

Tzannes

View Impact Analysis Report

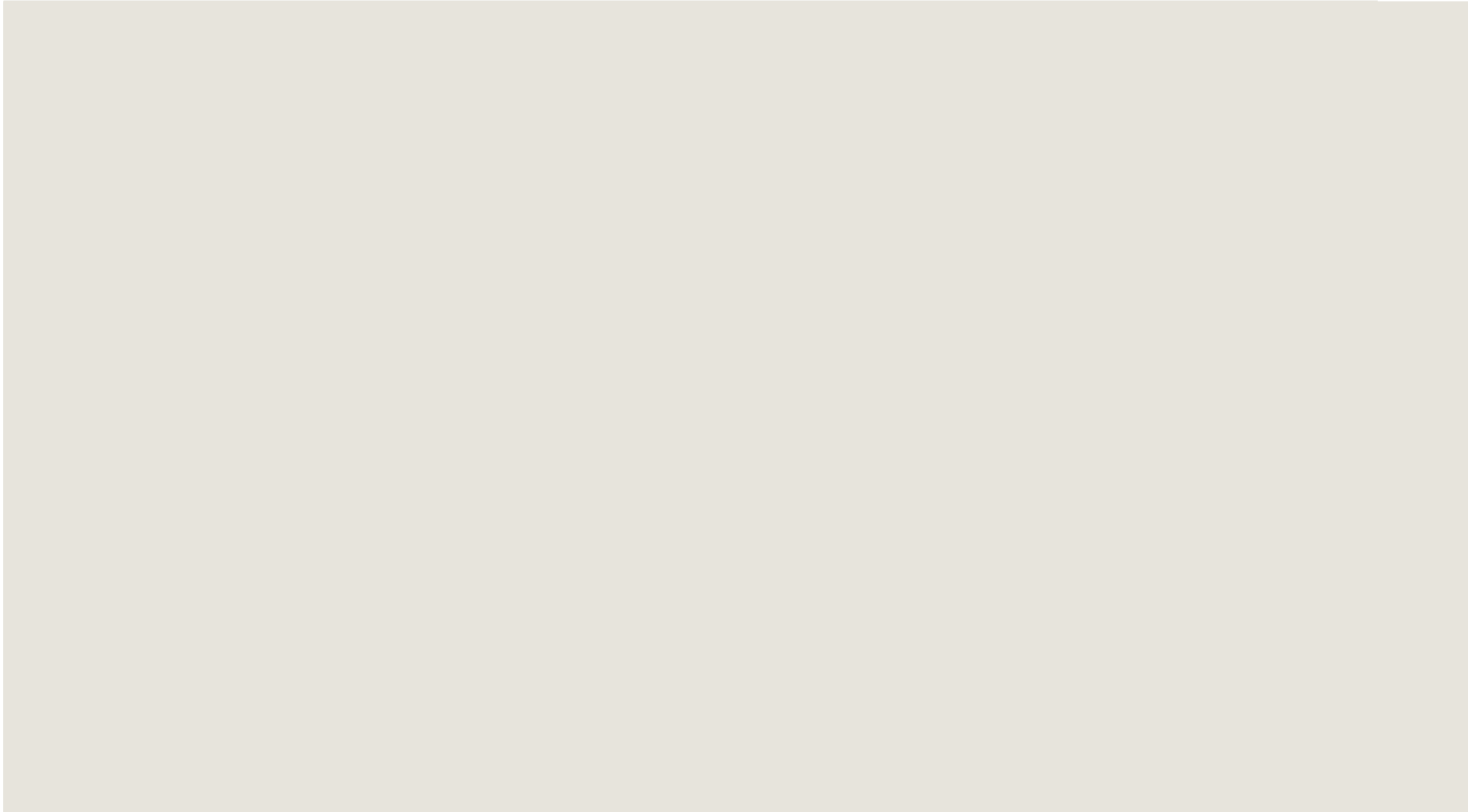
Sydney Metro and Martin Place Station Precinct

Prepared for
Macquarie Corporate Holdings Pty Limited
March 2018



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Introduction

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Introduction

The visual impact of the setback to the tower on the South site on Martin Place is analysed in response to the NSW Heritage Council submission to the Planning Proposal for the Sydney Metro Martin Place Station Precinct. Concerns raised by the Heritage Council relate to the setback of the proposed South Tower:

In its November meeting, the Heritage Council raised concerns regarding the proposed 8m setback which was considered to be inadequate to minimise the visual impact of the South Tower on Martin Place. The Heritage Council meeting recommended that a minimum setback of 10-15m would be more appropriate

The Heritage Significance of this space is described in the statement of significance included in the Sydney 2012 Development Control Plan for the 'Martin Place Special Character Area' is as follows:

Martin Place is of social, cultural and historic significance, being the site of various monuments, in particular the Cenotaph, as well as the site of many historical events, which reinforced its image as the civic and ceremonial heart of the City. Its initiation was after the siting of the GPO in 1863, as a small meeting place in the front of the post office. Its subsequent planned evolution and development illustrates the application of city planning principles of the 1880s to 1930s, which culminated in its complete pedestrianisation in 1970. It represents the financial heart of the City, containing significant public and financial buildings. Martin Place consists of a cohesive group of buildings with a consistent street wall of up to 45m. These buildings have similar architectural features, characterised by the use of richly textured masonry facades, intricate architectural detailing, vertical emphasis and grand proportions at street level, representative of their function as housing various major public and business institutions. The built form encloses a significant linear public space, with strong vistas terminated to the east and west by

significant buildings. The GPO clock tower is an important landmark visible from various points within Martin Place. Martin Place is also significant for its supportive network of lanes, being rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

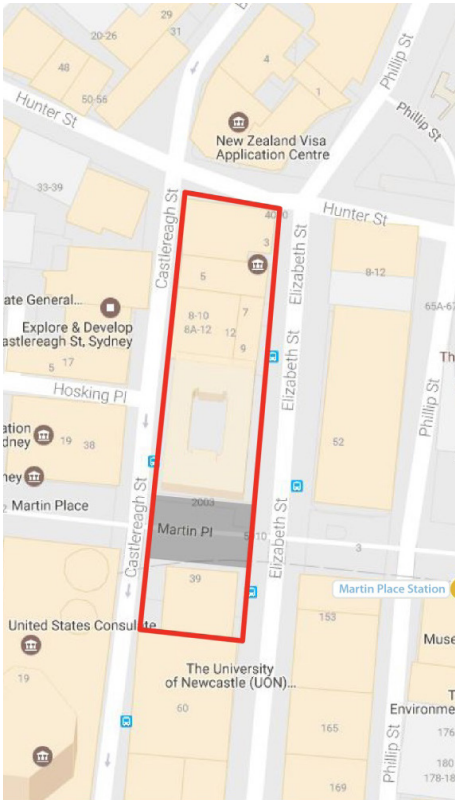
The purpose of this report is to comment on the visual impact of various tower setbacks from Martin Place for the South Site.

The tower setbacks considered are as follows:

- the existing conditions; and
- Setback options for the South Site including the following setbacks (tower setbacks from the Martin Place street alignment);
 - 8 m
 - 10m
 - 12m
 - 15m

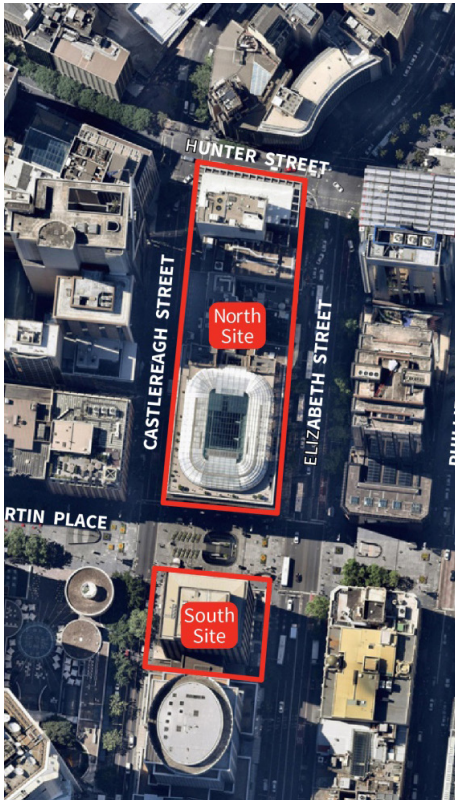
They are considered in the context of both the visual impact of the setback on Martin Place and the impact of the setback on views along Martin Place. This impact is reviewed from three viewpoints along Martin Place.

This report should be read in conjunction with previously issued View Impact Analysis Reports as well as the 'The Urban Design of Sydney Metro Martin Place Station Precinct' prepared by Tzannes and 'Sydney Metro Martin Place Station Precinct, Urban Design and Planning Context Review' also prepared by Tzannes.



 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

1 Introduction
1.1 Introduction, Location, Methodology

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.

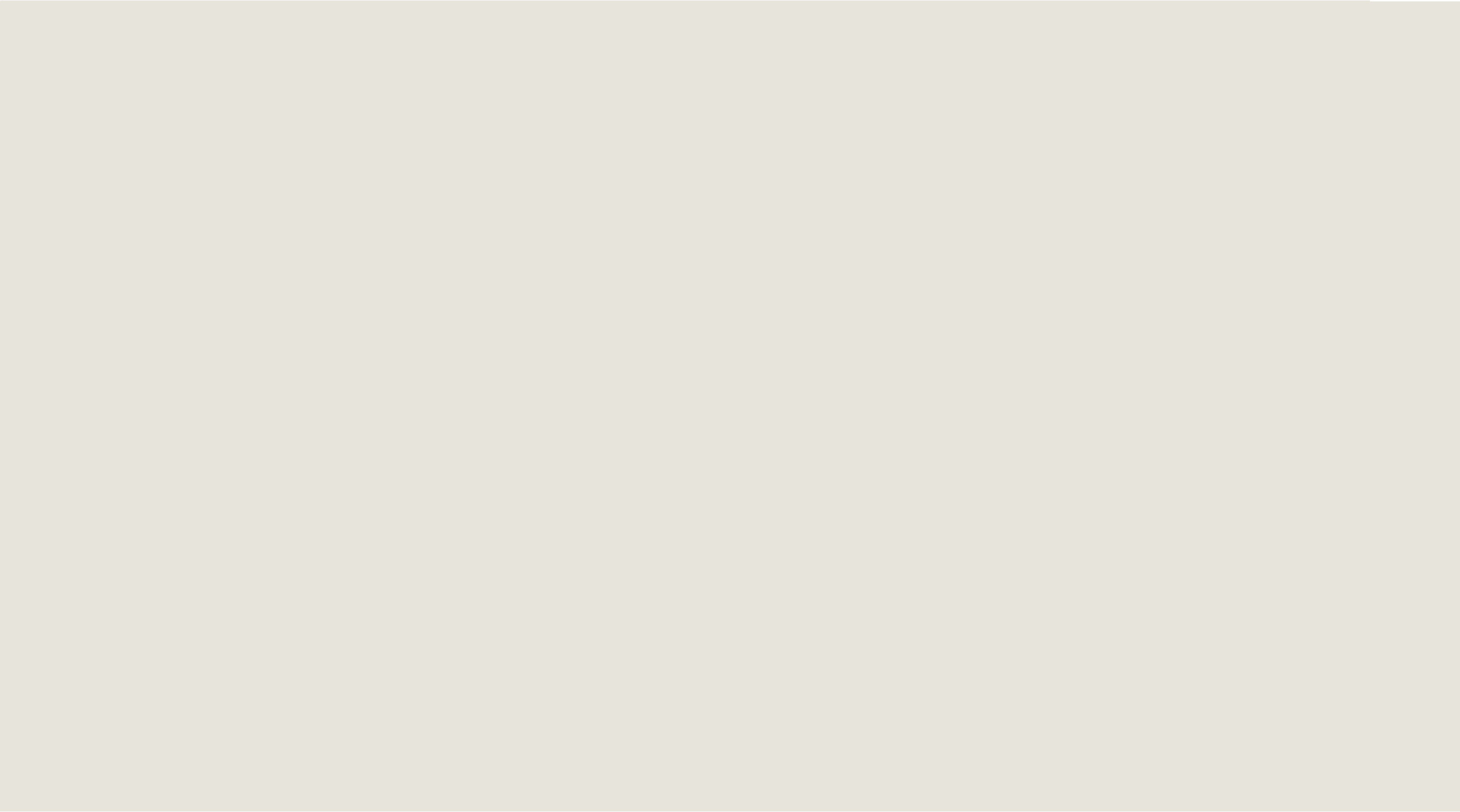
5. A registered surveyor was employed to prepare the survey information from which the underlying data for the wire frame from which the photomontage was derived was obtained. This person attended the site and surveyed:

- 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. Veris (formerly Linker Surveying)



Tested Built Form Envelopes

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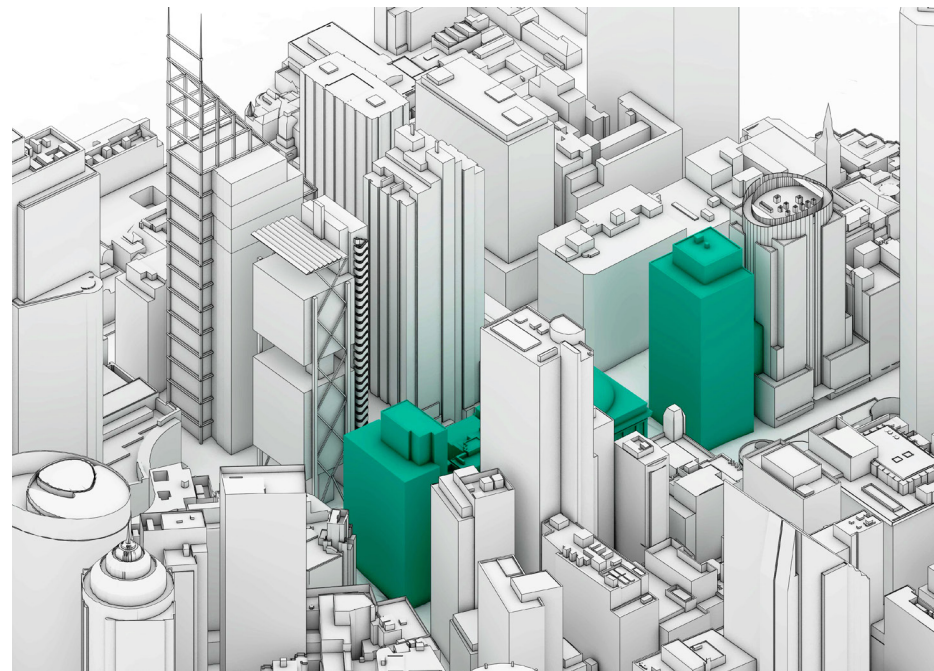


Figure 4 — Existing Buildings



Figure 5 — 8m Setback Envelope Planning Proposal Envelope



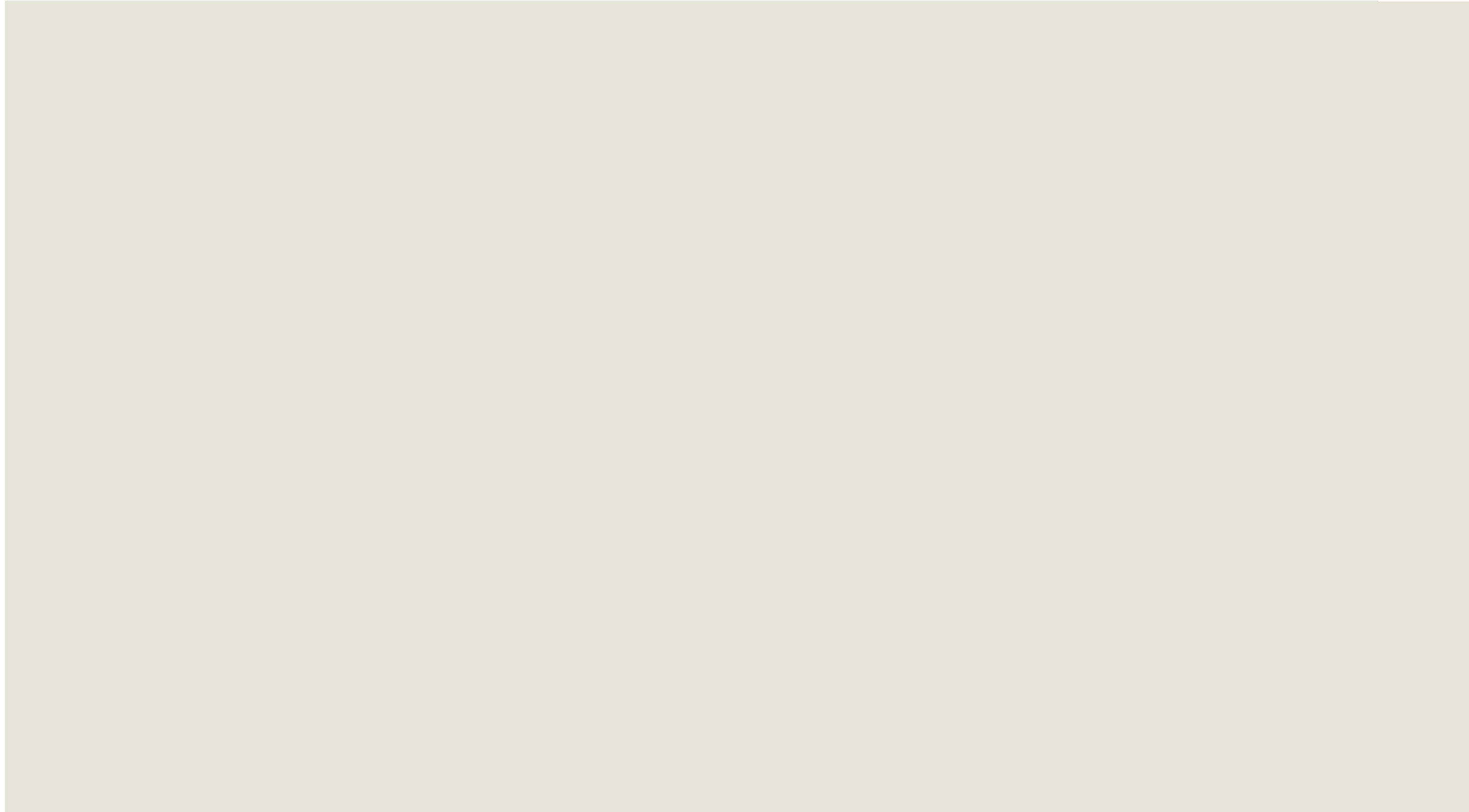
Figure 6 — 10m Setback Envelope Option



Figure 7 — 12m Setback Envelope Option



Figure 8 — 15m Setback Envelope Option



Key Public Views

03

3 Key Public Views

3.1 Martin Place

3.1.1 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. These views are all maintained in the current situation. The existing building on the South Site is a tower set back 4.8m from the predominant street line and taller than the podium buildings that define Martin Place. The existing building at 50 Martin Place typifies these attributes and provides significant contribution to the character of Martin Place.

Visual impact of the setback on Martin Place

The existing building on the south site does not support the heritage characteristics of Martin Place. It is a tower that is taller than the predominant street wall height (more than 45m) and is setback from the street alignment by 4.8m. As such, it also does not follow the preferred model for towers in Martin Place, which is a defined podium building with a tower over. Additionally, its architectural character and materiality are not in keeping with the historic context or character of Martin Place. The existing building does not contribute positively to the setting or context of Martin Place.

Impact of the setback on views along Martin Place

The existing building being setback from the predominant street line does not impede any of the views of key heritage listed elements in Martin Place, including the Cenotaph or the GPO clock tower.



Figure 9 — Key Views - Location Map

3 Key Public Views

3.1 Martin Place

3.1.1 Overview

Impact and Commentary

View A

Visual impact of the setback on Martin Place

All of the proposed setback options are preferable to the existing condition as they include a design which integrates a podium and tower solution. Although the podium is not visible from this vantage point due to the screening provided by tree planting, it has the capacity to enhance the spatial and heritage quality of Martin Place through both its built form and architectural design. The articulation of the tower and the podium through the principles set out in the Urban Design Guidelines ensures that the definition of the streetscape is maintained and enhanced. The difference of each of the various set-backs is negligible from this perspective without the context of the podium.

Impact of the setback on views along Martin Place

All of the varied setbacks, being above podium level do not impede any of the views of key heritage listed elements in Martin Place, including the Hospital, Cenotaph or the GPO clock tower. The view of the Cenotaph and GPO not being relevant as the view is looking away from them and the view of the Hospital is obscured by vegetation from this vantage point.

View B

Visual impact of the setback on Martin Place

All of the proposed setback options are preferable to the existing condition as they include a design which integrates a podium and tower solution. The podium has the capacity to enhance the spatial and heritage quality of Martin Place through both its built form and architectural design. The articulation of the tower and the podium through the principles set out in the Urban Design Guidelines ensures that the definition of the streetscape is maintained and enhanced.

The tower is visible in each of the setback options and the appreciable difference is negligible. It is our view that the urban design and architectural principles outlined above will be more effective than an increased setback in achieving a built form separation between the podium and the tower and achieving an appropriate architectural solution to support the heritage attributes of Martin Place.

Impact of the setback on views along Martin Place

All of the varied setbacks, being above podium level do not impede any of the views of key heritage listed elements in Martin Place, including the Hospital, Cenotaph or the GPO clock tower. The view of the Cenotaph and GPO not being relevant as the view is looking away from them and the view of the Hospital is obscured by street furniture and the fountain from this vantage point.

View C

Visual impact of the setback on Martin Place

All of the proposed setback options are preferable to the existing condition as they include a design which integrates a podium and tower solution. The podium has the capacity to enhance the spatial and heritage quality of Martin Place through both its built form and architectural design. The articulation of the tower and the podium through the principles set out in the Urban Design Guidelines ensures that the definition of the streetscape is maintained and enhanced.

The tower is visible in each of the setback options and the appreciable difference is negligible. It is our view that the urban design and architectural principles outlined above will be more effective than an increased setback in achieving a built form separation between the podium and the tower and achieving an appropriate architectural solution to support the heritage attributes of Martin Place.

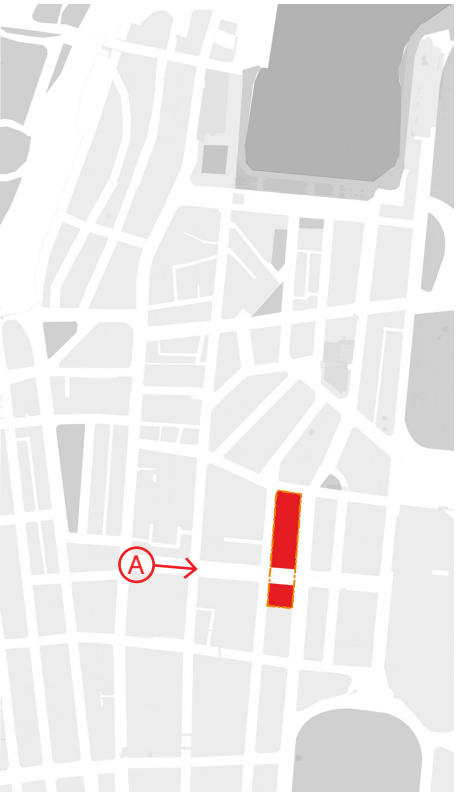
Impact of setback on views along Martin Place

All of the varied setbacks, being above podium level do not impede any of the views of key heritage listed elements in Martin Place, including the Hospital, Cenotaph or the GPO clock tower. The view of the Hospital not being relevant as the view is looking away from it. The view of the Cenotaph and GPO clock tower is not implicated by the tower setback as it is well above and away from the view line.

3 Key Public Views

3.1 Martin Place

3.1.2 View A - 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

3.1.2 View A - 24mm lens



10m Setback Envelope



12m Setback Envelope



15m Setback Envelope