

3 Key Public Views

3.1 Martin Place

3.1.3 View B - 24mm lens



Key Map

Legend

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



Existing



8m Setback Envelope

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



### 3 Key Public Views

#### 3.1 Martin Place

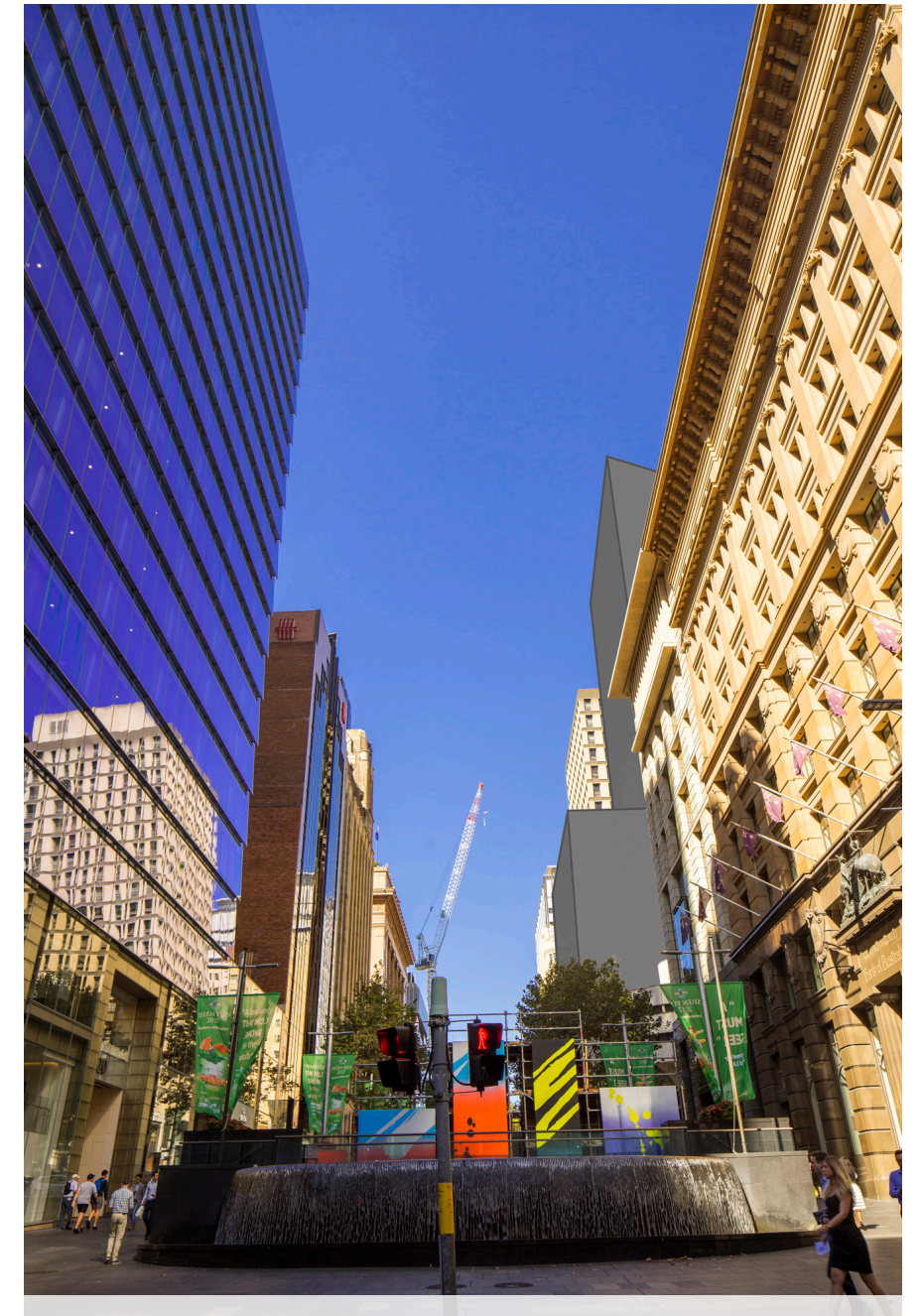
##### 3.1.3 View B - 24mm lens



10m Setback Envelope



12m Setback Envelope



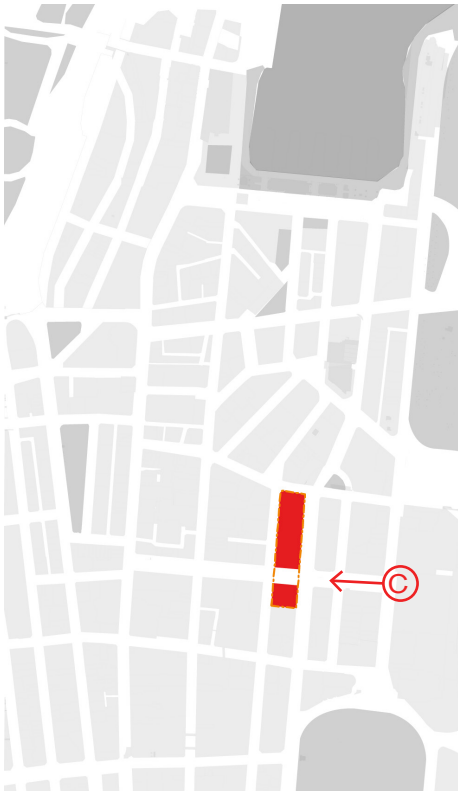
15m Setback Envelope



3 Key Public Views




3.1 Martin Place

3.1.4 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



8m Setback Envelope



### 3 Key Public Views

#### 3.1 Martin Place

##### 3.1.4 View C - 24mm lens



10m Setback Envelope

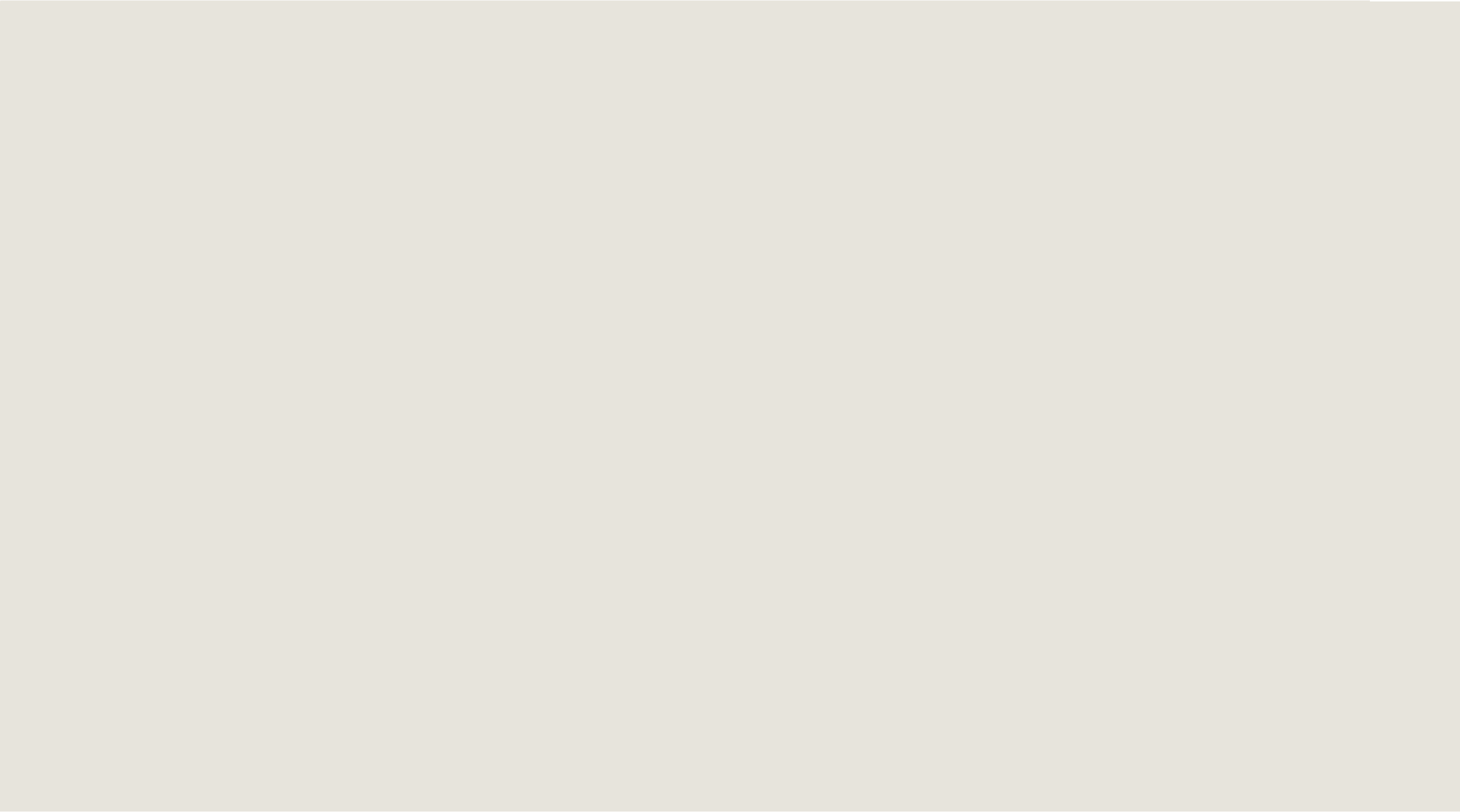


12m Setback Envelope



15m Setback Envelope







# Conclusion

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Conclusion

The Statement of Significance provided in the City of Sydney DCP and as noted above defines a number of key heritage attributes to Martin Place, that the place is ‘the financial heart of the City, containing significant public and financial buildings’ and that it is characterised by ‘a cohesive group of buildings with a consistent street wall of up to 45m. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level.’

All of these characteristics are maintained and enhanced by the proposed development and its setback. The 8m setback to the tower ensures that the building has an appropriate floor plate to support its use as a significant commercial building in the financial heart of the City. The urban design principles included in the Planning Proposal and the proposed architectural design of the building will ensure that the building will be of high quality appropriate to Martin Place and the podium will be ‘characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level.’

This strategy is consistent with the ambitions set out in the statement of significance for Martin Place (extracted from the State Heritage Inventory) as follows:

*Martin Place has Historic and Aesthetic Significance for ability to evidence the development of Victorian and Interwar Sydney as a prestige address for institutional buildings. Ability to reflect the status of Sydney because of its relationship with Institutional buildings. It is significant for its ability to contribute to understanding the nineteenth and twentieth century town planning intention. It has ability to evidence key period of building activity during the Victorian period and later the interwar period and post war period in direct response to Height of Building controls. Martin Place has Historic Association Significance for its association with Sir James Martin, premier and Chief Justice of NSW.*

As a contemporary interpretation of the buildings that characterise the finer qualities of Martin Place the architectural and urban design of the podium has the potential to preserve and enhance these ambitions, particularly the appreciation of Martin Place as a prestige address for Victorian and interwar institutional buildings. Furthermore it is able to contribute to an understanding of building activity during these periods and reinforce an understanding of nineteenth and twentieth century town planning intent as described in the statement of significance for Martin Place.

As all of the proposed tower set back options are visible from the public domain of Martin Place, it is our opinion that the architectural design of the podium and its articulation proscribed in the built form articulation principles outlined in the Urban Design Guidelines and as developed in the current design play a greater role in maintaining the important heritage characteristics of Martin Place than that of an increased setback. Furthermore the urban design principles set out in ‘The Urban Design of Sydney Metro Martin Place Station Precinct’ and ‘Sydney Metro Martin Place Station Precinct, Urban Design and Planning Context Review’ provide appropriate urban design justifications for the proposed 8m setback.

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 characters and public domain of the Sydney Metro and Martin Place Station Precinct.