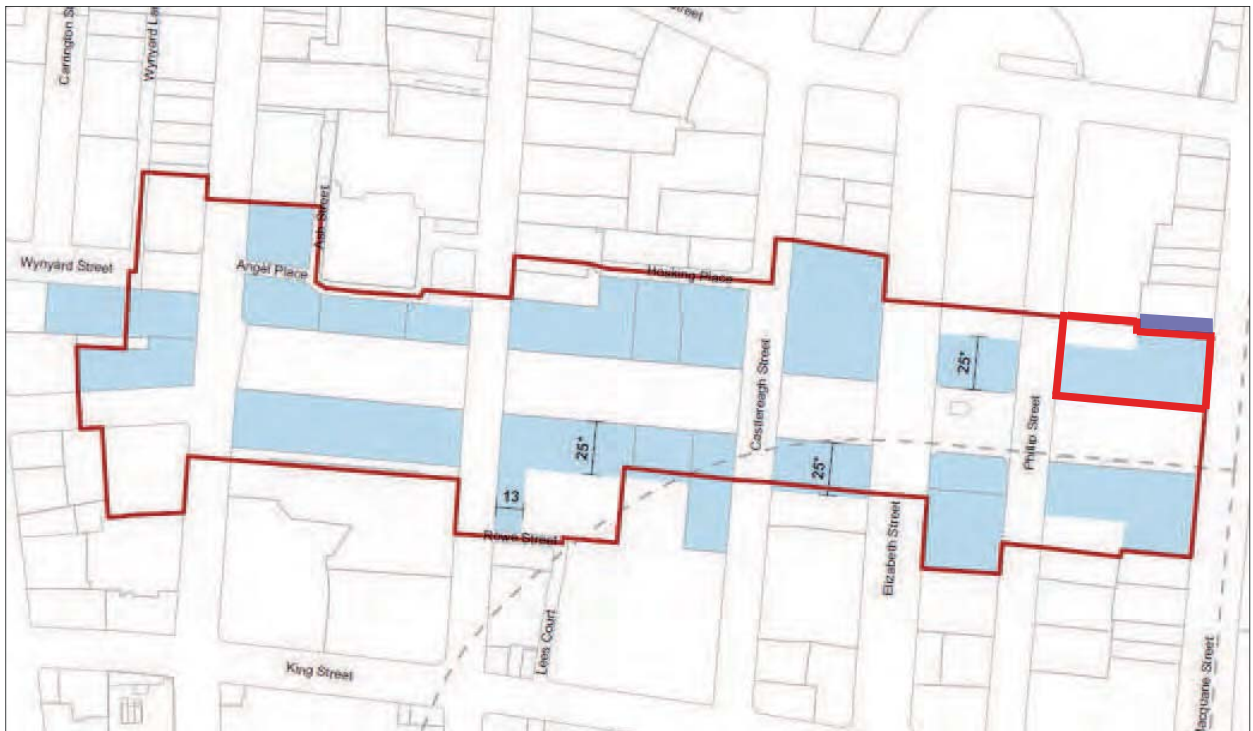


Figure 5.6
 Special Character Area 9: Martin Place illustrating the 25 metre setback associated with the subject site at 60 Martin Place, outlined in red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Sydney DCP 2012.

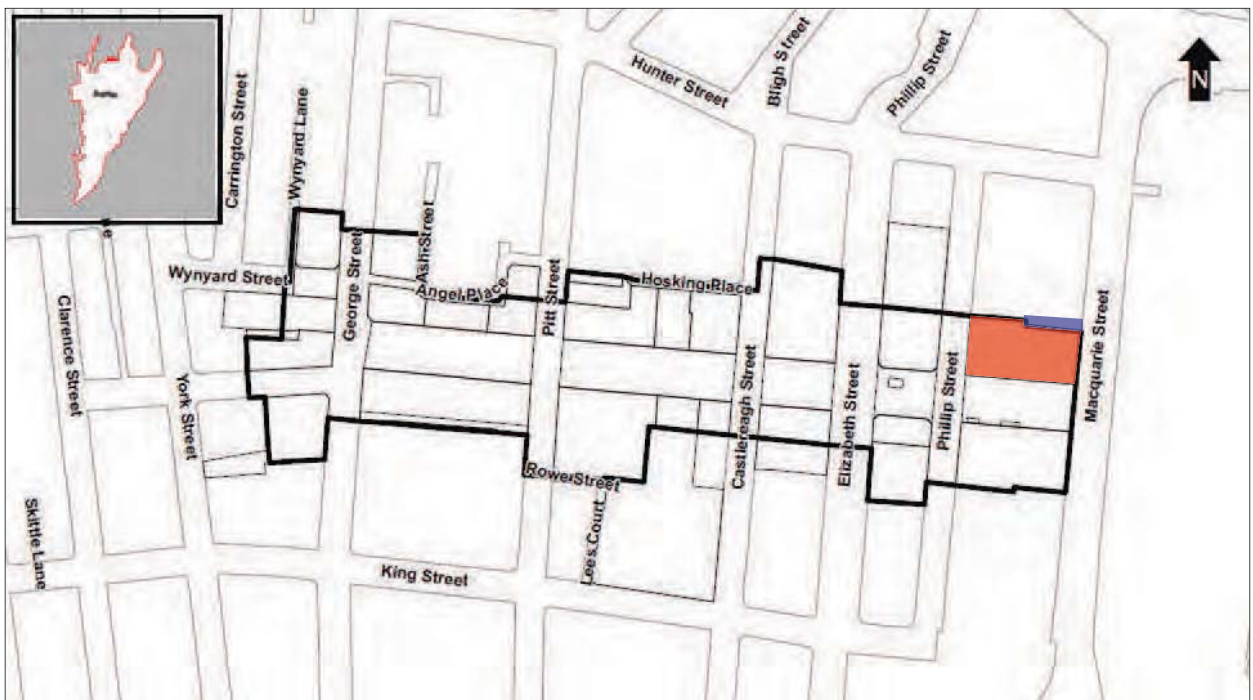


Figure 5.7
 The subject site at 60 Martin Place is located within the Martin Place Special Character Area and is coloured red. The approximate area of St Stephen's Church where the cantilever will be located over is highlighted blue.

Source: Sydney DCP 2012.



5.5 Martin Place

The character of Martin Place, as defined in the *Sydney DCP 2012*, is identified in Section 8 of this report.

Building Characteristics

The character of Martin Place changes from one end to the other. The building characteristics in the block between Phillip and Macquarie Streets differ from those in the centre and western end of Martin Place.

There is a clear visual and architectural relationship between podiums and associated towers of buildings in Martin Place.

The proposal needs to respect the general character of the eastern end of Martin Place between Phillip and Macquarie Streets.

Eastern Skyline

The buildings contributing to the northern and southern walls of Martin Place frame the skyline at the eastern end and need to be considered as part of the design phase. The current setback of the southern elevation of the tower at 60 Martin Place contributes to the open character of the eastern end of Martin Place.

Northern Wall

The solid northern wall of Martin Place with the four major buildings draws a definitive perspective from the western end through to the eastern end of the street, dropping down to the podium at 60 Martin Place. The podium at 60 Martin Place is recessive to the definitive perspective line, as it sits well below the average height of the northern wall. The building envelope for the podium should respect this definitive perspective.

The tower of 60 Martin Place does not relate to the solid northern wall of Martin Place. As a result, it does not dominate the streetscape. The proposal should ensure the building envelope remains recessive to this characteristic.

The tower of 60 Martin Place begins to visually relate to the solid northern wall of Martin Place when viewed from closer to the site, towards the eastern end of Martin Place. The design of the building envelope provides an opportunity for the podium and tower to better relate to the streetscape characteristics.

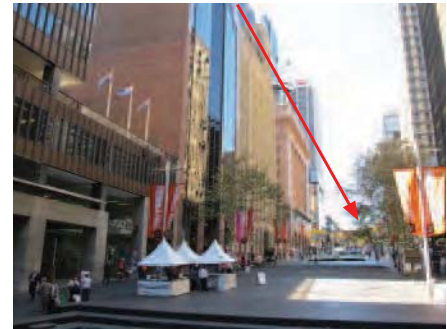


Figure 5.8
The podium forms part of the streetscape in Martin Place. It sits below the definitive northern wall height created by the buildings to the west. The tower forms part of the skyline above and does not relate to the podium below.



Figure 5.9
The current height of the podium complements the height of the RBA building podium and the Sydney Hospital facade. These frame the skyline at the eastern end of Martin Place. The setbacks of the towers of the subject building and the RBA building contribute to this.



Figure 5.10
The podium heights of the RBA building and the subject site form a definitive line at the Macquarie Street end of Martin Place.

Southern Wall

The proposed envelope for 60 Martin Place should give consideration to the walled characteristics of Martin Place on the southern side of Martin Place, with particular reference to the RBA building and its podium.

The definitive line created by the height of the podiums of the RBA building and 60 Martin Place should be considered as part of the proposed building envelope for the podium.

5.6 Macquarie Street

The character of Macquarie Street, as defined in the *Sydney DCP 2012*, is identified in Section 8 of this report.

Podium (60 Martin Place)

The podium of the RBA building sits below the top of the facades of the buildings to the south along Macquarie Street. Building facades height increase in to the north of the site along Macquarie Street.

The retention of the existing podium location should be considered in its present form, as viewed from Macquarie Street.

The relationship of the podium heights of the buildings at the end of Martin Place, including the subject building and the RBA building, and the facade of St Stephen's Uniting Church is evident. This creates a definitive building height line at the junction of Martin Place and Macquarie Street.

Tower (60 Martin Place)

The setback of the tower of 60 Martin Place is not read as part of the Macquarie Street streetscape because of its setback from the street and from the podium.

The setback of the tower at 60 Martin Place allows for increased views to the buildings to the north in the Macquarie Street streetscape, when viewed from south of the intersection of Martin Place and Macquarie Street.

Because of the narrow width of the eastern elevation of the tower of 60 Martin Place facing Macquarie Street (when compared to its breadth to Martin Place) the eastern elevation has little contribution to the skyline in views from north along Macquarie Street.

The tower of 60 Martin Place is the most exposed of the towers on the western side of Macquarie Street, within the immediate vicinity, given its freestanding character. This is a result of the approximate 43 metre space between the southern elevation of the tower to the northern elevation of the tower of the RBA building. To the north,



Figure 5.11
The tower of the subject building sits above the general building wall height along Macquarie Street. The eastern elevation of the building makes little contribution to the Macquarie Street wall.

there is an approximate 42 metres from the northern elevation of the taller development within the streetscape, commencing at 191 Macquarie Street. This gives the appearance the tower is floating and does not specifically relate to the buildings to the north on Macquarie Street.

Consideration could be given to bringing the tower forward toward the Macquarie Street (eastern) elevation without impacting upon the streetscape or skyline, as viewed from the east. Consideration could also be given to the boundary of the existing building to its northern elevation.

5.7 RBA Building

5.7.1 Tower

Neither the tower of the RBA building or the Westpac Building impose on Martin Place because of their setbacks. This needs to be respected as part of the design of the building envelope.

Views to the northern elevation of the RBA building are visible from along Macquarie Street and Phillip Street. Any increase in the building envelope of 60 Martin Place to the south and west will need to take these views into consideration to ensure they are not significantly impacted upon.

5.7.2 Podium

The height of the RBA building podium needs to be respected as part of the design of the building envelope for 60 Martin Place.

The definitive line created by the height of the podiums of the RBA building and 60 Martin Place need to be considered as part of the proposed building envelope for the podium.

5.8 Sydney Hospital

The Sydney Hospital is the eastern backdrop for Martin Place. Clear site lines are afforded to the hospital building from Martin Place. The building envelope of the new building should respect this existing view.

The existing podium of 60 Martin Place, that of the RBA building and the height of the Sydney Hospital complement each other and frame the skyline at the eastern end of Martin Place. This relationship should be respected and carried through with the proposed building envelope. This includes the retention of the existing setback of the current tower.



Figure 5.12
The podium heights of the RBA building, the subject site and the top of the facade of St Stephen's Uniting Church form a definitive line at the junction of Martin Place and Macquarie Street.



Figure 5.13
The top of the podium of the subject site complements the top of the facade of St Stephen's Uniting Church. The tower of the St Stephen's Uniting Church is visible above the podium. The building height increases to the north of St Stephen's Uniting Church along Macquarie Street.

5.9 St Stephen's Uniting Church

The tower of the St Stephen's Uniting Church is visible above the top of the existing podium at 60 Martin Place when viewed from the eastern side of Macquarie Street and south of the junction with Martin Place.

The setback of the podium of 60 Martin Place from St Stephen's Uniting Church allows for views to its southern facade. This, and the visibility of the tower, needs to be considered as part of the proposal in respect of the view of the return to the church.

The Macquarie Street façade of the existing podium is plain in detail compared to the façade of St Stephen's Uniting Church.

There is a relationship of the podium height of 60 Martin Place and St Stephen's Uniting Church. This creates a definitive building height line to immediately to the north of Martin Place, along Macquarie Street.

There is potential for the design of the proposed building envelope to consider improving views to the southern elevation of St Stephen's Uniting Church.

5.10 Heritage Related Development Guidelines

The subject building at 60 Martin Place is not individually listed as a heritage item. It is located in the vicinity of a number of heritage items and is located in the Special Character Area Martin Place, in both the *Sydney LEP 2012* and the *Sydney DCP 2012*. The proposed cantilever over St Stephen's Uniting Church will be located within Special Character Area G Macquarie Street, as defined in the *Sydney DCP 2012*. Therefore, the following development guidelines, prepared in response to the available opportunities need to be taken into consideration as part of the design for the proposed building envelope for the site.

These guidelines will also assist the City of Sydney Council in its consideration of the proposed amendment to the *Sydney LEP 2012* and the *Sydney DCP 2012* and the subsequent controls and guidelines.

5.10.1 Unity of Architectural Expression

Background

- There is opportunity for the consideration of the slight expansion of the footprint of the tower. Consideration will need to be given as to potential effects of any repositioning from Martin Place, such as the skyline at the eastern end and the Macquarie

Street wall.

- The setback of the tower from Martin Place contributes to the open character of the eastern end of Martin Place.
- When looking south along Macquarie Street and Phillip Street, the setback of the tower allows views to the heritage listed RBA building behind.
- The primary issue influencing the design is overshadowing of the public domain in Martin Place and the RBA building.

Guidelines

- It is acceptable from a heritage perspective for the existing building to be demolished.
- There is an opportunity to achieve architectural unity between the “base” and “tower” components of a new development to overcome the awkward combination of styles of the current building.
- Given the free standing nature of the tower and its relationship with surrounding buildings it is acceptable to increase the footprint of the tower to the north, south, east and west.
- Any relocation of the tower to the west will need to consider the effect this will have on views to the RBA building from Phillip Street.
- The proposed envelope should ensure there is no additional overshadowing in the most crucial control time (14 April between 12 noon and 2pm) to Martin Place.

5.10.2 Martin Place Streetscape

Background

- The podium is read as part of the streetscape. There is less tolerance to change as it has more of a relationship to the street context.
- The building characteristics in Martin Place between Phillip and Macquarie Streets differ from those in the centre of Martin Place.
- The current height of the podium complements that of the RBA building and the Sydney Hospital. In combination, these three buildings frame the skyline at the eastern end of Martin Place.

Guidelines

- The 3D relationship between the existing podium of 60 Martin Place and the RBA building are to be maintained as they define the lower streetscape at the eastern end of Martin Place and visually relate to the scale of the Sydney Hospital with its sense of enclosure. Therefore, the design needs to maintain the current height Martin Place.
- The design of the building envelope needs to complement the characteristics of Martin Place, in particular the bulk, scale and massing associated with the subject block located between Phillip and Macquarie Streets.

5.10.3 Macquarie Street Streetscape

Background

- The setback, scale and massing of the podium ensures the tower of St Stephen's Uniting Church and part of its southern elevation are visible from the street.
- The public's benefit can be improved by increasing views to the southern elevation of the St Stephen's Uniting Church from within the foyer of the new redevelopment by creating a public space. The view could also overlook Parliament House and the Sydney Hospital buildings. This would increase the enjoyment of the heritage items in the vicinity from the subject site.
- A definitive line along Macquarie Street is created by the height of the podiums of the subject site, the RBA building and St Stephen's Uniting Church.
- There is a strong building wall height to the north of the subject site on Macquarie Street.
- The Guidelines in the *Sydney DCP 2012* Special Character Area G identifies a 10 metres setback from Macquarie Street, applicable to the proposed cantilever over St Stephen's Uniting Church.

Guidelines

- Site lines to St Stephen's Uniting Church and its tower should be considered as part of the design of a future development.
- Design of the foyer of the replacement building should consider opportunities to increasing views to the southern elevation of St Stephen's Uniting Church, Parliament House and Sydney Hospital buildings to increase the public benefit.

- Opportunities for the podium height to Macquarie Street to maintain the definitive line along Macquarie Street, created by the RBA building podium, the existing podium of 60 Martin Place and the top of the facade of St Stephen's Uniting Church, should be explored.
- Opportunities for the relationship between the height of the existing podium to Macquarie Street and the the facade of St Stephen's Uniting Church need to be explored within the proposed building envelope in order to maintain this relationship.
- The building envelope to the Macquarie Street facade may include a design component that complements the strong building wall height to the north of the site on Macquarie Street.
- Given the free standing nature of the tower of 60 Martin Place and its relationship with surrounding buildings an eastern extension will need to be complementary to the setback of the RBA tower.
- Setbacks of any cantilever over St Stephen's Uniting Church should, be appropriately setback to mitigate any heritage impacts.
- The height of the cantilever over St Stephen's Uniting Church needs to leave an adequate distance above the heritage item to mitigate any adverse heritage impacts.
- Proposed materials within close proximity to St Stephen's Uniting Church are to be recessive to mitigate any adverse heritage impacts.

5.10.4 Phillip Street Streetscape/Podium

Background

- In order to maintain the current site lines to the RBA building, the podium height will need to be retained.

Guidelines

- In order to maintain the current site lines to the RBA building, the podium height should only be minimally increased.
- Consideration will need to be given to the height of the adjoining building on Phillip Street.

5.11 Summary of Heritage Considerations for Determination of Building Envelope

In order to assist Hassell in the design of the building envelope for 60 Martin Place, the following points summarise the issues that will need to be taken into account by the project team.

An indicative area has been identified for the footprint of both the podium and tower for the replacement building. The design of the future building within these boundaries will be subject to further consideration as the design phase progresses.

These summaries will also assist the City of Sydney Council in its assessment of the proposed amendment to the *Sydney LEP 2012* and the *Sydney DCP 2012*.

5.11.1 The Podium

- Demolition of existing podium is acceptable from a heritage perspective.
- New podium within the existing podium building envelope is acceptable.
- Height to match existing in part.
- Explore opportunities to retain / enhance views to southern facade of St Stephen's Uniting Church.
- Opportunity for views to the southern facade of St Stephen's Uniting Church from within the foyer.

5.11.2 The Tower

- Demolition of existing tower is acceptable from a heritage perspective.
- Consider relationship between the RBA tower and Sydney Hospital if relocating southern facade.
- Relationship with the State building tower when viewed from the Domain if relocating western and/or southern facade.
- Retain existing views of RBA building beyond the site, from Phillip Street.
- Repositioning of the eastern facade will need to complement the setback of the tower of the RBA building and the Macquarie Street wall.
- Setbacks of any cantilever over St Stephen's Uniting Church are to be located an adequate distance behind the front building alignment to mitigate any adverse heritage impacts.
- Any cantilevering over St Stephen's Uniting Church needs to consider and identify an adequate height above the heritage item to mitigate any heritage impacts.
- Proposed materials within close proximity to St Stephen's Uniting Church are to be recessive to mitigate any heritage impacts.



Consideration of Options

6.0

The building envelope and the resultant architectural design and form of the building will need to be complementary to the existing streetscape character of Martin Place, Macquarie and Phillip Streets and to the heritage items in the vicinity. To ensure the proposed building envelope is complementary, a number of different site constraints and opportunities have been considered by Hassell as part of the design process and were presented to the Design Advisory Panel. These are summarised below.

As Graham Brooks and Associates Pty Ltd understand the history of the proposal, the primary issue influencing the building envelope is that of overshadowing of the RBA building. It is considered there will be no impact from a heritage perspective as there will be no additional overshadowing in the most crucial control time (14 April between 12 noon and 2 pm).

The options considered by Hassell are summarised below.

Podium Height

- Lower and active podium provides good connection to the street
- Podium fixed by existing 16 metre height of the Sydney Hospital

Setbacks

- The proposed setback is equal to the existing setback (approximately 8 metres)
- There may be opportunity for the building to come forward to complement the RBA building setback on Martin Place

Sunlight

Sun to the west:

- Line determining maximum sunlight between Deutsche Bank and the new tower at 8 Chifley Square (11.40am -12.40pm) - chamfered 5 metres in from existing edge

Sun to the east:

- Cut back to increase sun until 11.40am
- Maintain street alignment on Macquarie Street with transparent screen and balconies (could be extended to the ground)

Street Alignment

- Create sunny courtyard
- Create views to St Stephen's Uniting Church

Macquarie Street Alignment:

Four options were considered for the podium level facing Macquarie Street, including:

Option 1:

- Open at lower level with views through podium

Option 2:

- Solid Podium, tower raised at the Macquarie Street edge

Option 3:

- A light weight screen to define the Macquarie Street edge

Option 4:

- Bring the building envelope out to the street edge reinforcing the Macquarie Street wall alignment

Break up Podium

- Break through podium to allow for more sun into Martin Place and create views to St Stephen's Uniting Church

Through routes

- A Martin Place and Macquarie Street address with potential routes passing through the building



Description of the Proposal

7.0

As a result of the consideration of the above options evaluation arising from the comments of the City of Sydney Council's Design Advisory Panel, the owners, Investa Nominees Pty Ltd ATF 60 Martin Place Trust, have arrived at the current design proposal will increase the existing envelope with three major variations. These include an extension in height, a reduced setback of part of the eastern side of the envelope to reinforce the streetwall height along Macquarie Street and a cantilever over St Stephen's Uniting Church to the north.

The proposal will involve the demolition of the existing building and re-build. A primary building entry will face Martin Place with a lobby providing an entry statement and presence for the new commercial tower entry, with secondary entrances from Phillip and Macquarie Streets. The facade is to be primarily floor to ceiling glass to capture light and views to the east, south and west.

Other factors which have contributed to the preferred scheme include:

- The impending vacancy of the whole premises by Westpac provides a significant opportunity for a "new era" to reinstate the design quality and ESD credentials of this site of significance in the Martin Place precinct.
- Joint owners (Investa Nominees Pty Ltd ATF 60 Martin Place Trust and Gwynvill) are looking to significantly enhance the design quality and amenity of the building.
- The joint owners of the site view the redevelopment as a "legacy project", providing a building that will enhance Martin Place and Sydney into the foreseeable future.¹

It is anticipated externally fronted retail will be provided to activate connection with Martin Place, Phillip and Macquarie Streets. Preferred uses for the retail space include cafe, bar, restaurant or similar beverage and food uses in addition to non-food retail use such as newsagency and high end retail stores.

The building design will need to complement the existing and future plans of Martin Place including re-levelling of gradients, the replacement and/or upgrading of pavements and kerbs and the provision of building entrance awning structures. It is understood all works outside the site boundary do not form part of the architectural brief, though concept plans and edge activation plans will form part of the architectural scope for the detailed Development Application.

¹ Hassell Architects, *60 Martin Place Preliminary Studies*, 2012.

Established Heritage Significance

8.0

8.1 Introduction

The subject site is located between Macquarie Street, Martin Place and Phillip Street. Though the site fronts Macquarie Street, it is located within the Martin Place Special Character Area, as identified in the *Sydney DCP 2012*. Reference has been made to the Macquarie Street Special Character Area as the proposed cantilever over St Stephen's Uniting Church will be located in this area.

8.2 Nominated Significance of the Draft "Colonial Sydney" Study Area

Heritage Significance

The heritage significance of the draft nominated precinct can be summarised by the following extracts from the nominator's Statement of Significance:

Colonial Sydney encapsulates the formative events and developments in the governance of the nation's founding colony, from the early, complex interactions with Aboriginal people at Sydney Cove through various changes in governance and stages in the establishment of 'civil society'.

The cessation of transportation in 1840 paralleled the evolution of representative government, with the first elected Legislative Council in 1843 and the institution of a bicameral parliamentary system in 1856.

The collection of buildings within the boundary also witnessed:

- gradual expansion of public administration, occupying a series of buildings constructed within the precinct during the 19th century;*
- the establishment of the first overseas branch of the Royal Mint in 1855 to manage the NSW economy following the discovery of gold in 1851;*
- the establishment of the nation's first research and educational institutions, followed by a growing number of cultural institutions - some of which reflect the rivalry between the first colony and gold-rich Victoria from the mid 19th century onwards; improved medical services, hospital infrastructure and nurses' training, instituted with advice from Florence Nightingale.*

8.3 Established Significance of the Heritage Items in the Vicinity of the Subject Site

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Sydney LEP 2012*.

The NSW Heritage Inventory contains the following information for database entry number 2423802, *Parliament House*.

Statement of Significance:

The Parliamentary complex is significant as the only group of buildings with this use in Sydney. Parliament House comprises a Central, North and South Wings.

Central Wing:

The central wing of the Parliament House complex has significance as a rare surviving example of a public building dating from the early years of the colony. The building is one of only two surviving sections of the original Rum Hospital; the other section is now known as the Mint Building.

The building has aesthetic significance for its form, scale and detailing, and as a fine example of the style used in a public building. The interior of the building is significant for the remaining original joinery in the upper floor of the building which is an example of the work of the period. The foyer is significant for the restored Victorian decoration which has been modelled on the original work. The interior of the Parliamentary Library is significant for the scale, character and decorative features which have been retained. The lobbies of the Assembly and Council Chambers are significant as examples of Parliamentary interiors from the Victorian period, and for the continued association with prominent political identities throughout the nineteenth and twentieth centuries.

North Wing (Legislative Assembly):

The North Wing is designed in the Victorian Free Classical style and has an important visual and contextual relationships with the Parliament House complex. The building is significant for reflecting important stylistic influences in the mid period of the nineteenth century. The facade contributes strongly to the adjoining Parliament House buildings and the streetscape character of the Macquarie Street Precinct. It is significant as part of Sydney's oldest remaining public building complex, and for its association with Australian Colonial Representative Government. It is significant as part of the early Parliamentary buildings which housed the Colonial Representative Government, and individually as the building which housed the Legislative Assembly at the start of the Bicameral System in Australian politics. The Parliamentary buildings are significant as the only buildings with this use in Sydney. The interior is significant as a reproduction of Victorian interior decoration,



Figure 8.1
Parliament House, located at 6 Macquarie Street, Sydney, which is located on the opposite side of Macquarie Street from the subject site.

as well as for original fabric which has been retained from the early periods of use. The interior includes a lobby which is significant for its association with the chamber, and for the continued association with prominent political identities throughout the nineteenth and twentieth centuries.

South Wing (Legislative Council):

The South Wing of Parliament House has group significance as part of the early Parliamentary buildings, Sydney's oldest remaining public building complex, which housed the Colonial Representative Government, and individual significance as the building constructed at the introduction of the Bicameral System in Australia. The Parliamentary buildings are significant as the only buildings with this use in Sydney. The South Wing of Parliament House is a fine and rare example of a Victorian cast iron framed building with a richly decorated cast iron facade. It is a fine rare surviving example of the Victorian prefabricated cast iron building which was transported to Australia during the Gold Rush period when materials and labour were scarce. The facade makes a strong contribution to the streetscape of Macquarie Street. The interior of the Legislative Council Chamber is significant for the Victorian reproduction wallpaper, timber carving, and reproduction electroliers which decorate the space. The building is significant for its long continued use as a Legislative Council Chamber and for the continued association with prominent political identities throughout the nineteenth and twentieth centuries.

Description:

Central Wing:

Parliament House was originally constructed as the surgeon's quarters of the Rum Hospital (1811-1816). It was given for the use of the Legislature in 1829. The building is Colonial Georgian in style and features a two storey verandah with sandstone columns in the Doric style and timber railings. The roof is a low pitch, centre valley style, clad in corrugated steel sheeting. The sandstone facade is symmetrical with large square head windows and an arched doorway at each end on both levels. The interior was extended to take in the rear verandah and area behind the building and features a colonnaded foyer lit by a roof lantern immediately behind the original rooms. The 'Jubilee Room' adjoining the foyer features a rooflight with a large stained glass panel. South of these rooms is the foyer to the Legislative Council, and north is the foyer for the Legislative Assembly. The original rooms have rough finished joinery upstairs and are highly decorated with painted friezes downstairs.

Some original timber joinery is intact in the foyer of the Assembly Chamber. Most retain original marble fire surrounds and cast iron grates on the ground floor. The upper floor is finished with less important detailing and finishes.

Category: Group of Buildings; Individual building. Style: Old Colonial Georgian. Storeys: 2 + basement.

Facade: Sandstone. Side/Rear Walls: Face brick and render. Internal Walls: Plastered brick, Plasterbd. & stud. Roof Cladding: Corrugated steel sheeting. Internal Structure: Loadbearing walls & timber beams. Floor: Timber joists & boards. Roof: Timber framing. Ceilings: Plasterbd. on framing,. Stairs: Timber frame. Sprinkler System: Yes. Air Conditioned: Yes

North Wing:

The Legislative Assembly Chamber building was constructed in 1843 in the Victorian Free Classical style. The building adjoins the northern end of the Surgeon's residence and was constructed in ashlar lined rendered brickwork. A two storey suite of rooms were constructed for the Premier in 1904 and faced the north with a two storey timber verandah overlooking the bowling green to the north. The interior of the chamber was detailed in the Gothic style with timber panelling featuring quatrefoils which now contain the names of the Speakers of the House. The wall decorations in tones of green featuring stencil patterns and friezes have recently been restored. The chamber features a pointed arched gallery on the northern side with a skylight over, and a coffered ceiling with lighted panels. The furniture is constructed of polished timber and upholstered in green leather. The green carpets are reproductions of early designs, and the main table is part of earlier Parliamentary furniture. Category: Individual building. Style: Victorian Free Classical / Federation Free Style. Storeys: 2 + basement. Facade: Rendered masonry. Side/Rear Walls: Face brick and render. Internal Walls: Plastered brick. Roof Cladding: Corrugated steel sheeting. Internal Structure: Loadbearing walls & timber beams. Floor: Timber joists & boards. Roof: Timber framing. Ceilings: Plaster on framing, plasterbd. on framing,. Stairs: Timber frame, iron stair from western gallery. Sprinkler System: Yes. Air Conditioned: Yes

South Wing:

The South Wing is a prefabricated cast iron building with a cast iron facade, transported to Sydney as a church but erected at the southern end of the Parliamentary buildings as the Legislative Council Chamber. The cast iron facade is divided horizontally by string courses which separate the upper round head windows from the lower square heads. The entrance features narrow double hung windows in groups of three and a round arch doorway with an oversized keystone. The original wall sheeting is still in place on the northern wall of the building, but covered by later work. The interior of the building has been re-lined in plasterboard and the wallpaper has been modelled on the original paper. The interior features the original timber panelling and carved decoration, and the electroliers have been modelled on the original gaslights. The gallery at the western end of the chamber is supported on

the original cast iron columns, but steel beams have been introduced to support the structure. Category: Individual building. Style: Old Colonial Georgian. Storeys: 2 + basement. Facade: Cast iron. Side/Rear Walls: cast iron frame, rendered masonry (south). Internal Walls: Cast iron frame corrugated iron sheeting, Plasterbd. and stud lining. Roof Cladding: Corrugated steel sheeting. Internal Structure: Cast iron posts & timber beams. Floor: Timber joists & boards. Roof: Iron frame, timber framing. Ceilings: Plasterbd. on framing. Stairs: Timber Air Conditioned: Yes

The NSW Heritage Inventory contains the following information for database entry number 2423805, *Sydney Hospital Group including interiors, courtyard, forecourts and fences.*

Statement of Significance:

The buildings in the Sydney Hospital Complex are in the Victorian Free Classical, Victorian Gothic and Federation Queen Anne styles and are located on a large site adjacent Martin Place in Sydney. It comprises four stone buildings, a brick building to the north and a rendered brick building to the east. The buildings are located in a prominent position and form an important visual focus to Martin Place. The buildings have an important visual and contextual relationship with the other government buildings along Macquarie Street, that together form the Macquarie Street Heritage Precinct. The main buildings are of aesthetic significance being crafted in fine materials and reflecting important stylistic influences in the later part of the nineteenth century. The complex has historic significance being the oldest working hospital in Australia and having a lengthy association with a variety of historically important persons in New South Wales. It has social significance as an important symbol for the social history of the nation being a purpose built hospital demonstrating the growth and change of the institution of HealthCare. It has scientific significance as an example of the method used in HealthCare administration at the turn of the century.

Description:

Sydney Hospital complex, built on a portion of the site of the earlier Rum Hospital, was designed in a series of stages incorporating the works of prominent nineteenth century Sydney architects T Rowe and J Kirkpatrick. Located at the eastern most end of Martin Place on Macquarie Street, the complex consists of four stone buildings (Main Buildings), a brick building to the north (Nightingale Wing) and a rendered brick building to the east (Worral Building). The complex incorporates a variety of architectural styles, forms and detailing which demonstrate the growth and change of the hospital. Included in this complex are gatehouses, palisade fencing, bronze sculpture 'Il Porcellino', cast iron fountain and bronze standard light fittings. Category: Group of Buildings. Style: Victorian Gothic, Victorian Free Classical, Federation Queen Anne. Storeys: Various. Facade: Sandstone, face brick,



Figure 8.2
The Sydney Hospital Group, located at 8 Macquarie Street, Sydney, which is located on the opposite side of Macquarie Street from the subject site.

rendered masonry. Side/Rear Walls: Sandstone, rendered masonry, face brick. Internal Walls: Sandstone, plastered brick. Roof Cladding: Slate tile, copper sheeting, terra cotta tile. Internal Structure: Loadbearing walls & steel beams. Floor: Steel joists, timber joists, vinyl, carpet, marble. Roof: Timber trusses, timber framing.. Ceilings: Pressed metal, susp. plasterbd, set plaster on soffit. Stairs: Generally timber framed staircases. Fire Stairs: Several constructed in the 1980's. Lifts: Main buildings and Nightingale. Air Conditioned: Yes

The NSW Heritage Inventory contains the following information for database entry number 2423822, *Commercial Chambers "Hengrove Hall"* including interiors.

Statement of Significance:

Hengrove Hall is a nine storey masonry and reinforced concrete professional chambers constructed in the Interwar Old English Style which has high historic significance as a work of H E White, and the way the building reflects and enhances the character of Macquarie street as a professional address for the medical profession. The building has high social significance as highly intact early 20th century professional chambers with continuity of occupation by original tenants. The building has high aesthetic significance as a fine and highly intact and rare example of the style and includes many of the identifying elements such as the theatrical facade and foyer incorporating the replication of an existing English Tudor doorway.

Description:

Hengrove Hall, named after Hengrove Hall Suffolk, is located on Macquarie Street. The building is of Interwar Old English style. The facade is dominated by two oriel windows seven stories high with decorative relief (since rendered) and topped by decorative parapet. The base features a Tudor doorway closely modelled on an original English Renaissance building. The original timber windows remain. The site, an original Victorian allotment, is nine metres wide. The plan 9 x 32 metres is narrow and incorporates three highlight wells. The interior ceilings, timber panels, light fittings and lift are highly intact with only minor changes to plaster ceilings and some surface mounted services.

Category: Individual Building. Style: Inter-War Old English. Storeys: 9 + basement. Facade: Rendered masonry. Side/Rear Walls: Rendered masonry. Internal Walls: Plastered masonry. Roof Cladding: Malthoid. Internal Structure: Reinf conc column and beam reinf conc slab. Floor: Reinf conc slab. Roof: Reinf conc slab. Ceilings: Set plaster. Stairs: 1. Lifts: 1.



Figure 8.3
Heritage Item, "Hengrove Hall", located at 193 Macquarie Street, Sydney, which is located to the north of the subject site on Macquarie Street.

The NSW Heritage Inventory contains the following information for database entry number 2423823, *St Stephen's Uniting Church including interior*.

Statement of Significance:

St Stephen's is historically and socially significant as the focus of Presbyterian activities in the area since the mid-nineteenth century. The church has had long associations with State Parliament, having been named after St Stephen's in Westminster which was located close to the English Houses of Parliament. St Stephen's has aesthetic significance as a good example of the inter-war Gothic style applied to ecclesiastical architecture, one of only three such buildings in central Sydney (the others are the Scots Church and the Baptist Central Church.) High Significance: All original fabric dating from the 1930s including carved sandstone, metalwork, lights (internal and external), stained glass and leadlight windows, original Queensland maple joinery, plaques and memorials incorporated in this building. Medium Significance: Timber notice boards fixed to Macquarie Street elevation. Low Significance: Cross located on southern elevation.

Description:

St Stephen's was designed in the Inter-War Gothic style. The building occupies a prominent site in Macquarie Street, opposite Parliament House. The main elevation consists of sandstone with stained glass windows, and is symmetrical around the main eastern window. A highly modelled copper and glass lantern is located over the gallery at roof level. The main level is situated on a shallow podium and contains an entry foyer, the church and auxiliary offices. Stairs located to the north and south of the foyer permit access to the gallery (above) and Ferguson Hall (below). The church is rectangular in shape with the pulpit located under the main stained glass window (western wall). Pews are arranged in three blocks (with no central aisle). Category: Individual Building; Special Precinct. Style: Inter-War Gothic. Storeys: 2 (and gallery). Facade: Sandstone. Side/Rear Walls: Sandstone; brick. Internal Walls: Plastered brick; sandstone. Roof Cladding: Copper sheeting; Corrugated steel sheeting. Internal Structure: Reinf. conc. column & beam. Floor: Reinf. conc. slab / stone; timber joists and boards / carpet. Roof: Unknown. Ceilings: Fibrous plaster. Stairs: 2 Reinf. conc. Stairs clad with marble, and fibrous plaster soffits. Sprinkler System: Yes. Lifts: None.

The NSW Heritage Inventory contains the following information for database entry number 2424652, *Martin Place*.

Statement of Significance:

Martin Place has Historic and Aesthetic Significance for ability to evidence the development of Victorian and Interwar Sydney as a prestige address for institutional buildings. Ability to reflect the status of Sydney because of its relationship with Institutional Buildings. It is significant for its ability to

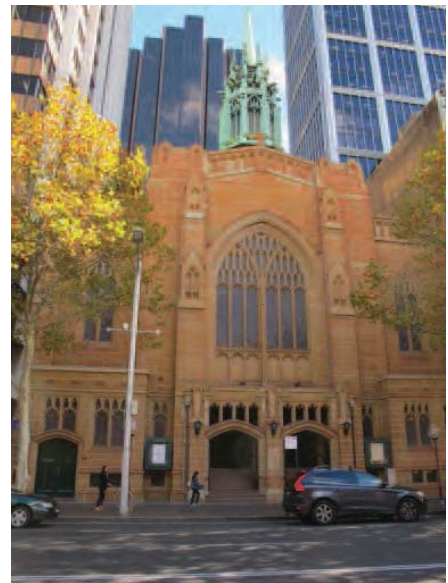


Figure 8.4
Heritage Item, St Stephen's Uniting Church, located at 197 Macquarie Street, Sydney, which adjoins the northern boundary of the subject site on Macquarie Street.



Figure 8.5
Heritage Item, Martin Place, Sydney, which the subject site addresses from the north.

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contribute to understanding the nineteenth and twentieth century town planning intention. It has ability to evidence key period of building activity during the Victorian period and later the interwar period and post war period in direct response to the Height of Building controls. Martin Place has Historic Association Significance for its association with Sir James Martin, premier and Chief Justice of NSW.

Description:

The topography is generally sloping. The streetscape forms part of a grid and is bounded by Macquarie Street and terminated by George Street. The backdrop is not characterised by highrise. The street is characterised by commercial buildings. The streetscape features terminating vistas to CBC and ANZ Banks, Macquarie Street and Sydney Hospital. The roadway is wide and pedestrianised. Footpaths are wide and are bitumen, stone and paved. Kerbing is predominantly concrete. Remnant sandstone guttering also occurs. Utility services are concealed. There is little visual clutter. There is no awning pattern. Façade depth is pronounced. Extent of glass is not pronounced. Public domain features include historic cenotaph (PD1), fountain (PD2), 'Passage' sculpture (PD3), and exposed drains within the GPO site (PD4). Neutral elements include telephone booths, seating, garbage bins and bollards. The landscape component of the streetscape comprises street plantings of London Plane trees. The subdivision pattern along the streetscape is irregular, narrow, wide consolidated resulting in a dense urban form. The predominant built form is Victorian and Interwar commercial. Buildings are built to the street alignment.

There are several Sydney 2005 LEP Schedule 8 Part 1 properties that contribute to the streetscape these include the GPO (Westin Hotel), Challis House, the Former MLC Building, Commonwealth Bank, APA Building, and the Reserve Bank. The Colonial Mutual Life Building (10A-16 Martin Place) street façade is the only Schedule 8 Part 2 Item listed in the Sydney LEP 2005 for Martin Place. The Tank Stream, listed on the State Heritage Register for archaeological value and as a Schedule 8, Part 3, abuts Martin Place. Contains many landscape items, including the Cenotaph (1928) and associated poplar planting's, Lloyd Rees Fountain (1976), and the Dobell Memorial Sculpture by Bert Flugelman (1979). The Plaza area from Pitt to Macquarie Streets was designed by Clarke Gazzard Pty Ltd, architects. Category: Urban Plaza. Style: Victorian, Inter-War and contemporary buildings.. General Details: Refer to Archaeological Zoning Plan.

The NSW Heritage Inventory contains the following information for database entry number 4801162, *Martin Place Railway Station*.

Statement of Significance:

Martin Place Railway Station is significant as a representative example of the most recent major railway construction undertaken in Sydney city, as part of the Eastern Suburbs Railway (ESR). The design of the Martin Place Station as displayed in its colour scheme particularly, reflects the design ideas of the 1920s city underground stations such as St James and Museum, and the individual colour schemes used for each of the stations on the ESR. Martin Place is a good example of alate Twentieth-Century International style structure which is highly intact with many of its original materials and finishes still in place.

Description:

BUILDINGS

Station complex and entrances, (1979)

STRUCTURES

Platforms, (1979)

Escalators (9), (1979)

Concourses, (1979)

Subways, (1979)

STATION COMPLEX AND ENTRANCES (1979)

The station complex is below ground with access 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. The ceiling of the public concourse above the platforms is raked following the topography of the street above and the supporting concrete beams are painted red to match the feature ceramic wall tiling, also in red.

STRUCTURES (1979)

The station consists of an island platform with two faces serving an Up and Down line. The platform is accessed via two sets of three escalators. The station and platforms are constructed of reinforced concrete finished with pre-cast white terrazzo panels, and red glazed ceramic wall tiles.

The NSW Heritage Inventory contains the following information for database entry number 2423829, *Former Australian Provincial Assurance (APA) Building*.

Statement of Significance:

The APA Building exhibits a high level of architectural quality in terms of its proportions, facade treatment and vocabulary of detail. The building is representative of the brief period of economic expansion between the end of the depression and the Second World War. The APA building is the last remaining example in Martin Place of what was a consistent group of



Figure 8.6
Heritage Item, Martin Place Railway Station, Sydney, located below ground level at Martin Place. The station is located to the south of the subject site, with an entry at the south western corner of the site.



Figure 8.7
Heritage Item, The former Australian Provincial Assurance (APA Building), located at 53-63 Martin Place, Sydney, located diagonally opposite the subject site at the intersection of Phillip Street and Martin Place.

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structures exhibiting a conformity of scale, facade treatment and vocabulary of detail.

Description:

The APA building was constructed in 1936-1937 in a brief period of economic expansion between the end of the depression and the Second World War. It is an example of Art Deco or Jazz Modern style which was at its peak at the time of the building's construction. The most notable feature of the building is its facade of granite and terracotta. Situated in Martin Place, the building is an integral component in the streetscape, and is the last remaining example of the consistent group of structures which exhibited a conformity of scale and detail. The main fabric of the building has survived largely unaltered from its original construction and is in reasonable condition. Internally, the main public areas of the building remain reasonably intact in terms of their original detail, and in good condition. Martin Place is unique in the history of the urban development of Sydney, in that the street was deliberately created between the years 1892 and 1935 to be a great urban thoroughfare. An incidental result of the development of Martin Place was that the blocks becoming available along both sides of the thoroughfare were taken up by major commercial and professional organisations for the purpose of developing quality office buildings to house their head offices. Consequently, Martin Place became the most prestigious address in the business area of Sydney, and remains so to this day.

The APA building was designed to formalise and define the new major civic thoroughfare of Martin Place, and continues to do so with the transition of the street into pedestrian space. The building presents a uniform and harmonious composition around three sides of the block.

Category: Individual Building. Style: Inter-War Art Deco. Storeys: 13 + Lower Ground Floor & Basement. Facade: Granite cladding, glazed terracotta tiles. Side/Rear Walls: Granite cladding, terracotta tiles. Internal Walls: Plastered brick, plasterbd. stud. Roof Cladding: Waterproof membrane. Internal Structure: Conc. encased steel frame. Floor: Reinf. conc. slabs, marble, terrazzo, carpet, ceramic tiles. Roof: Reinf. conc. slab. Ceilings: Decorative plaster, suspended plasterbd., timber boards. Stairs: White marble clad entry stairs, main stair clad in marble and terrazzo, fire stairs - all in reinforced concrete. Fire Stairs: Exit in Phillip Street. Air Conditioned: Yes Sprinkler System: Yes. Lifts: Three, original lift cars and motors still in use.

The NSW Heritage Inventory contains the following information for database entry number 2423917, *Reserve Bank, including interior*.

Statement of Significance:

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 (expressed through massive walls and pillars) towards a contemporary design that would signal the bank's ability to adapt its policies and techniques, to the changing needs of its clientele. For these reasons the building has outstanding ability to reflect through its aesthetics the changing nature of financial institutions. It is a good example of a Post War International office building designed by an important government organisation finished in high quality Australian materials. Due to recent restoration work it has great potential to continue in its restored state. The building is of social significance for its ability to demonstrate the importance attached to the use of Australian public art, in prestige buildings in the post war era. The incorporation within the building of two residential flats is rare for its time. The two doors to the main strongroom in the building are of scientific significance as the largest and most technically advanced strongroom doors of their time in the Southern Hemisphere.

Description:

The Reserve Bank, located on a prominent site, has 3 glazed facades. A 4 storey podium is divided into 2 upper floors with projecting horizontal fins and 2 floors of full height recessed glazing to the mezzanine below. This contains the 2 storey public area and the banking chamber in the mezzanine over. The building is entered via a bronzed railed grey and black granite terrace which accommodates the site slope. The tower is capped with recessed balconies at L20. Above this is a roof terrace with full height glazing and an extensive cantilever roof. The vertical columns, faced in black granite and aluminium, define the 8 bays of the tower and extend up to form the supports for the balconies. Between the columns 4 panels of white marble spandrel panels over clad in granite alternate with recessed glazing. The glazing panels stop short of the corner. The plan is rectangular around the lift foyer core. The granite podium floor finish and external floor finishes continues internally. Internally 8 anodised metal ceiling panels sit within the structural grid. Most lift foyers are marble lined, L3 is timber. The original lead lined leather acoustic doors and timber panelling are retained extensively. The board room features a marble floor. Category: Individual Building. Style: Post-War International. Storeys: 22 (including Mezzanine and Ground) + 3 basement. Facade: Granite, Glazed curtain wall. Side/Rear Walls: Granite, Glazed curtain wall, Marble overclad in granite above podium. Internal Walls: Rendered brick, Granite, Marble. Roof Cladding: Waterproof membrane.



Figure 8.8
Heritage Item, Reserve Bank building, located at 65 Martin Place, Sydney, which sits directly opposite the subject site to the south, on Martin Place.

Internal Structure: Reinf. conc. structural steel frame. Floor: Reinf. conc. slab. Roof: Reinf. conc. slab. Ceilings: Susp. plasterboard metal pan tile. Stairs: 4. Fire Stairs: 4. Sprinkler System: Yes. Lifts: 15. Air Conditioned: Yes

8.4 Established Significance of Martin Place

The subject site is located within the boundaries of the Martin Place Special Character Area, as identified in the *Sydney DCP 2012*. The *Locality Statement and description* are reiterated below.

Locality Statement:

Martin Place is of social, cultural and historic significance, being the site of various monuments, in particular the Cenotaph, as well as the site of many historical events, which reinforced its image as the civic and ceremonial heart of the City. Its initiation was after the siting of the GPO in 1863, as a small meeting place in the front of the post office. Its subsequent planned evolution and development illustrates the application of city planning principles of the 1880s to 1930s, which culminated in its complete pedestrianisation in 1970. It represents the financial heart of the City, containing significant public and financial buildings.

Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45m. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various major public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by significant buildings. The GPO clock tower is an important landmark visible from various points within Martin Place.

Martin Place is also significant for its supportive network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

Description:

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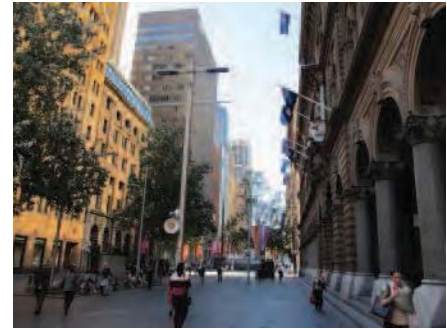


Figure 8.9
Martin Place as viewed from in front of the Sydney GPO building looking east.

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- *Martin Place is also significant for its supportive network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.¹*

8.5 Established Significance of Macquarie Street

The subject site is located adjacent to the boundary of the Macquarie Street Special Character Area, as identified in the *Sydney DCP 2012*. The proposed building envelope is required to be assessed in accordance with the relevant principles as it includes a cantilever over St Stephen's Uniting Church, which is located within the Macquarie Street Special Character Area. Its context to this area needs to be acknowledged as part of the proposal. *The Locality Statement* is reiterated below.

Locality Statement:

Macquarie Street contains a collection of highly significant buildings dating from the early 19th century to the late 20th century. Originally a government precinct, it has expanded to embrace first residential, professional, then commercial and tourism uses.

Macquarie Street forms the eastern built edge of the City Centre. It is characterised by two distinct sides: its western built edge consists of medium scale buildings, stepping up to the city high rise beyond, creating a prominent city skyline when viewed from the Botanic Gardens; while the eastern edge includes the Botanic Gardens and to the south a cohesive rare group of public buildings of national significance, that terminate east-west streets and create significant vistas, particularly from Martin Place.

Macquarie Street is an important civic street providing a vista terminated to the south by Hyde Park, with views north to the Opera House.



Figure 8.10
Macquarie Street as viewed from in front of the subject site, looking south. The Sydney Hospital is to the left of the image.

¹ Sydney City Council, *Sydney DCP 2012*, 2012.

Assessment of Heritage Impact

9.0

9.1 Introduction

This heritage assessment has been prepared in relation to the following impact assessment criteria the National Heritage Impact Guidelines applicable under the *Environmental Protection and Biodiversity Conservation Act 1999*, the *Sydney Local Environmental Plan (LEP) 2012*, *Sydney Development Control Plan (DCP) 2012* and the New South Wales Heritage Office (now the Heritage Division, formerly the Heritage Branch, of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*. Assessment is also made in reference to the *Heritage Related Development Guidelines* and the *Heritage Considerations for Determination of Building Envelope*, prepared as part of this report.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

9.2 Overview of the Potential Heritage Impacts

The preferred building envelope includes a primary building entry which will face Martin Place with a lobby providing an entry statement and presence for the new commercial tower entry, with secondary entrances from Phillip and Macquarie Streets includes:

- Extension of height
- A zero setback to Macquarie Street
- A cantilever over St Stephen's Uniting Church located adequately above the church's envelope and set back a sufficient distance from Macquarie Street to mitigate any adverse impacts

It is considered the proposed building envelope will result in a building that provides a strong corner presence that better connects to the public realm. It will enhance the heritage setting. It will potentially improve views to St Stephen's Uniting Church from within its interior and recognises the relationship with the Sydney Hospital and the RBA building, the streetwall in Macquarie Street and the framing of the skyline at the eastern end of Martin Place.

The building envelope will result in no additional overshadowing to Martin Place in the most crucial time (14 April between 12 noon and 2pm). The podium will be vibrant and active providing increased views of the southern elevation to the adjoining heritage item, St Stephen's Uniting Church.

9.3 **Environment Protection and Biodiversity Conservation Act 1999**

9.3.1 RBA Building

Below is an analysis undertaken for the National Heritage Impact Guidelines applicable to the National Heritage Values in respect of the subject site and the RBA building.

Potential Significant Impact on National Heritage Values	Significant Impact?
Permanently remove, destroy damage or substantially alter the fabric of a National Heritage place in a manner which is inconsistent with relevant values.	No significant impact.
Extent, renovate, refurbish or substantially alter a National Heritage Place in a manner which is inconsistent with relevant values.	No significant impact.
Permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a National Heritage Place.	No significant impact.
Involve activities in a National Heritage place with substantial and/or long term impacts on its values.	No significant impact.
Involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a National Heritage property which are inconsistent with relevant values.	No significant impact.
Make notable changes to the layout, spaces, form and species composition in a garden, landscape or setting of a National Heritage place which are inconsistent with relevant values.	No significant impact.
Restrict or inhibit the existing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time.	No significant impact.
Permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate.	No significant impact.
Destroy or damage cultural ceremonial artefacts, features, or objects in a National Heritage place.	No significant impact.
Notably diminish the value of a National Heritage place in demonstrating creative or technical achievement.	No significant impact.

The above self assessment concludes that the planning proposal for the subject site should not be a Controlled Action under the National Heritage Management provisions of the *EPBC Act 1999* in respect of the RBA building.

9.3.2 Draft “Colonial Sydney” Study Area

Below is an analysis undertaken for the National Heritage Impact Guidelines applicable to the National Heritage Values in respect of the subject site and the Draft “Colonial Sydney” Study Area. Although the nominated place has not been gazetted, potential impacts have been assessed for thoroughness.

Potential Significant Impact on National Heritage Values	Significant Impact?
Permanently remove, destroy damage or substantially alter the fabric of a National Heritage place in a manner which is inconsistent with relevant values.	No significant impact.
Extent, renovate, refurbish or substantially alter a National Heritage Place in a manner which is inconsistent with relevant values.	No significant impact.
Permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a National Heritage Place.	No significant impact.
Involve activities in a National Heritage place with substantial and/or long term impacts on its values.	No significant impact.
Involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a National Heritage property which are inconsistent with relevant values.	No significant impact.
Make notable changes to the layout, spaces, form and species composition in a garden, landscape or setting of a National Heritage place which are inconsistent with relevant values.	No significant impact.
Restrict or inhibit the existing use of a National Heritage place as a cultural or ceremonial site causing its values to notably diminish over time.	No significant impact.
Permanently diminish the cultural value of a National Heritage place for a community or group to which its National Heritage values relate.	No significant impact.
Destroy or damage cultural ceremonial artefacts, features, or objects in a National Heritage place.	No significant impact.
Notably diminish the value of a National Heritage place in demonstrating creative or technical achievement.	No significant impact.

The above self assessment concludes that the planning proposal for the subject site should not be a Controlled Action under the National Heritage Management provisions of the *EPBC Act 1999* even if the Draft “Colonial Sydney” Study Area is eventually gazetted.

9.4 Evaluation Against the Guidelines of the NSW Heritage Division

The NSW Heritage Office (now the Heritage Division, formerly the Heritage Branch, of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact.

The subject site is in the vicinity of Parliament House, Sydney Hospital group including interiors, courtyard, forecourts and fences, Commercial Chambers “Hengrove Hall” including interiors, including interior, Martin Place, Martin Place Railway Station including interiors, Former Australian Provincial Assurance (APA) Building and the Reserve Bank, including interior. The relevant ‘questions to be answered’ in the *NSW Heritage Manual* ‘Statements of Heritage Impact’ guidelines relating to development adjacent to a heritage item are addressed below.

The following aspects of the proposal respect or enhance the heritage significance of the adjacent item for the following reasons:

- The proposed height of the tower will be extended which will not detract from the significance of the heritage items in the vicinity.
- The proposed height of the podium will be the same as existing to Martin Place. This will ensure the complementary character between the Sydney Hospital and the podium of the RBA building.
- The proposed setback of the tower from Martin Place will be the same as the RBA tower from its podium. This will provide symmetry at the eastern end of Martin Place.
- The proposed height and setbacks associated with the podium and tower will ensure the building frames the skyline above at the eastern end of Martin Place, in conjunction with the Sydney Hospital and the RBA building.
- The reduced setback of part of the eastern side of the building envelope will reinforce the streetwall height along Macquarie Street.
- The opportunity to provide views to the side of St Stephen’s Uniting Church from within the foyer of the new development at 60 Martin Place will be an improvement on existing views to St Stephen’s Uniting Church. This will be a significant public benefit with the increased views to the adjoining heritage item.
- The retention of the existing podium height to Martin Place will ensure the podium remains recessive to the site line created by the predominant building heights to the west, along Martin Place.

- Opportunity to design the podium to increase pedestrian activity from Martin Place and Macquarie Street.

Question to be answered	Comment
<i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i>	The impact of the proposed building envelope on the heritage significance of items in the vicinity will be minimised by maintaining a similar building envelope to the existing building. Variations to the existing envelope include an extension in height, a reduced setback of part of the eastern side of the envelope to reinforce the streetwall height along Macquarie Street and a cantilever over St Stephen's Uniting Church to the north. It is considered the existing building envelope does not impact on the heritage significance of the heritage items in the vicinity. The envelope will also respect the existing relationship with the Sydney Hospital and RBA building podium and Martin Place. The loss of the podium envelope to Macquarie Street has the potential to impact on the adjoining heritage item, St Stephen's Uniting Church, if not mitigated.
<i>Why is the new development required to be adjacent to a heritage item?</i>	The subject site is located in the vicinity of numerous heritage items. Therefore, any development associated with the site will be located in the vicinity of these items, especially St Stephen's Uniting Church immediately to the north.
<i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i>	All heritage items in the vicinity have a Lot Boundary Curtilage, as defined in the <i>Sydney LEP 2012</i> Heritage Map. The exception is Martin Place which is defined by the adjoining property boundaries and the streets that dissect it. The subject site adjoins two heritage items, St Stephen's Church and Martin Place. The proposed building envelope will impinge over the curtilage of St Stephen's Uniting Church. Analysis to determine an adequate height and setback above for the cantilever will need to be undertaken to mitigate any heritage impacts. Bringing out the eastern facade of the envelope to a zero setback to Macquarie Street will affect views to St Stephen's Uniting Church from the street. Opportunities to retain these views should be explored.
<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	The cantilever over St Stephen's Church will be visible in the context of views to the church and set back from Macquarie Street. Therefore, the cantilever needs to be located an appropriate height above the church to mitigate any heritage impacts. There is opportunity to provide views to the southern elevation of St Stephen's Uniting Church from within the foyer of the new development at 60 Martin Place. Such an outcome will be an improvement on existing views to St Stephen's Uniting Church as it will increase views to this heritage item. This will improve the public benefit associated with views. Views to St Stephen's from the south along Macquarie Street will be reduced with the proposed bringing forward of the eastern elevation of the building envelope.

<p><i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i></p>	<p>Archaeological assessment of the site is outside the scope of this report. However, given the history of the subject site with the continuation of Martin Place through from Phillip Street to Macquarie Street, the subsequent demolition of the former buildings on site and the construction of the existing building with its basement levels, it is considered the site has been highly impacted on by development. It is also noted the existing basement depth will remain the same and will not extend below existing levels.</p>
<p><i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i></p>	<p>The proposed building envelope will result in the retention of the existing height of the podium to Martin Place. This is considered desirable from a heritage perspective as the existing podium complements the height of the Sydney Hospital and the RBA building in scale and form. All three of these buildings, when viewed from west along Martin Place, frame the skyline at the eastern end of Martin Place. The setback of the tower in the proposed building envelope will complement that of the RBA building adjacent. This will also assist in the framing of the skyline beyond. The scale of the podium also complements the height of the adjoining St Stephen's Uniting Church facade. The reduced setback of part of the eastern side of the building envelope will reinforce the street wall height along Macquarie Street. The height of the proposed podium will remain the same as the existing, which sits below the established building line visible from west to east along Martin Place. This will ensure the podium remains subservient to the streetscape character which is considered a sympathetic outcome.</p>
<p><i>Will the additions visually dominate the heritage item? How has this been minimised?</i></p>	<p>It is considered that the existing envelope does not dominate heritage items in the vicinity. Certain elements complement heritage items in the vicinity such as height and setbacks and streetwall heights. Retaining the elements that are complementary will ensure the proposal does not dominate surrounding heritage items. Consideration will need to be given to the proposed height of the eastern facade to Macquarie Street in particular reference to the height of the adjoining heritage item St Stephen's Uniting Church. An adequate height above St Stephen's Uniting Church and set back from Macquarie Street for the cantilever will need to be identified to mitigate any heritage impacts.</p>
<p><i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></p>	<p>The public and users of the heritage items in the vicinity will still be able to view and appreciate their significance. The proposal recognises the opportunity to increase views to the southern facade of St Stephen's Uniting Church from within the foyer of the new building which will increase the opportunity for the public to appreciate the significance of the adjoining church. This will improve the public benefit associated with the views. Opportunities to retain existing views to the tower at St Stephen's Uniting Church should be explored.</p>

9.5 Evaluation Against Sydney LEP 2012 Heritage Provisions

Compliance with the relevant heritage provisions outlined in Part 4.3: Height of Buildings, 5.10: Heritage Conservation and Section 6.17: Sun Access Planes of the *Sydney LEP 2012*, that apply to the proposal are assessed below.

LEP Requirement	Comment
<p>Clause 4.3: Height of buildings (1) <i>The objectives of this clause are as follows:</i> (a) <i>to ensure the height of development is appropriate to the condition of the site and its context,</i></p>	<p>(a) The proposal seeks to increase the existing height limit controls. It is considered the height of the proposed building envelope is appropriate and does not affect the heritage significance of items in the vicinity. The setback of the tower from the podium ensures the height of the podium remains complementary to the area. The height of the reduced setback of the eastern side of the building envelope is appropriate as it will reinforce the street wall height along Macquarie Street.</p>
<p>(b) <i>to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,</i></p>	<p>(b) The subject site is located in the Martin Place Special Character Area. The cantilever will be located over St Stephen's Uniting Church, which is within the Macquarie Street Special Character Area. The relationship of the tower from the podium in the proposed building envelope ensures appropriate height transitions between new development and heritage items.</p>
<p>(c) <i>to promote the sharing of views,</i></p>	<p>(c) As there is opportunity to provide views to the southern elevation of St Stephen's Uniting Church from within the foyer of the new development at 60 Martin Place, it is considered the proposal will promote the sharing of views.</p>
<p>(d) <i>to ensure appropriate height transitions from Central Sydney and Green Square Town Centre to adjoining areas,</i></p>	<p>(d) The building envelope will ensure appropriate height transitions to Martin Place and the Macquarie Street wall. Further detailed consideration will be required with respect to the adjoining heritage item, St Stephen's Uniting Church.</p>

<p>Clause 5.10: Heritage conservation (1) Objectives <i>The objectives of this clause are as follows:</i> <i>(a) to conserve the environmental heritage of the City of Sydney,</i> <i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p>	<p>60 Martin Place, Sydney, is not listed as an individual heritage item. It is located in the vicinity of a number of items listed as being of local heritage significance on Schedule 5 of the <i>Sydney LEP 2012</i>. These include:</p> <ul style="list-style-type: none"> • Parliament House, 6 Macquarie Street, Sydney (I1864) • Sydney Hospital group including interiors, courtyard, forecourts and fences, 8 Macquarie Street, Sydney (I1865) • Commercial Chambers “Hengrove Hall” including interiors, 193 Macquarie Street, Sydney (I1879) • St Stephen’s Uniting Church, including interior, 197 Macquarie Street, Sydney (I1880) • Martin Place, Martin Place, Sydney (I1889) • Martin Place Railway Station including interiors, 3 Martin Place, Sydney (I1891) • Former Australian Provincial Assurance (APA) Building, 53-63 Martin Place, Sydney (I1896) • Reserve Bank, including interior, 65 Martin Place, Sydney (I1897) <p>The site is located in the <i>Special Character Area H: Martin Place</i>, as identified in the <i>Sydney LEP 2012</i> Special Character Areas Map. The proposed cantilever over St Stephen’s Uniting Church will be located in the Special Character Area G: Macquarie Street, as identified in the <i>Sydney LEP 2012</i> Special Character Areas Map.</p> <p>The proposed building envelope is generally consistent with the relevant objectives of the heritage clause. It is considered the heritage significance of the items and Special character areas will not be adversely affected by the proposal with the implementation of the heritage guidelines prepared as part of this report.</p>
<p>(6) Heritage conservation management plans <i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>The 2004 Conservation Plan for the St Stephen’s Uniting Church, written by Noel Bell Ridley Smith & Partners Pty Ltd may be required to be updated and submitted as part of the Stage 2 DA in respect of the cantilever over the Church.</p>



9.6 Evaluation Against Sydney Development Control Plan 2012

The table below evaluates the proposed development against the requirements of Section 2.1.6: Macquarie Street Special Character Area, Section 2.1.7: Martin Place Special Character Area, Section 3.2: Defining the Public Domain, Section 3.9: Heritage and 5.1: Central Sydney, in relation to the Martin Place Special Character Area of the *Sydney Development Control Plan (DCP) 2012*.

DCP Requirement	Comment
<p>Section 2.1.6: Macquarie Street Special Character Area Principles (a) <i>Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</i></p>	<p>The proposed development has the potential to be consistent with this objective.</p>
<p>(b) <i>Recognise Macquarie Street as one of Sydney's pre-eminent public spaces flanked by heritage items which house activities of State and national significance.</i></p>	<p>The proposed building envelope recognises Macquarie Street as one of Sydney's pre-eminent public spaces and will not have an unacceptable impact on heritage items.</p>
<p>(e) <i>Maintain and reinforce the urban character and scale of Macquarie Street and sense of built edge definition to the western side of the Royal Botanic Gardens by requiring new buildings to:</i> <i>i. be built to the street alignment; and</i> <i>ii. have street frontage heights and building setbacks above street frontage heights, consistent with the prevailing scale, form and character of buildings nearby.</i></p>	<p>The proposed eastern facade of the building envelope will be located to the street alignment of Macquarie Street. Its height will be complementary to the taller streetwall height to the north along Macquarie Street. This will reinforce the streetwall of Macquarie Street. Further consideration will need to be given to the setback of this facade and the cantilever in relation to the adjacent heritage item, St Stephen's Uniting Church.</p>
<p>(f) <i>Emphasise Macquarie Street as the eastern built edge of the City and maintain the stepped building form from it westwards towards the north-south ridge of the City centre.</i></p>	<p>The proposed eastern facade of the building envelope and the cantilever will emphasise the eastern built edge of the city, with a stepped character down towards Macquarie Street.</p>
<p>(h) <i>Conserve and enhance the heritage significance of the area including the nineteenth and twentieth century public, institutional, religious and commercial buildings and their settings.</i></p>	<p>Detailed consideration should be undertaken in relation to the proposed cantilever and the eastern elevation of the building envelope to ensure the significance of St Stephen's Church is maintained.</p>

<p><i>(i) Ensure new development is designed and sited to protect the heritage significance of heritage items within the area, with special consideration given to the heritage curtilage of heritage items established by an approved Conservation Management Plan.</i></p>	<p>Further consideration will need to be given to the proposed cantilever over St Stephen's Uniting Church and the 2004 Conservation Plan.</p>
<p>Section 2.1.7: Locality Statements - Martin Place Special Character Area Principles <i>(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</i></p>	<p>The proposed development is consistent with this objective.</p>
<p><i>(b) Conserve and enhance the significance of Martin Place as one of Central Sydney's grand civic and ceremonial spaces, and as a valued business location.</i></p>	<p>The proposed building envelope will conserve and enhance the significance of Martin Place as one of Sydney's grand civic and ceremonial spaces and as a valued business location. The opportunity for the increased activity from within the building podium to Martin Place will complement this ceremonial space. The commercial component within the tower will enhance to the valued business location.</p>
<p><i>(c) Retain and enhance the urban character, scale and strong linear enclosure of Martin Place by requiring new buildings to:</i></p> <ul style="list-style-type: none"> <i>i. be built to the street alignment;</i> <i>ii. have street frontage heights consistent with the prevailing form of buildings in the area; and</i> <i>iii. to have building setbacks above those street frontage heights.</i> 	<p>The proposed building envelope will enhance the urban character, scale and strong linear enclosure of Martin Place by:</p> <ul style="list-style-type: none"> i. Locating the podium up to the street alignment. ii. The podium height will be complementary to the podium height of the RBA building. It will remain subservient in height to the building line created by the building heights to the west along Martin Place. iii. The tower is proposed to be set back approximately 4,800mm from the podium edge. This is to complement the tower setback from the podium on the RBA building.
<p><i>(f) Protect existing significant vistas to the east and west and ensure new development will not detrimentally affect the silhouette of the GPO clock tower.</i></p>	<p>The design of the proposed building envelope will protect the significant vista to the east. This has been ensured by the retention of the existing podium height and general setback. The proposed footprint of the tower will be located further to the south to complement the setback of the tower on the RBA building. It is considered the proposal will protect the eastern vista of Martin Place, in conjunction with the Sydney Hospital and the RBA building. The proposal will have no affect on the silhouette of the GPO clock tower.</p>

<p><i>(g) Retain human scale at street level, while respecting and positively responding to the monumental nature of the place.</i></p>	<p>The retention of the podium and tower elements of the proposed building envelope will ensure the building will retain the human scale at street level and positively respond to the monumental nature of the place. This has been achieved with the proposed 16 metre height of the podium at Macquarie Street end and 20 metres at Phillip Street end. In addition, the proposed building envelope recognises the opportunity to increase pedestrian activity at the podium level which will provide additional opportunity to retain human scale. The monumental nature of the place will be respected through the proposed building envelope of the tower.</p>
<p><i>(h) Conserve and enhance the heritage significance of the nineteenth and twentieth century institutional and commercial buildings and their settings.</i></p>	<p>The proposed building envelope will not impact upon the heritage significance of the nineteenth and twentieth century institutional and commercial buildings and their settings. Further consideration has been given to the definition of the building envelope than the existing building, especially in respect of St Stephen's Uniting Church, the Sydney Hospital and the RBA building.</p>
<p>Section 3.2: Defining the Public Domain 3.2.1.2 Public views <i>(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.</i></p>	<p>The design of the building envelope has taken into consideration the significant views from within Martin Place to the east. Views from other locations within the city to the site have also influenced the design of the building envelope, as investigated by Hassell Architects. Such locations include from Martin Place, from in front of the Sydney GPO, between Pitt and Castlereagh, Chifley Square (at Phillip and Hunter Streets), St James Church (at Phillip and King Streets), Hyde Park Barracks, from St Stephens Spire (outside the Sydney Hospital), the State Art Gallery, The Domain, the Botanical Gardens and Sydney Harbour. From a broader perspective, it is perceived the proposed building envelope will have no more of an impact than the existing building.</p>
<p><i>(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.</i></p>	<p>The proposed building envelope will frame the view to the skyline when looking east along Martin Place. In conjunction with the Sydney Hospital and the RBA building, the proposed building envelope will frame the skyline above.</p>



<p>Section 3.9: Heritage Objectives</p> <p><i>(a) Ensure that heritage significance is considered for heritage items, development within heritage conservation areas, and development affecting archaeological sites and places of Aboriginal heritage significance.</i></p> <p><i>(b) Enhance the character and heritage significance of heritage items and heritage conservation areas and ensure that infill development is designed to respond positively to the heritage character of adjoining and nearby buildings and features of the public domain.</i></p>	<p>The proposal is generally consistent with these objectives as the proposed building envelope will not detract from the heritage significance of Martin Place and the Sydney Hospital. It also realises the opportunity to improve the public domain by taking advantage of the opportunity to view the southern elevation of St Stephen's Uniting Church from within the podium. Such a view will be viewed in conjunction with Parliament House and the Sydney Hospital. The design of the building envelope has taken into consideration the character of nearby buildings, with particular reference to the Sydney Hospital and the RBA building.</p>
<p>Section 3.9.2: Conservation Management Plans Provisions</p> <p><i>(1) (a) A conservation management plan prepared by a suitably qualified heritage practitioner for development applications is required for the following:</i></p> <p><i>(b) any alteration to the fabric or setting of a heritage item of State heritage significance which requires consent;</i></p>	<p>The NSW Heritage Council may require the 2004 Conservation Plan for the St Stephen's Uniting Church, written by Noel Bell Ridley Smith & Partners Pty Ltd, to be updated and submitted as part of the Stage 2 DA in respect of the cantilever over the Church.</p>

<p>Section 3.9.4: Development of sites of State heritage significance or containing more than one heritage item</p> <p><i>(1) This provision applies to development that will introduce major changes to a heritage item identified in Schedule 5 of the Sydney LEP 2012 as being of State heritage significance or to a site containing more than one heritage item, if the development involves:</i></p> <p><i>(c) building over more than 20% of a heritage item's building footprint within the airspace above the item, but not within the airspace next to the item.</i></p> <p><i>(2) When considering an application for development to which this provision applies, the consent authority is to:</i></p> <p><i>(a) appoint a committee that includes heritage professionals to examine and advise on the merits of the proposal;</i></p> <p><i>(b) be satisfied that that committee has followed an appropriate public process for the purpose of that examination; and</i></p> <p><i>(c) consider the advice of the committee, but is not bound by the advice of the committee.</i></p>	<p>The proposed building envelope includes a cantilever over St Stephen's Uniting Church. The cantilever may result in a development with over more than 20% of the heritage item's building footprint within the airspace above the item being built over.</p> <p>The City of Sydney Council may appoint a committee to examine and advise on the Stage 2 DA and to consider the advice of the committee.</p>
<p>Section 3.9.5: Public and community buildings older than 50 years</p> <p>Objective</p> <p><i>(a) Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.</i></p>	<p>The proposal is generally consistent with this objectives as the proposed building envelope will not detract from the heritage significance of Martin Place and the Sydney Hospital. Further consideration will need to be given to ensure the Macquarie Street facade of the building envelope is complementary to the St Stephen's Uniting Church.</p>

<p>Section 3.10.5: Public and community buildings older than 50 years Objectives</p> <p>(a) <i>Ensure alterations, additions and change of use of current and former public and community buildings:</i></p> <p>(i) <i>are sympathetic to the existing fabric and design of the building and do not compromise its particular qualities from all periods of construction;</i></p> <p>(ii) <i>allow for and encourage, the ongoing public or community use for which the building was constructed;</i></p> <p>(iii) <i>retain significant fabric and building elements; and</i></p> <p>(iv) <i>retain significant internal features and spaces.</i></p>	<p>The proposal is generally consistent with these objectives. The building envelope will not alter the existing building fabric, alter the use of St Stephen's Uniting Church. It will retain the significant fabric of the church and will retain significant internal features and spaces. The proposed cantilever over the Church will alter the visual curtilage.</p>
<p>Section 5.1: Central Sydney Section 5.1.1: Street Frontage Heights Objectives</p> <p>(c) <i>Encourage flexibility in building design and reinforce the character of Central Sydney and ensure built form is compatible with heritage items and the desired streetscape character.</i></p>	<p>(c) Detailed building design is not considered as part of the proposal. However, the consideration of an appropriate building envelope provides good foundations for later detail in terms of the surrounding built form including Martin Place and the heritage items in the vicinity, particularly St Stephen's Uniting Church.</p>
<p>5.1.3 Street frontage heights and setbacks for Special Character Areas Objective</p> <p>(a) <i>Enhance and complement the distinctive character of Special Character Areas with compatible development.</i></p>	<p>The proposed building envelope is generally consistent with this objective. Further consideration will need to be given to establish an acceptable height for the cantilever above St Stephen's Uniting Church.</p>
<p>Provisions</p> <p>(1) <i>Minimum and maximum street frontage heights and front setbacks for buildings in or adjacent to a Special Character Area must be provided in accordance with Table 5.1 and as shown in Figures 5.12 to 5.19. Where the figure shows the entire site as shaded, additional storeys above the street frontage height is not permitted.</i></p>	<p>As the subject site is located in Special Character Area 9: Martin Place, there is a 25 metre setback requirement from Martin Place. The cantilever over St Stephen's will be located within the Special Character Area G: Macquarie Street. There is a 10 metre setback requirement from Macquarie Street. The existing building does not comply with this requirement. The DCP amendment seeks to amend these requirements. The proposed building envelope setback to Martin Place will be similar to the existing which is considered acceptable from a heritage perspective. Further consideration will need to be given to appropriate final setbacks in relation to St Stephen's Church and the Macquarie Street wall.</p>

<p>Objectives</p> <p>(a) Positively contribute to the streetscape with high quality architecture.</p> <p>(b) Provide richness of detail and architectural interest particularly in prominent parts of buildings.</p> <p>(c) Present appropriate design responses to nearby development to complement the streetscape.</p> <p>(d) Clearly define adjoining streets, street corners and public spaces.</p> <p>(e) Retain pedestrian scale in the articulation and detailing of the lower levels of the building.</p> <p>(f) Contribute to a visually distinct skyline.</p>	<p>Assessment of the design, including articulation and the finish of the building exterior does not form part of the DCP amendment. In terms of Objectives (c), (d), (e) and (f), the design of the building envelope provides the foundations for good design responses to be developed in the detailed DA. Further consideration will need to be given to the treatment of the building facade adjacent to St Stephen's Uniting Church.</p>
<p>5.1.5 Building exteriors Provisions</p> <p>(1) Adjoining buildings, particularly heritage buildings must be considered in the design of new buildings in terms of:</p> <p>(a) street alignment;</p> <p>(b) street frontage heights;</p> <p>(c) setbacks above street frontage heights; and</p> <p>(d) facade proportions including horizontal or vertical emphasis and enclosed corners at street intersections.</p>	<p>In respect of designing an appropriate building envelope for the new building, the proposal has considered:</p> <p>(a) the alignment of the heritage items in the vicinity including the RBA building and the Sydney Hospital. Further consideration will need to be given to the alignment adjacent to St Stephen's Uniting Church,</p> <p>(b) the street frontage heights of St Stephen's Uniting Church, the Sydney Hospital and the RBA building,</p> <p>(c) the setback of the tower of the RBA building.</p> <p>(d) in respect of consideration of facade proportions, this will be considered in more detail as part of the detailed DA.</p>
<p>(4) Where development exposes the blank wall of an adjoining building, a visually interesting treatment is required for that wall.</p>	<p>There is opportunity to create better views of the adjoining southern facade of St Stephen's Uniting Church. This facade will be visually interesting with its existing window treatment.</p>

9.7 Evaluation Against Heritage Related Development Guidelines and the Heritage Considerations for Determination of Building Envelope

The table below evaluates the proposed development against the guidelines prepared by Graham Brooks and Associates Pty Ltd to guide the design of the proposed envelope from a heritage perspective. These include the *Heritage Related Development Guidelines* and the *Heritage Considerations for Determination of Building Envelope*, identified in Section 8 of this report.

Guideline	Comment
Heritage Related Development Guidelines Unity of Architectural Expression <ul style="list-style-type: none"> It is acceptable from a heritage perspective for the existing building to be demolished. 	Demolition will form part of the detailed DA. Demolition of the current building is considered acceptable from a heritage perspective as it is not of heritage significance.
<ul style="list-style-type: none"> There is an opportunity to achieve architectural unity between the “base” and “tower” components of a new development to overcome the awkward combination of styles of the current building. 	The proposed building envelope recognises the opportunity for architectural unity between the podium and the tower. The detail will need to be considered later as part of the detailed DA.
<ul style="list-style-type: none"> Given the free standing nature of the tower and its relationship with surrounding buildings it is acceptable to increase the footprint of the tower to the north, south, east and west. 	The footprint of the tower will be increased by the proposed building envelope.
<ul style="list-style-type: none"> Any relocation of the tower to the west will need to consider the effect this will have on views to the RBA building from Phillip Street. 	The proposed increase in the tower to the west increases in setback towards Martin Place. This will ensure the provision of views to the RBA building from to the north on Phillip Street.
<ul style="list-style-type: none"> The proposed envelope should ensure there is no additional overshadowing in the most crucial control time (14 April between 12 noon and 2pm) to Martin Place. 	The building envelope will ensure there is no additional overshadowing in the most crucial control time (14 April between 12 noon and 2pm) to Martin Place.
Martin Place Streetscape/Podium <ul style="list-style-type: none"> The 3D relationship between the existing podium of 60 Martin Place and the RBA building are to be maintained as they define the lower streetscape at the eastern end of Martin Place and visually relate to the scale of the Sydney Hospital with its sense of enclosure. Therefore, the design needs to maintain the current height from Martin Place. 	The proposed building envelope will maintain the relationship between the existing podium height with that of the RBA building and the Sydney Hospital. This has been achieved through the retention of the height of the existing podium.

<ul style="list-style-type: none"> The design of the building envelope needs to complement the characteristics of Martin Place, in particular the bulk, scale and massing associated with the subject block located between Phillip and Macquarie Streets. 	<p>The design of the podium will need to be considered at a later stage.</p>
<p>Macquarie Street Streetscape</p> <ul style="list-style-type: none"> Site lines to St Stephen's Uniting Church and its tower should be considered as part of the design of a future development. 	<p>Current site lines to St Stephen's Uniting Church will be retained, though will be reduced from Macquarie Street as part of the proposed alignment to Macquarie Street for the eastern facade of the building envelope. Views from within the indicative envelope to the church will be improved.</p>
<ul style="list-style-type: none"> Design of the foyer of the replacement building should consider opportunities to increasing views to the southern elevation of St Stephen's Uniting Church, Parliament House and Sydney Hospital buildings to increase the public benefit. 	<p>The preferred option for the building envelope gives consideration to the potential to increase views to the southern elevation of St Stephen's Uniting Church from within the foyer area. The indicative location of the foyer will also ensure views to Parliament House and Sydney Hospital.</p>
<ul style="list-style-type: none"> Opportunities for the podium height to Macquarie Street to maintain the definitive line along Macquarie Street, created by the RBA building podium, the existing podium of 60 Martin Place and the top of the facade of St Stephen's Uniting Church, should be explored. 	<p>The podium along Macquarie Street will be replaced by a taller facade to Macquarie Street, aside from a return from Martin Place. The increased height relates to the streetwall height of Macquarie Street, to the north. It does not relate to the facade of St Stephen's Uniting Church. Further consideration will need to be given to the treatment of this facade to mitigate any heritage impacts on St Stephen's Uniting Church.</p>
<ul style="list-style-type: none"> Opportunities for the relationship between the height of the existing podium to Macquarie Street and the the facade of St Stephen's Uniting Church need to be explored within the proposed building envelope in order to maintain this relationship. 	<p>The current height of the podium has not been maintained along the Macquarie Street elevation. Further consideration will need to be given to the treatment of this facade to mitigate any heritage impacts on St Stephen's Uniting Church.</p>
<ul style="list-style-type: none"> The building envelope to the Macquarie Street facade may include a design component that complements the strong building wall height to the north of the site on Macquarie Street. 	<p>The eastern elevation of the building envelope includes a portion that complements the streetwall building height in the vicinity, on Macquarie Street.</p>
<ul style="list-style-type: none"> Given the free standing nature of the tower of 60 Martin Place and its relationship with surrounding buildings an eastern extension will need to be complementary to the setback of the RBA tower. 	<p>The setback of the building envelope for the tower his complementary to that of the RBA building.</p>

<ul style="list-style-type: none"> Setbacks of any cantilever over St Stephen's Uniting Church should, be appropriately setback to mitigate any heritage impacts. 	Further consideration will need to be given to determine an appropriate setback from Macquarie Street to mitigate any heritage impacts to St Stephen's Uniting Church and Macquarie Street.
<ul style="list-style-type: none"> The height of the cantilever over St Stephen's Uniting Church needs to leave an adequate distance above the heritage item to mitigate any adverse heritage impacts. 	Further consideration will need to be given to an acceptable level above St Stephen's Uniting Church to mitigate any heritage impacts.
<ul style="list-style-type: none"> Proposed materials within close proximity to St Stephen's Uniting Church are to be recessive to mitigate any heritage impacts. 	Materials will be considered as part of the design stage.
<p>Phillip Street Streetscape/Podium</p> <ul style="list-style-type: none"> In order to maintain the current site lines to the RBA building, the podium height should only be minimally increased. 	The podium height has not been increased on its Martin Place or Phillip Street elevations.
<ul style="list-style-type: none"> Consideration will need to be given to the height of the adjoining building on Phillip Street. 	It is considered the existing podium is complementary in scale to the adjoining building in Phillip Street. As the existing podium envelope will be retained, the proposed building will complement the adjoining building. There will be opportunity in the development of the detail for the detailed DA.
<p>Summary of Heritage Considerations for Determination of Building Envelope</p> <p>The Podium</p> <ul style="list-style-type: none"> Demolition of existing podium is acceptable from a heritage perspective. 	Demolition will form part of the detailed DA. Demolition of the podium is considered acceptable from a heritage perspective as it is not of heritage significance.
<ul style="list-style-type: none"> New podium within the existing podium building envelope is acceptable. 	The proposed podium envelope is similar to the existing envelope.
<ul style="list-style-type: none"> Height to match existing in part. 	The podium height matches the existing to Martin Place.
<ul style="list-style-type: none"> Retain / enhance views to southern facade of St Stephen's Uniting Church from Macquarie Street. 	Views to the southern facade of St Stephen's Uniting Church will be retained and increased with the proposed building envelope.
<ul style="list-style-type: none"> Opportunity for views to the southern facade of St Stephen's Uniting Church from within the foyer. 	The proposal recognises the opportunity to provide views to the southern facade of St Stephen's Uniting Church from within the foyer area of the new building.



<p>The Tower</p> <ul style="list-style-type: none"> Demolition of existing tower is acceptable from a heritage perspective. 	<p>Demolition will form part of the detailed DA. Demolition of the tower is considered acceptable from a heritage perspective as it is not of heritage significance.</p>
<ul style="list-style-type: none"> Consider relationship between the RBA tower and Sydney Hospital if relocating southern facade. 	<p>Minimal increase of the southern facade will have minimal effect in terms of the relationship of the RBA tower and the Sydney Hospital.</p>
<ul style="list-style-type: none"> Relationship with the State building tower when viewed from the Domain if relocating western and/or southern facade. 	<p>As there is minimal increase in the footprint of the tower, it is considered there will be minimal impact upon the relationship with the State building, when viewed from the Domain.</p>
<ul style="list-style-type: none"> Retain existing views of RBA building beyond the site, from Phillip Street. 	<p>The proposed building envelope will retain existing views of the RBA building when viewed from Phillip Street.</p>
<ul style="list-style-type: none"> Repositioning of the eastern facade will need to complement the setback of the tower of the RBA building and the Macquarie Street wall. 	<p>The existing setback of the eastern facade of the tower will be retained which will ensure it complements that of the RBA tower.</p>



Conclusions and Recommendations

10.0

10.1 Conclusions

- 60 Martin Place, Sydney, is not listed as an item of local heritage significance in Schedule 5 of the *Sydney LEP 2012*.
- Its Statement of Significance does not warrant individual heritage listing.
- It is located in the vicinity to the listed heritage items at Parliament House, 6 Macquarie Street, Sydney Hospital group including interiors, courtyard, forecourts and fences, 8 Macquarie Street, Commercial Chambers “Hengrove Hall” including interiors; 193 Macquarie Street, St Stephen’s Uniting Church, including interior; 197 Macquarie Street, Martin Place, at Martin Place; Martin Place Railway Station including interiors, 3 Martin Place; Former Australian Provincial Assurance (APA) Building, 53-63 Martin Place and the Reserve Bank, including interior, 65 Martin Place, Sydney.
- Though demolition of the existing building is not part of this proposal, the report finds that demolition is considered acceptable from a heritage perspective as it is not of heritage significance.
- The proposed envelope is acceptable. However, more detailed consideration will need to be provided to the streetwall height on Macquarie Street and the cantilever.
- With implementation of the guidelines in this report, the proposed building envelope will be acceptable from a heritage perspective.
- The proposed building envelope is generally considered acceptable from a heritage perspective because of the following:
 - The building envelope is consistent with the built development in the area, particularly Martin Place and the streetwall of Macquarie Street.
 - The proposed height of the podium will be the same as existing to Martin Place. This will ensure the continuity between the Sydney Hospital and the podium of the RBA building.
 - The proposed setback of the tower from Martin Place will be the same as the RBA tower from its podium. This will provide symmetry at the eastern end of Martin Place.
 - The proposed height and setbacks associated with the podium and tower will ensure the building frames the skyline above at the eastern end of Martin Place, in conjunction with the Sydney Hospital and the RBA building.
 - The opportunity to provide views to the side of St Stephen’s Presbyterian Church from within the foyer of the new development at 60 Martin Place will improve existing

- views to the church. This will be a significant public benefit with the increased views to the adjoining heritage item.
- The retention of the existing podium height to Martin Place will ensure the podium remains recessive to the building line created by the podium heights to the west, along Martin Place.
 - The opportunity to design the podium will result in public benefit through increasing pedestrian activity from Martin Place and Macquarie Street.
- The proposed building envelope designed for 60 Martin Place will have no adverse impact on the heritage significance of the adjacent properties at Parliament House, the Sydney Hospital, Commercial Chambers “Hengrove Hall” , Martin Place, Martin Place Railway Station, Former Australian Provincial Assurance (APA) Building, and the Reserve Bank.
 - The decrease in setback of the Macquarie Street facade and increase in height will impact on the heritage significance of St Stephen’s Uniting Church unless mitigated.
 - The proposed cantilever will need to be sufficiently located far enough back from Macquarie Street and above St Stephen’s Uniting Church to mitigate any potentially adverse impacts.
 - The planning proposal for the subject site should not be a Controlled Action under the National Heritage Management provisions of the *EPBC Act 1999* in respect of the listed RBA building and potentially in respect of the Draft “Colonial Sydney” Study Area, if it is eventually gazetted.
 - The proposal seeks amendment to the *Sydney LEP 2012* and the *Sydney DCP 2012* requirements specific to the site where the proposed building envelope is not consistent with these requirements and guidelines. It is considered the proposed variations are generally acceptable from a heritage perspective.

10.2 Recommendations

- Council should have no hesitation, from a heritage perspective, in approving the application.
- Further consideration will need to be given to the building envelope at the design stage to ensure it is sympathetic to the adjoining heritage item, St Stephen's Uniting Church, Macquarie Street, Martin Place and other heritage items in the vicinity.
- Design analysis will need to be undertaken to determine an appropriate setback from Macquarie Street and height above St Stephen's Uniting Church for the cantilever.
- Consultation will need to be undertaken with the relevant stakeholders, including St Stephen's Uniting Church, the NSW Heritage Council, the City of Sydney Council and any committee appointed by the City of Sydney Council to examine and advise on the detailed design of the redevelopment.

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