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60 MARTIN PLACE_ HERITAGE VIEW IMPACT ANALYSIS REPORT

Prepared for Investa & Gwynvill Group
13 November 2014

HASSELL

| Issue Date | Description | Reviewed | Approved |
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| 121114 | FOR COMMENT | JH | MP |
| 131114 | Final | JH | MP |
| | | | |
| | | | |

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Figure 1 - Proposed maximum allowable envelope for 60 Martin Place

01 Introduction

Introduction

This View Impact Analysis is submitted as an appendix to the Heritage Impact Assessment completed by GBA for the redevelopment of no.58 - 60 Martin Place. It focuses on the impact of this development on the adjacent St Stephens Church. The proposed built form maximum envelope for this development is described in figure 1 and cantilevers over the boundary of the church at high level.

This report has been prepared by Hassell on behalf of Investa Nominees Pty Ltd ATF 60 Martin Place Trust.

Location

The proposed amendment seeks to facilitate the redevelopment of no.58 - 60 Martin Place and a portion of No 197 Macquarie Street, for the rest of this report referred to as 60 Martin Place.

60 Martin Place is located on the North West intersections of Macquarie Street, Martin Place and Phillip Street. It is bounded on the fourth side by St Stephens Uniting Church and the annex of 126 Phillip Street tenanted by Deutsche Bank. On the southern edge below ground it is bounded by Martin Place Railway Station concourse and tunnels. The site includes 2561 sqm within the boundary of 60 Martin Place plus an 8m cantilever over St Stephens Church boundary providing an additional 216 sqm. The existing building consists of a 116/120m tall tower set back from a 16/20m tall podium which was added at a later date.

Methodology

The view analysis studies contained within this report have been produced by HASSELL using 3D Studio Max, and have been based on a 3D city model of Sydney licenced for use by HASSELL.

The view analysis studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of this base information.

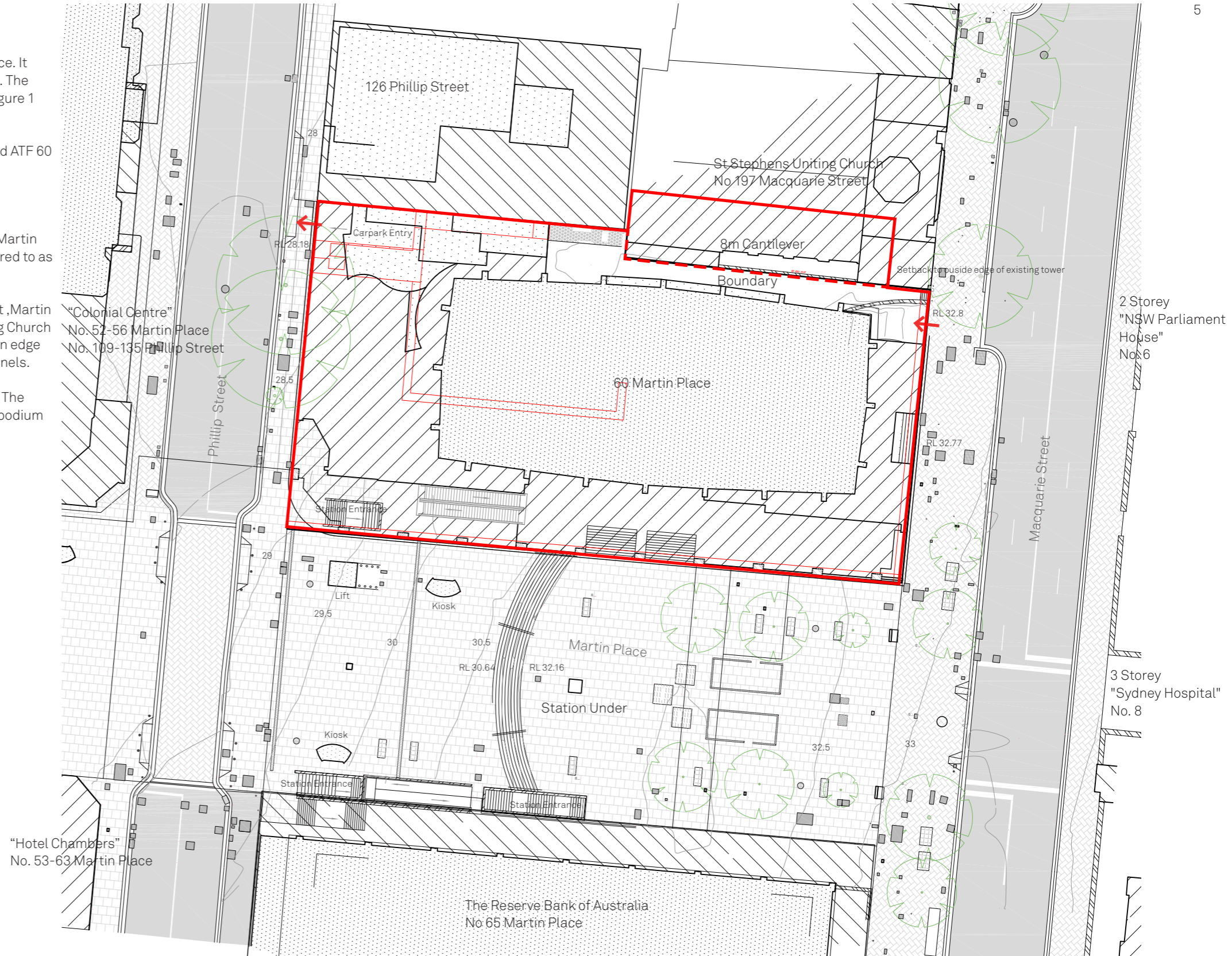


Figure 2. Site Plan_1:500 @A3

02 Proposed Built Form Maximum Envelope

6

Proposed Provisions_ Amendment to DCP

It is proposed to include the following provisions.

The development of the 60 Martin Place site is to be within the maximum building envelope illustrated in Figure 4, 5 and 6 below.

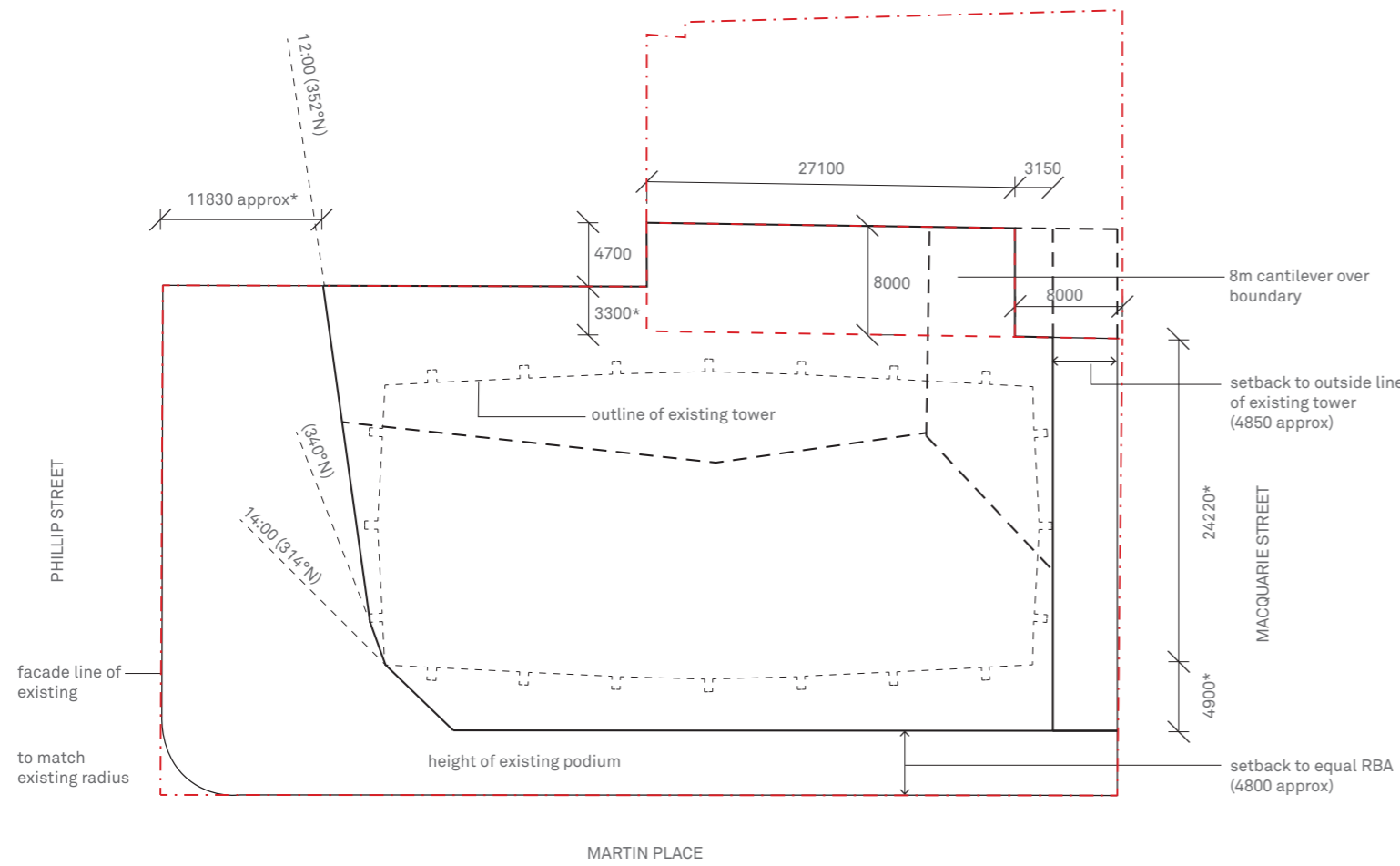


Figure 1_ Plan 1:500@A3
dimensions to be verified by survey
*dimensions defined by existing conditions

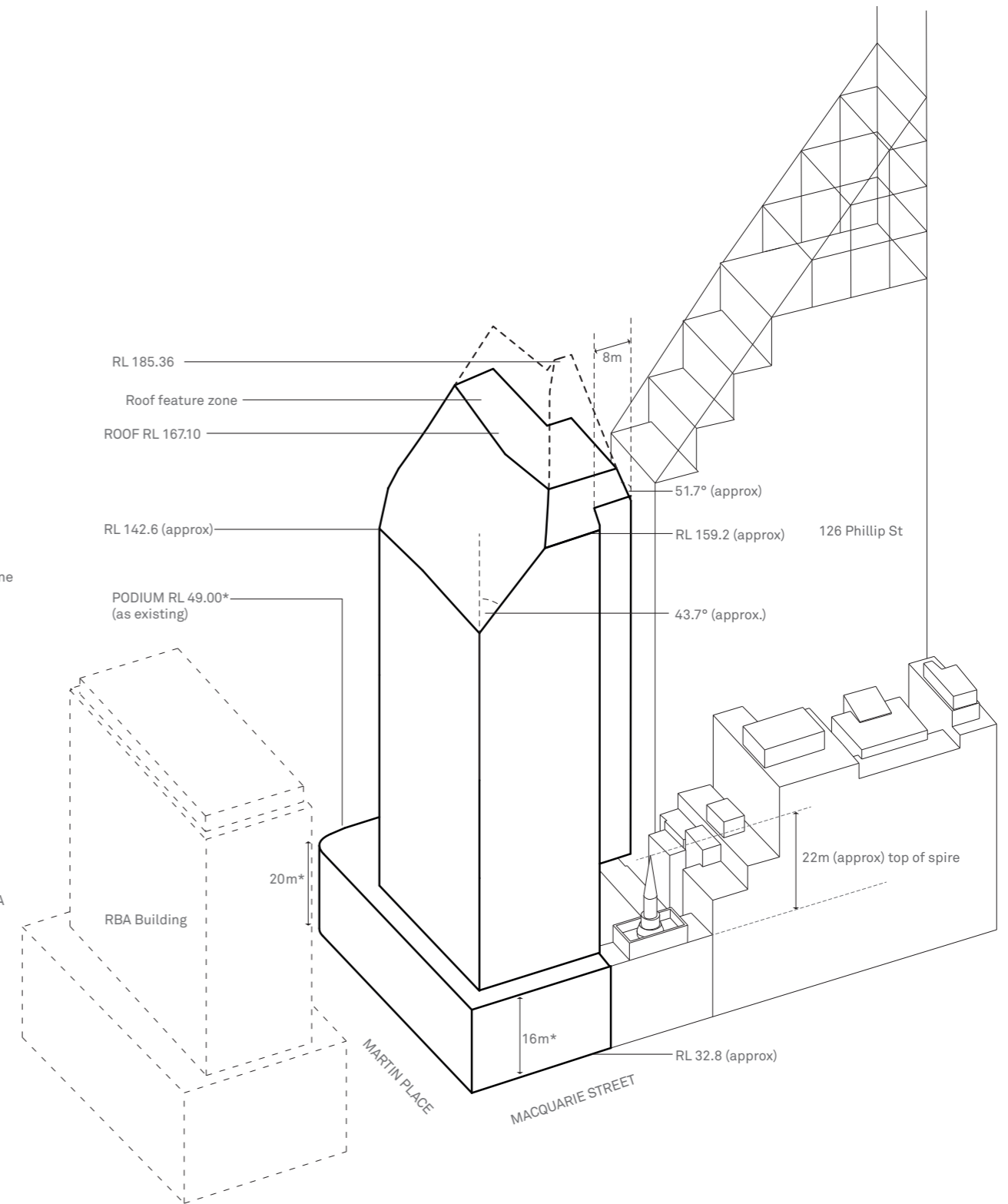


Figure 2_ Axonometric, not to scale
dimensions to be verified by survey
*dimensions defined by existing conditions

02 Proposed Built Form Maximum Envelope

The figures below describe the proposed built form maximum envelope.

This envelope describes the maximum envelope within which any future development must sit. It does not describe a building form as such. There are many possible massing options that may sit within this envelope with more detailed articulation and with a lesser visual impact.

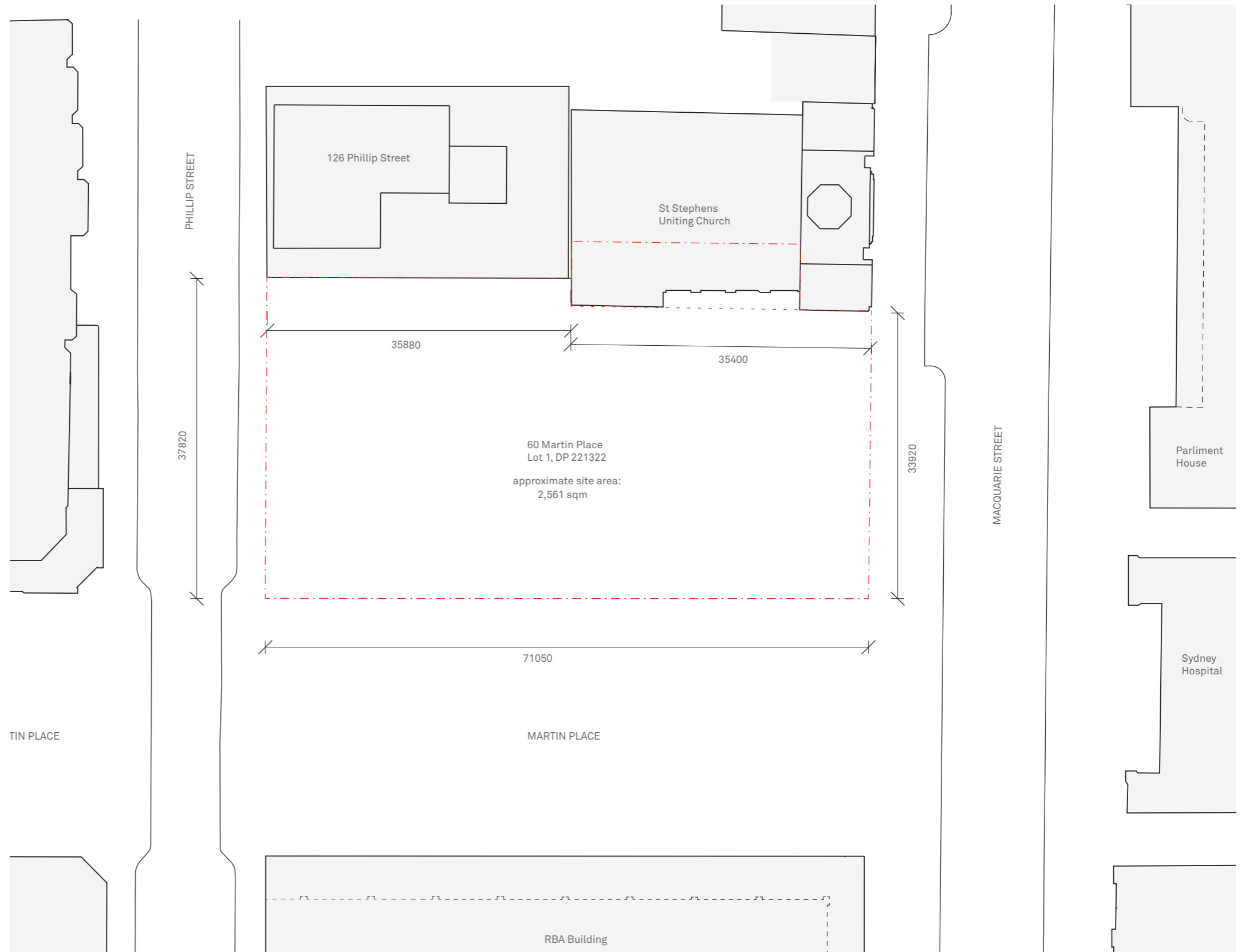


Figure 3_ Location Plan 1:500@ A3

03 Key Public Views

8 The image opposite describes the key views in relation to the impact of the development on St Stephens Church. The views below have been selected in consultation with The City of Sydney and the 60 Martin Place design team.

Key Public Views

- ① Macquarie Street, RBA Bank podium and Martin Place intersection
- ② Macquarie Street, halfway along RBA Bank podium
- ③ Macquarie Street, opposite view 2
- ④ Macquarie Street, opposite RBA Bank podium
- ⑤ Macquarie Street, opposite Martin Place
- ⑥ Macquarie Street directly opposite 60 Martin Place podium
- ⑦ Macquarie Street, directly opposite church
- ⑧ Macquarie Street, north of church
- ⑨ NSW Parliament steps, opposite church

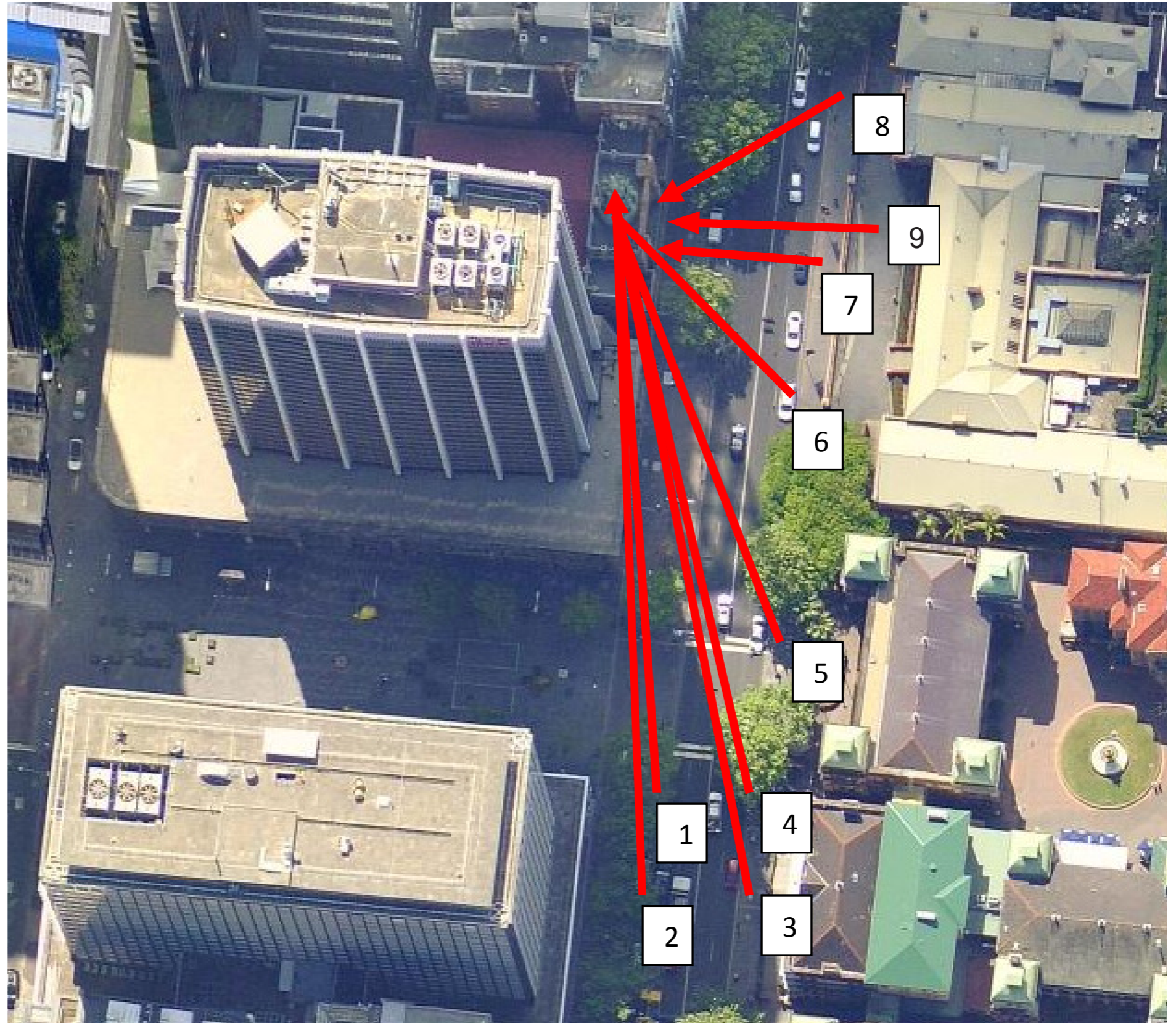


Figure 1_ Map illustrating location of key views

03 Key Public Views

View 1 (From location 1)

Macquarie Street, RBA Bank podium and Martin Place intersection



Figure 1_Key



Figure 2_Existing



Figure 3_Planning proposal envelope [existing podium outline in red]

03 Key Public Views

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View 2 (From location 2)

Macquarie Street, halfway along RBA Bank podium



Figure 1_ Key



Figure 2_ Existing

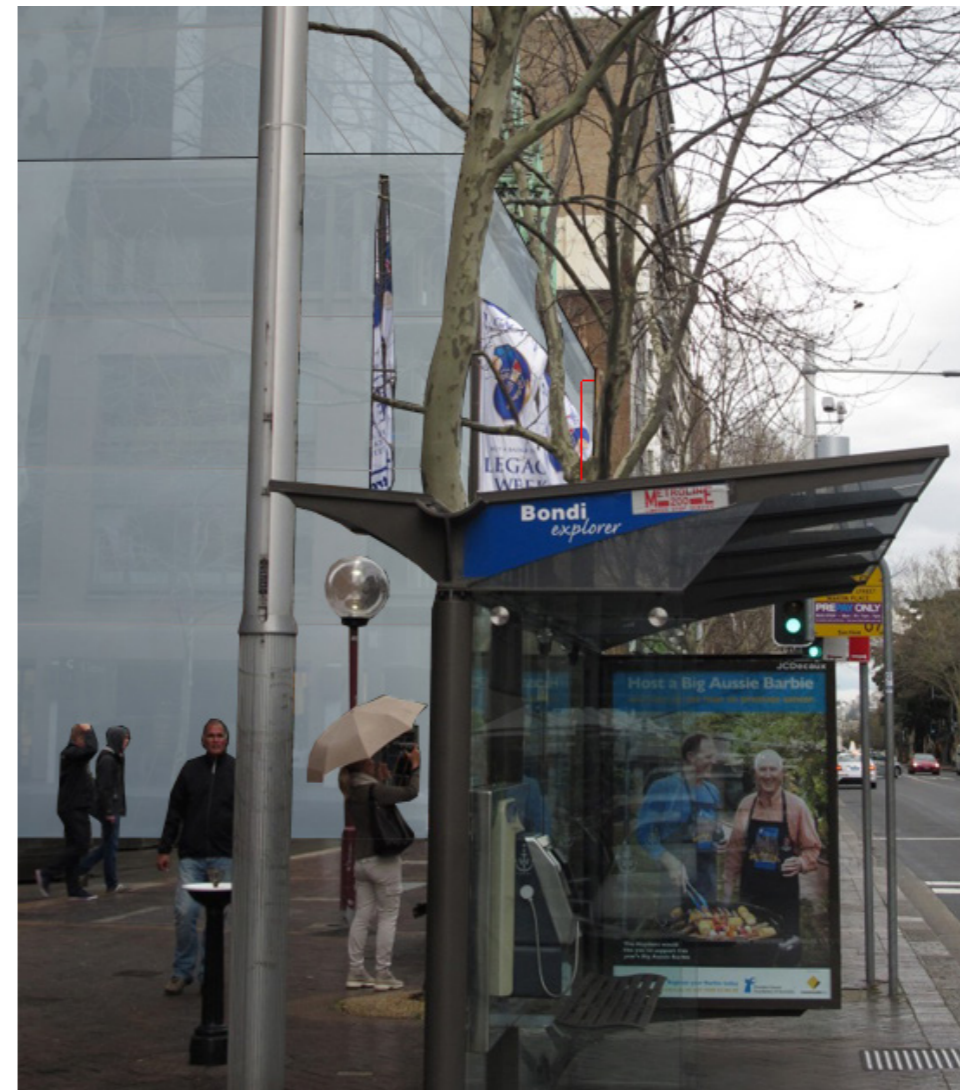


Figure 3_ Planning proposal envelope [existing podium outline in red]

03 Key Public Views

View 3 (From location 3)

Macquarie Street, opposite view 2



Figure 1_Key



Figure 2_Existing



Figure 3_Planning proposal envelope [existing podium outline in red]

03 Key Public Views

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View 4 (From location 4)

Macquarie Street, opposite RBA Bank podium



Figure 1_ Key



Figure 2_ Existing



Figure 3_ Planning proposal envelope [existing podium outline in red]

03 Key Public Views

View 5 (From location 5)

Macquarie Street, opposite Martin Place



Figure 1_Key



Figure 2_Existing



Figure 3_Planning proposal envelope [existing podium outline in red]

03 Key Public Views

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View 6 (From location 6)

Macquarie Street directly opposite 60 Martin Place podium



Figure 1_ Key



Figure 2_ Existing



Figure 3_ Planning proposal envelope [existing podium outline in red]

03 Key Public Views

View 7 (From location 7)

Macquarie Street, directly opposite church

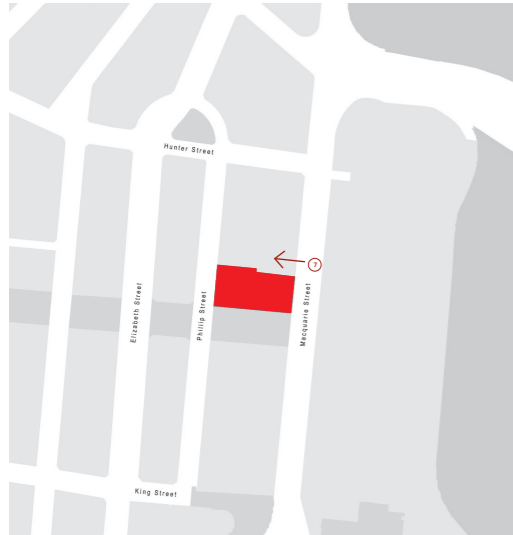


Figure 1_Key



Figure 2_Existing

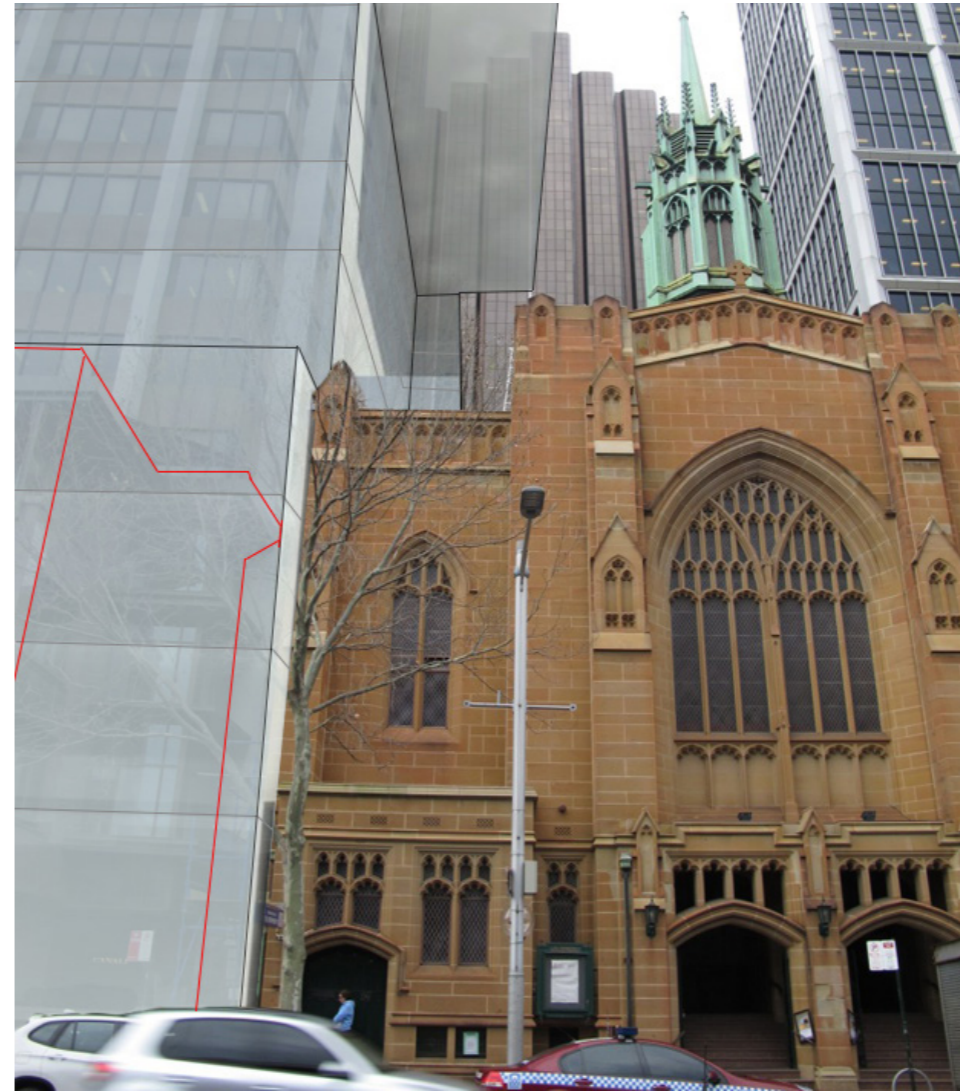


Figure 3_Planning proposal envelope [existing podium outline in red]

03 Key Public Views

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View 8 (From location 8)

Macquarie Street, slightly north of church



Figure 1_ Key



Figure 2_ Existing



Figure 3_ Planning proposal envelope [existing podium outline in red]

03 Key Public Views

View 9 (From location 9)

NSW Parliament steps, opposite church

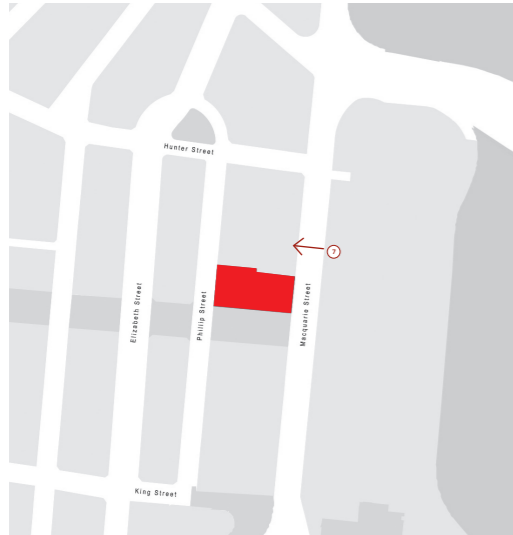


Figure 1_Key

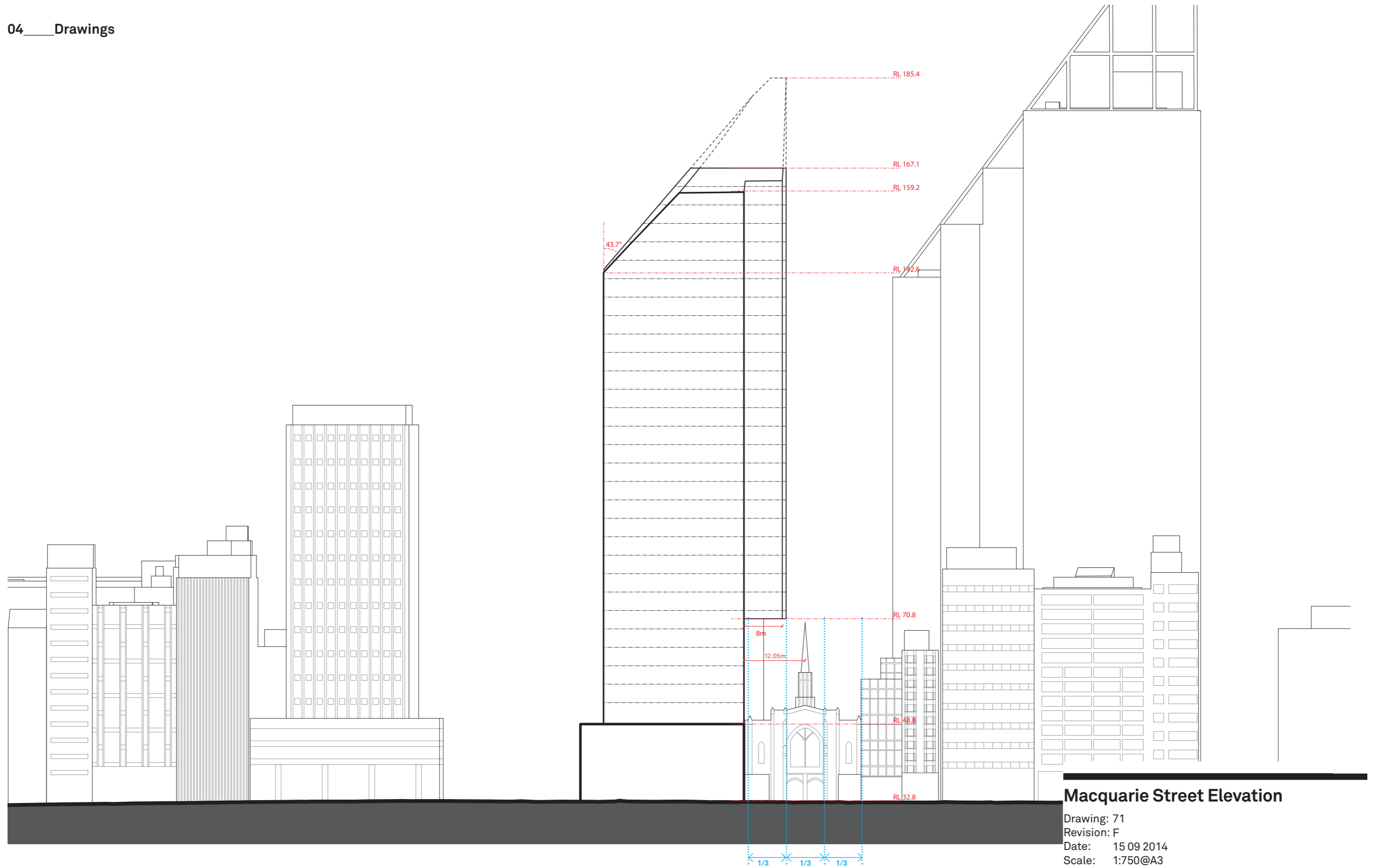


Figure 2_Existing



Figure 3_Planning proposal envelope [existing podium outline in red]

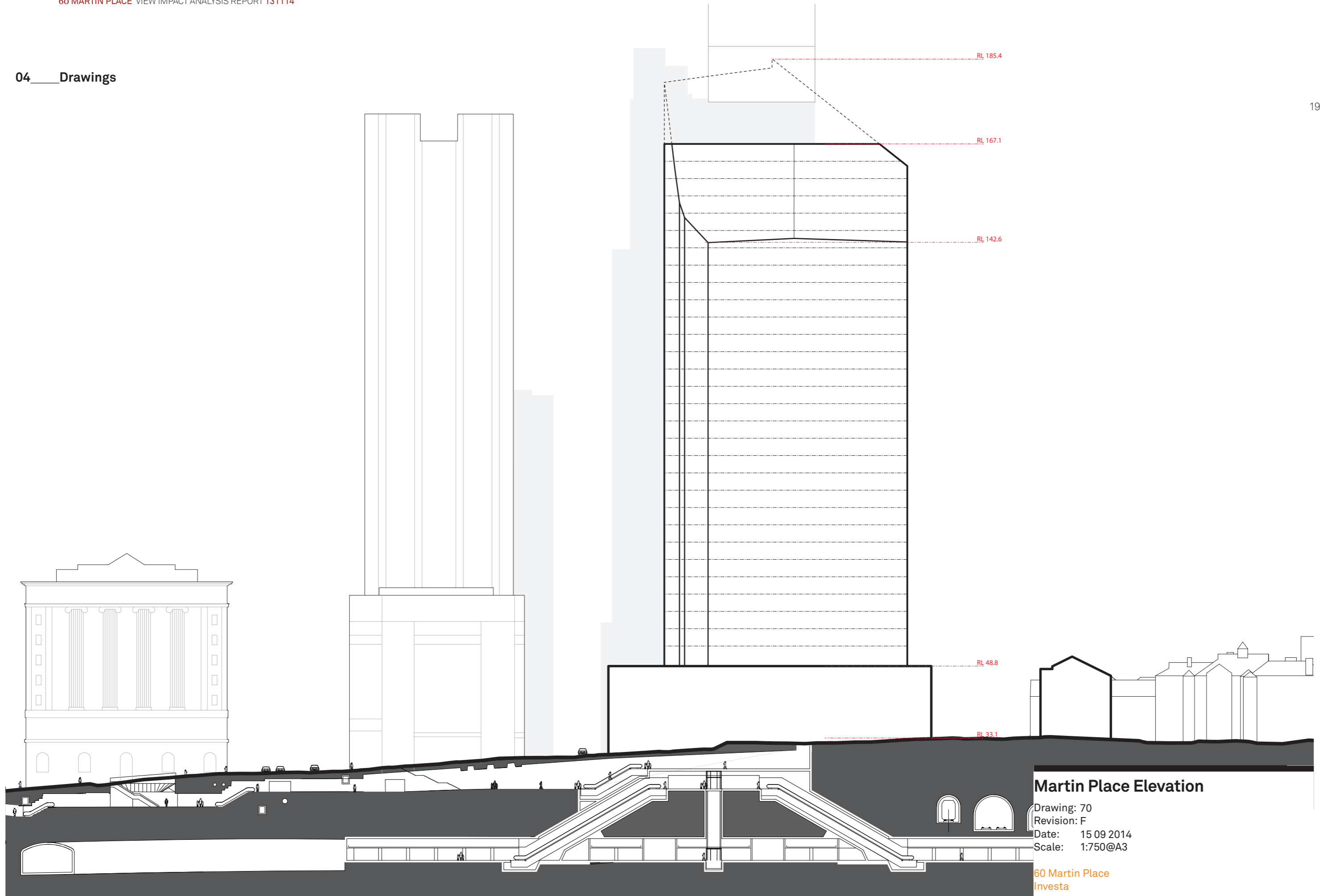
04 Drawings



Macquarie Street Elevation
Drawing: 71
Revision: F
Date: 15 09 2014
Scale: 1:750@A3

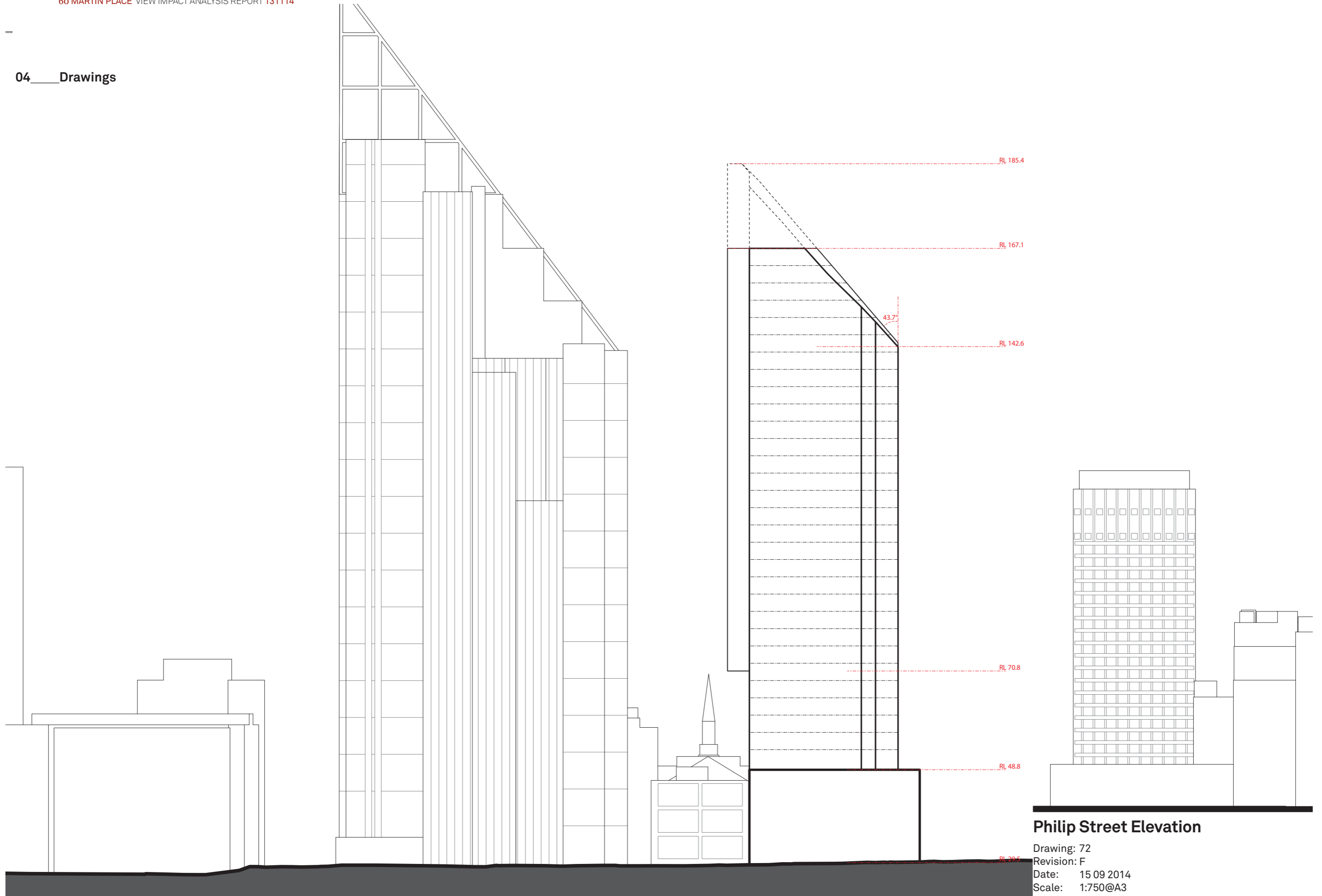
60 Martin Place
Investa

04 Drawings



04 Drawings

20

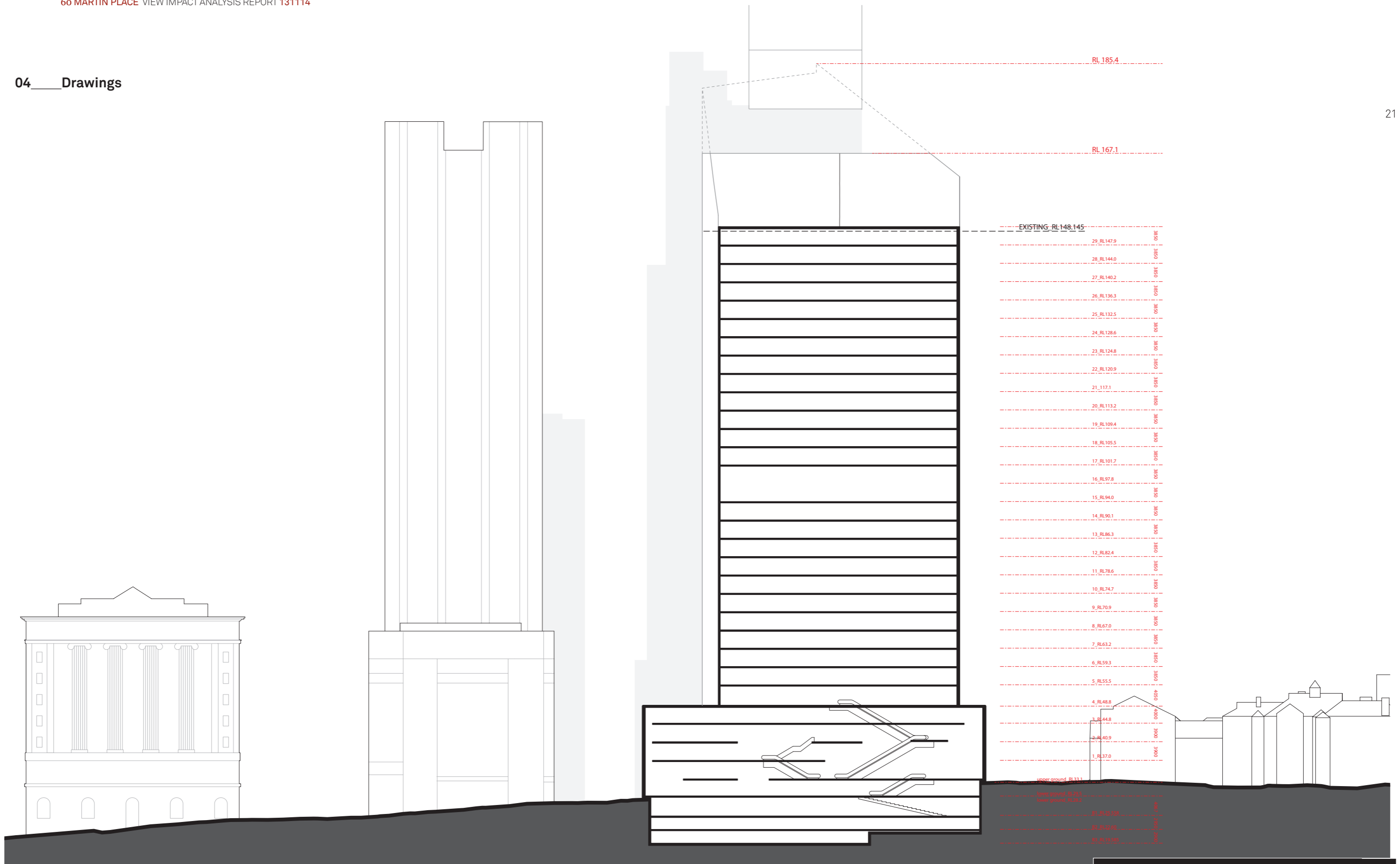


Philip Street Elevation

Drawing: 72
Revision: F
Date: 15 09 2014
Scale: 1:750@A3

60 Martin Place
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04 Drawings



W-E Section

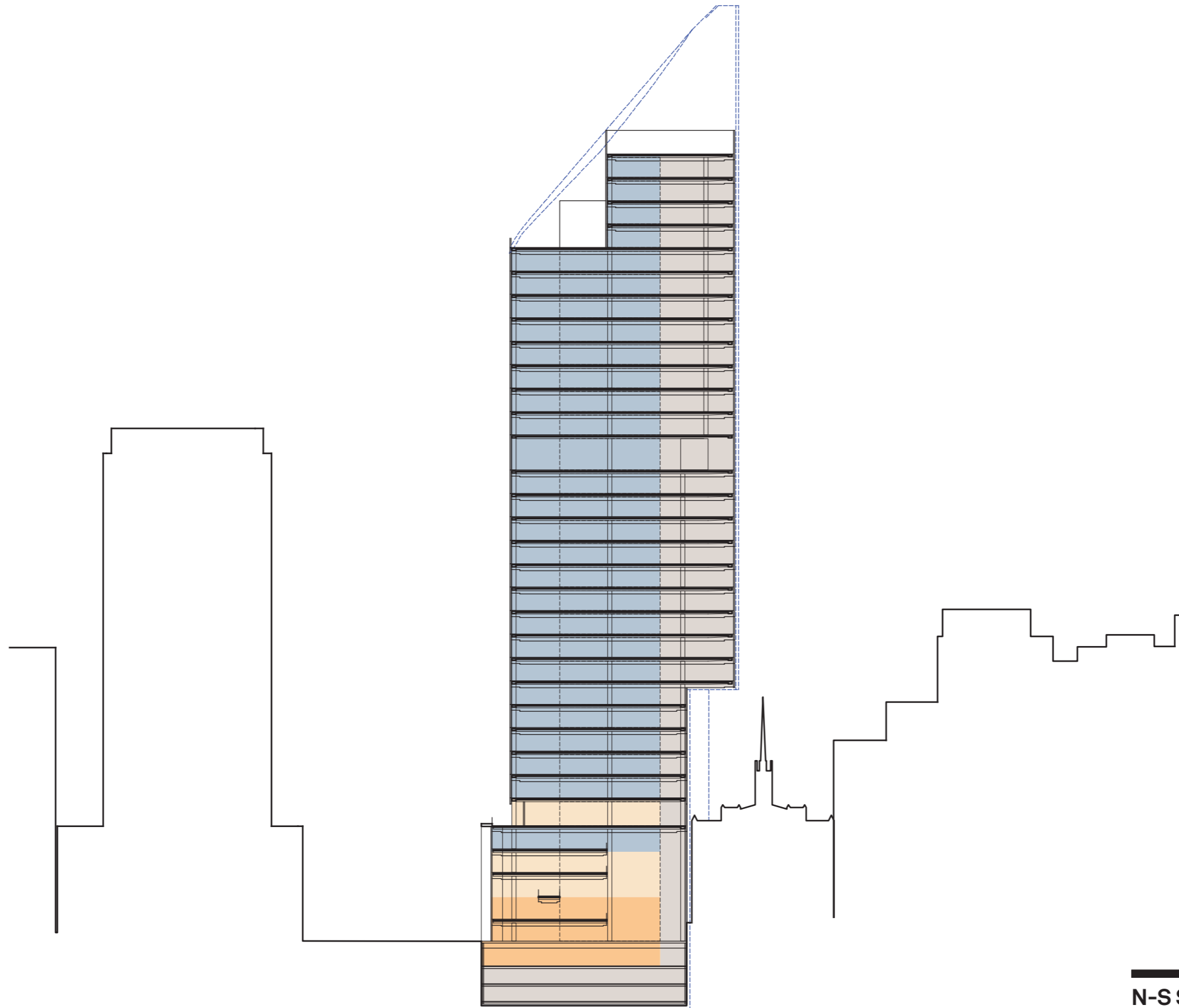
Drawing: 80
Revision: F
Date: 15 09 2014
Scale: 1:750@A3

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04 Drawings

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| EVEL | EVEL | |
|------|------|-----------------|
| | | ROOF_RL 166.829 |
| | | 33_RL 162.775 |
| | | 32_RL 158.925 |
| | | 31_RL 155.075 |
| | | 30_RL 151.225 |
| | | 29_RL 147.375 |
| | | 28_RL 143.525 |
| | | 27_RL 139.680 |
| | | 26_RL 135.825 |
| | | 25_RL 131.975 |
| | | 24_RL 128.125 |
| | | 23_RL 124.275 |
| | | 22_RL 120.425 |
| | | 21_RL 116.575 |
| | | 20_RL 112.725 |
| | | 19_RL 108.875 |
| | | 18_RL 105.025 |
| | | 17_RL 101.175 |
| | | 16_RL 97.325 |
| | | 15_RL 93.475 |
| | | 14_RL 89.625 |
| | | 13_RL 85.775 |
| | | 12_RL 81.925 |
| | | 11_RL 78.075 |
| | | 10_RL 74.225 |
| | | 9_RL 70.375 |
| | | 8_RL 66.525 |
| | | 7_RL 62.675 |
| | | 6_RL 58.825 |
| | | 5_RL 54.975 |
| | | 4_RL 51.125 |
| | | 3_RL 47.275 |
| | | 2_RL 43.425 |
| | | 1_RL 39.575 |
| | | G_RL 35.725 |
| | | L.G. RL 29.875 |
| | | B1 RL 25.025 |
| | | B2 RL 22.175 |
| | | B3 RL 19.325 |

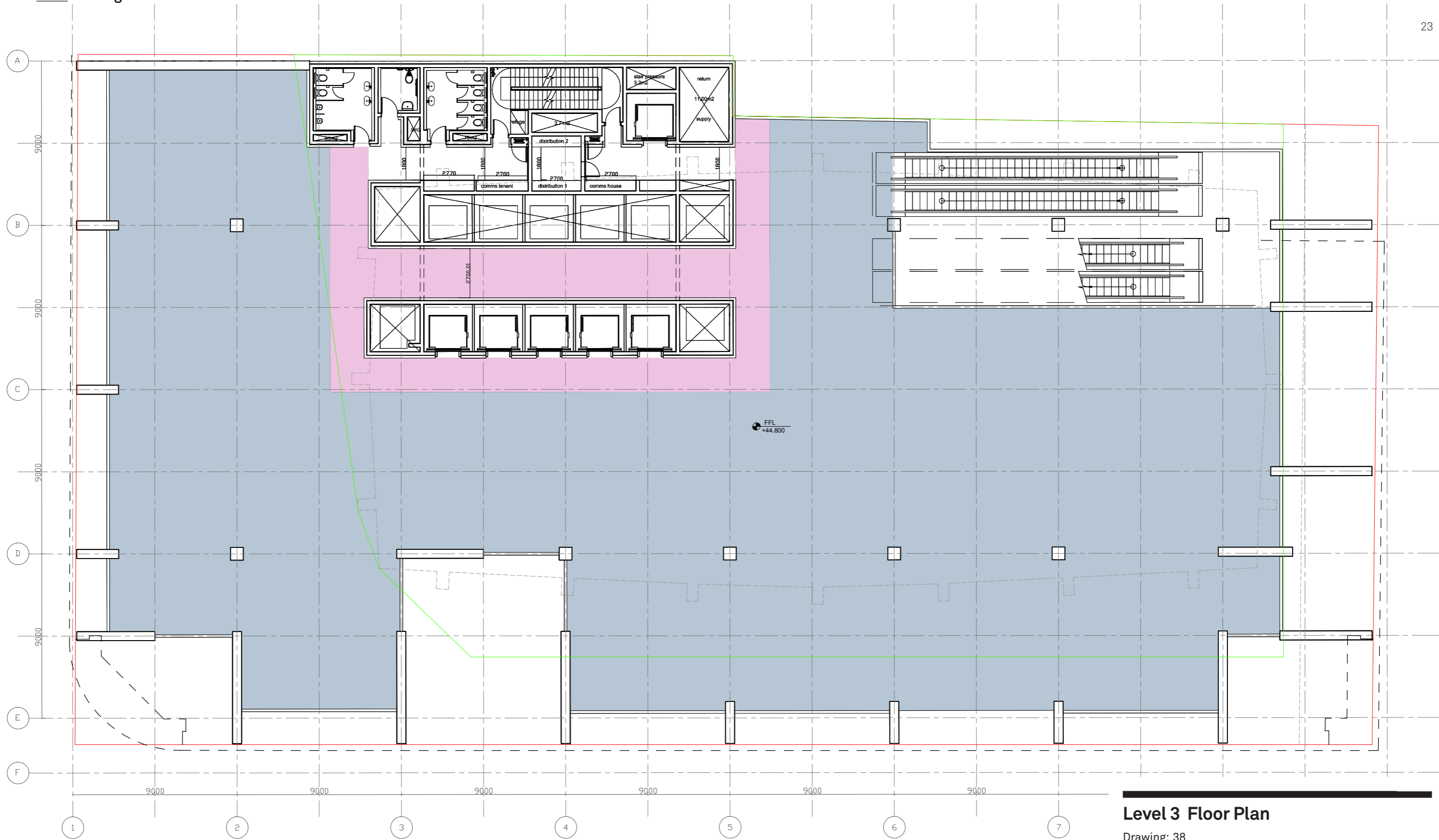


N-S Section

Drawing: 81
Revision: F
Date: 15 09 2014
Scale: 1:750@A3

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04 Drawings



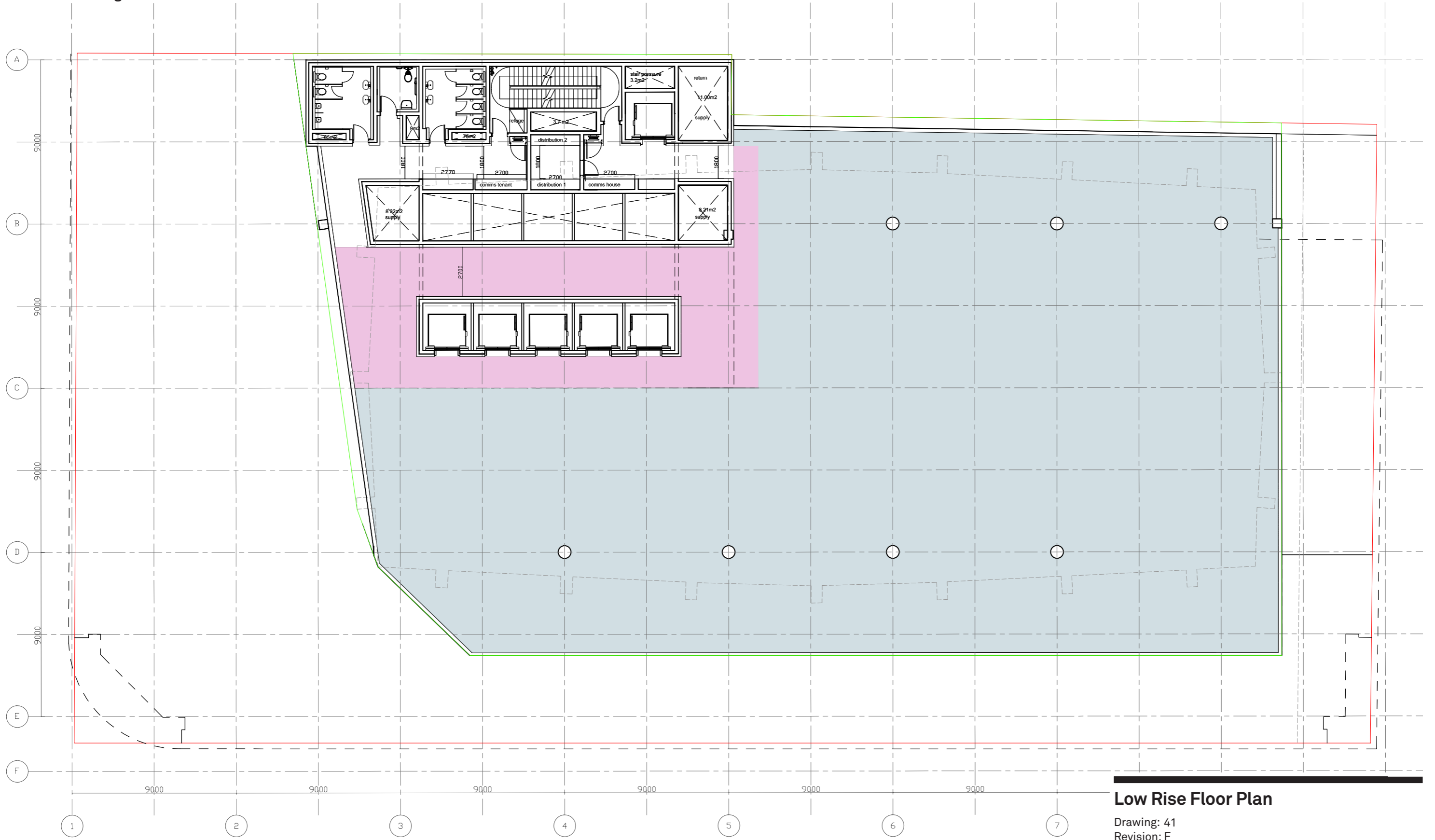
Level 3 Floor Plan

Drawing: 38
Revision: F
Date: 15 09 2014
Scale: 1:200@A3

60 Martin Place
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04 Drawings

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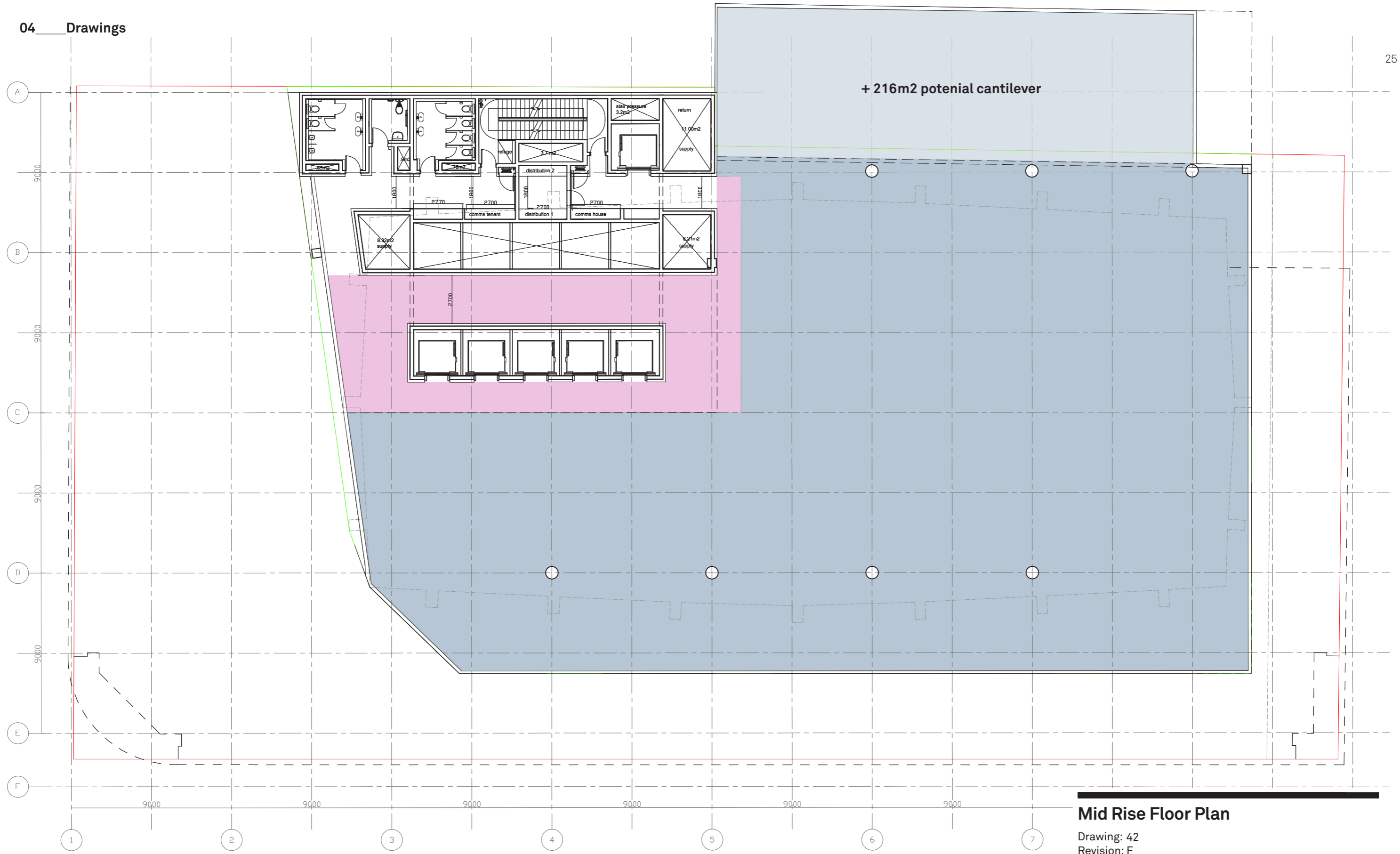


Low Rise Floor Plan

Drawing: 41
Revision: F
Date: 15 09 2014
Scale: 1:200@A3

60 Martin Place
Investa

04 Drawings



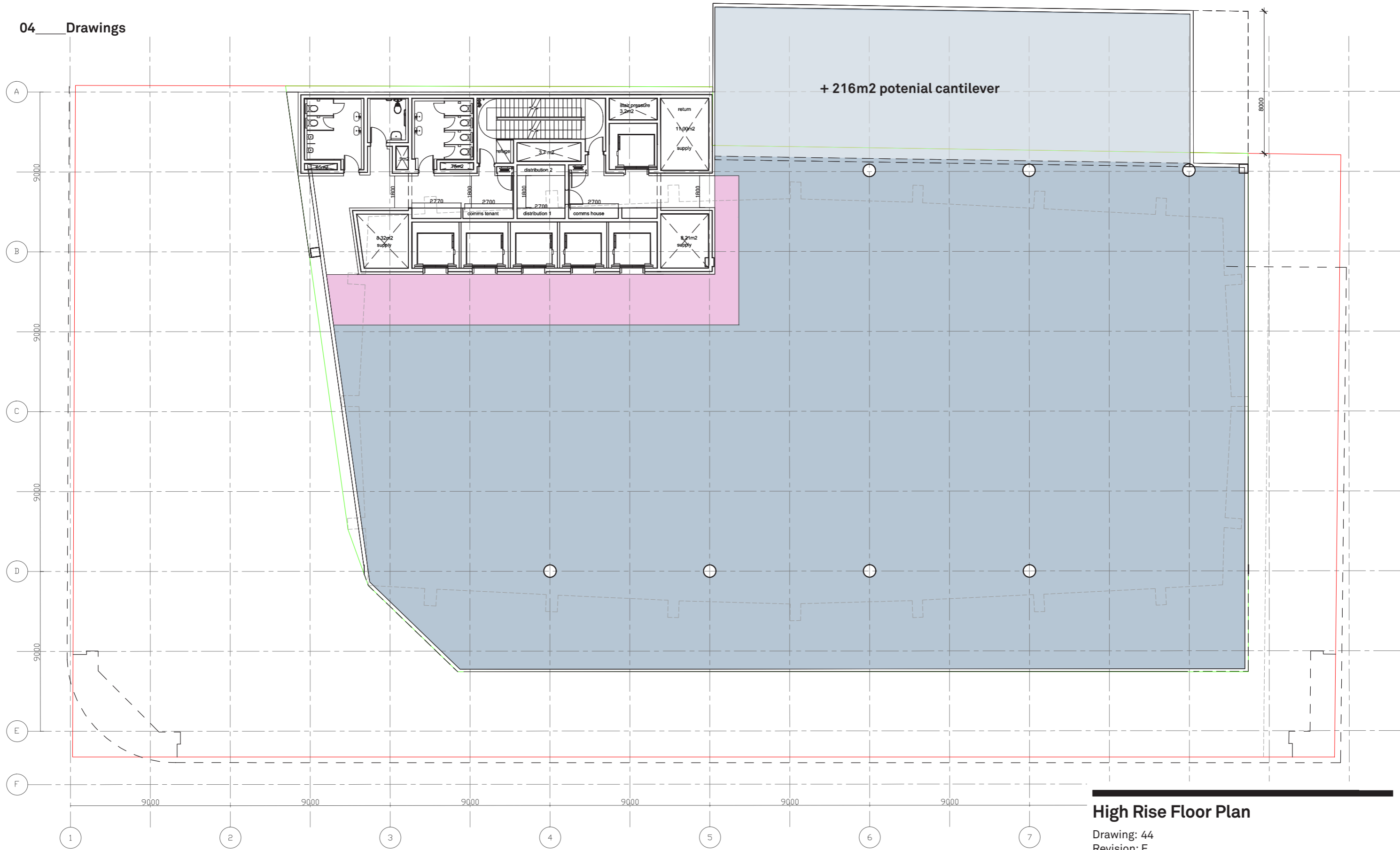
Mid Rise Floor Plan

Drawing: 42
Revision: F
Date: 15 09 2014
Scale: 1:200@A3

60 Martin Place
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04 Drawings

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High Rise Floor Plan

Drawing: 44
Revision: F
Date: 15 09 2014
Scale: 1:200@A3

60 Martin Place
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05 Area Schedule

The schedule below describes the additional GFA possible with an 8m cantilever over St Stephens Church.

| | |
|--------------------------|--------|
| Approximate Site Area m2 | 2,561 |
| Target FSR | 13.75 |
| Target GFA m2 | 35,214 |

| | |
|---------------------------------|--------|
| Approximate Church Site Area m2 | 838 |
| Target FSR | 13.75 |
| Target GFA m2 | 11,523 |

| Level | RL | | FL/ FI | additional GFA from cantilever/ m2 |
|------------------|---------|------------------------------|--------|------------------------------------|
| | 167.100 | | | |
| 33 | 163.250 | Plant | 3.850 | |
| 32 | 159.400 | Plant | 3.850 | |
| 31 | 155.550 | | 3.850 | 216.80 |
| 30 | 151.700 | | 3.850 | 216.80 |
| 29 | 147.850 | 148.145 existing top of roof | 3.850 | 216.80 |
| 28 | 144 | | 3.850 | 216.80 |
| 27 | 140.15 | | 3.850 | 216.80 |
| 26 | 136.3 | | 3.850 | 216.80 |
| 25 | 132.45 | | 3.850 | 216.80 |
| 24 | 128.6 | | 3.850 | 216.80 |
| 23 | 124.75 | | 3.850 | 216.80 |
| 22 | 120.9 | | 3.850 | 216.80 |
| 21 | 117.05 | | 3.850 | 216.80 |
| 20 | 113.2 | | 3.850 | 216.80 |
| 19 | 109.35 | | 3.850 | 216.80 |
| 18 | 105.5 | | 3.850 | 216.80 |
| 17 | 101.65 | | 3.850 | 216.80 |
| 16 | 97.8 | Plant | 3.850 | |
| 15 | 93.95 | Plant | 3.850 | |
| 14 | 90.1 | | 3.850 | 216.80 |
| 13 | 86.25 | | 3.850 | 216.80 |
| 12 | 82.4 | | 3.850 | 216.80 |
| 11 | 78.55 | | 3.850 | 216.80 |
| 10 | 74.7 | | 3.850 | 216.80 |
| 9 | 70.85 | | 3.850 | 216.80 |
| 8 | 67 | | 3.850 | |
| 7 | 63.15 | | 3.850 | |
| 6 | 59.3 | | 3.850 | |
| 5 | 55.45 | | 3.850 | |
| 4 | 49 | | 6.450 | |
| 3 | 44.8 | | 4.200 | |
| 2 | 40.9 | | 3.900 | |
| 1 | 37 | | 3.900 | |
| G | 33.1 | Macquarie St | 3.900 | |
| LG | 29.5 | Phillip St | 3.600 | |
| B1 | 25.6 | | 4.067 | |
| B2 | 22.6 | | 2.950 | |
| B3 | 19.585 | | 2.900 | |
| TOTAL/ m2 | | | | 4,552.80 |

04 Drawings

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