

06 Key Public Benefits

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The development will enable:

1. Commercial Growth and Sustained Innovation
2. Sustainability
3. Integrated Transport for a Connected City
4. A City for Pedestrians & Cyclists
5. A Lively & Engaging City Centre
6. A Vibrant Local Business & Economy
7. A Cultural and Creative City

3.1 A clearer and improved pedestrian link to Martin Place Station

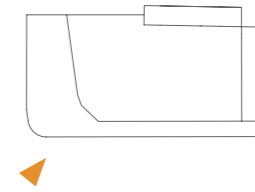
6.1 The provision of approximately 1070 m² of retail attracting smaller businesses into the city centre and creating a vibrant, accessible place to meet, shop, eat and interact throughout the day and night.

3.2 A 50 % reduction in the number of car park entries

7.3 The opportunity to provide a new multipurpose venue accessed directly off Martin place, accommodating a diverse range of events and providing a focal point for the community.

Figure 3_ View from Phillip Street, looking North East





5.3 The extension of this active edge throughout the podium creating a destination and support for the business community culminating in 1690 m² of usable podium terrace space, low enough to be visibly connected to Martin Place.

5.1 The creation of an arrival or destination point at the Eastern end of Martin Place, reinforcing its role as the civic and financial centre of Sydney.

“achieving a 72% active edge... 1070 m² of retail... and 1690 m² of usable podium terrace ”

5.2 Achieving a 72% active edge and a greater diversity of programmes that will bring life to the street throughout the day and night.

APPENDIX

A

A Planning Provisions

Proposed Objectives for Development_ Amendment to DCP

Development on the site is to achieve the following objectives;¹

- _The total area of shadow on both the ground plane of Martin Place and the adjacent building façades fronting Martin Place must each be less than or equal to the existing shadow ;
- _Overshadowing to the forecourt of the Hyde Park Barracks must be limited to an acceptable amount to maintain a high level of public amenity;
- _Provide a building envelope which enables the redevelopment of the site to create a new iconic building in the Martin Place Precinct, contributing to the revitalisation of Martin Place as the commercial, civic and commemorative heart of Sydney;
- _The street alignment of Martin Place, Macquarie Street and Phillip Street is to be maintained and emphasised in the redevelopment of the podium;
- _The orthogonal grain of the Martin Place Precinct should be maintained through providing a podium element which responds to the existing built form of significant buildings within Martin Place and along Macquarie Street;
- _The setbacks above the podium must reflect and respect the civic scale of the site and respond to the adjacent RBA Building and St Stephen's Church;
- _The floor plate of the tower element should be configured to maximise internal amenity, with flexibility in the final layout and the capturing of views to the east, south and west;
- _Unity and simplicity should be achieved through connecting the podium and tower element into a single readable piece of architecture;
- _Manage potential wind effects and enhance pedestrian comfort in active areas of the redevelopment;
- _Provide the opportunity to activate a majority of the Martin Place, Macquarie Street and Phillip Street frontages; and
- _Achieve high levels of sustainability through adopting market leading practices into any redevelopment.

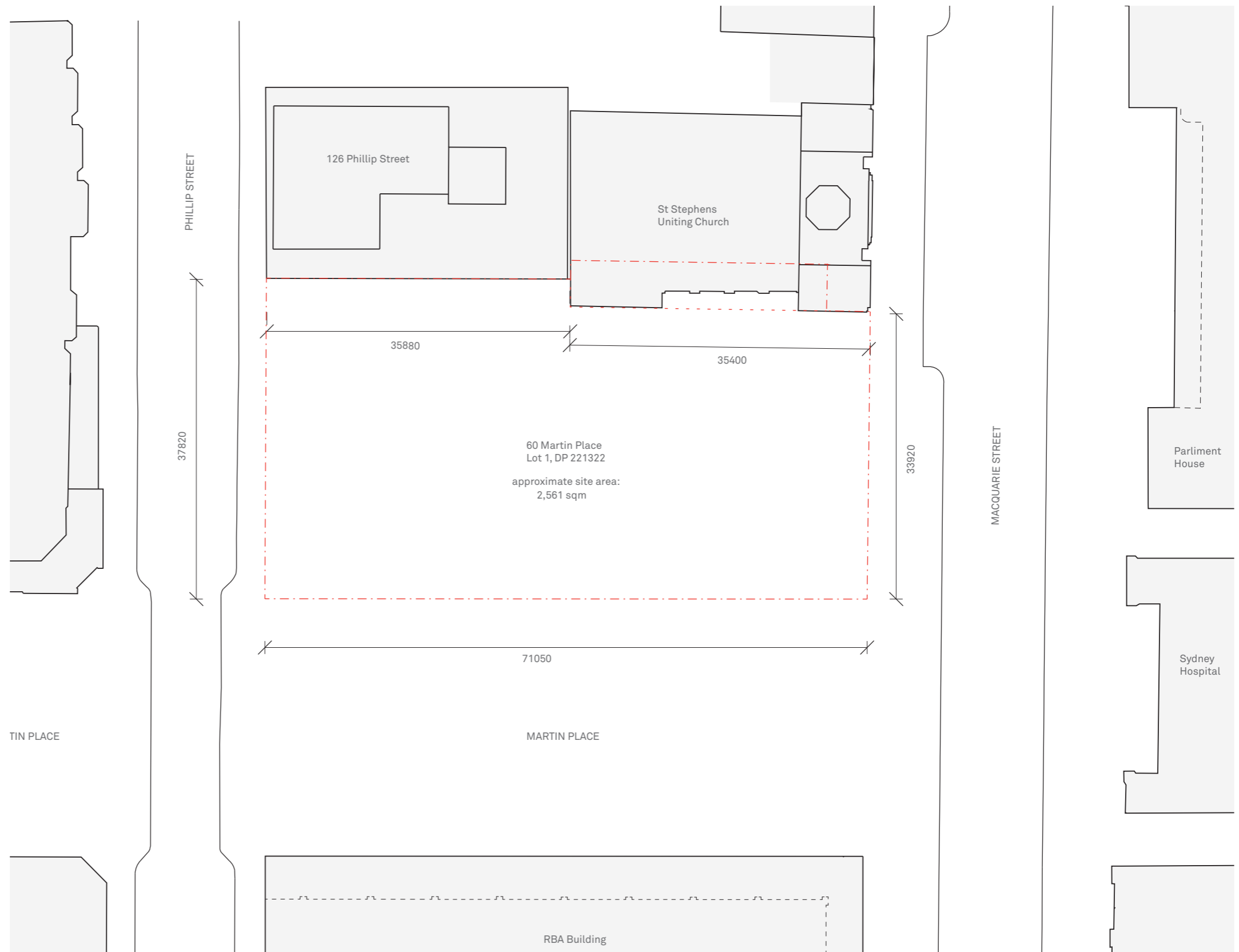


Figure 3_ Location Plan 1:500@ A3

A Planning Provisions

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 3 and Figure 4 below.

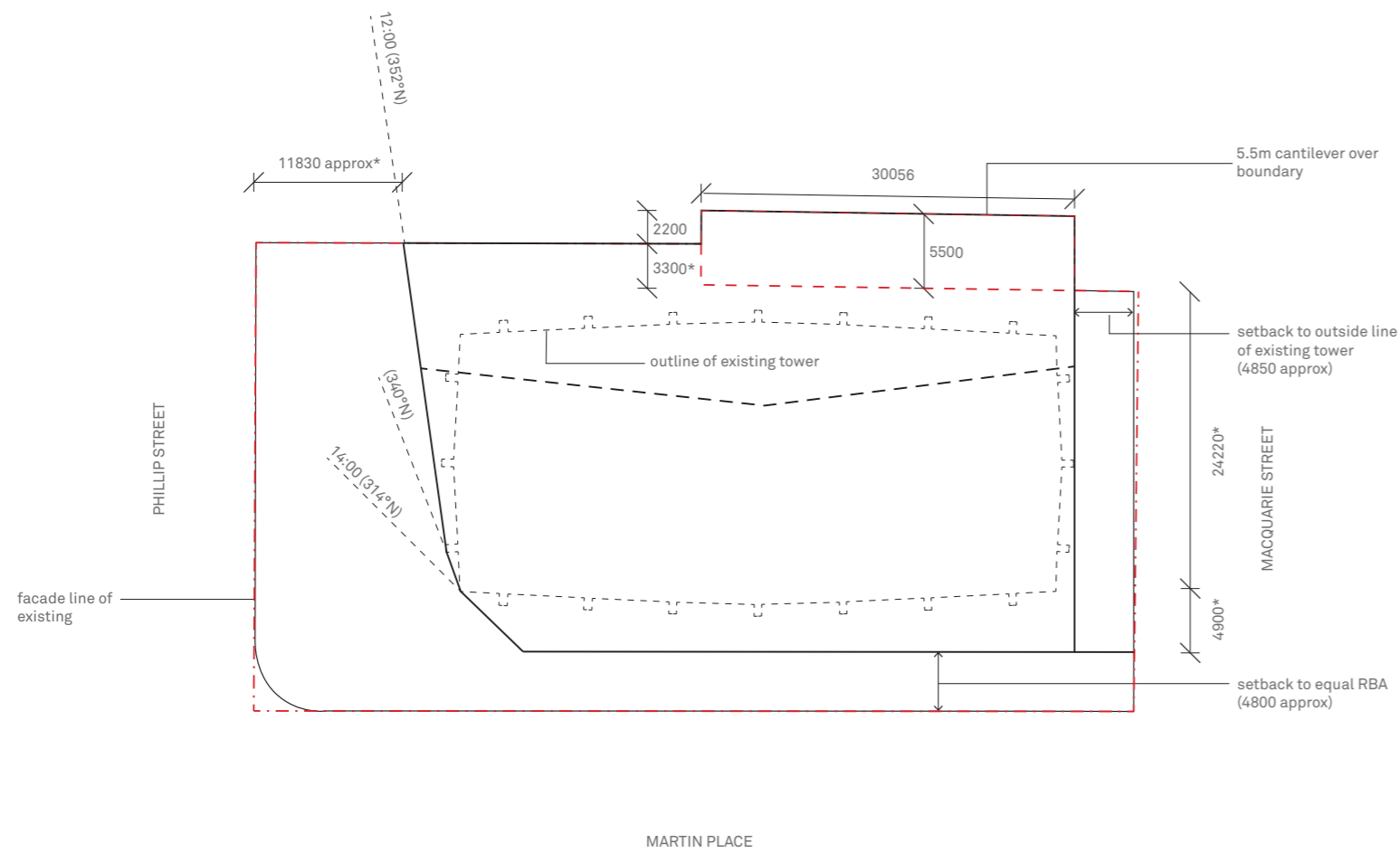


Figure 4_ Plan 1:500@A3
*dimensions defined by existing conditions

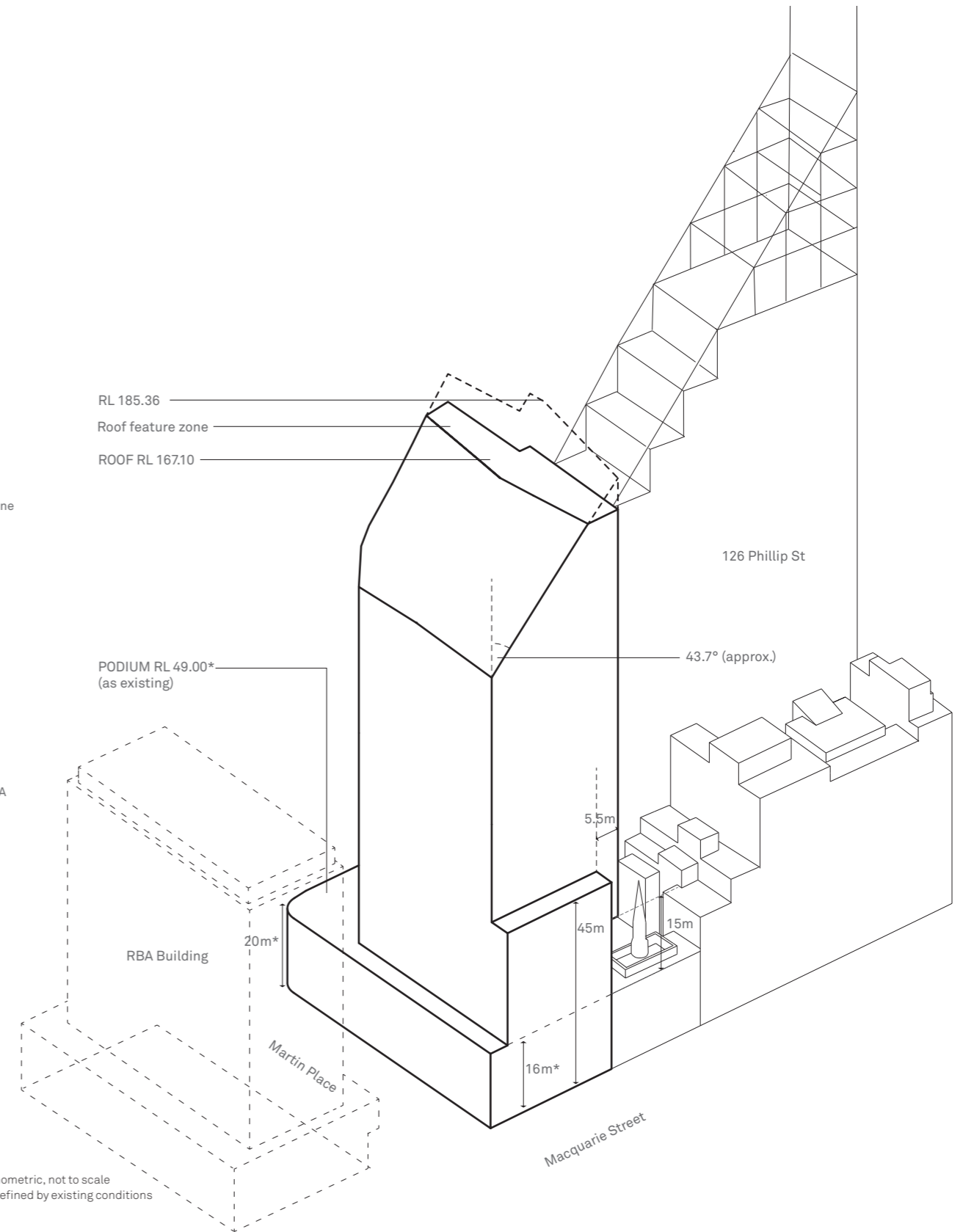


Figure 5_ Axonometric, not to scale
*dimensions defined by existing conditions

A Planning Provisions

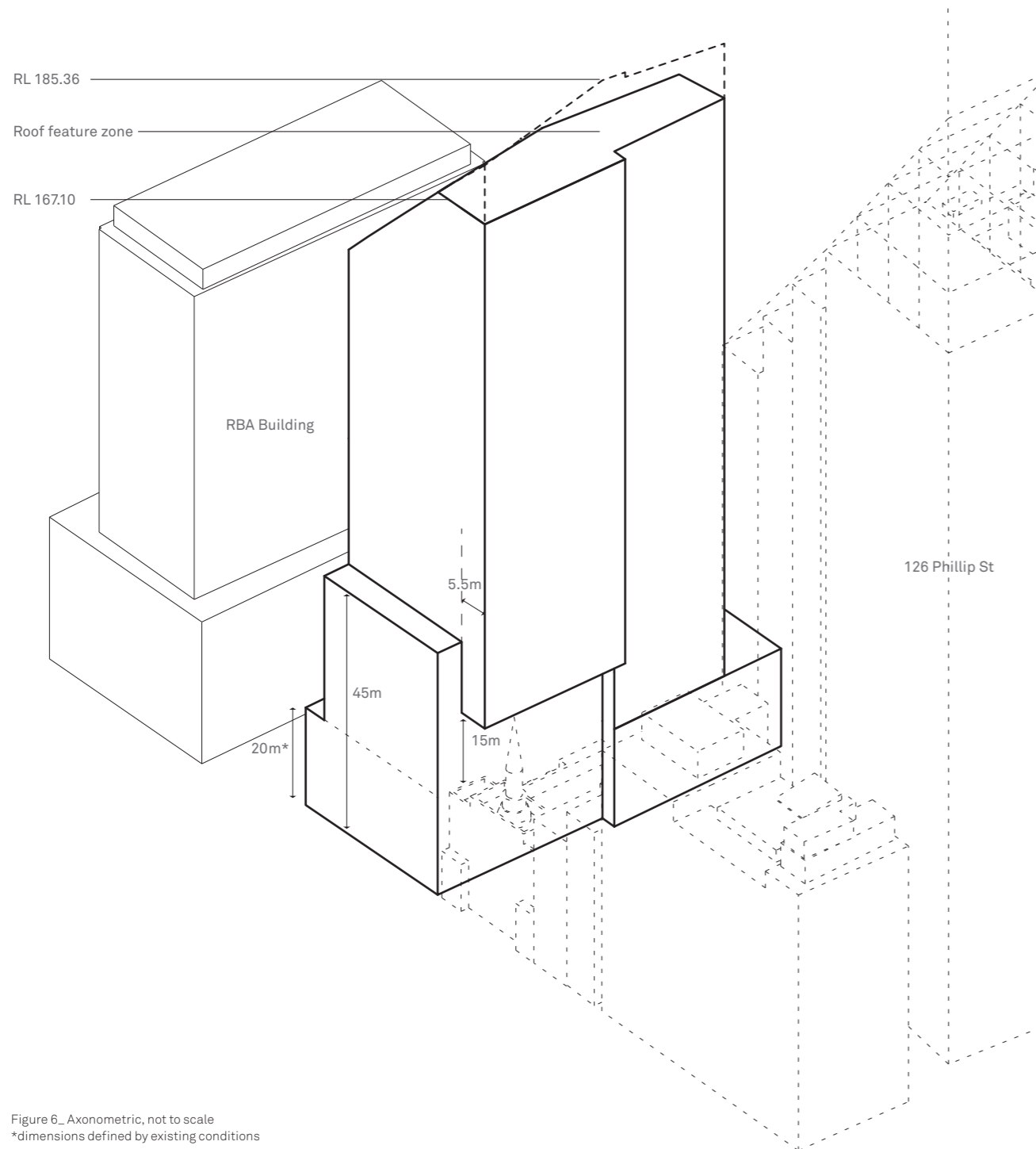


Figure 6_ Axonometric, not to scale
*dimensions defined by existing conditions

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