

### 03 Analysis

#### City\_Sydney 2030

Sydney is undergoing significant change with major projects underway that encourage the evolution of the city as a more humanised space.

Jan Gehl's report 'Public Spaces, Public Life' created a framework for the City of Sydney's 2030 Vision. To reconnect the city to the harbour it proposed burying the Cahill Expressway and the Western distributor. It also called for a pedestrianised George Street that would become the great organising spine connecting three significant public squares at Circular Quay, Town Hall and Central Station.

It is important to clarify the roles of the great spaces of our city and to understand the part that Martin Place plays in its life. With many characteristics of 'square' and firmly connected to George Street, Martin Place has a fundamental and unique role in enhancing the pedestrian experience along George Street and enhancing the network of vibrant public spaces and lanes that will revitalise the heart of the city.

Key spaces within Central Sydney are:

-  **- CIRCULAR QUAY**  
Large scale public celebrations
-  **- GEORGE STREET**  
Main city promenade and transport artery
-  **- HYDE PARK**  
Recreation and Leisure
-  **- THE DOMAIN**  
Recreation and Leisure / The arts
-  **- TOWN HALL SQUARE**  
People's Square
-  **- BARANGAROO**  
Cultural quarter / Recreation and Leisure
-  **- MARTIN PLACE**  
Centre of the CBD



Gehl Public Life Study p76



Sydney 2030 Support Document 2 p67

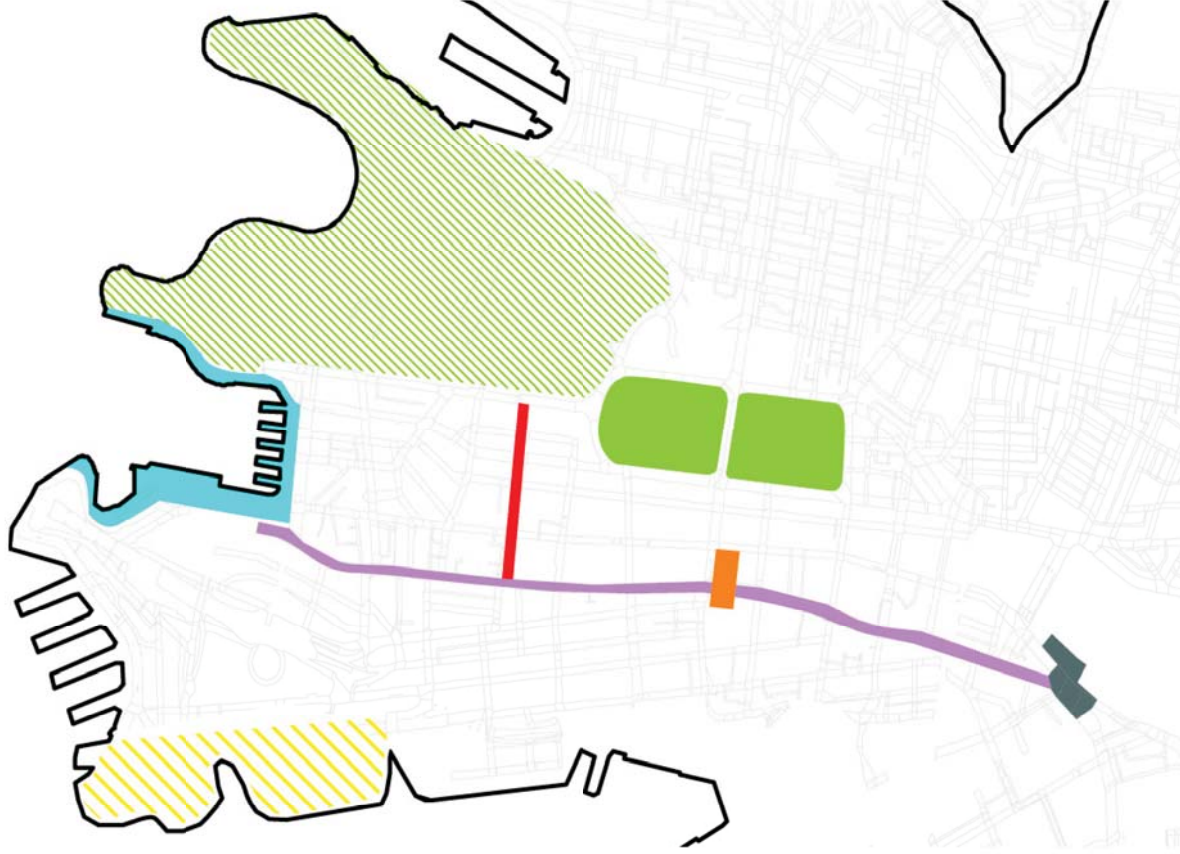


Figure 1\_ HASSELL city plan drawing

### 03 Analysis

#### City\_Recent Buildings

The below compares 60 Martin Place to other recent commercial towers, with the exception of "The Shard, London" all of them are located within Sydney.

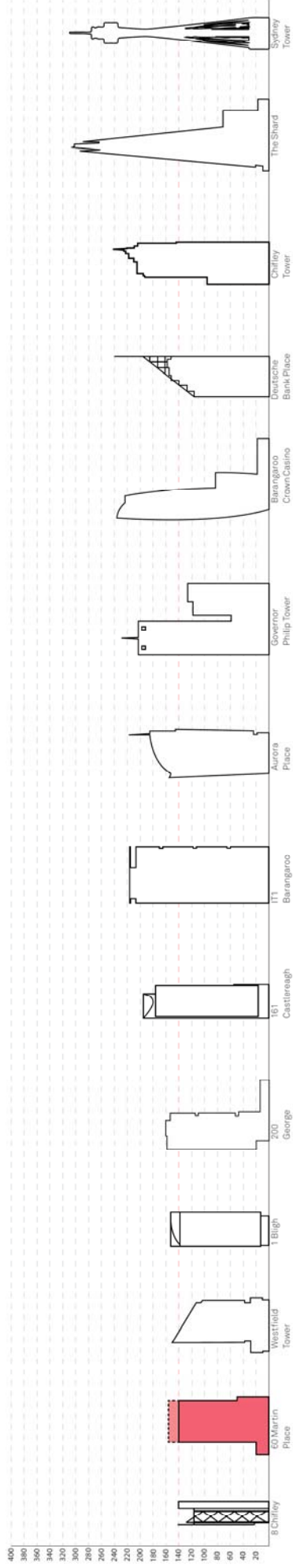


Figure 1. 8 Chifley by RSHIP



Figure 2. 1 Bigh St by Architectus and Heggenhoven Architects



Figure 3. 200 George by FJMT



Figure 4. 161 Castlereagh by FJMT

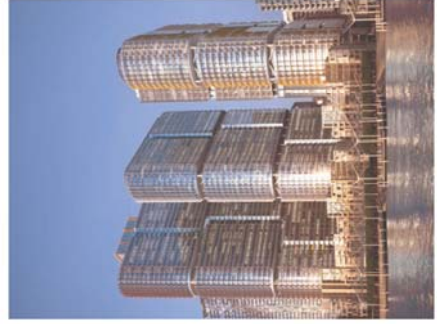


Figure 5. IT Towers, Barangaroo by JSHIP



Figure 6. The Shard, London, by Renzo Piano Workshop



### 03 Analysis

#### City\_Key Views

The photos and plan below describe some of the more significant views from key public spaces around the city that need consideration in assessment of the redevelopment of 60 Martin Place.

A separate report 'Appendix G View Impact Report' provides more detail on this.



#### Key Public Views

- A Martin Place (GPO)
- B Martin Place (between Pitt and Castlereagh)
- C Chifley Square (at Phillip/ Hunter)
- D St James Church (at Phillip/ King)
- E Hyde Park Barracks
- F View of St Stephens Spire (from outside The Sydney Eye Hospital)
- G State Art Gallery/ Domain
- H Botanical Gardens
- I Sydney Harbour

### 03 Analysis

#### Precinct\_Cores

##### Precincts in the City

The City of Sydney divides the city centre into 10 detailed precincts. Precincts of relevance include:

##### Commercial Core

This precinct is at the heart of global Sydney and contains the most valued commercial property sites in Australia. This status must be protected. Notwithstanding this, ground level activation is typically poor and a greater mix of commercial and retail activities could be encouraged.

- Development aims:
- Ensure residential does not 'squeeze out' commercial floorspace. Options include prohibiting residential or at least ensuring that development controls favour commercial. Hotels and serviced apartments are appropriate accommodation options.
  - development capacity and extend this to the southern end of Barangaroo. to include ground level and external facing activity.
  - Consider additional commercial development capacity and extend this to the southern end of Barangaroo.
  - Require commercial developments to include ground level and external facing activity.
  - Activate laneways where possible by working with owners, providing grants or incentives to young entrepreneurs or better utilising
  - Provide for connections to the waterfront, particularly at Barangaroo.

##### The Retail Core

This precinct is the retail destination in the City Centre. East of the Town Hall hub contains the mainstream retail offerings. The western area is typically lower rise and includes heritage buildings and a more intimate scale. Niche retail and restaurant offerings are emerging. This area has perhaps the best solar access to streets in the City Centre. This character should be protected and extended.

##### Hyde Park and the Domain

This precinct includes parklands, cultural assets and recreation areas bridging the eastern edge of the City Centre and Woolloomooloo. It includes heritage buildings and a more intimate scale. Niche retail and restaurant offerings are emerging. This area has perhaps the best solar access to streets in the City Centre.

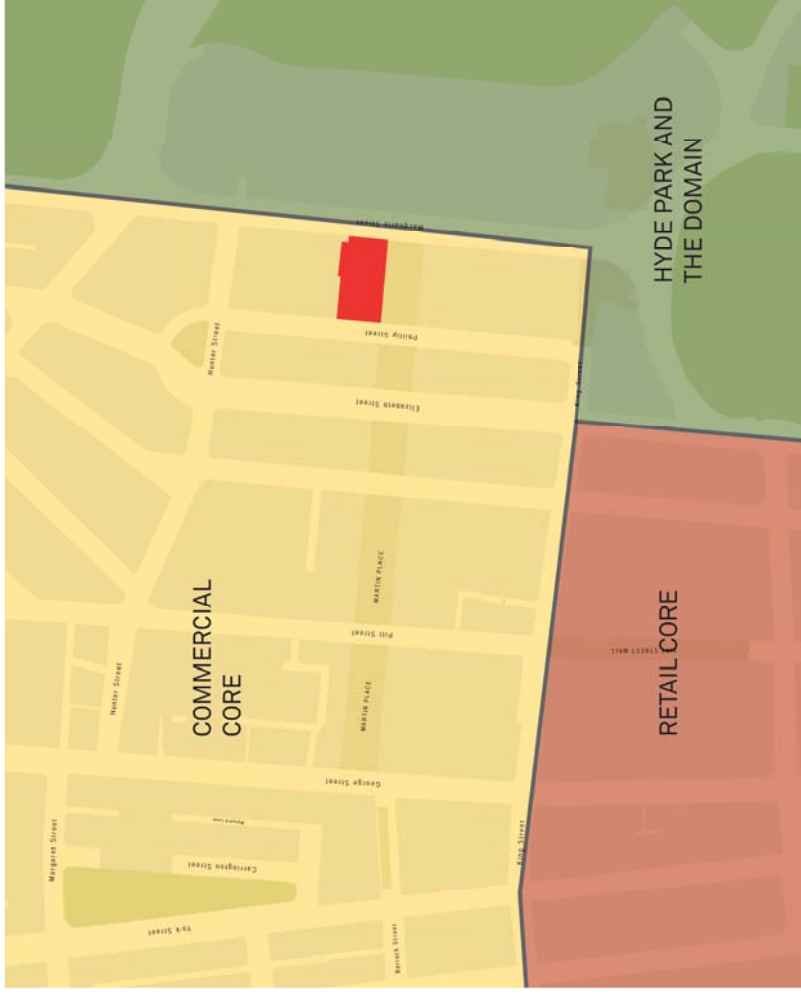


Figure 3. City Precincts Map  
Source: Sustainable Sydney 2030 Support Document

#### Legend

- Commercial Core Precinct
- Hyde Park and Domain Precinct
- Retail Core Precinct



Figure 1. Pitt Street Mall (Retail Core)



Figure 2. Clarence Street (Commercial Core)

### 03 Analysis

#### Precinct\_Topography

The diagram opposite clearly illustrates the topography in the locality of 60 Martin Place. Macquarie Street runs along the approximate line of the ridge all the way to Circular Quay and Pitt Street the valley close to the original tank stream.

This change in level defines the character of Martin Place with a 18m fall from Macquarie Street to Pitt and a 4 m drop across the site.

The location of 60 Martin Place close to the ridge maximises the impact of its views east and west.

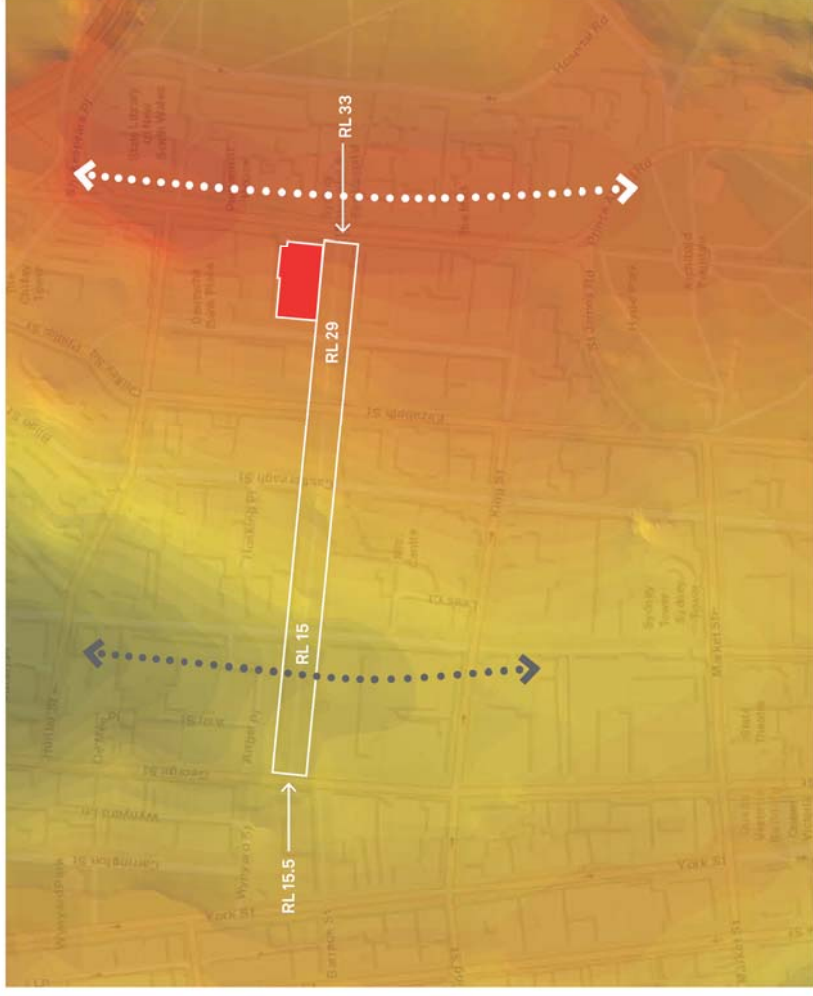


Figure 2. Map describing the topography of the city



Figure 1. Aerial, copyright airview online



### 03 Analysis

#### Precinct

#### Urban Public Open Space

There are several major public plazas within the vicinity of the site such as Martin Place, Pitt Street Mall and Chifley Square.

Every day, Martin Place attracts workers and visitors as they criss-cross the city or sit down and enjoy lunch in the sun. It is the largest public urban space in the vicinity and an asset and amenity to the business community it supports.



Figure 1. Pitt Street Mall



Figure 2. Chifley Square



Figure 3. Martin Place

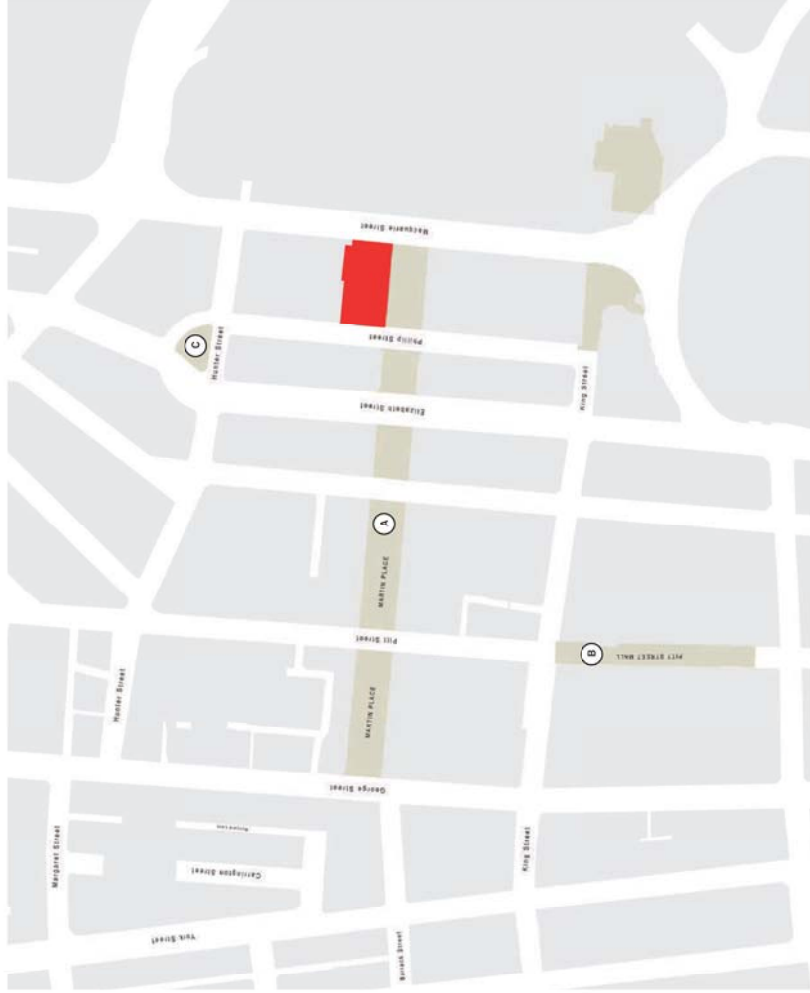


Figure 4. Public Open Space Map

#### Legend

- Public open space
- A Martin Place
- B Pitt Street Mall
- C Chifley Square

### 03 Analysis

#### Precinct

##### Green Public Open Space

The site has excellent access to several of Sydney's major (green) open spaces which are all within a five minute walk. These spaces include the Botanic Gardens, the Domain and Hyde Park.

The existing building is highly visible from The Domain and The Botanical Gardens.

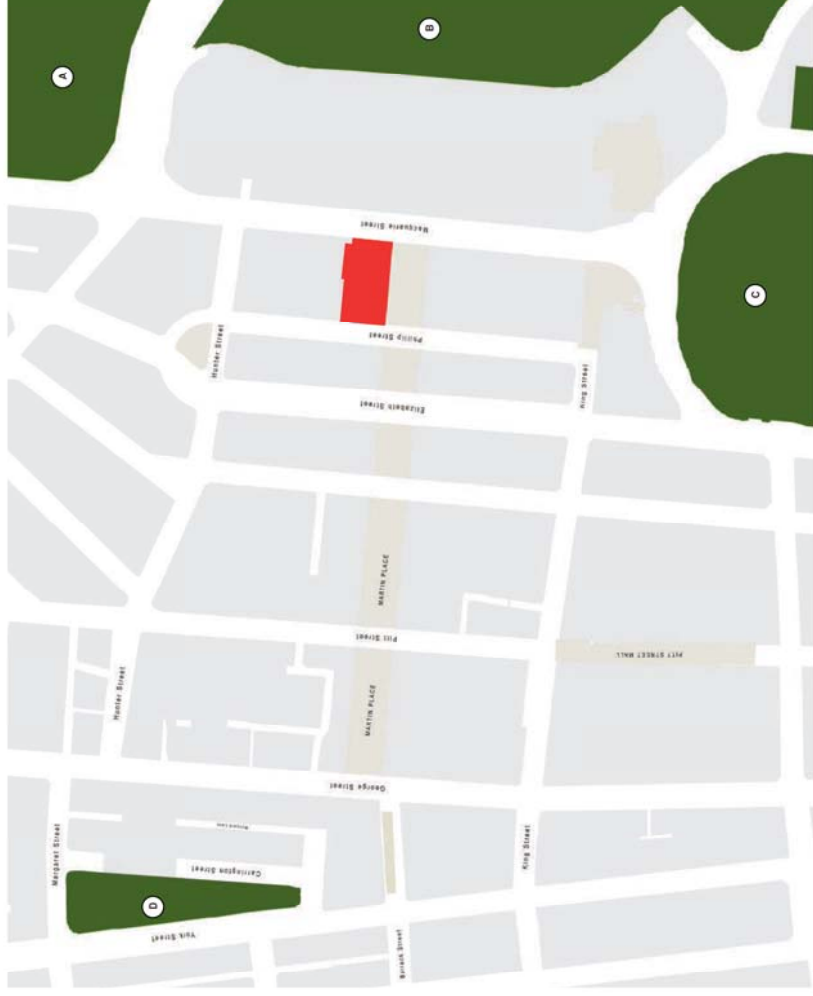


Figure 5. Green Public Open Space Map

#### Legend

- Green public open space
- A Royal Botanic Gardens
- B The Domain
- C Hyde Park
- D Wynyard Park



Figure 1. Royal Botanic Gardens



Figure 3. Hyde Park



Figure 2. Wynyard Park



Figure 4. The Domain

### 03 Analysis

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#### Precinct

#### Pedestrian Network

Gehl's report *Public Spaces Public Life 2007* recommends that the pedestrian experience be made more attractive creating **a better city for walking!**

Key recommendations include:

##### Large Scale

Create a connected pedestrian network.  
Establish strong links between public transport and a pedestrian network

##### Medium Scale

Accessibility to public place, squares and parks should be provided for all people.  
Introduce differentiated street types that identify a hierarchy of vehicle and pedestrian network.

Introduce new car free streets.

Introduce a set of primary walking links.

Cut down the number of intersections.

Create safer, more generous crossing opportunities.

##### Small scale

Widen footpaths where appropriate.

Introduce more public benches.

Introduce health and walk to work campaigns.

Improve legibility of the public domain through better signage and reduction of clutter.

Martin Place is a pivotal space in the CBD, intensely utilised by pedestrians and providing an essential link in the walking network and to and from public transport. It provides differentiation with regard a varied hierarchy.

This redevelopment provides an opportunity to greatly improve the pedestrian experience.



Figure 1. Pedestrian Network Map  
Source: Public Spaces, Public Life (Gehl)

#### Legend

- █ Pedestrian street
- █ Public transport, cycling and walking
- - - Primary walking link



### 03 Analysis

#### Precinct

#### Active Frontages

Despite its recognition as the civic and commemorative heart of Sydney the ground plane of Martin Place does not contain a high percentage of what can be classified as active edges. In many ways the buildings lack a generosity with regard to the pedestrian experience with an overall imposing impression. This is for obvious reasons and largely due to the historical function these buildings were designed to support and the manner in which Martin Place developed.

The ground plane facades generally have the following characteristics:

- A massive quality with small openings and narrow views inside,
- Large sections of blank facade
- Set back physically and visually by a colonnade limiting engagement,
- Separated physically with a change in level and/ or handrail,
- No provision of shelter in the form of awnings,
- Of imposing scale,
- Passive in terms of provision only for a commercial lobbies.

Many of the attributes that make Martin Place inactive also define it's uniqueness and character. As Martin Place evolves to support a more active pedestrian and public experience it must find a balance between these two requirements. It must also find a role and programme that makes best use of its qualities.

The diagram opposite describes our assessment of active and inactive facades on Martin Place. It also shows the heritage facades in recognition of the contribution they play in enhancing the pedestrian experience even if they are often inactive by definition.



Figure 5. Active Frontages vs Heritage Buildings Map

#### Legend

- Heritage building
- Active frontage
- Passive frontage
- Inactive frontage



Figure 1. Retail at the GPO



Figure 2. Inactive frontage



Figure 3. Passive frontage, 60 Martin Place



Figure 4. Entrance to the CBA

### 03 Analysis

#### Precinct\_Traffic

##### Traffic, Vehicular Access and Parking

For more detail on traffic please refer to Appendix F, Transport, Traffic, Pedestrian and Parking Study prepared by Brown Smart Consulting.

The conclusions of this report are summarised below:

1. The site is located in an area with very high non-private vehicle mode use and has access to a wealth of public transport alternatives.
2. With no additional parking proposed on site, the development would not generate any additional traffic.
3. Conditions for pedestrian around the site would remain similar to existing conditions following minor increases in pedestrian flows generated by the proposal.
4. The development would provide adequate service vehicle provision as per the requirements of Sydney City Council.
5. The provision of shelter along the Phillip Street and Macquarie Street frontages of the development would provide an additional public benefit.
6. All car parking areas and access ramps are proposed to comply with relevant Australian Standards and Council policies.



Figure 1. Traffic, Vehicular Access and Parking Map

#### Legend

- █ Major arterial street
- █ Sub arterial street
- █ Local street
- Traffic flow/direction
- P Parking Station

### 03 Analysis

#### Precinct Paving

##### Paving for Footpaths and Public Spaces

The Central Sydney Paving Design Policy recognises that footpaths are a significant part of the public realm and give a clear expression of pedestrian priority.

There are paved footpaths along all street edges surrounding the site, including Macquarie Street and Phillip Street. These streets are paved with flagstone paving, which is typically used throughout the CBD's main streets and major pedestrian routes. The current Central Sydney Paving Design Policy nominates that the footpaths along Macquarie Street and Phillip Street use flagstone paving.

Martin Place plaza is a public open space area paved with 'specifically designed paving' - a paving type identified by Council as being '...reserved for public places of special significance that stand out as points of identification within the city fabric. Paving type 1 is to be designed individually to celebrate its specific civic image and role.



Figure 1. Paved Footpaths and Public Spaces Map  
Source: Central Sydney Paving Design Policy

#### Legend

- Specially designed paving (Type 1)
- Flagstone paving (Type 2)



### 03 Analysis

#### Precinct Transport

##### Public Transport

This site has some of the highest public transport accessibility in Sydney. The high mode share to public transport for workers around the site indicates that the array of public transport services available offer excellent accessibility.

George Street, Elizabeth Street, and Castlereagh Street, which cross Martin Place, are all major bus routes in Sydney's CBD. In addition, Martin Place railway station is located underground. Also nearby are St James railway station (near Macquarie Street end) and Wynyard railway station (near George Street end).

Public transport options close by include:

##### Train

Martin Place Station has a direct pedestrian access within the site curtilage fronting Martin Place. Train services operating at this station include both the Eastern Suburbs and Illawarra Lines, offering high frequency services between Bondi Junction and areas in southern Sydney, including Hurstville, Sutherland, Cronulla, as well as to Wollongong. These trains stop at Town Hall, offering a direct interchange to most destinations on the CityRail network.

St James Station is also located within close proximity to the site. This station is on the City Circle line which offers services to the Airport and East Hills Line, as well as to the Inner West via Circular Quay, Wynyard and Town Hall.

Also nearby are St James railway station (near Macquarie Street end), which is on the City Circle line and offers services to the Airport and East Hills Line, as well as to the Inner West via Circular Quay, Wynyard and Town Hall, and Wynyard railway station (near George Street end).

##### Bus

George Street, Elizabeth Street, and Castlereagh Street, which cross Martin Place, are all major bus routes in Sydney's CBD. Services running along these streets travel to destinations such as the Inner West, South West and the Eastern suburbs. One service operates along Macquarie Street and this service goes from Edgecliff/Bondi Junction to Chatswood.

##### Light Rail

The City of Sydney welcomed the NSW Government's announcement that work will soon begin on a light rail line, connecting Randwick to Circular Quay. As a result, George Street will now undergo a major transformation and become pedestrianised (between Hunter and Bathurst Streets).

Modern trams on the line will run every 2 minutes during peak hour and will make connections to buses and trains. The revamped George Street will become an easy way to travel between key attractions. From The Rocks and Circular Quay to the city centre's retail heart and on to Chinatown. The light rail will also link hotels to the planned new Sydney Convention and Exhibition Centre.

##### Ferry

Circular Quay Ferry Wharves are approximately 900m from the entrance to the site, walking via Phillip Street, Bent Street and Loftus Street.<sup>1</sup>

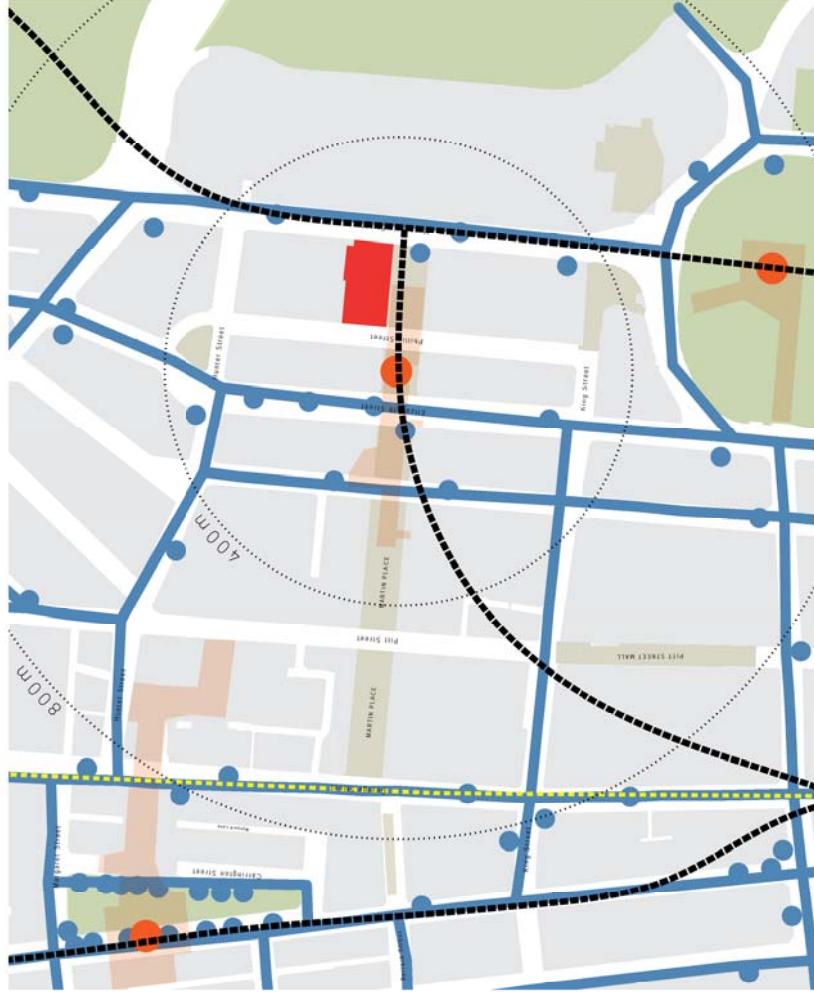


Figure 1. Public Transport Map

#### Legend

- City Rail
- CBD and South East Light Rail route
- Bus route / stop
- Train station
- Train station (below ground)

1 page of Appendix F, Transport, Traffic, Pedestrian and Parking Study, Brown Smart Consulting

### 03 Analysis

#### Precinct\_Pedestrians

##### Pedestrian Connections

Martin Place is a significant space in the city CBD for its supportive network of lanes which are rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

There are also many different underground spaces across the CBD. Currently the City of Sydney is revitalising central Sydney's laneways and reactivating these hidden, under-used city spaces. These unique spaces are becoming small bars, cafés, shops and cultural activities.



Figure 4. Pedestrian Connections Map

#### Legend

- Signalled intersection
- Pedestrian space
- ▬ George Street pedestrian boulevard
- ▬ Semi-public space
- ▬ Arcade
- ▬ Connection (below street level)
- ▬ Laneway



Figure 2. Martin Place pedestrian plaza



Figure 3. Angel Place

### 03 Analysis

#### Precinct\_Local Context

##### Surrounding Key Buildings

The busy thoroughfare of Martin Place is flanked by several architectural landmarks such as the GPO Building, MLC Centre and the mushroom-shaped Commercial Travellers' Association building. The original General Post Office at 1 Martin Place was re-invented to accommodate restaurants, bars, an international hotel and a health club.

Other tenancies include major financial institutions such as the Reserve Bank, luxury stores (Fairfax & Roberts) and the Channel 7 television studios.

Pitt Street Mall is a major retail node and pedestrian space in the City centre and located within close proximity. It accommodates many major centres (Westfield, Mid City Centre), flagship chain stores (Zara) and over 500 speciality stores.



Figure 4. Key Building Map

#### Legend

- Key Building (retail core)
- Key Building (commercial core)



Figure 1. No. 1 GPOretail



Figure 2. Pitt Street Mall retail



Figure 3. Channel 7 studios



### 03 Analysis

#### Precinct\_Local Context

##### Surrounding Retail and Food Courts

The site is surrounded by a comprehensive selection of food and retail options.

Key retail is predominately located in Pitt Street Mall.

In the context of food and beverage options within close proximity include Deutsche Bank Place, Chirley Plaza, MLC Centre as well as the GPO No. 1 Martin Place, which has a mix of upmarket restaurants, bars, cafes and casual dining options.

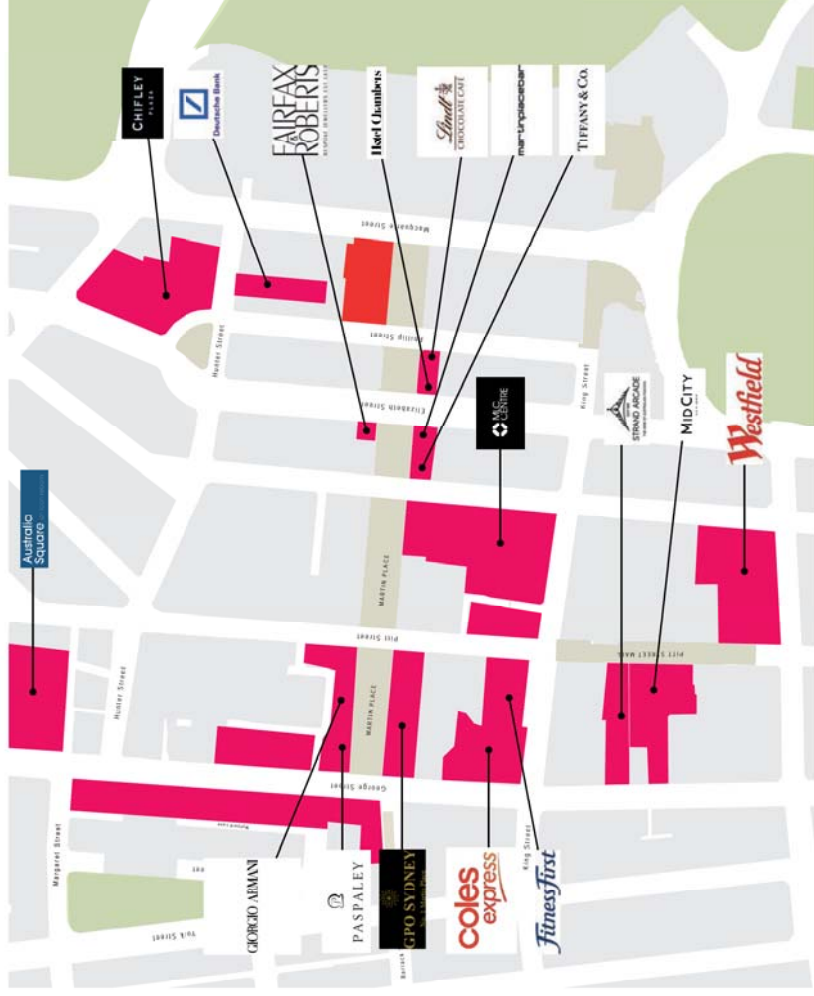


Figure 5. Retail Shops and Food Courts Map

#### Legend

■ Retail/shop/food court



Figure 1. High-end retail, Geelong Street end



Figure 3. Chirley Plaza retail/foodcourt



Figure 2. Westfield Shopping Centre, Pitt Street Mall



Figure 4. Deutsche Bank Place food court/public plaza

### 03 Analysis

#### Site\_Street Character

##### Martin Place



Figure 1. Height of buildings map (approximate measurement)



Figure 2. Section through Martin Place, looking North



George Street

Existing RL -15

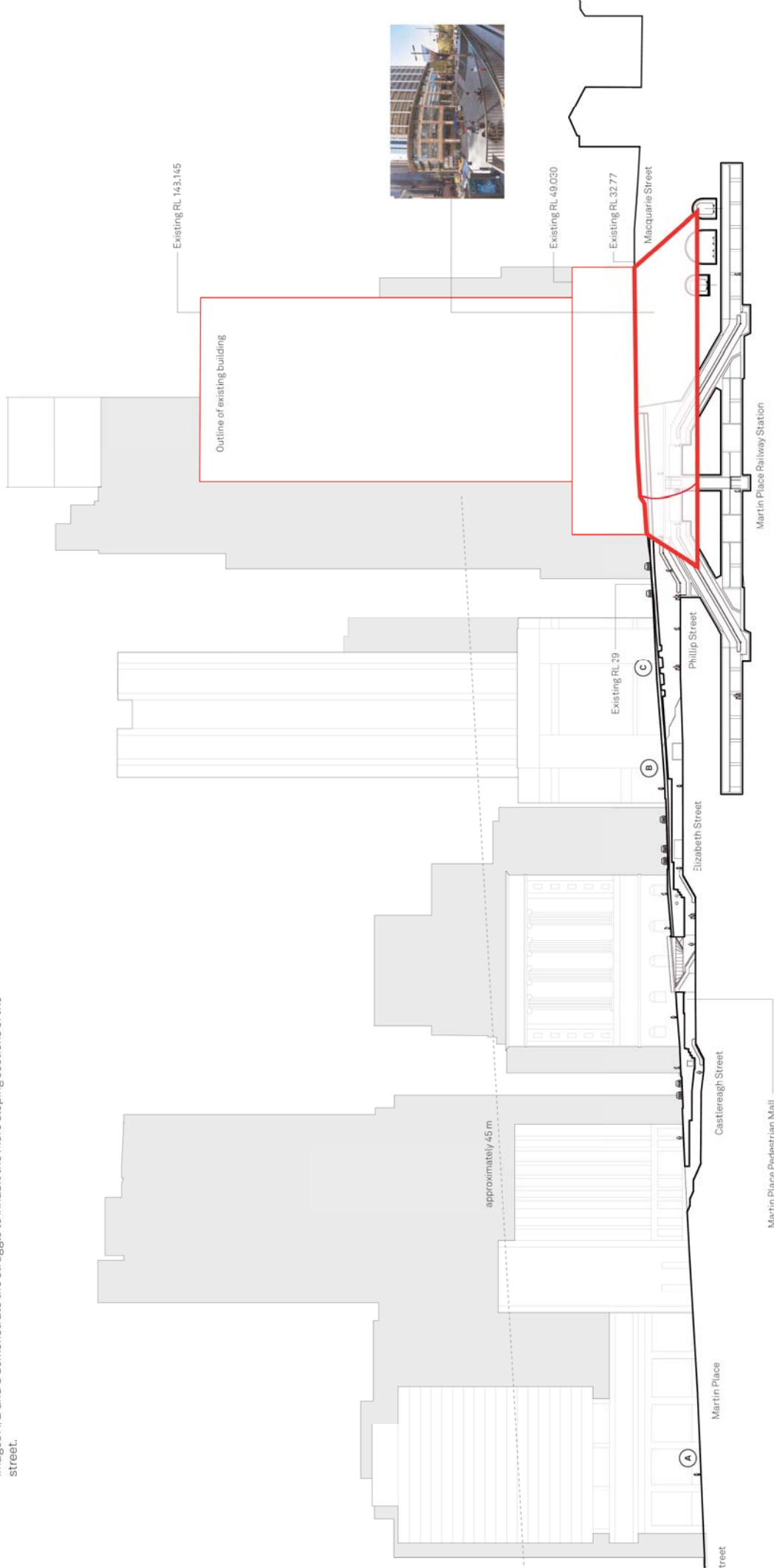
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### 03 Analysis

#### Site\_Street Character

**Martin Place**  
The section below illustrates the topography through Martin Place fundamental to the character of the public domain. The drawing emphasises the two relatively flat areas at either end that terminate the space and create points of arrival.

Images A, B and C demonstrate the struggle to inhabit the more sloping sections of the street.





03 Analysis

Site\_Street Character  
Martin Place

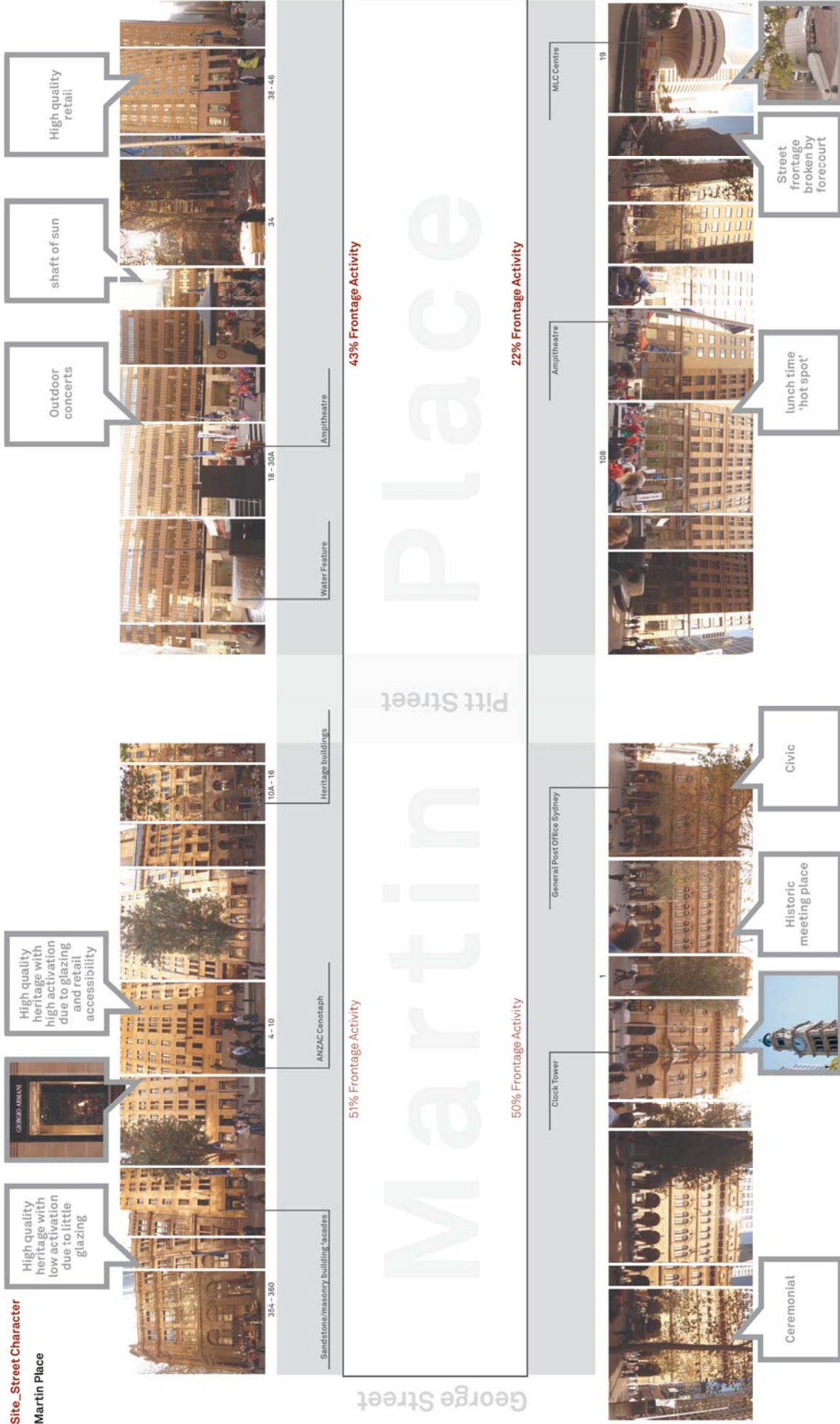
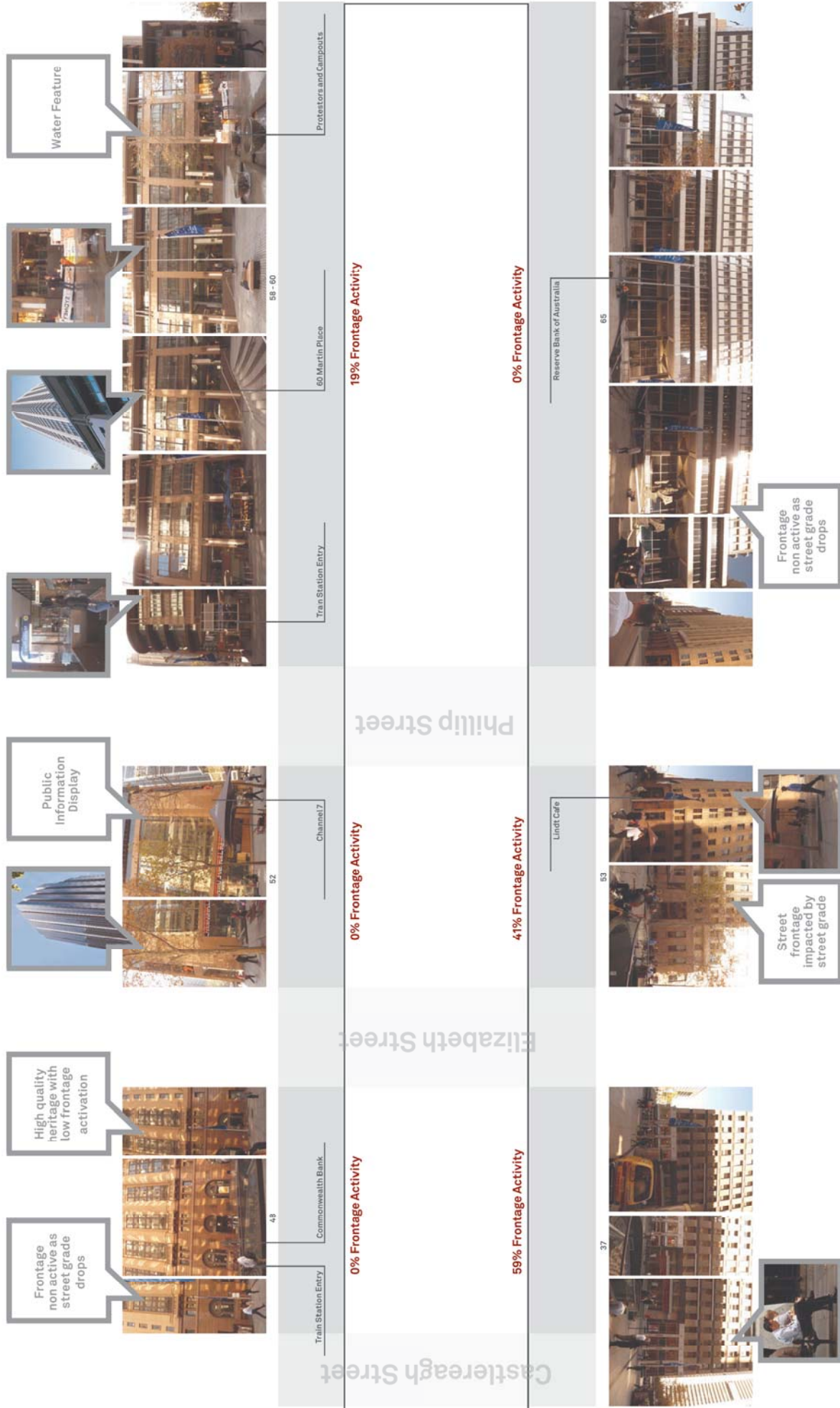


Figure 2. Martin Place Street Character



### 03 Analysis

#### Site\_Street Character Macquarie Street

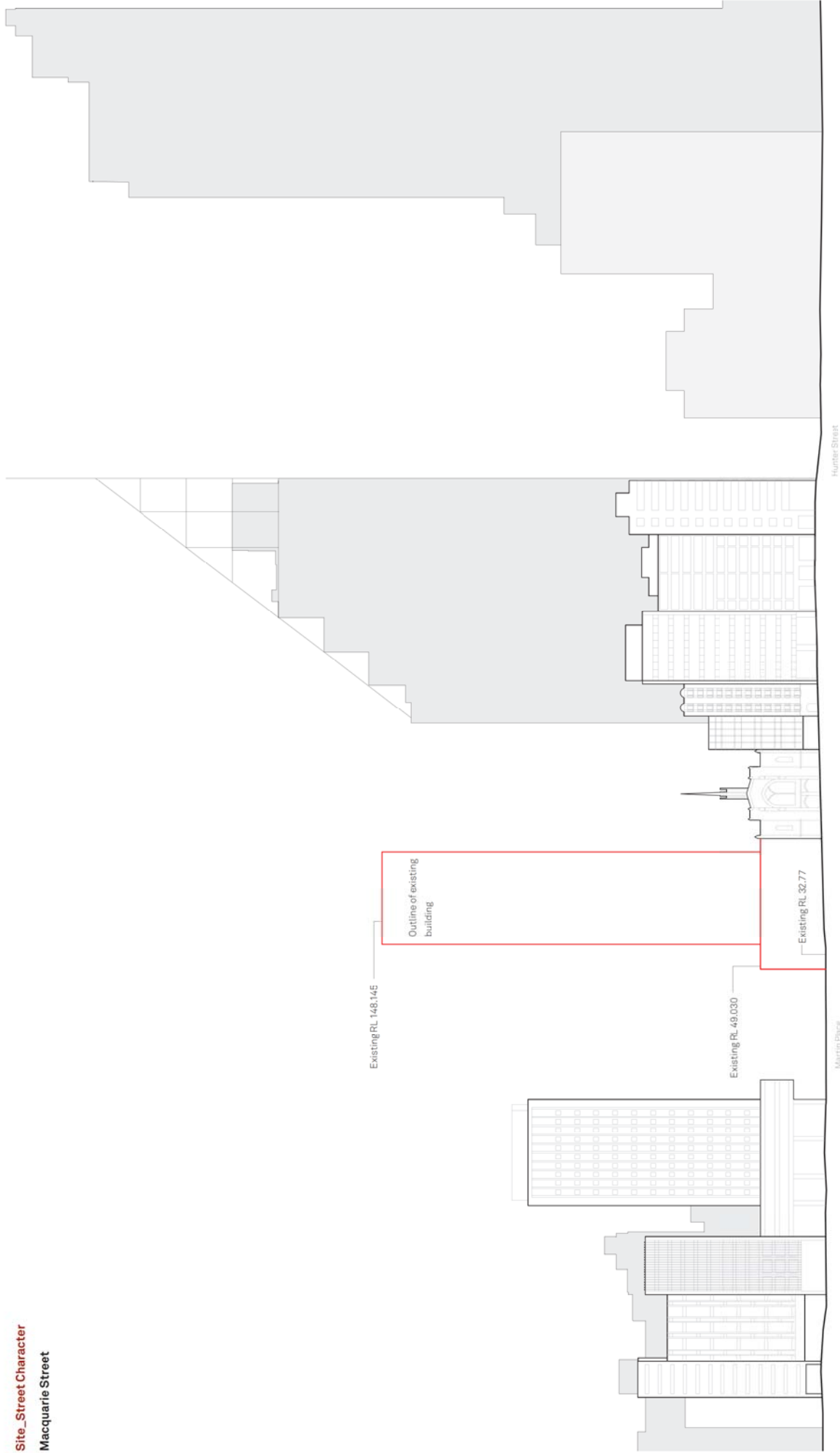


Figure 3. Elevation along Macquarie Street, looking West





### 03 Analysis

#### Site\_Street Character Philip Street

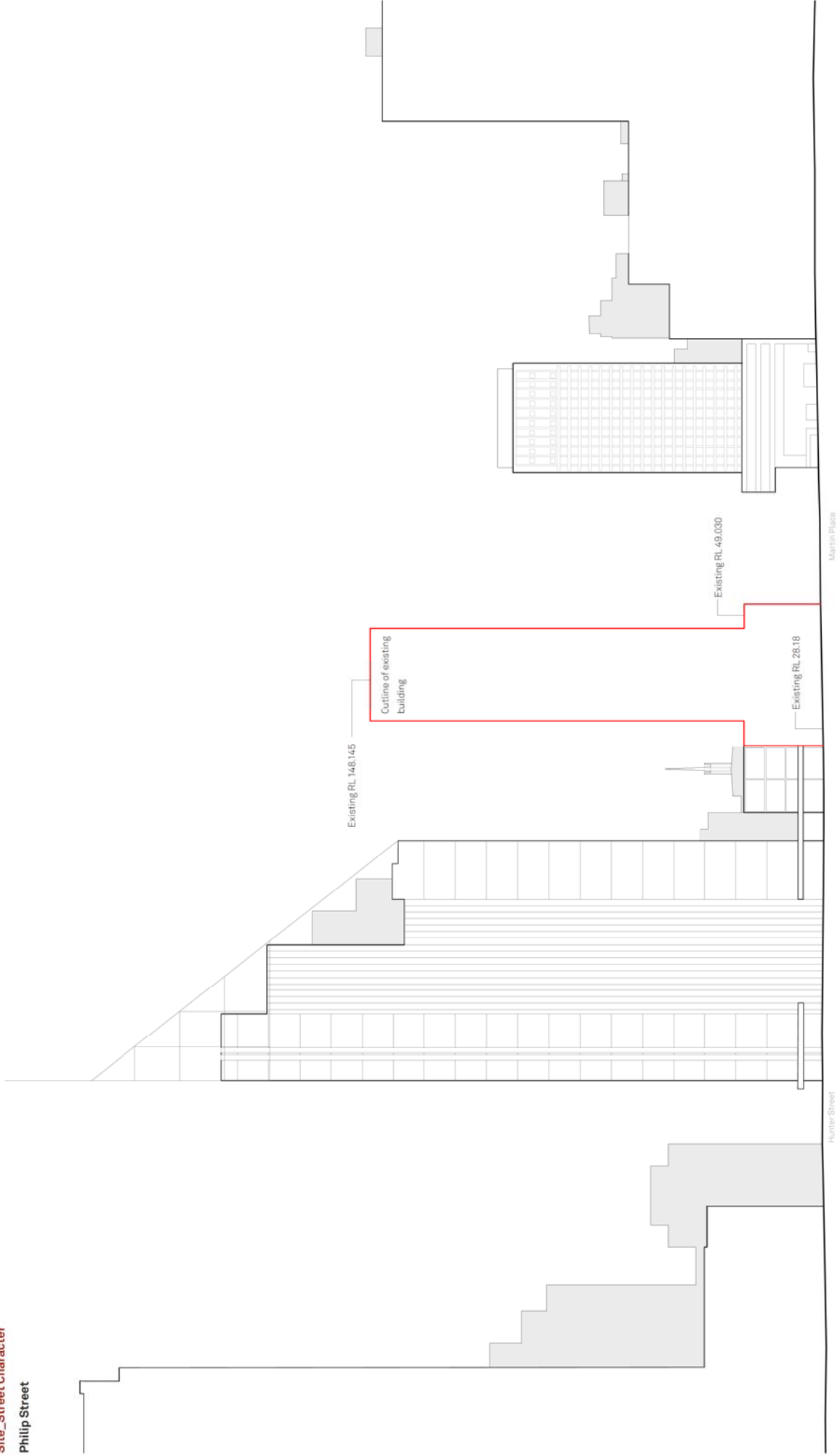
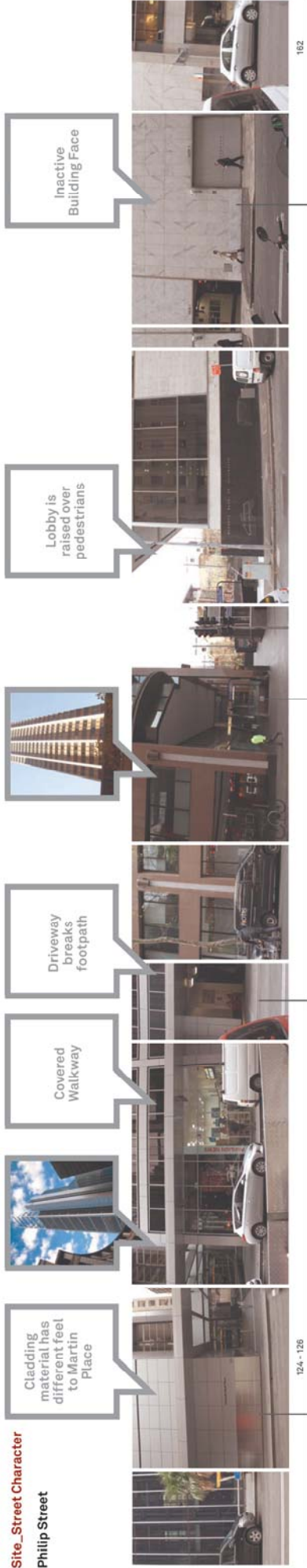


Figure 5. Elevation along Macquarie Street, looking West

### 03 Analysis

#### Site\_Street Character Philip Street



# Phillip Street



Figure 6... Phillip Street Character



### 03 Analysis

#### Site Context

##### Edge of the City

Macquarie Street has always formed a boundary of sorts between The City and the public realm of institutions and parkland beyond. This is clearly illustrated in the figure 2 below and has contributed to the development of the strong street wall along the western edge of Macquarie Street. 60 Martin Place is located on this boundary positioned on the edge of the city. It has an intrinsic directionality towards the domain which demands a response.



Figure 1. Aerial, copyright airview online

##### Rectilinear Nature of Blocks

The grain of the surrounding buildings and blocks is strongly orthogonal in nature. This is accentuated by the strong wall of Macquarie Street and the manner in which Martin Place has been carved out of the city over the last 100 years. There is a massiveness and scale to Martin Place that requires acknowledgement by any future development, exceptions such as the MLC building conflict with this.



Figure 3. Aerial, copyright airview online

##### Exception to the rule

There are strong arguments in favour of reinforcing the street wall of Martin Place and Macquarie Street but the immediate vicinity of 60 Martin Place is a proven exception to this rule. This exception has been carefully considered and supported by past development. A datum has been established at the height of the existing podium which defines and characterises the public space at the top of Martin Place. The skyline opens up at this point and is framed by this line. Any future development should accentuate this.



Figure 5. Martin Place, looking East

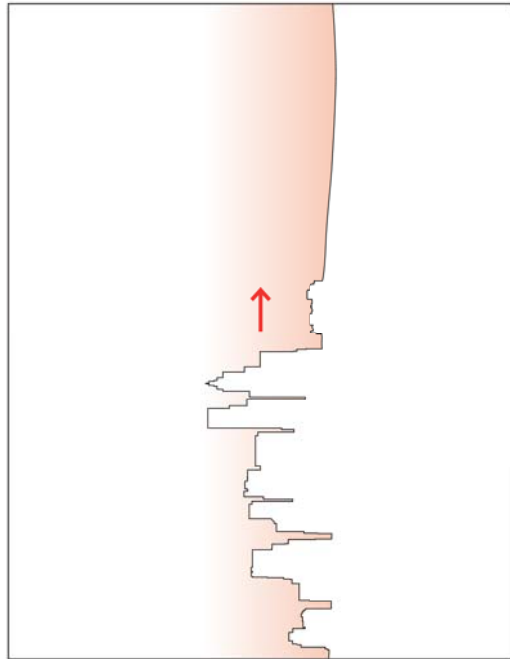


Figure 2. Section through site, looking North

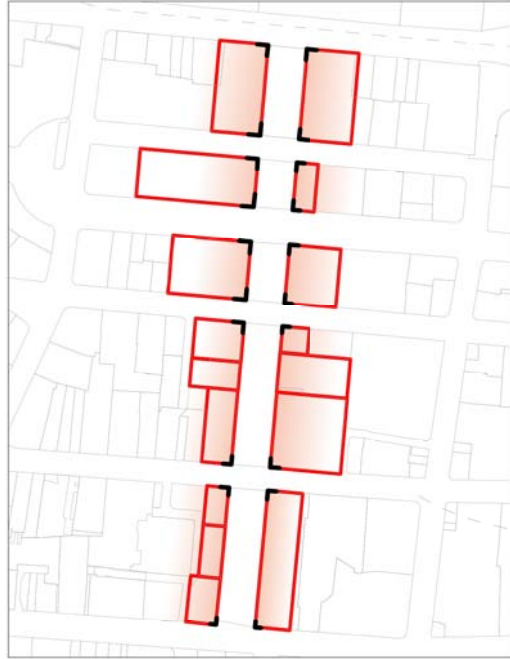


Figure 4. Plan of Martin Place precinct

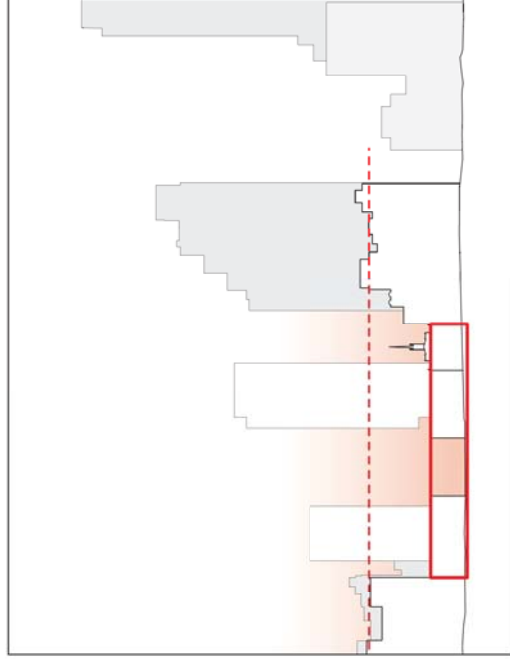


Figure 6. Plan of Martin Place precinct

### 03 Analysis

#### Site Context

##### Relationship to St Stephens

The existing podium has a strong relationship to St Stephens. The height of the podium and setback allow views of the spire. The corner is cut back to maximise this. The existing car park entry adjacent to the church compromises to some extent the heritage setting. Any future development should seek to reinforce and enhance the relationship with St Stephens.



Figure 7. St Stephen's Southern facade

##### Asymmetry of Martin Place

The strong datum has been discussed but it is worthwhile noting the asymmetry of the composition at Martin Place which is equally characteristic of the space defined at the top of Martin Place.



Figure 9. Martin Place, looking East

##### Unity of Architectural Expression

Despite its similar colouring and structural rhythm the tower and podium appear disconnected, largely due to the fact that the podium was added much later. A new development provides an opportunity to redress this with a more cohesive design.



Figure 11. Martin Place, looking East

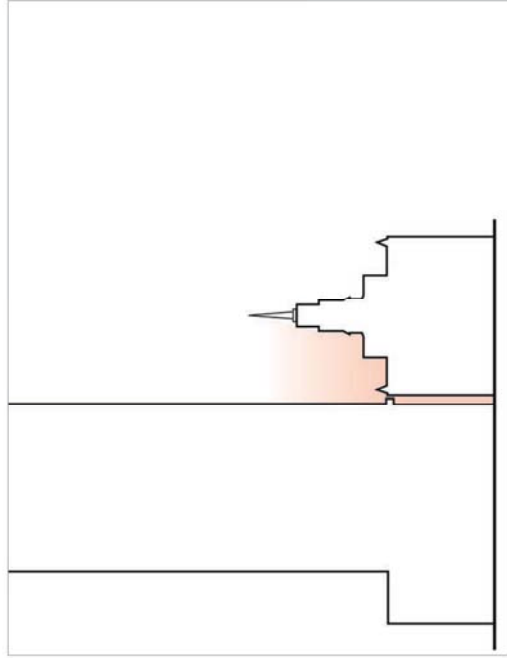


Figure 6. Elevation along Macquarie Street, looking West

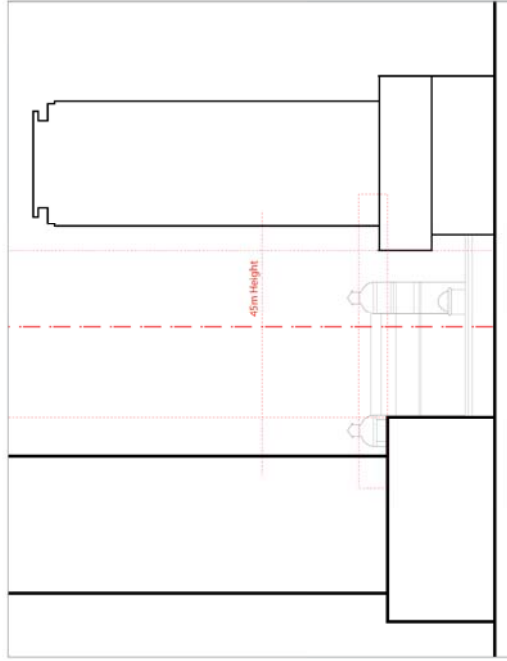


Figure 10. Section through Martin Place looking East

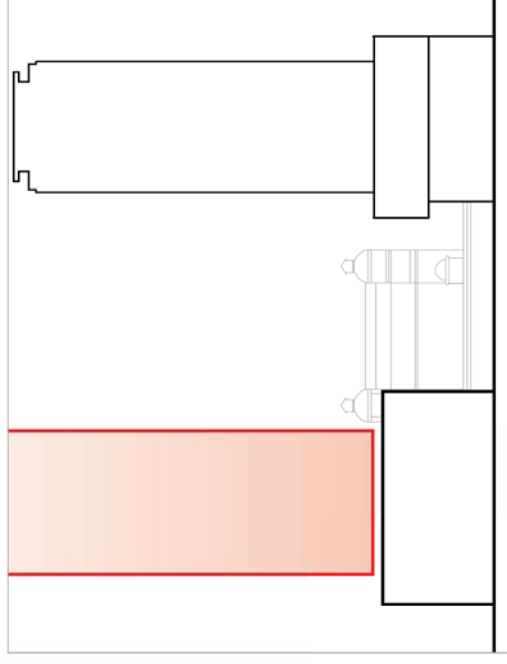


Figure 12. Section through Martin Place looking East



**04\_\_\_\_\_ Public Domain Strategies**

Public Domain Strategies

Public Domain Vision



## 04 Public Domain Strategies

## The civic heart of Sydney

Martin Place retains its image as the civic and ceremonial heart of Sydney although in recent years its identity and function have been challenged with a shift in focus away from its role as the financial heart of the city.

The significant part Martin Place has to play as a major city space and focus of public life should be fully recognised and reinforced. Located along the proposed rejuvenated central spine of George Street it is ideally placed to compliment the sequence of defining new City Squares proposed at Circular Quay, Town Hall and Central Station. It's unique character and deep connection to the psyche of Sydney mean that it will always have a central role to play. It needs to redefine itself and reaffirm the vision that necessitated its development over the last 100 years.

**The redevelopment of this site, along with the momentum of other proposed developments along Martin Place, combined with the vision and commitment of the Martin Place owners group and The City provides the opportunity to renew Martin Place, to not only reaffirm its legacy as the civic heart of the city but to fully realise its rejuvenated role as a platform for the public life of Sydney and for the nation.**

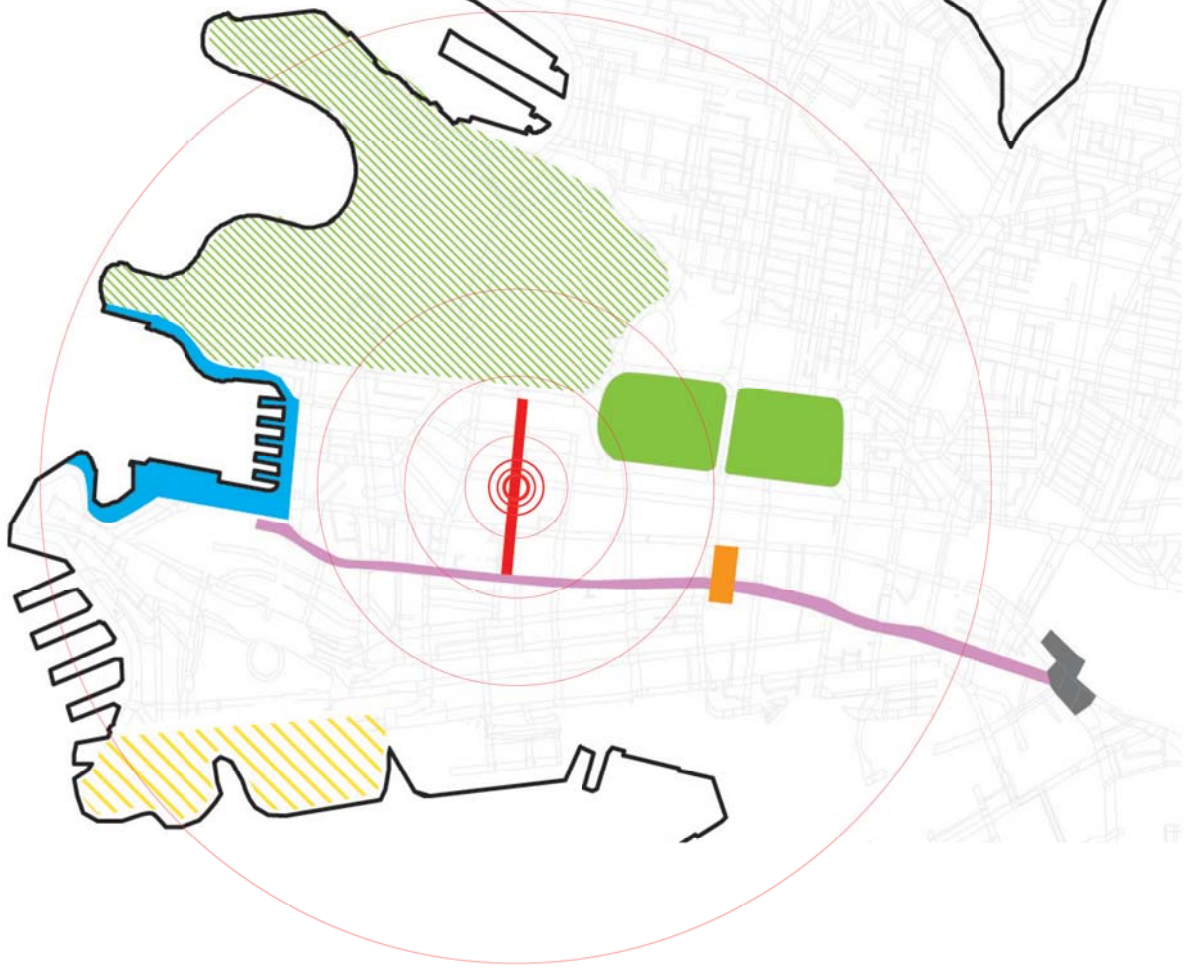


Figure 3. A diagram of Sydney



Figure 2. Image from Sydney Morning Herald 1934



Figure 1. Image from Newspaper of 1868

04 Public Domain Strategies

# An international exemplar

In response to a renewed and redefined role for Martin Place an examination might be made of improvements necessary to support this change, improvements to the public domain and its edges.

This would bring up to date the 1993 Masterplan with **a vision for Martin Place as an international exemplar for public space.**

An understanding of Martin Place's function between public street and public square may help in articulating the particular role of either end.

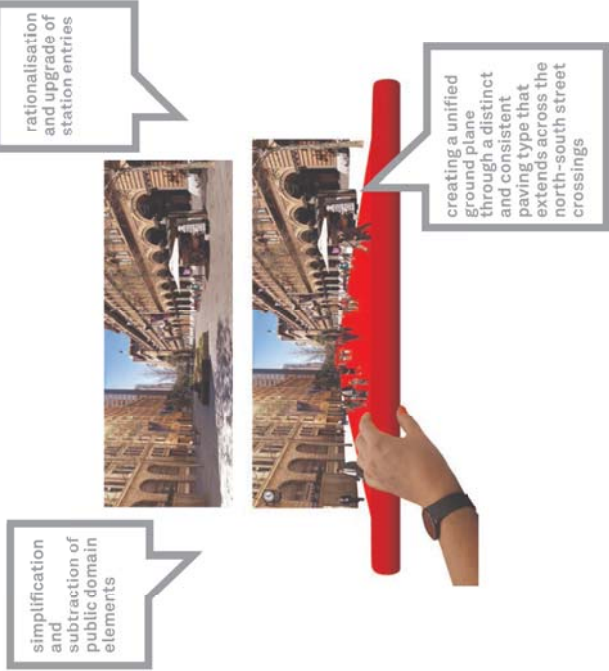


Figure 4. Indicative proposals for an improved public domain

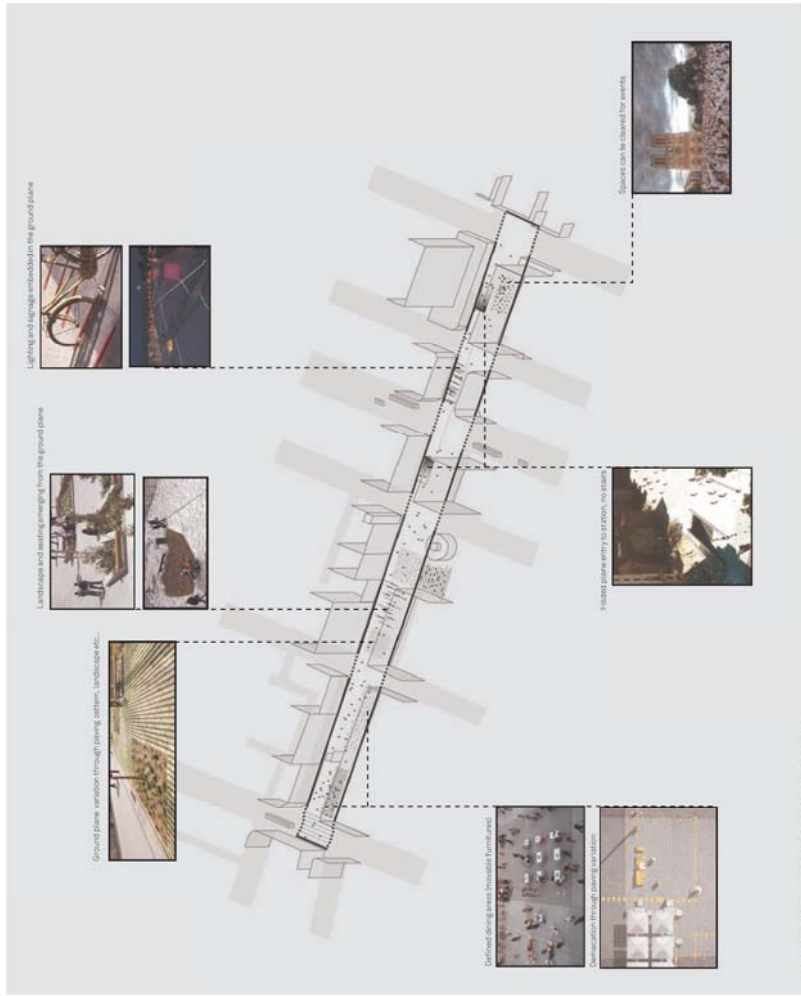


Figure 5. Indicative proposals for an improved public domain

## 04 Public Domain Strategies

# A defining edge

The edges of a public space are fundamental in defining its character. The redevelopment of this site creates an opportunity to greatly improve the public space it defines as well as to enhance the appearance, massing and scale of Martin Place and Macquarie Street.

The indicative illustration below demonstrates how the scale and materiality of Martin Place may be reinforced particularly in the oblique angle while also allowing for depth, long views and active frontages.

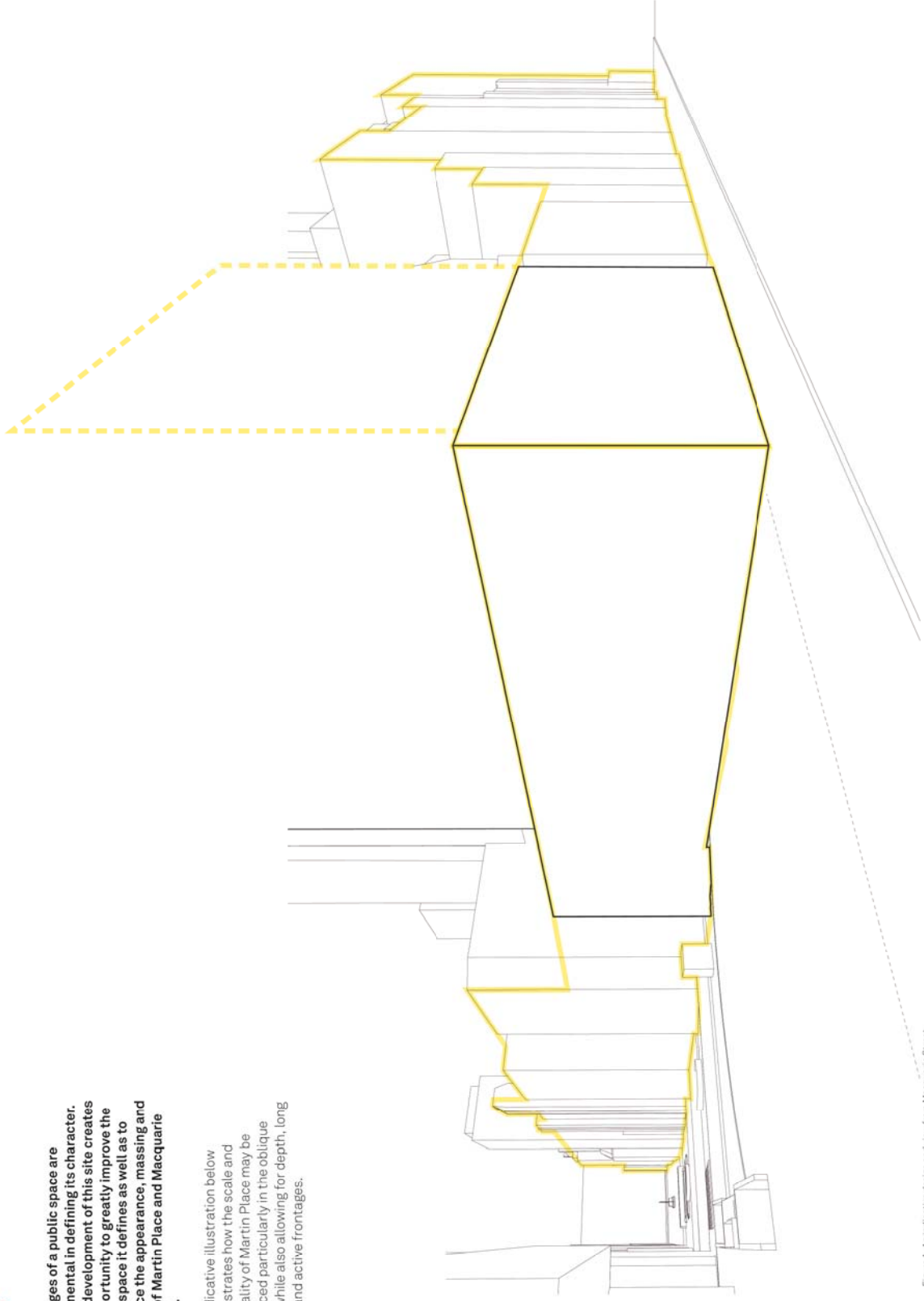


Figure 1. An indicative design and view from Macquarie Street

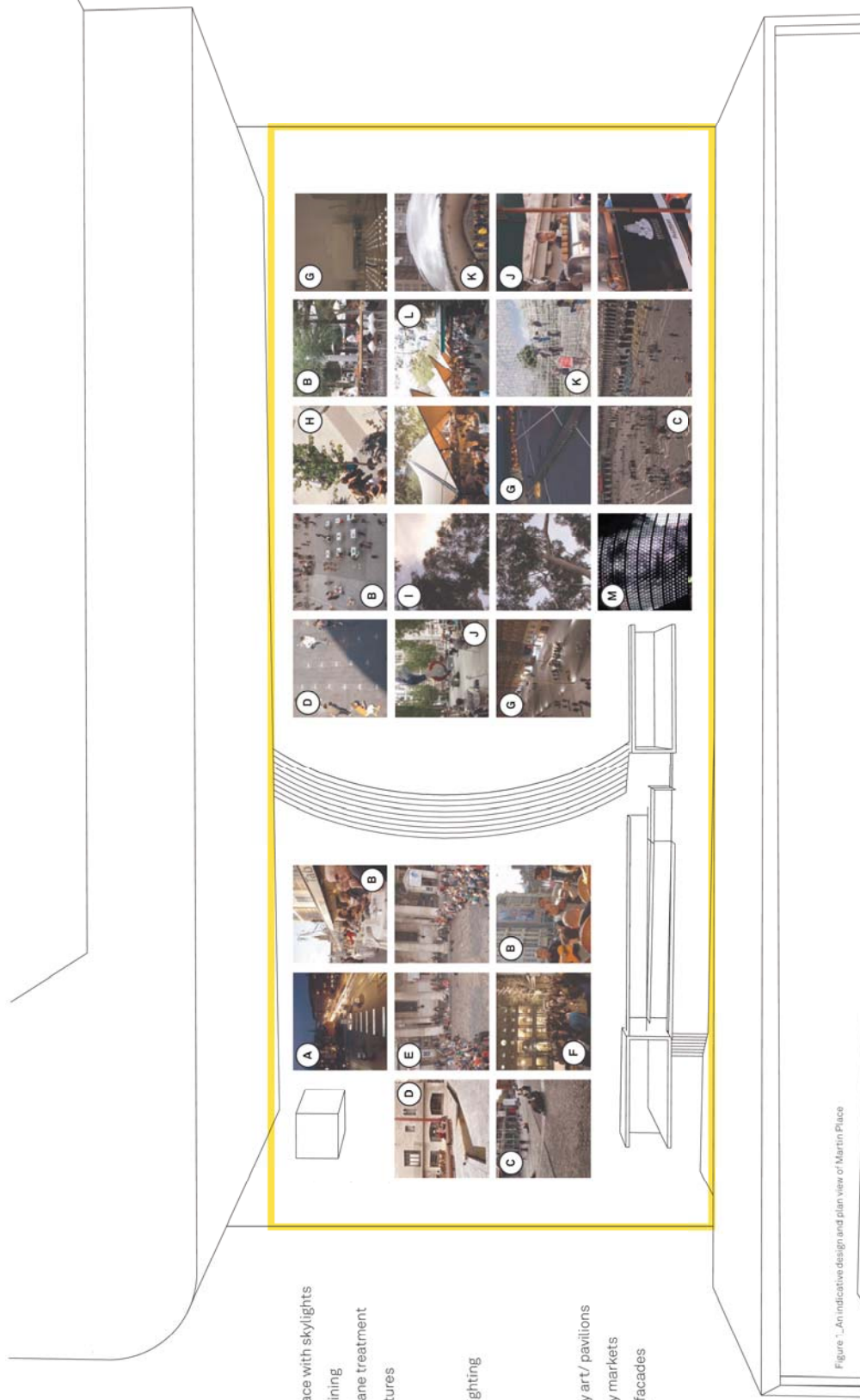


04 Public Domain Strategies

# A focus for public life

The edges of a public space have a role in stimulating and accommodating the activity that occurs within that space.

However the space is only fully brought to life with a careful consideration and programming of the activity within the space.



- A \_Public Space with skylights
- B \_Outdoor dining
- C \_Ground plane treatment
- D \_Water features
- E \_Busking
- F \_Bars
- G \_Feature Lighting
- H \_Seating
- I \_Planting
- J \_Coffee
- K \_Temporary art/ pavilions
- L \_Temporary markets
- M \_Engaging facades

- A\_ Copenhagen Nyrkov Metro Station
- B\_ Source Unknown
- C\_ Pompeii Paris
- D\_ San Marco, Venice
- E\_ Koenig-Hinrichs-Avenida Platz by-Agency-Tor
- F\_ Blyssellandscap-architecture-maastricht
- G\_ Customs House, Sydney
- H\_ Montage SLA
- I\_ Townhall Sq in Yorkville
- J\_ Sydney Blue Gum
- K\_ Courtyards, seating, IBM, NY
- L\_ Serpentine Pavilion by Fujimoto
- M\_ Anish Kapoor, The Bean Chicago
- N\_ The Rocks Markets, Sydney
- O\_ Potsdamer Platz

Figure 1. An indicative design and plan view of Martin Place