

Tzannes

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# View Impact Analysis Report

## Sydney Metro and Martin Place Station Precinct

Prepared for  
Macquarie Corporate Holdings Pty Limited  
October 2017

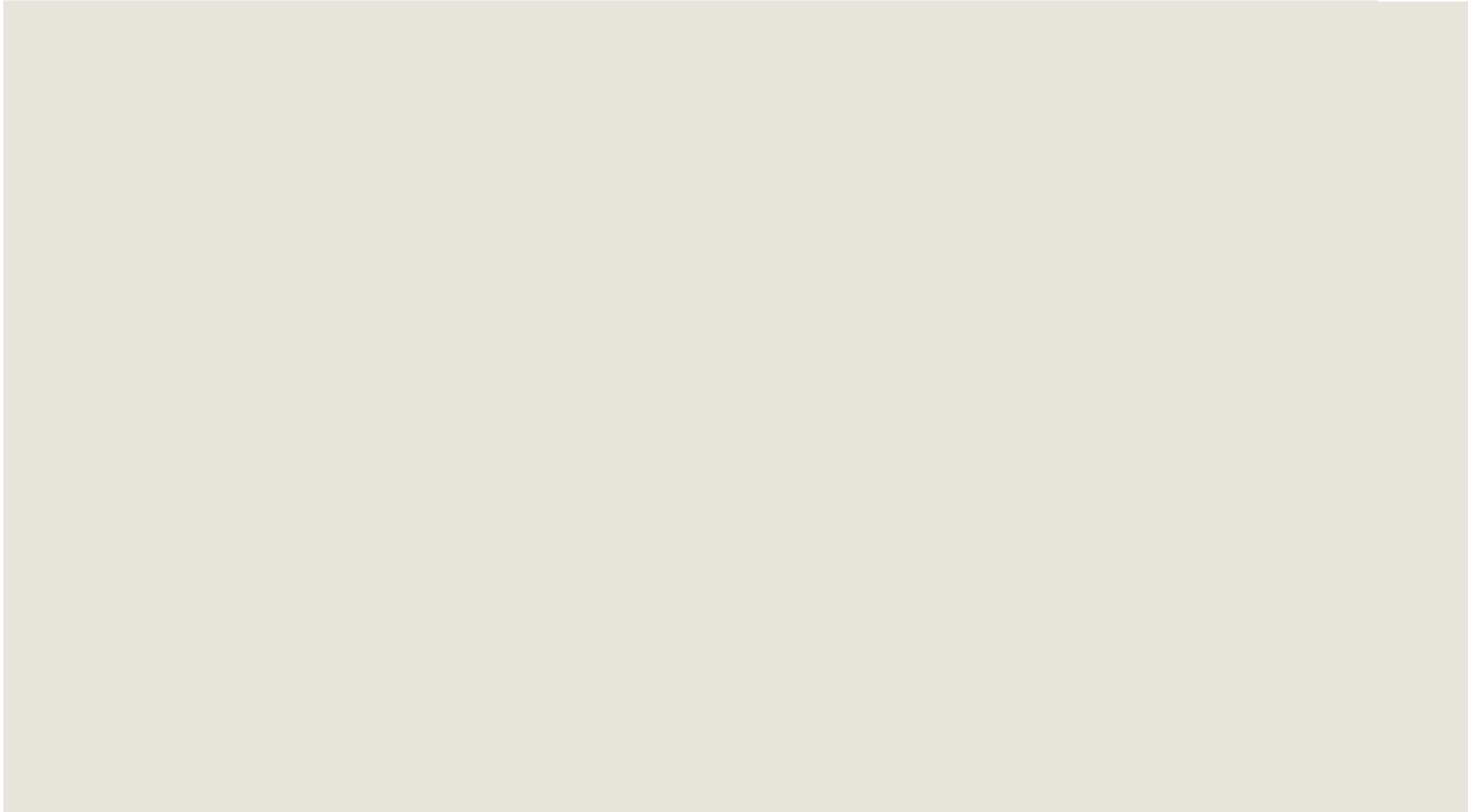






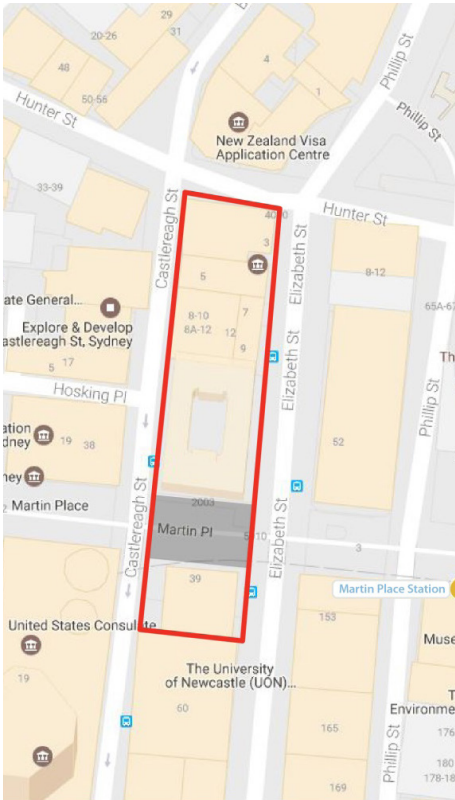
Table of Contents

Part 1	Introduction	5
Part 2	Tested Built Form Envelopes	9
Part 3	Key Public Views	13
Part 3.1	Martin Place	16
Part 3.2	Chifley and Richard Johnson Squares	24
Part 3.3	Elizabeth Street	32
Part 3.4	Castlereagh Street	40
Part 4	Conclusion	49



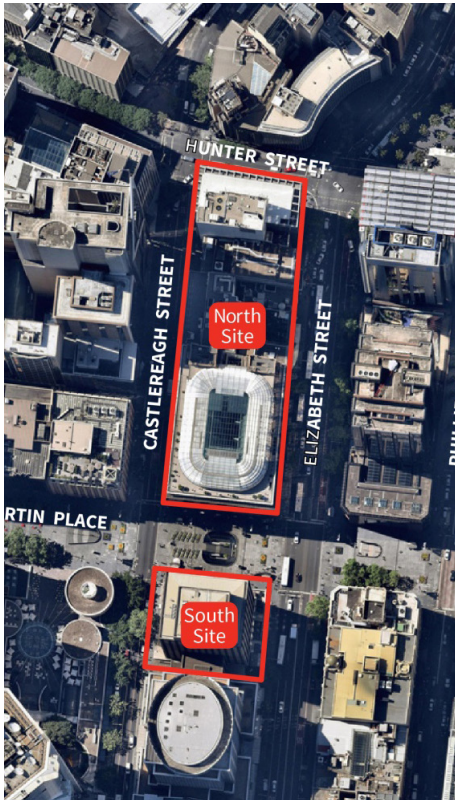
# Introduction

01



The Precinct

Figure 1 \_ Location map of the Precinct  
Source: Google maps and Ethos Urban



The Sites

Figure 2 \_ Aerial photo of the North and South Sites  
Source: Nearmap and Ethos Urban

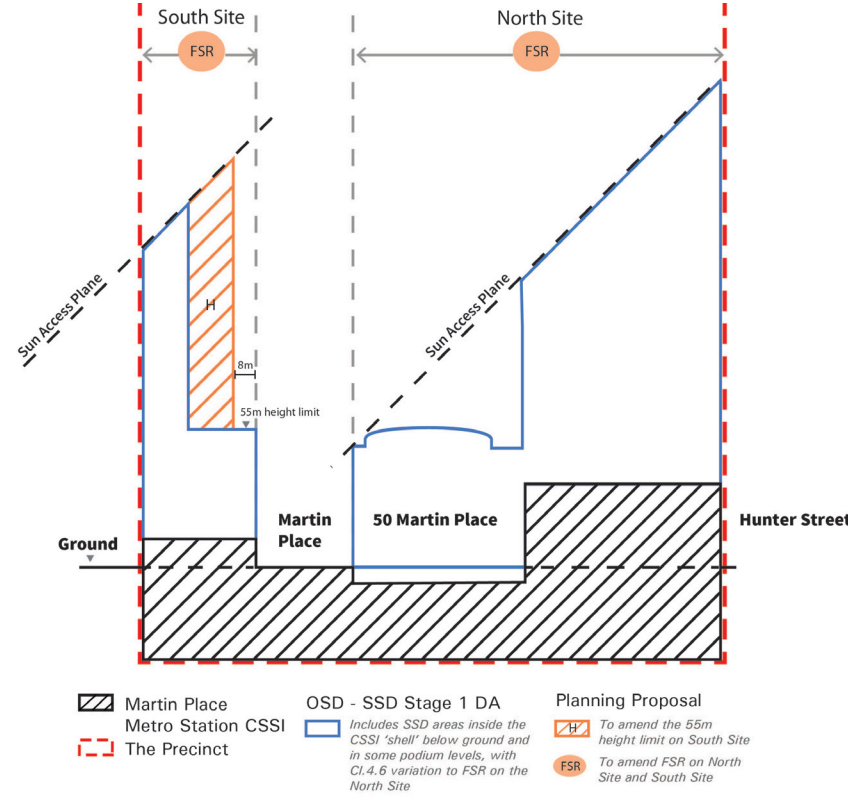


Figure 3 \_ Diagram describing proposed planning process  
Source: Ethos Urban

## Introduction

This addendum considers the visual and view impacts in relation to the Sydney Metro Martin Place Station Precinct project with regards to a Planning Proposal seeking to amend Sydney Local Environmental Plan 2012 to increase the permissible maximum Floor Space Ratio (North and South Sites) and the maximum building height (South Site).

This report has been prepared by Tzannes on behalf of Macquarie Corporate Holdings Pty Limited.

This addendum seeks to examine and assess the visual impact of the proposed development as described by the Planning Proposal Envelope when compared to:

- the existing conditions;
- a LEP and DCP compliant envelope; and
- a Stage 1 State Significant Development Development Application (SSD DA) envelope (SSD 17\_8351).

The Precinct

The Sydney Metro Martin Place Station Precinct (the Precinct) project relates to the following properties (refer to Figure 1):

- 50 Martin Place, 9 – 19 Elizabeth Street, 8 –12 Castlereagh Street, 5 Elizabeth Street, 7 Elizabeth Street, and 55 Hunter Street (North Site);
- 39 – 49 Martin Place (South Site); and
- Martin Place (that part bound by Elizabeth Street and Castlereagh Street).

The land the subject of this application relates only to the North and South Sites (refer to Figure 2).

The land acquired for the Sydney Metro Martin Place Station is the same as for the Macquarie proposal, except that the Macquarie proposal includes the two properties north of Martin Place owned by Macquarie, namely 50 Martin Place and 9-19 Elizabeth Street.

Located close to the centre of the Sydney CBD, the Precinct comprises of the entire City block bounded by Hunter Street, Elizabeth Street, Martin Place and Castlereagh Street; that portion of Martin Place located between Elizabeth Street and Castlereagh Street and the northern most property in the block bounded by Martin Place, Elizabeth Street, Castlereagh Street, and King Street. Together it constitutes an above ground site area of approximately 9,400 square metres, with a dimension from north to south of approximately 210 metres and from east to west of approximately 45 metres. It incorporates a significant portion of one of Sydney’s most important public spaces – Martin Place.

Methodology

The view and analysis studies contained within this report have been produced by Arterra Interactive. Tzannes has provided urban design and view impact analysis based on the view impact studies prepared by Arterra.

Appropriate views have been selected to show the proposed envelope in the immediate context of the precinct as well as the proposal in the context of distant views of the city skyline.

Further modelling of the proposed envelopes as defined by the urban design principles in the urban design report have been overlaid on the envelope drawings in the conclusion of this document.

Commentary provided by Arterra Interactive

Anthony MacDonald is the Owner and Managing Director of Arterra Interactive and has 20 years experience working in the Architectural 3D modelling and Visualization industry.

Arterra Interactive was engaged by Macquarie Corporate Holdings Pty Ltd to provide accurate photomontages illustrating the proposed and compliant envelopes for the above project.

The accuracy of the photomontages is based on the following 2D/ 3D CAD data:

1. 2D CAD drawings and 3D CAD models of the proposed and compliant enveloped provided by the architects.
2. Linker Surveying was responsible for surveying of all camera locations and supplied accurate 3D survey data including camera locations and existing site survey.
3. Arterra Interactive does not accept responsibility for the accuracy of this base information.
4. The Arterra Interactive Sydney CBD model was used to assist with accurate camera matching. The Sydney CBD model is derived from accurate survey data.

Arterra Interactive has prepared the photomontages as follows:

1. Photographs have been taken showing the current and unchanged views (existing photograph), from the same viewing point as that of the photomontage, using the following camera details:

- a. Type: SONY ILCE-7R (Full frame sensor)
- b Lens: Canon 35mm & 24mm

2. The existing photographs have not been altered.

3. We have not used zoomed lenses or stitched photos. Arterra Interactive accepts no responsibility for lens selection.

4. We confirm accurate survey data was used to prepare the photomontages. In particular, we confirm that survey data was used:

- a. For depiction of existing buildings or existing elements as shown in the wire frame; and
- b. To establish an accurate camera location and RL of the camera.

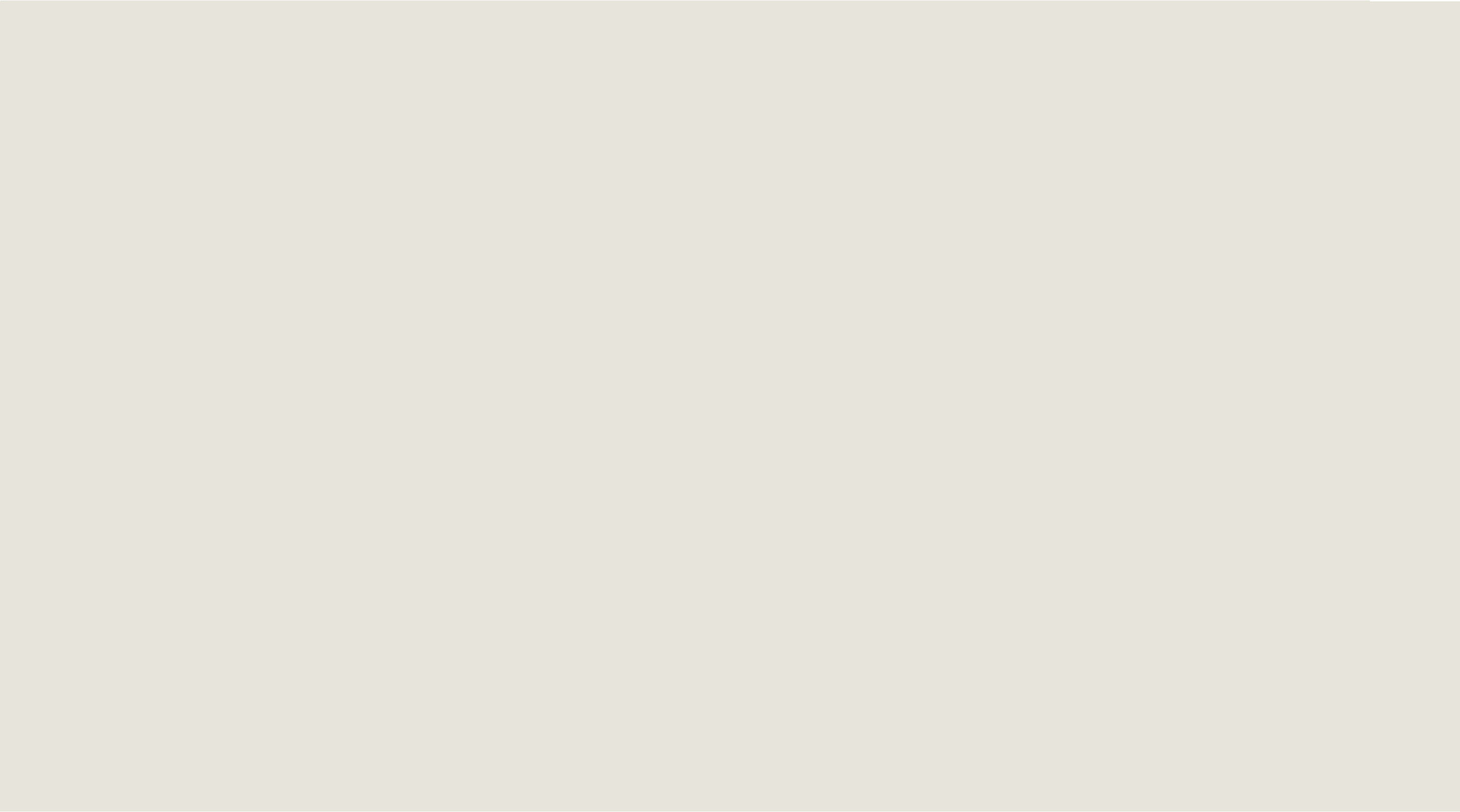
5. A registered surveyor was employed to prepare the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained. This person attended the site and surveyed:

- a. Camera locations and height at ground level; and
- b. Existing structures and elements on site.

6. The views contained in this report are taken at street level with base photography taken at eye height (approximately 1600mm above ground level) from prominent locations surrounding the site.

7. The registered surveyor employed is:

Mark J Andrew. General Manager - Operations. Linker Surveying.



# Tested Built Form Envelopes

02



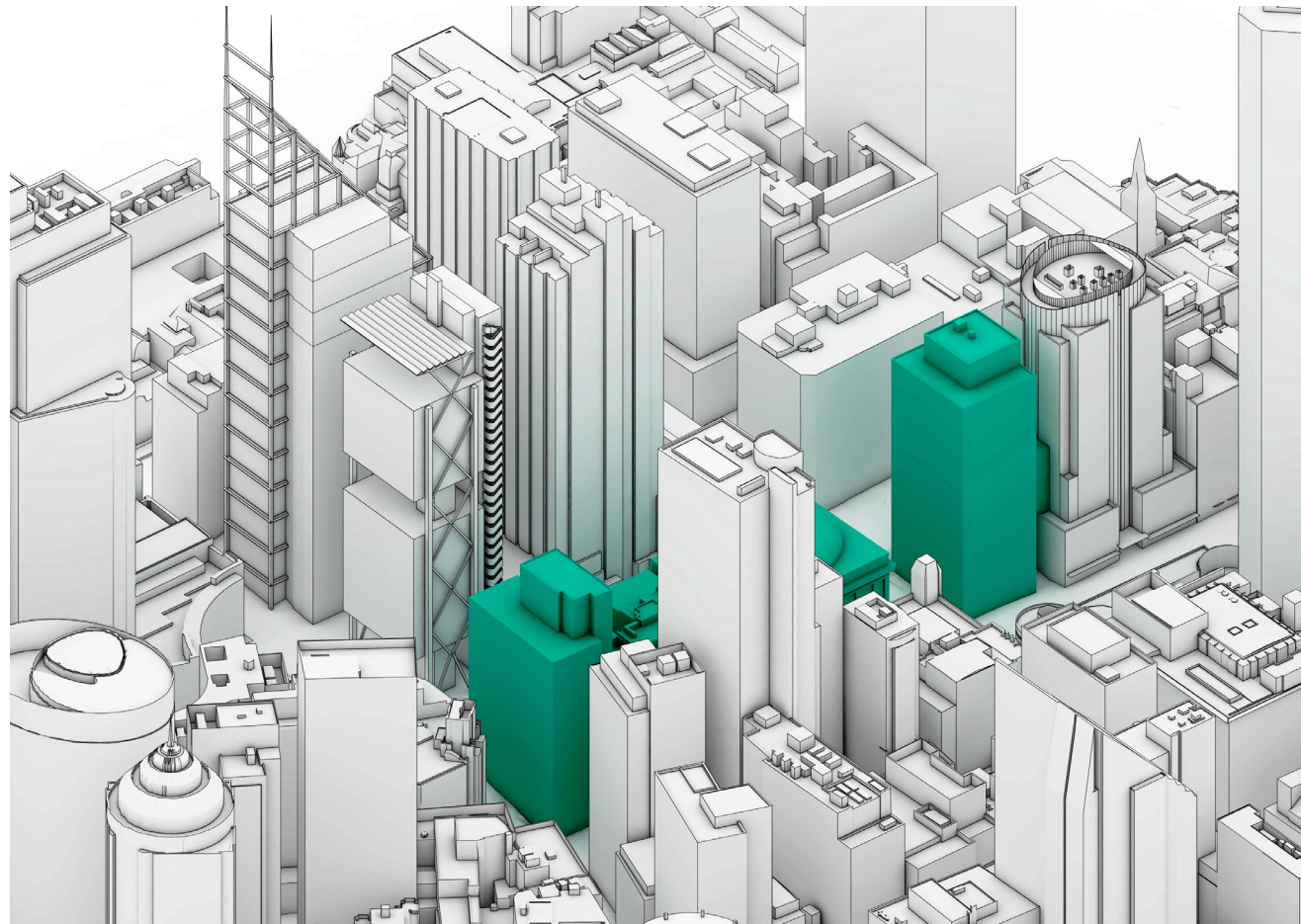


Figure 4 — Existing Buildings

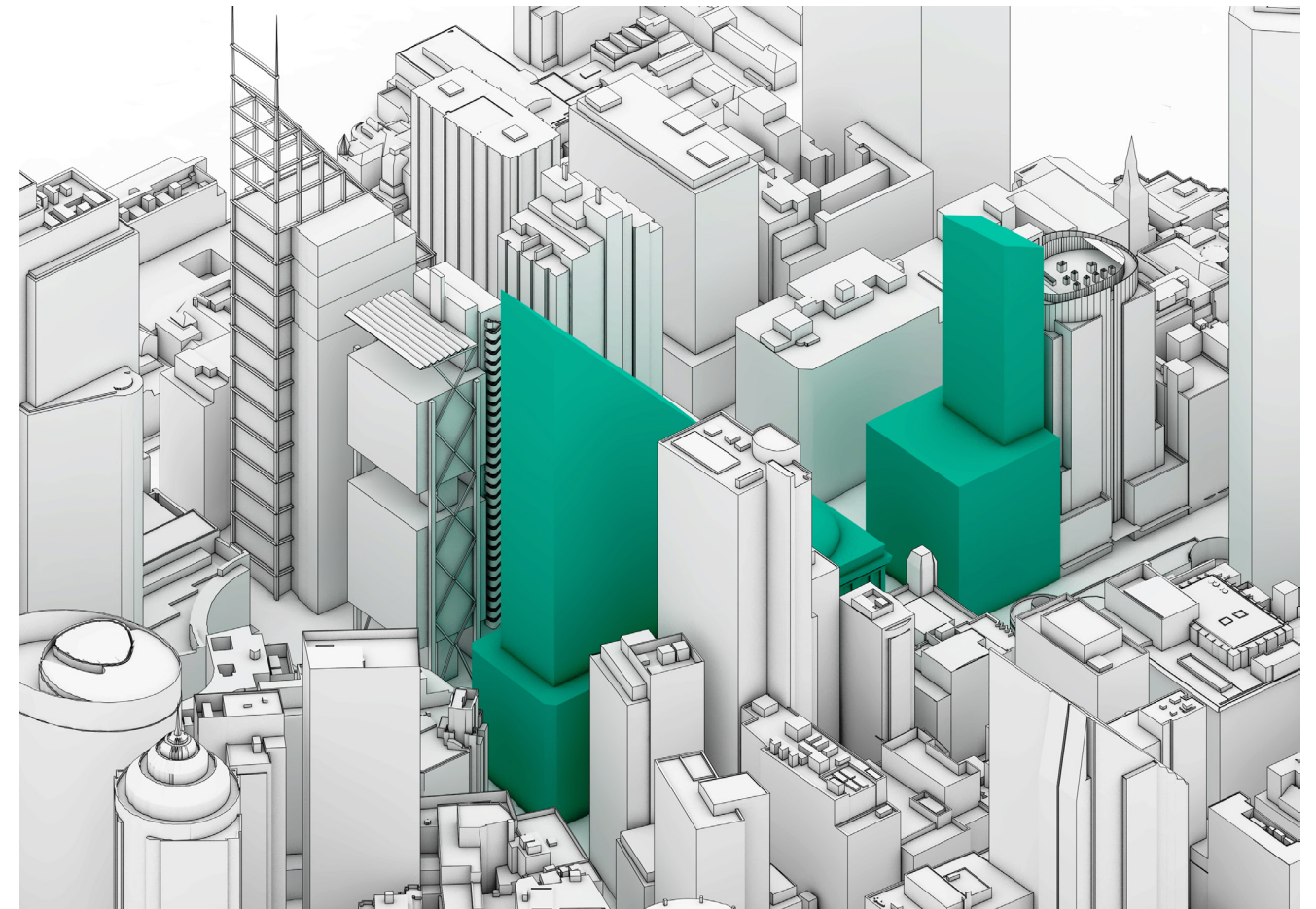


Figure 5 — LEP and DCP Compliant Envelope (Compliant Envelope)



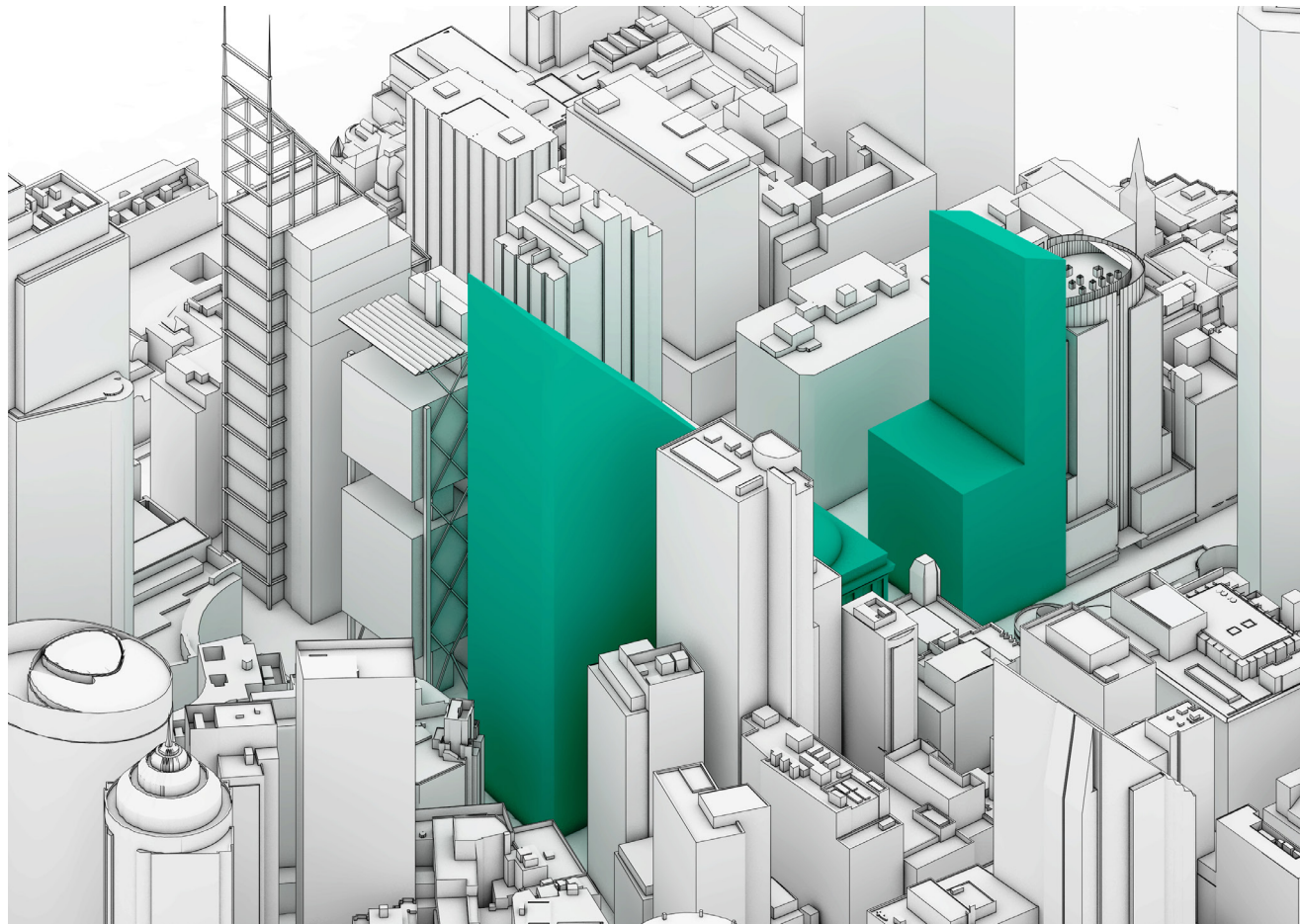
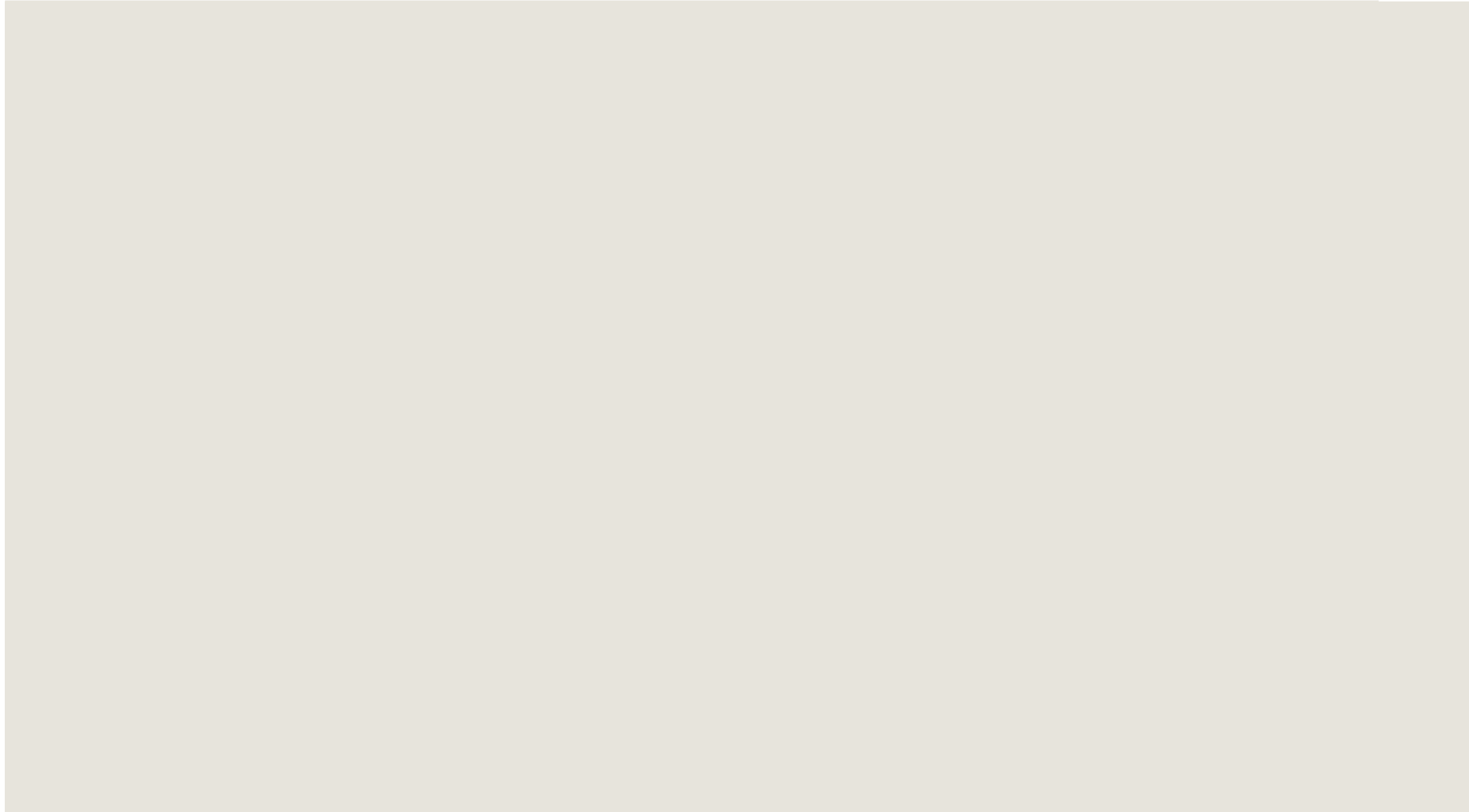


Figure 6 — Proposed SSD DA Envelope (SSD 17\_8351)



Figure 7 — Planning Proposal Envelope



# Key Public Views

03



3 Key Public Views  
3.1 Map illustrating location of key views

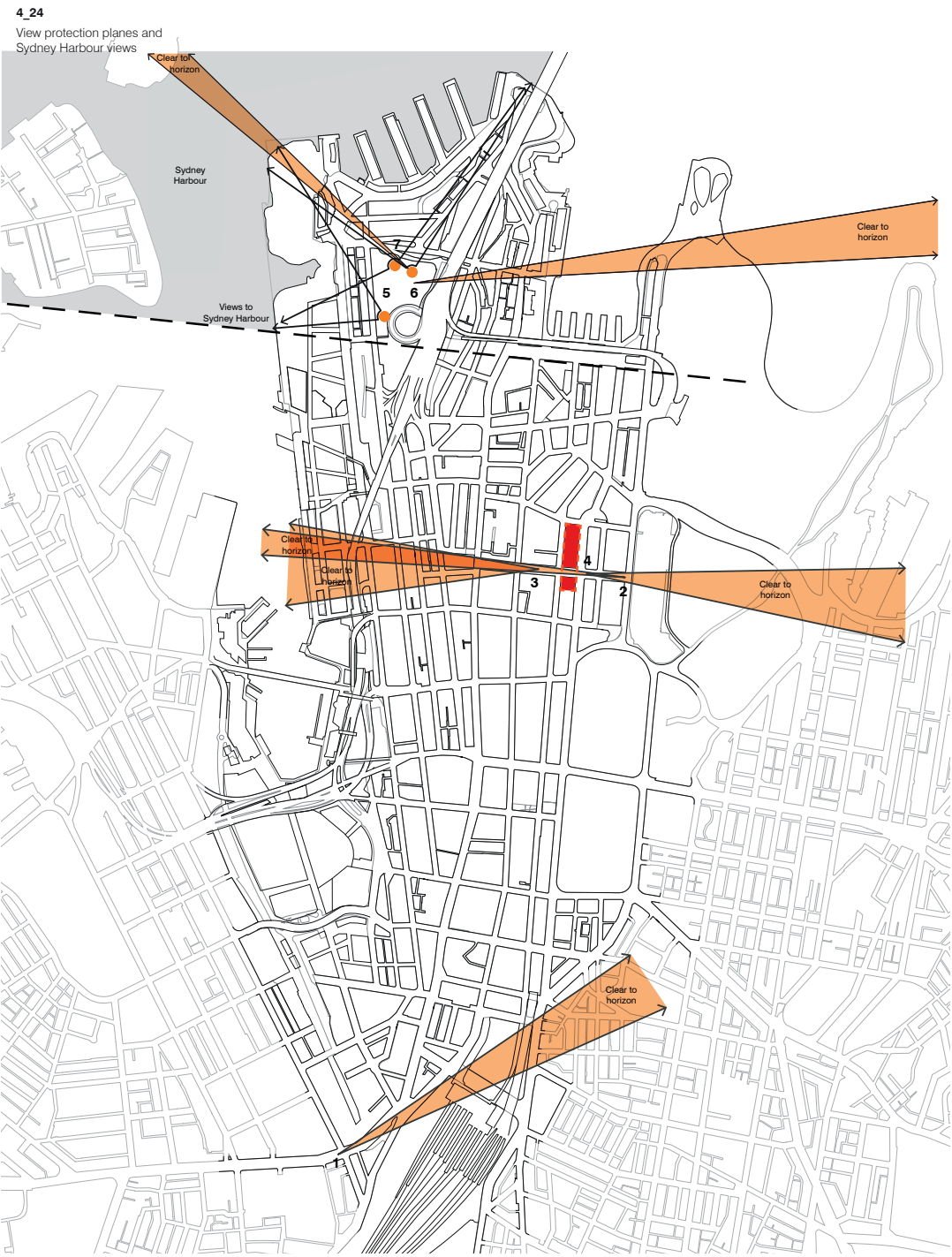


Figure 8 – Precinct located on Diagram 4\_24  
Source: page 254, Central Sydney Planning Strategy 2016 - 2036, 25 July 2016

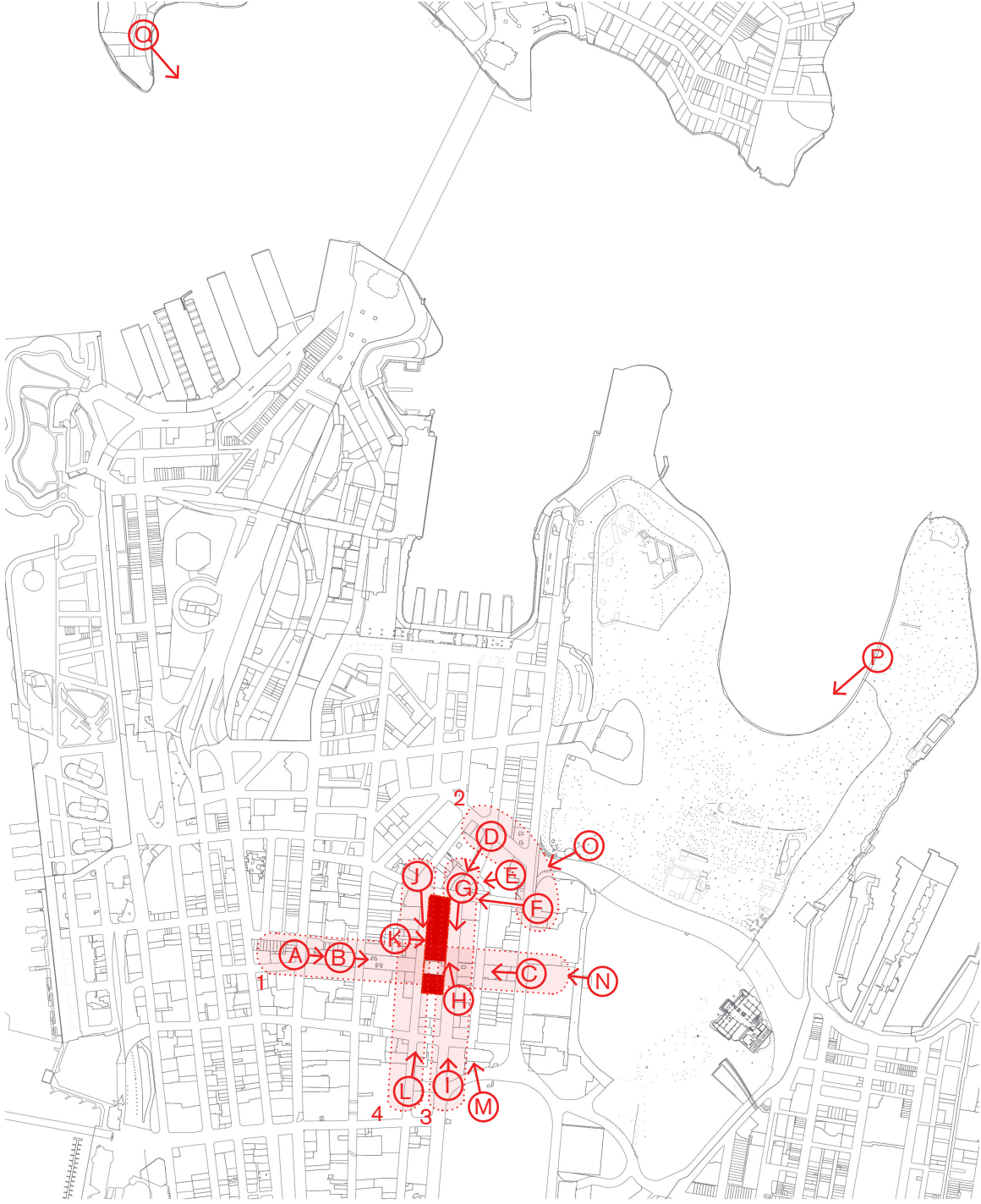


Figure 9 – Key Views - Location Map  
1 Martin Place 2 Chifley and Richard Johnson Squares 3 Elizabeth Street 4 Castlereagh Street

3 Key Public Views

3.1 Map illustrating location of key views

Key Public and Private Views

The City of Sydney defines a number of key protected views within the city. These relate to views from Observatory Hill and east and west along Martin Place (refer to Figure 8 – Precinct located on Diagram 4\_24). Of particular significance to the precinct are the views of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. Although the precinct overlaps with the view cones described in this diagram the above ground built form does not impact on these views.

More broadly and in Section 3.2.1.2 of the Sydney DCP 2012 the City of Sydney establishes guidelines for private developments and their relationship to public views:

(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.

(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.

An analysis of the precinct and its surrounds reveals that it is generally isolated from any nearby sensitive residential developments and the proposed building envelopes will not have any direct adverse impact on views from nearby residential dwellings.

The views have been selected in consultation with the Government Architect, Department of Planning, City of Sydney and the Sydney Metro and Martin Place Station Precinct design team. They seek to demonstrate the impact of the proposed development from the perspective of the public domain adjacent to the precinct. These views concentrate on the proposal's impact on the definition of streets, key public spaces and local heritage items.

The precinct consists of four major spaces. These include Martin Place, Chifley Square, Elizabeth Street, and Castlereagh Street. The view analysis drawings are grouped and discussed in the context of these spaces as shown on the adjacent plan (Figure 9). The impact of the proposal on the city skyline is also considered from key relevant vantage points around the city.

3 Key Public Views

3.2 Martin Place

3.2.1 Overview



Existing Situation

Martin Place contains some of the key views protected by the City of Sydney. These protected views are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital (refer to Figure 8 – Precinct located on Diagram 4\_24). These views are all maintained in the current situation. The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place. The existing building at 50 Martin Place typifies these attributes and provides significant contribution to the character of Martin Place.

The North Site is not visible from Martin Place except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

Figure 10 – Key Views - Location Map



3 Key Public Views

3.2 Martin Place

3.2.1 Overview

Impact and Commentary

South Site

The proposed envelope for the South Site has a positive impact on the definition and character of Martin Place. It re-instates both the existing street alignments and the principal of a podium that reflects the predominant podium heights of Martin Place. This relationship will be further enhanced by the implementation of the urban design principals which propose a more direct relationship in podium heights between the south tower and 50 Martin Place.

The proposed tower above podium is taller than the existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control.

The impact of the zero setback from Elizabeth and Castlereagh Streets when compared to the Compliant Envelope and the SSD DA Envelope is negligible from Martin Place.

The Planning Proposal Envelope proposes a 8m setback along Martin Place for the tower above podium level. This setback is consistent with towers to the east of Martin Place but is less than the 25m setback of both the Compliant Envelope and the SSD DA Envelope. As a result, it occupies more of the view of the sky.

We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The proposed reduced setback to the tower on the South Site on Martin Place is directly related to its context. It is a recognition of the break in the definition of Martin Place caused by the MLC centre and the reduced tower setbacks to the east of this break.
- The 8m setback is a typical setbacks for towers in the city above street wall defining podium under the DCP. As such this setback is in alignment with ammenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.

- The 25m is not a consistent or typical setback for the towers of Martin Place and that the intent of this control is to create visual separation between the tower and podium of buildings fronting Martin Place. This separation can be achieved by both the design of the podium and tower as well as the introduction of a recess in the built form of the tower.

- Important vistas are maintained and protected by the Planning Proposal. In addition to this the detailed provisions of the Urban Design and Heritage Principals ensure that the new built form and architectural design of the proposals fully contribute to the distinctive qualities of their respective sites.

- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.

- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The Compliant Envelope does not achieve these built form benefits. Furthermore we note the following.

- The specific conditions of the site, including the SAP to the south of the site, the location of the MLC centre as well as the significant heritage buildings, the specific geometry of the street network and the pedestrianisation of Martin Place all ensure the precinct has high levels of access to sky views.

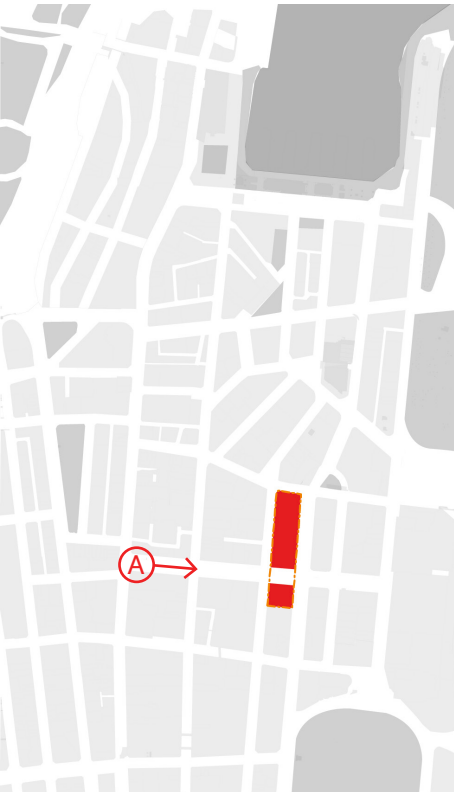
North Site

The North Site is not visible from Martin Place except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

3 Key Public Views

3.2 Martin Place

3.2.2 View A - 24mm lens



Key Map



Existing

Legend

- Martin Place Precinct
- Martin Place Precinct outline
- Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



### 3 Key Public Views

#### 3.2 Martin Place

##### 3.2.2 View A - 24mm lens



Compliant Envelope



SSD DA Envelope



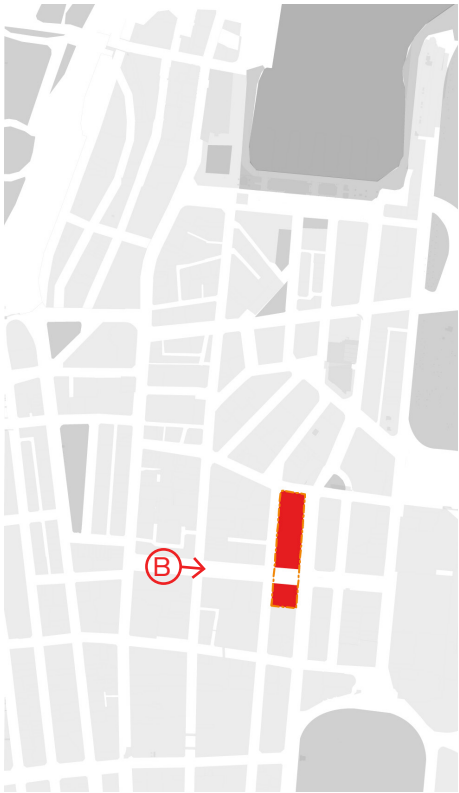
Planning Proposal Envelope



3 Key Public Views




3.2 Martin Place

3.2.3 View B - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



3 Key Public Views

3.2 Martin Place

3.2.3 View B - 24mm lens



Both Compliant and SSD DA Envelopes



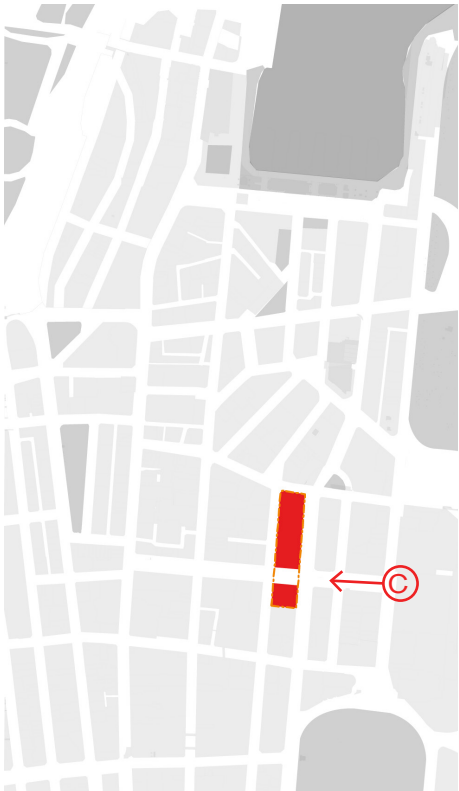
Planning Proposal Envelope



3 Key Public Views




3.2 Martin Place

3.2.4 View C - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



3 Key Public Views

3.2 Martin Place

3.2.4 View C - 24mm lens



Compliant Envelope



SSD DA Envelope



Planning Proposal Envelope



3 Key Public Views  
3.3 Chifley and Richard Johnson Squares  
3.3.1 Overview

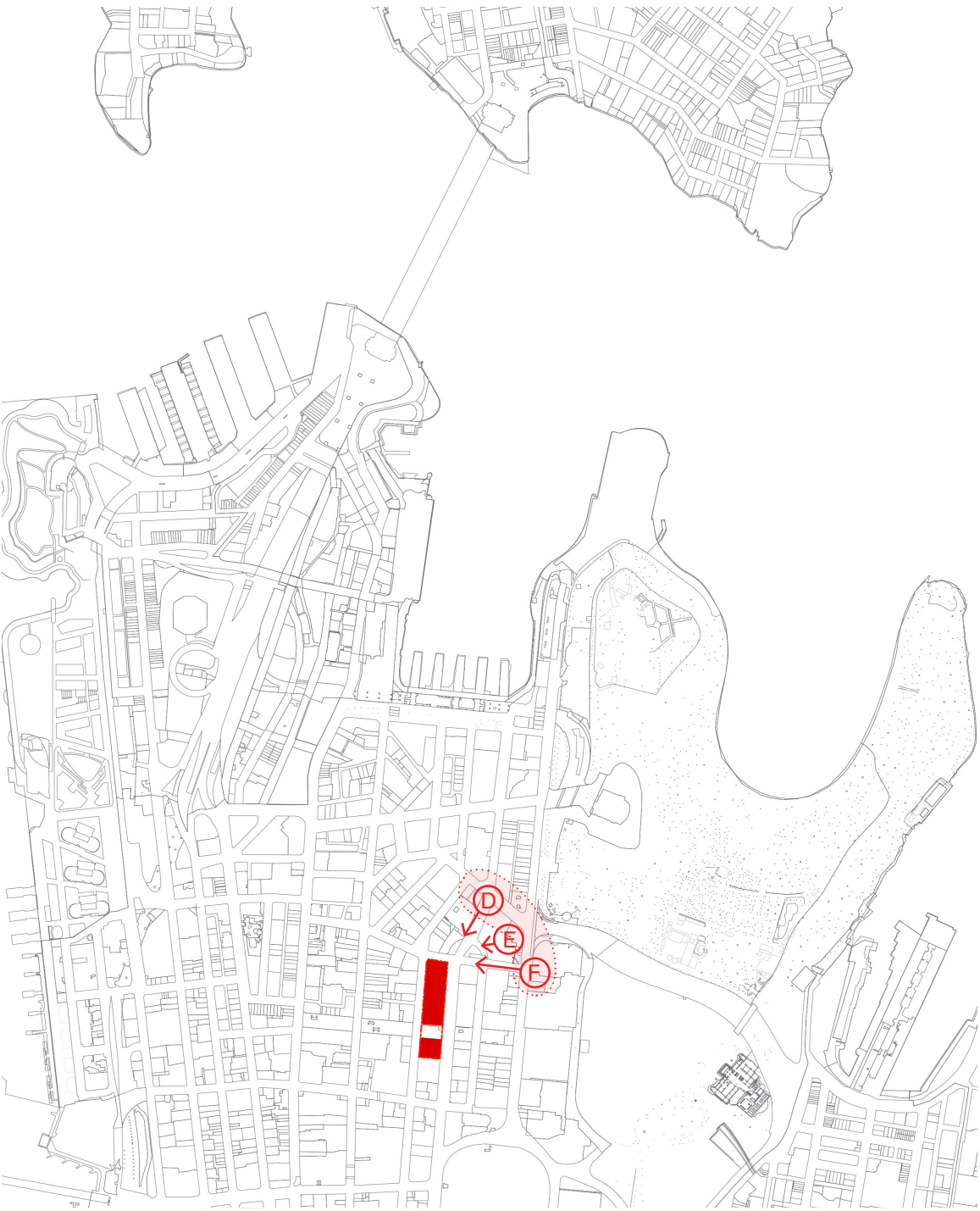


Figure 11 — Key Views - Location Map

Existing Situation

The north façade of the building envelope of the North Site is not impacted by any of the key views protected by the City of Sydney. (refer to Figure 8 — Precinct located on Diagram 4\_24).

The North Site envelope plays an important role in the definition of two of the major public open spaces of the city, Chifley Square and Richard Johnson Square.

The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.

The South Site is not visible from Chifley or Richard Johnson Square except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

3 Key Public Views

3.3 Chifley and Richard Johnson Squares

3.3.1 Overview

Impact and Commentary

South Site

The South Site is not visible from Chifley or Richard Johnson Square except when viewed down Elizabeth and Castlereagh Streets. The visual impact on these views is discussed in the relevant sections.

North Site

The Planning Proposal Envelope of the North Site remains unchanged from the SSDA Envelope.

The proposed envelope for the North Site has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade, along with those to the east of 8 Chifley and the Deutsche Bank building, form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.

- The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.
- The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.
- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.
- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The Compliant Envelope does not achieve these built form benefits. Furthermore we note the following;

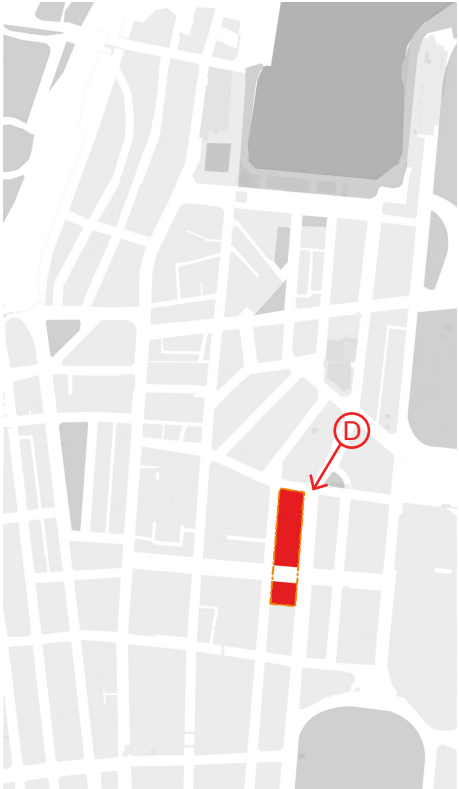
- The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.
- The change in street geometry at Hunter Street meant that axial views from the north are impacted by the towers to the south, meaning that the impact on views of the sky is less than would otherwise be the case.
- The bend in street geometry of Hunter Street at Castlereagh Street means that axial views from the east and west are impacted by the towers beyond, meaning that the impact on views of the sky is less than would otherwise be the case.



3 Key Public Views




3.3 Chifley and Richard Johnson Squares

3.3.2 View D - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



### 3 Key Public Views

#### 3.3 Chifley and Richard Johnson Squares

##### 3.3.2 View D - 24mm lens



Compliant Envelope



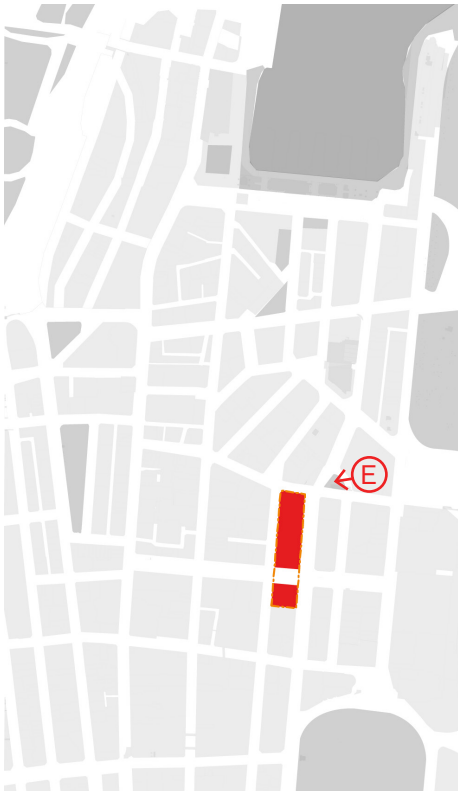
Both SSD DA and Planning Proposal Envelopes



3 Key Public Views




3.3 Chifley and Richard Johnson Squares

3.3.3 View E - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



3 Key Public Views  
3.3 Chifley and Richard Johnson Squares  
3.3.3 View E - 24mm lens



Compliant Envelope



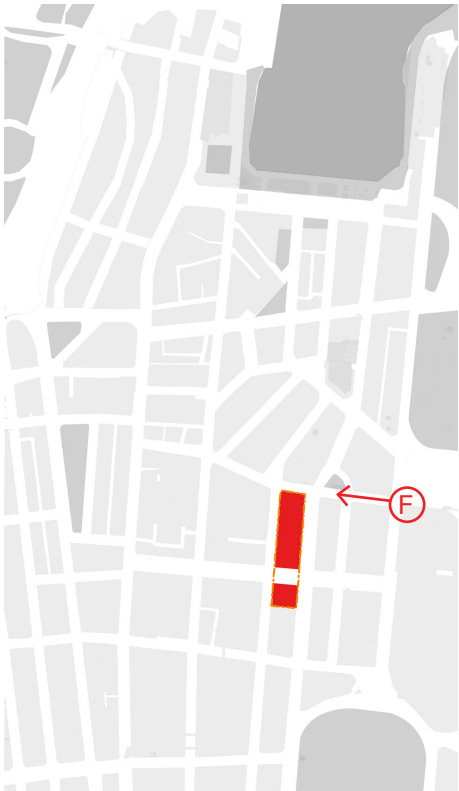
Both SSD DA and Planning Proposal Envelopes



3 Key Public Views




3.3 Chifley and Richard Johnson Squares

3.3.4 View F - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



### 3 Key Public Views

#### 3.3 Chifley and Richard Johnson Squares

##### 3.3.4 View F - 24mm lens



Compliant Envelope



Both SSD DA and Planning Proposal Envelopes



3 Key Public Views

3.4 Elizabeth Street

3.4.1 Overview

Existing Situation

Elizabeth Street crosses some of the key views protected by the City of Sydney. These protected views are along the axis of Martin Place and are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 8 – Precinct located on Diagram 4\_24). These views are all maintained in the current situation.

Elizabeth Street also establishes long north-south views along the street from Central towards Hunter Street. The change in street geometry at Hunter Street means that these axial views are terminated at this point.

The impact of the SAP to the south of the site means that there are very few tall buildings to the south and high levels of views of the sky from Elizabeth Street to the south.

The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place although relatively consistent with the buildings to the south. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.



Figure 12 – Key Views - Location Map

3 Key Public Views

3.4 Elizabeth Street

3.4.1 Overview

Impact and Commentary

South Site

The proposed envelope for the South Site has a positive impact on the definition and character of Martin Place. It re-instates both the existing street alignments and the principal of a podium that reflects the predominant podium heights of Martin Place. This relationship will be further enhanced by the implementation of the urban design principals which propose a more direct relationship in podium heights between the south tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control.

The Planning Proposal Envelope proposes the same zero setback along Elizabeth Street as the SSD DA Envelope. This results in some of loss of sky view along Elizabeth Street when compared to the Compliant Envelope.

The Planning Proposal Envelope proposes a 8m setback along Martin Place for the tower above podium level. This setback is consistent with towers to the east of Martin Place but is less than the 25m setback of both the Compliant Envelope and the SSD DA Envelope. As a result, it occupies more of the view of the sky.

We are of the opinion that this greater impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The proposed reduced setback to the tower on the South Site on Martin Place is directly related to its context. It is a recognition of the break in the definition of Martin Place caused by the MLC centre and the reduced tower setbacks to the east of this break.
- The 8m setback is a typical setbacks for towers in the city above street wall defining podium under the DCP. As such this setback is in alignment with ammenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.
- The 25m is not a consistent or typical setback for the towers of Martin Place

and that the intent of this control is to create visual separation between the tower and podium of buildings fronting Martin Place. This separation can be achieved by both the design of the podium and tower as well as the introduction of a recess in the built form of the tower.

- The tower forms plays an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.
- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.
- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The LEP and DCP compliant envelope does not achieve these built form benefits. Furthermore we note the following;

- The impact the Hyde Park SAP has to the south of the site means that there can be no new towers in this direction, meaning that there is a high level of access to sky views in this area. This also maximises the south towers capacity to act as a threshold to Martin Place.
- The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

North Site

The Planning Proposal Envelope for the North Site is larger than the Compliant Envelope but has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed

design relationship between the base of the north tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and has a zero setback to Elizabeth Street. As a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.
- The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.
- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.
- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The Compliant Envelope does not achieve these built form benefits. Furthermore we note the following;

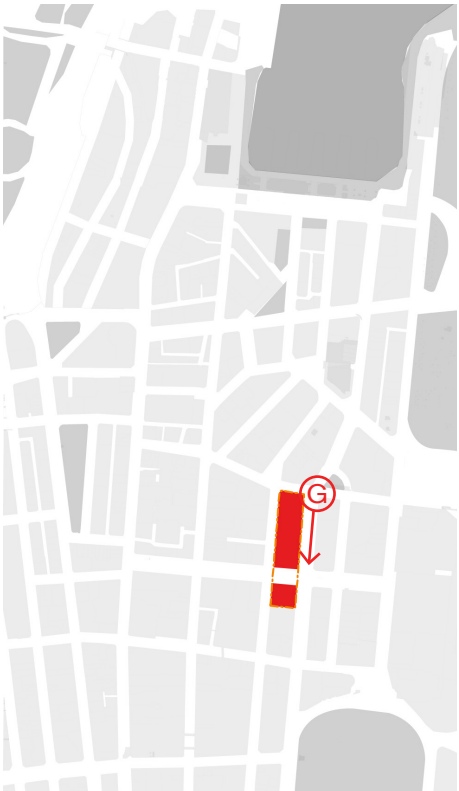
- The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.
- The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the



3 Key Public Views

3.4 Elizabeth Street

3.4.2 View G - 24mm lens



Key Map

Legend

- Martin Place Precinct
- Martin Place Precinct outline
- Building envelope



Existing

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



### 3 Key Public Views

#### 3.4 Elizabeth Street

##### 3.4.2 View G - 24mm lens



Compliant Envelope



SSD DA Envelope



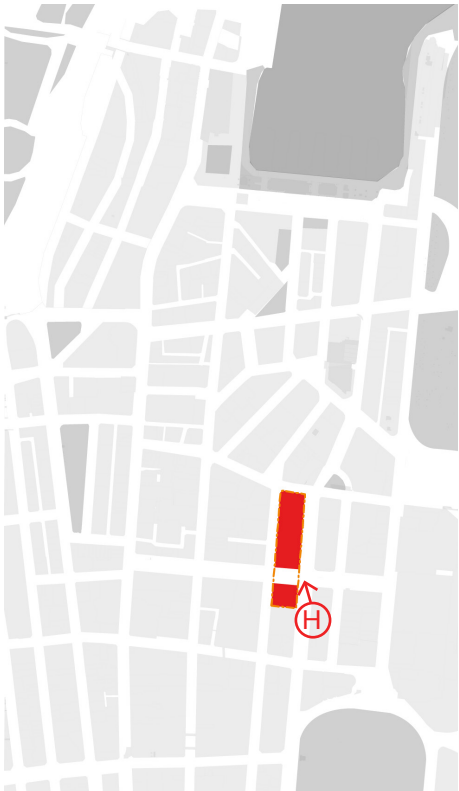
Planning Proposal Envelope



3 Key Public Views




3.4 Elizabeth Street

3.4.3 View H - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



### 3 Key Public Views

#### 3.4 Elizabeth Street

##### 3.4.3 View H - 24mm lens



Compliant Envelope



Both SSD DA and Planning Proposal Envelopes



3 Key Public Views

3.4 Elizabeth Street

3.4.4 View I - 24mm lens



Key Map

Legend

- Martin Place Precinct
- Martin Place Precinct outline
- Building envelope



Existing

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



3 Key Public Views

3.4 Elizabeth Street

3.4.4 View I - 24mm lens



Compliant Envelope



SSD DA Envelope



Planning Proposal Envelope



3 Key Public Views

3.5 Castlereagh Street

3.5.1 Overview

Existing Situation

Castlereagh Street crosses some of the key views protected by the City of Sydney. These protected views are along the axis of Martin Place and are of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital. (refer to Figure 8 – Precinct located on Diagram 4\_24). These views are all maintained in the current situation.

Castlereagh Street also establishes long north-south views along the street from the south towards Hunter Street. The change in street geometry at Hunter Street means that these axial views are terminated at this point.

The impact of the SAP to the south of the site means that there are very few tall buildings to the south and high levels of views of the sky from Castlereagh Street to the south.

The existing building on the South Site is set back from the predominant street line and taller than the podium buildings that typically define Martin Place although relatively consistent with the buildings to the south. The existing buildings on the North Site maintain the predominant street line and are relatively consistent in height with the buildings to the south.



Figure 13 – Key Views - Location Map

Impact and Commentary

South Site

The proposed envelope for the South Site has a positive impact on the definition and character of Martin Place. It re-instates both the existing street alignments and the principal of a podium that reflects the predominant podium heights of Martin Place. This relationship will be further enhanced by the implementation of the urban design principals which propose a more direct relationship in podium heights between the south tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and as a result occupies more of the view of the sky. This height is anticipated by the city's SAP height control

The Planning Proposal Envelope proposes the same zero setback along Castlereagh Street as the SSD DA Envelope. This results in some of loss of sky view along Castlereagh Street when compared to the Compliant Envelope.

The Planning Proposal Envelope proposes a 8m setback along Martin Place for the tower above podium level. This setback is consistent with towers to the east of Martin Place but is less than the 25m setback of both the Compliant Envelope and the SSD DA Envelope. As a result, it occupies more of the view of the sky.

We are of the opinion that this greater impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The proposed reduced setback to the tower on the South Site on Martin Place is directly related to its context. It is a recognition of the break in the definition of Martin Place caused by the MLC centre and the reduced tower setbacks to the east of this break.
- The 8m setback is a typical setbacks for towers in the city above street wall defining podium under the DCP. As such this setback is in alignment with ammenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.
- 

- The 25m is not a consistent or typical setback for the towers of Martin Place and that the intent of this control is to create visual separation between the tower and podium of buildings fronting Martin Place. This separation can be achieved by both the design of the podium and tower as well as the introduction of a recess in the built form of the tower.
- The tower forms plays an important role in emphasising the importance of Martin Place in the city, creating distinct thresholds at the entry to the space and differentiating it from surrounding streets.
- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.
- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The LEP and DCP compliant envelope does not achieve these built form benefits. Furthermore we note the following;

- The impact the Hyde Park SAP has to the south of the site means that there can be no new towers in this direction, meaning that there is a high level of access to sky views in this area. This also maximises the south towers capacity to act as a threshold to Martin Place.
- The change in street geometry at Hunter Street meant that long axial views to the north are impacted by the towers to the north, meaning that the impact on views of the sky is less than would otherwise be the case.

North Site

The Planning Proposal Envelope for the North Site is larger than that of the LEP and DCP compliant envelope but has a positive impact on the definition and character of Chifley and Richard Johnson Squares. It re-enforces the existing street alignments and the principal of a threshold to this space

at the point at which the city's structure changes. This relationship will be further enhanced by the implementation of the urban design principals which propose a detailed design relationship between the base of the north tower and 50 Martin Place.

The proposed tower above podium is taller than the current existing tower and has a zero setback to Castlereagh Street. As a result it occupies more of the view of the sky. This height is anticipated by the city's SAP height control. We are of the opinion that this impact is justifiable in this specific site context for the reasons set out in the Urban Design Report and as follows.

- The alignment of the north façade of the North Site plays an important role in the definition of Chifley Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the circular geometry of the distinctive north side of the square. The height of the building is roughly equivalent to that of the Deutsche Bank which defines the eastern corner of this space.
- The alignment of the north façade of the North Site plays an important role in the definition of Richard Johnson Square. This façade along with those to the east of 8 Chifley and the Deutsche Bank building form a straight edge in contrast to the triangular geometry of the distinctive north side of the square.
- The appropriateness of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.
- The idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city' infrastructure and it is appropriate that it is recognised in the built form of the OSD.

The LEP and DCP compliant envelope does not achieve these built form benefits. Furthermore we note the following;

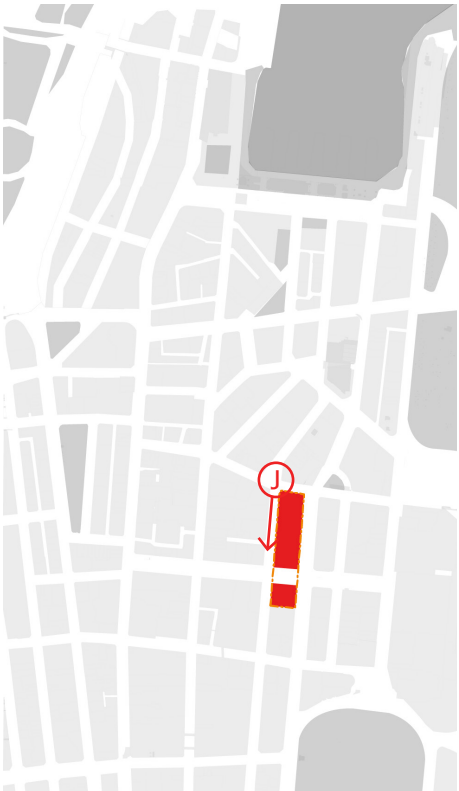
- The change in street geometry at Hunter Street means that the north façade of the building plays an important role in the built form of the city. This façade along with those to the east of 8 Chifley and the Deutsche Bank building make this change in geometry legible in the skyline of the city.



3 Key Public Views




3.5 Castlereagh Street

3.5.2 View J - 24mm lens



Key Map

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



3 Key Public Views  
3.5 Castlereagh Street  
3.5.2 View J - 24mm lens



Compliant Envelope



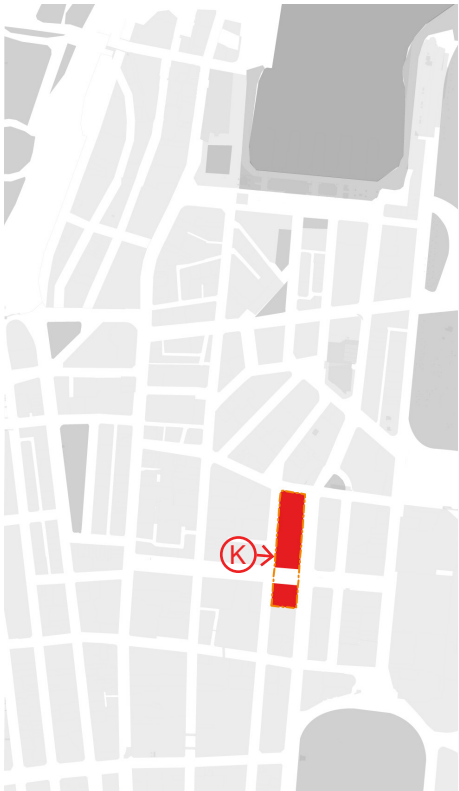
SSD DA Envelope



Planning Proposal Envelope



3 Key Public Views  
3.5 Castlereagh Street  
3.5.3 View K - 24mm lens



Key Map

Legend

- Martin Place Precinct
- Martin Place Precinct outline
- Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



Existing



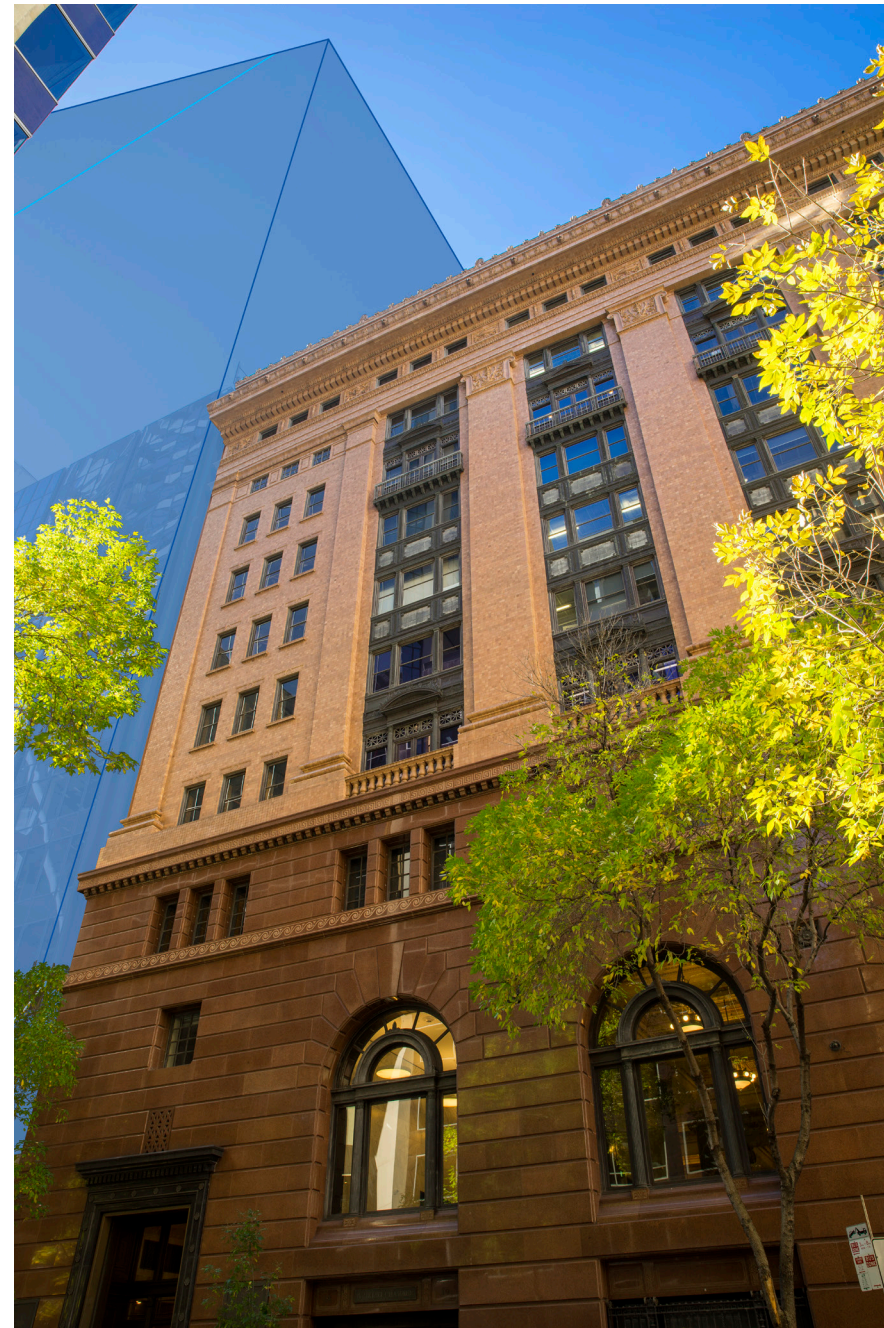
### 3 Key Public Views

#### 3.5 Castlereagh Street

##### 3.5.3 View K - 24mm lens



Compliant Envelope



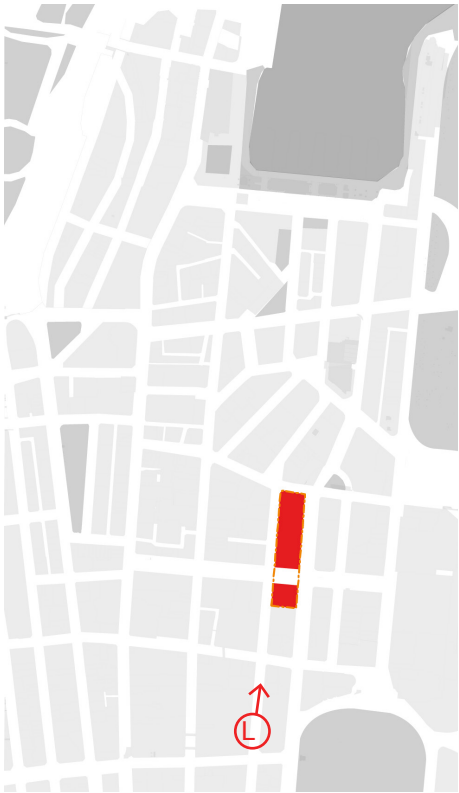
Both SSD DA and Planning Proposal Envelopes



3 Key Public Views

3.5 Castlereagh Street

3.5.4 View L - 24mm lens



Key Map

Legend

- Martin Place Precinct
- Martin Place Precinct outline
- Building envelope



Existing

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



### 3 Key Public Views

#### 3.5 Castlereagh Street

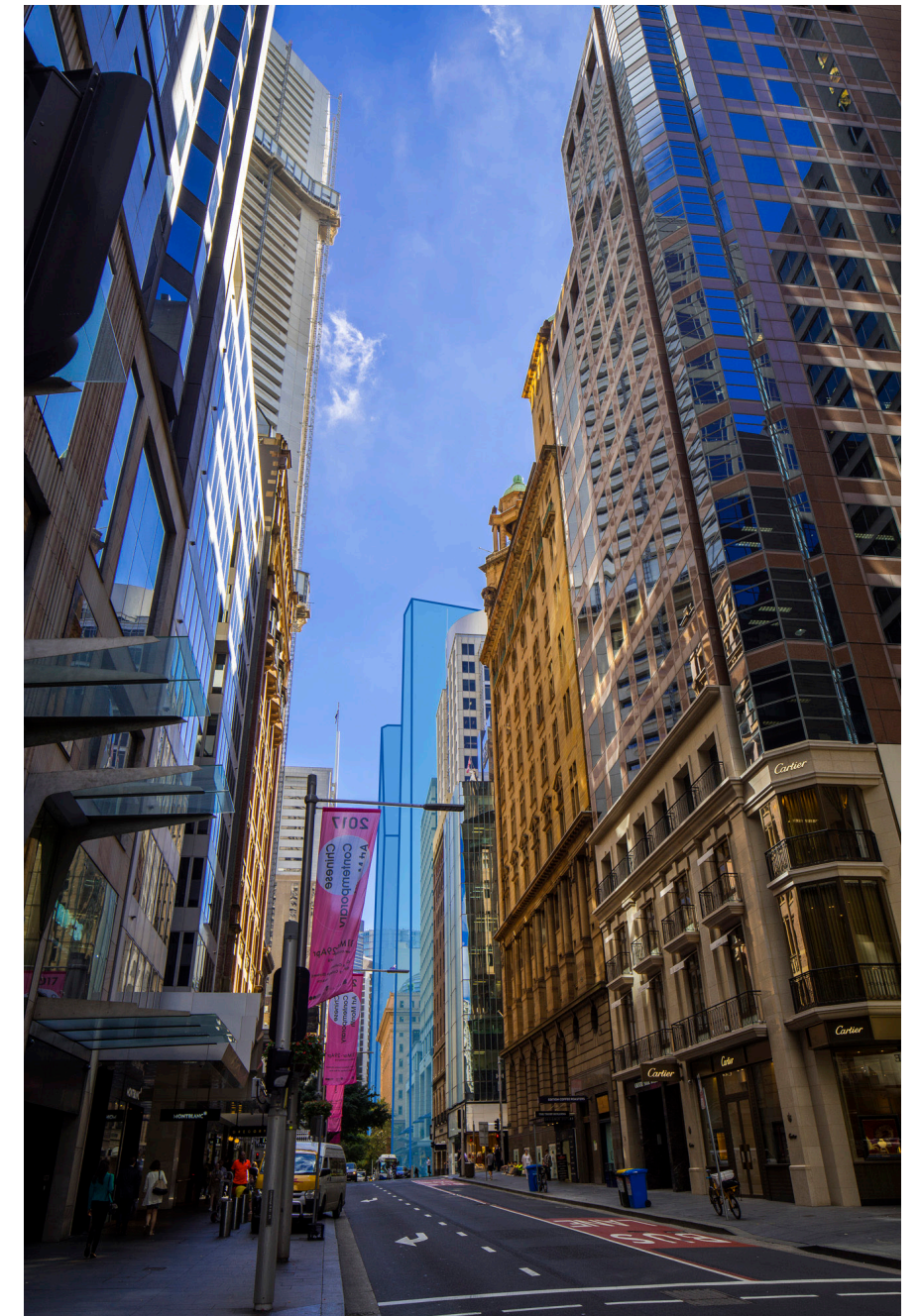
##### 3.5.4 View L - 24mm lens



Compliant Envelope



SSD DA Envelope



Planning Proposal Envelope



3 Key Public Views  
3.6 Distant Views  
3.6.1 Overview

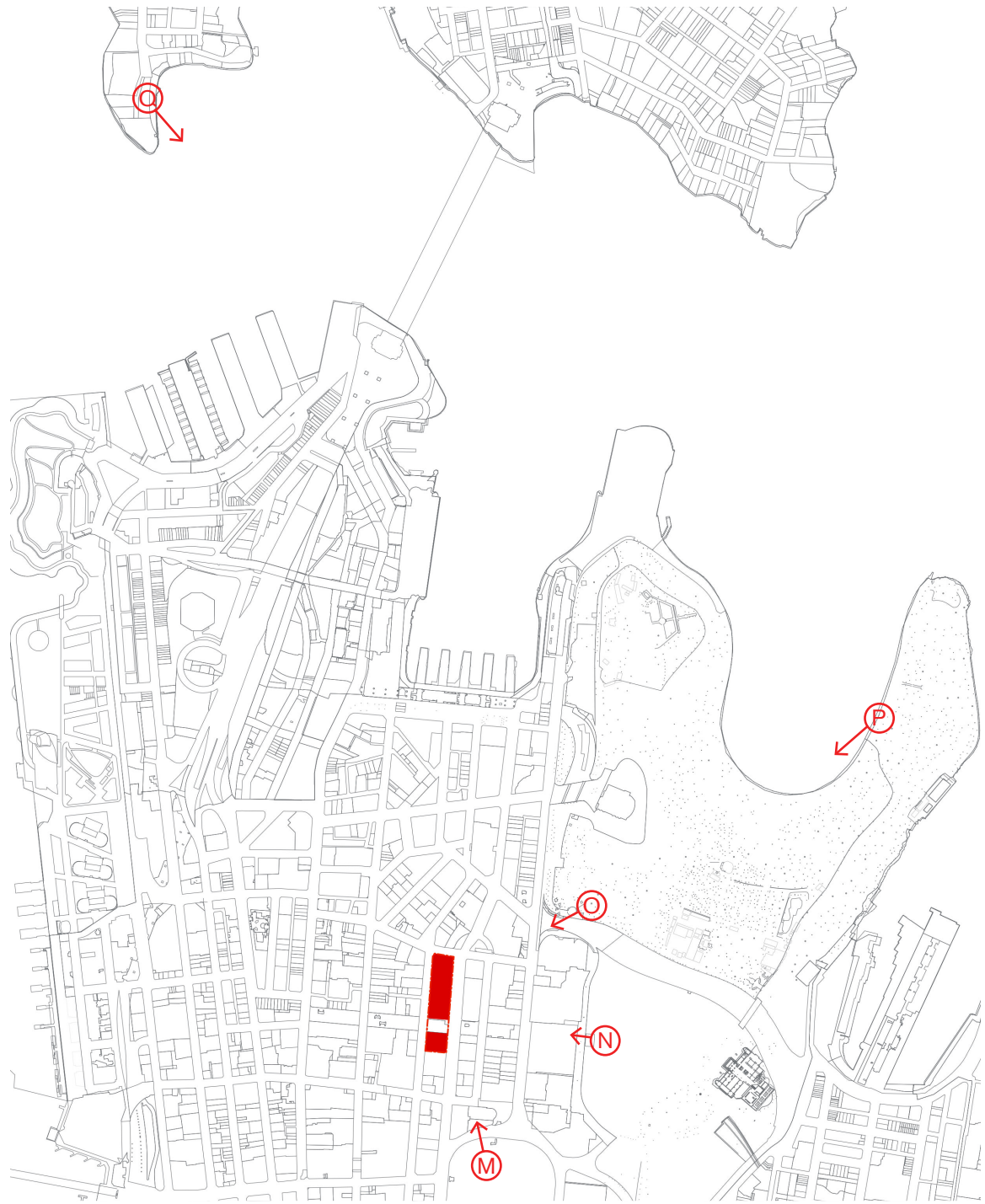


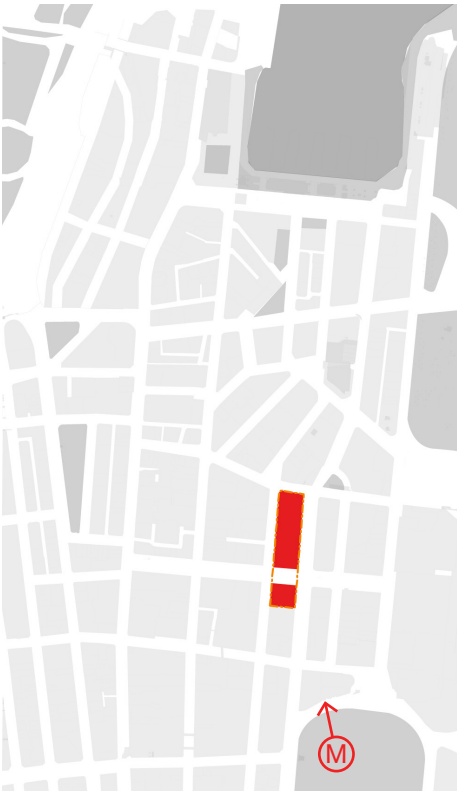
Figure 14 — Key Views - Location Map



3 Key Public Views

3.6 Other Views

3.6.2 View M - 24mm lens



Key Map






Existing



Planning Proposal Envelope

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

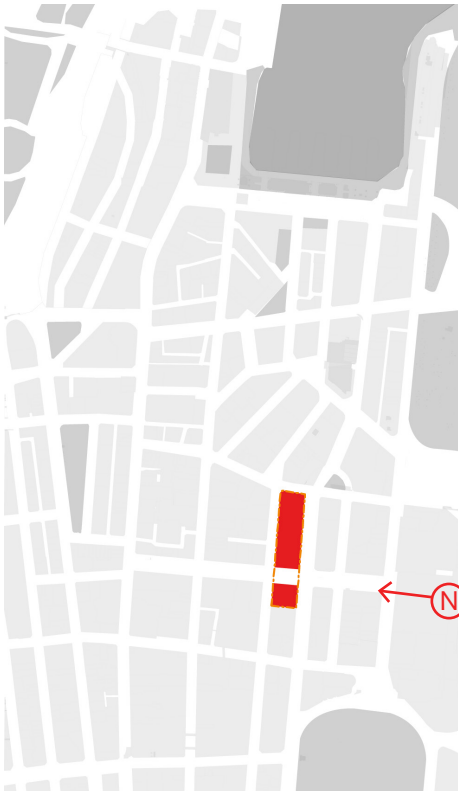
Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



3 Key Public Views

3.6 Other Views

3.6.1 View N - 24mm lens



Key Map






Existing



Planning Proposal Envelope

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

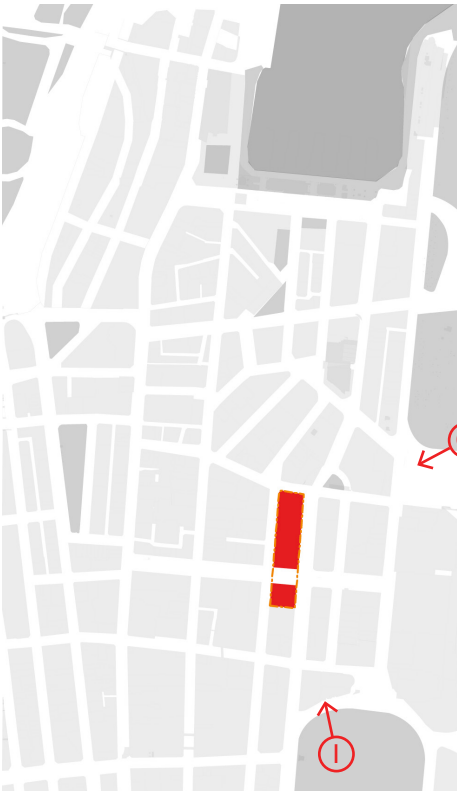
Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



3 Key Public Views

3.6 Other Views

3.6.2 View O - 24mm lens



Key Map






Existing



Planning Proposal Envelope

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

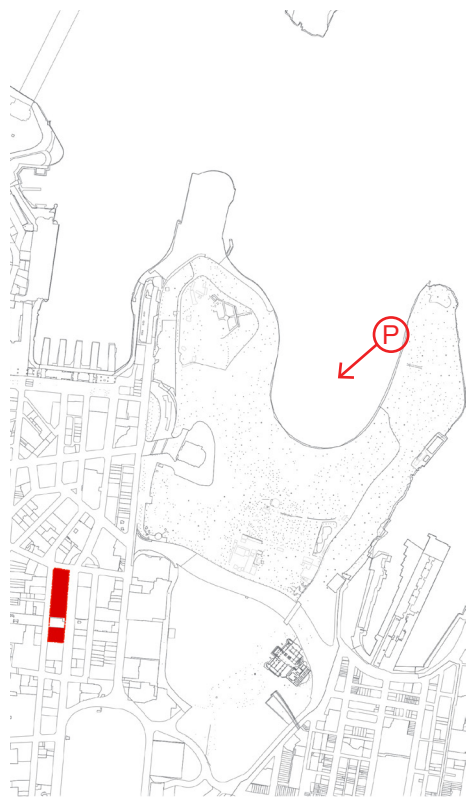
Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



3 Key Public Views

3.6 Other Views

3.6.1 View P - 35mm lens



Key Map






Existing



Planning Proposal Envelope

Legend

-  Martin Place Precinct
-  Martin Place Precinct outline
-  Building envelope

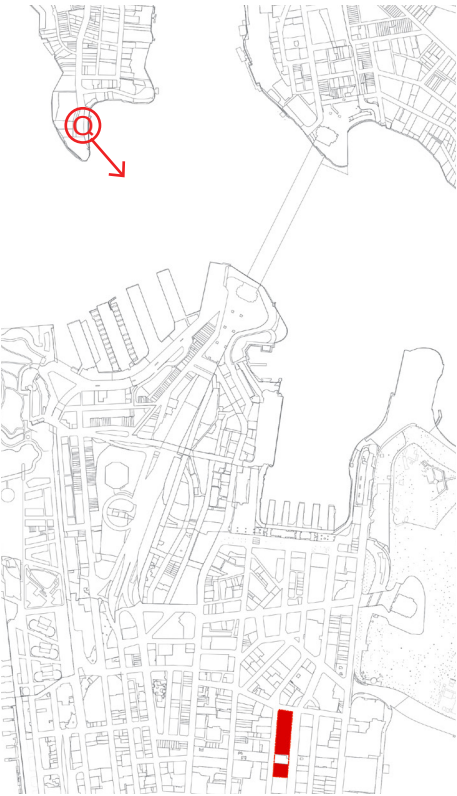
Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.



3 Key Public Views

3.6 Other Views

3.6.2 View Q - 35mm lens



Key Map



Existing



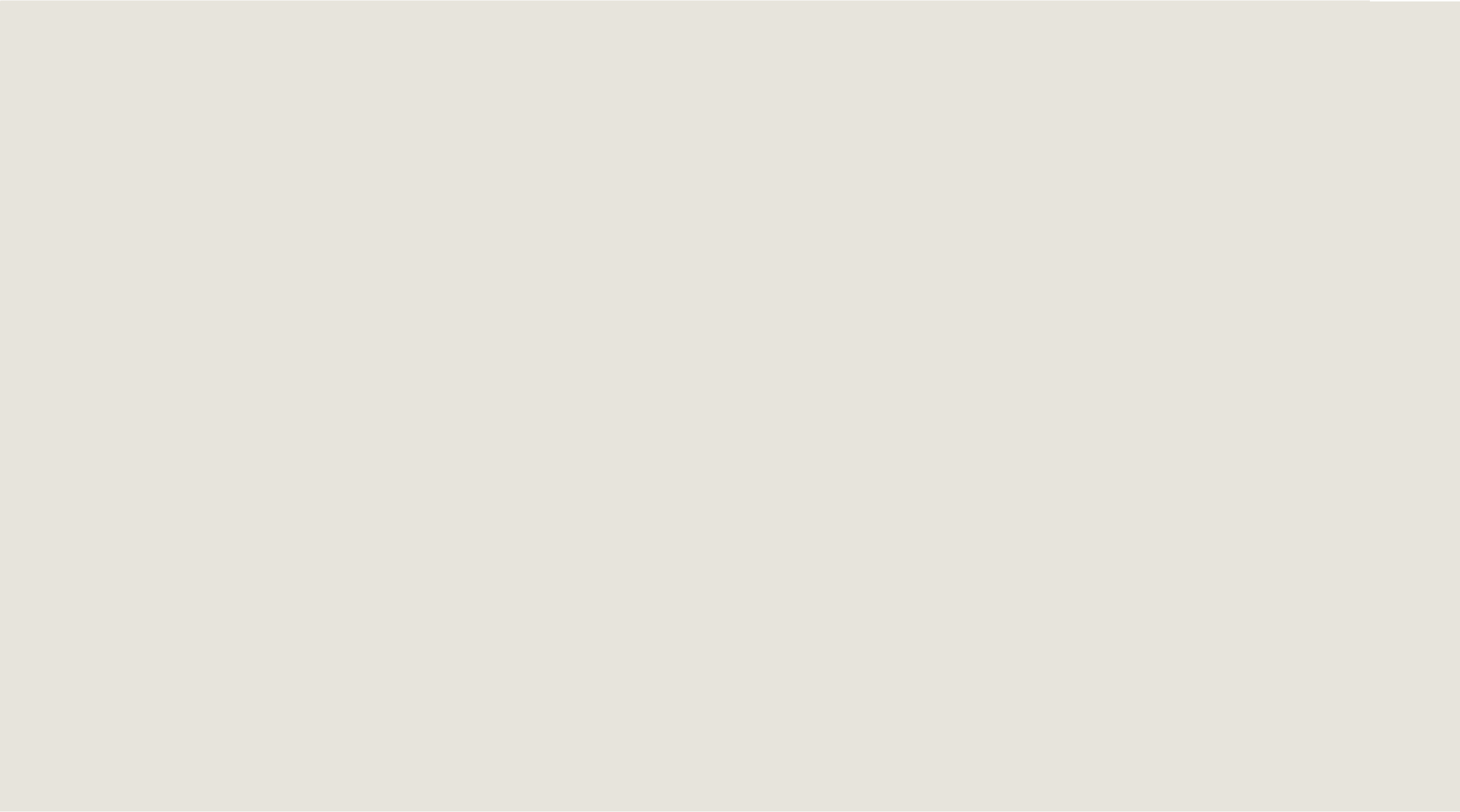
Planning Proposal Envelope

Legend

- Martin Place Precinct
- Martin Place Precinct outline
- Building envelope

Note - Existing buildings shown on compliant envelope photomontage for comparative modelling purposes.







# Conclusion

04



Conclusions

The view impact montages enclosed within this report demonstrate the impact of the Planning Proposal Envelope when compared to: existing conditions; a LEP and DCP compliant envelope; and the SSD DA Envelope. The Urban Design Report that forms part of this application overlays additional controls that provide further guidance on building form and articulation to address view impacts. The diagram to the right (Figure 15) is indicative of the objectives of the Urban Design Principles in the context of the envelope and should be considered when reviewing the view impact montages.

In our view the proposal is consistent with the guidelines set out in the DCP in that it has acceptable impacts on views from the public domain.

In detail we note the following;

South Site

- Views up and down Martin Place are maintained and enhanced with the City's key views of views of the GPO Clock Tower, the western sky from Martin Place and the Sydney Hospital maintained.
- Street views to the north and south along Elizabeth and Castlereagh Streets are maintained by the proposal.
- The built form relationship to the heritage items of both Martin Place and 50 Martin Place is enhanced by maintaining the streetwall alignment of Martin Place, Castlereagh and Elizabeth Streets.
- The built form relationship to the heritage items of both Martin Place and 50 Martin Place is enhanced through the proposed podium streetwall height responding to that of 50 Martin Place. The tower above is visually separated through the use of a recess in the built form of the tower.
- The tower's proposed relationship with the Reserve Bank of Australia building provides a consistent form at the eastern end of Martin Place.

- The 8m setback for the tower is consistent with the pattern of reduced setbacks to the eastern side of the break in Martin Place caused by the MLC centre when compared to the greater setbacks that are typical to the east.
- The reduced setback and built form of the tower provides a strong built form to the corner - redefining the importance of Martin Place in response to the MLC centre
- The 8m setback is a typical setback for towers in the city above a street wall defining podium under the DCP. As such this is in alignment with amenity requirements under this document particularly for views of the sky and built form articulation of the tower from the podium.
- The zero street setbacks to Elizabeth and Castlereagh Streets provide a distinct threshold to Martin Place from the south.
- Contributing to the special character and experience of Martin Place is its large width in comparison to typical Streets within the City. The large space between buildings on the northern and southern alignment of Martin Place, the high number of heritage buildings, together with the intersection of four (4) North-South Streets contributes to the the view of the sky and to a sense of openness within this special pedestrianised street. The proposed South Site tower setback (at 8m) recognises the importance in continuing to protect views of the sky.

North Site

- Street views are maintained by the proposal however we note that long views to the north, east and west are limited by the topographic, non-orthogonal arrangement of the street network.
- Street views from and to the public spaces of Chifley and Richard Johnson Square are maintained with some opening up of these views.
- Views of the heritage items, City Mutual Life Assurance Building and Qantas House are maintained by the retention of built form alignments of Castlereagh, Elizabeth Street and Hunter Streets.

- The proposed envelope provides a strong southern definition of both Chifley Square and Richard Johnson Square through the alignment of the north façade with those of 8 Chifley and the Deutsche Bank building.
- This built form alignment forms a strong built form relationship in the skyline of the city at the location of these public spaces and the change in city morphology at Hunter Street.
- Zero setbacks to Elizabeth Street and Castlereagh Street relates to the zero street setbacks of both 8 Chifley and the Deutsche Bank building, enhancing the southern definition of both Chifley Square and Richard Johnson Square.

In this context we note the following:

- There is a greater loss of view of sky in the Planning Proposal Envelope than the SSD DA Envelope for the South Site.
- There is a greater loss of view of sky in the Planning Proposal Envelope than the Compliant Envelope.
- There is an improved built form definition of Martin Place through the consistent tower setback of the South Site to the other buildings at the east end of Martin Place.
- There is an improved built form definition of Chifley Square through the improved definition of the southern side of the square and through the equivalent heights of the Deutsche Bank building and the proposed envelope for the North Site.
- The proposed envelope through its relationship with the north facades of



the Deutsche Bank building and 8 Chifley make the historic development of the city, particularly the change in street structure at Hunter Street, legible in the city skyline.

- The proposed envelope supports the core sustainability principal of maximising use and height in areas with high public transport accessibility and proximity to high levels of amenity with comparatively low impact results in a localised impact on views of the sky from the public domain.
- The proposed envelope supports the idea that important places in the city should be legible in the built form hierarchy of the city. The new railway interchange is an important new component in the city's infrastructure and it is appropriate that it is recognised in the built form of the OSD.

We note that generally the proposal has an increased visual impact due to the increase in the bulk of the proposal when compared to the SSD DA Envelope (for the South Site only) and the LEP and DCP Compliant Envelope. However, we are of the opinion that this impact is minor in extent and we consider that this built form can play an important role in enhancing the morphology of the city and the definition of Martin Place, Chifley Square and Richard Johnson Square. The increase in both extent and importance of the built form of the proposed towers of the precinct is an appropriate response to the importance of the role the new transport interchange and development will have in the city.

We also note that the final design solution has the opportunity to improve the view and built form relationships through the ongoing detailed architectural and urban design process. This design process will further enhance the

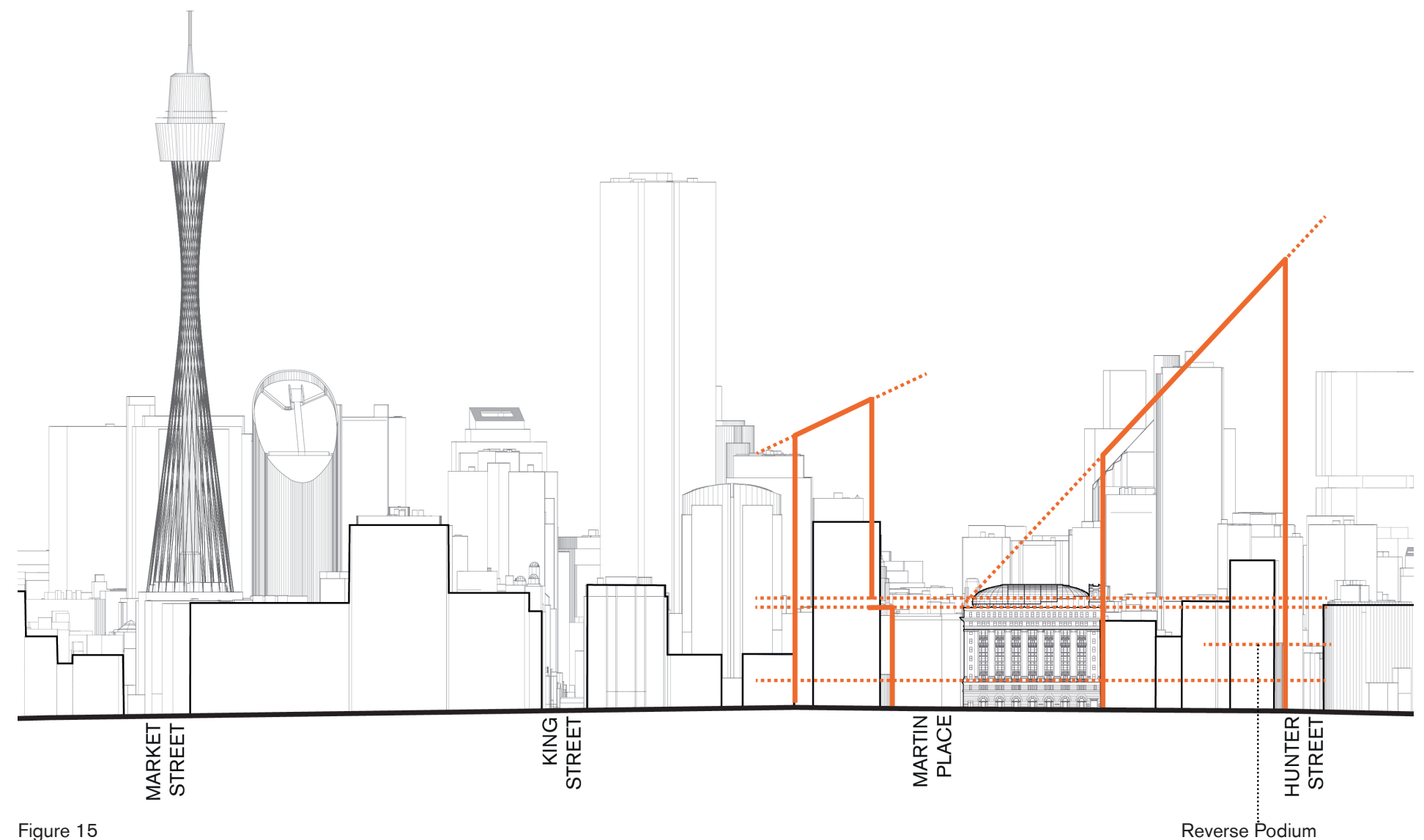


Figure 15

- Respond to principle alignments of 50 Martin Place
- Podium to relate to alignments of 50 Martin Place as shown in Urban Design Report
- Reverse Podium setback at Hunter Street is proposed in line with the urban design principle