

03 Analysis

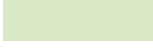
City_Sydney 2030

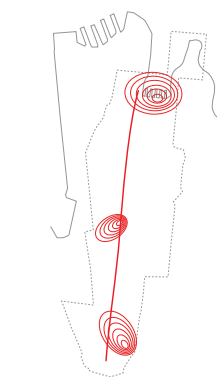
Sydney is undergoing significant change with major projects underway that encourage the evolution of the city as a more humanised space.

Jan Gehls report ‘Public Spaces, Public Life’ created a framework for the City of Sydney’s 2030 Vision. To reconnect the city to the harbour it proposed burying the Cahill Expressway and the Western distributor. It also called for a pedestrianised George Street that would become the great organising spine connecting three significant public squares at Circular Quay, Town Hall and Central Station.

It is important to clarify the roles of the great spaces of our city and to understand the part that Martin Place plays in its life. With many characteristics of ‘square’ and firmly connected to George Street, Martin Place has a fundamental and unique role in enhancing the pedestrian experience along George Street and enhancing the network of vibrant public spaces and lanes that will revitalise the heart of the city.

Key spaces within Central Sydney are:

-  **CIRCULAR QUAY**
Large scale public celebrations
-  **GEORGE STREET**
Main city promenade and transport artery
-  **HYDE PARK**
Recreation and Leisure
-  **THE DOMAIN**
Recreation and Leisure / The arts
-  **TOWN HALL SQUARE**
People’s Square
-  **BARANGAROO**
Cultural quarter / Recreation and Leisure
-  **MARTIN PLACE**
Centre of the CBD



Gehl Public Life Study p76



Sydney 2030 SupportDocument 2 p67

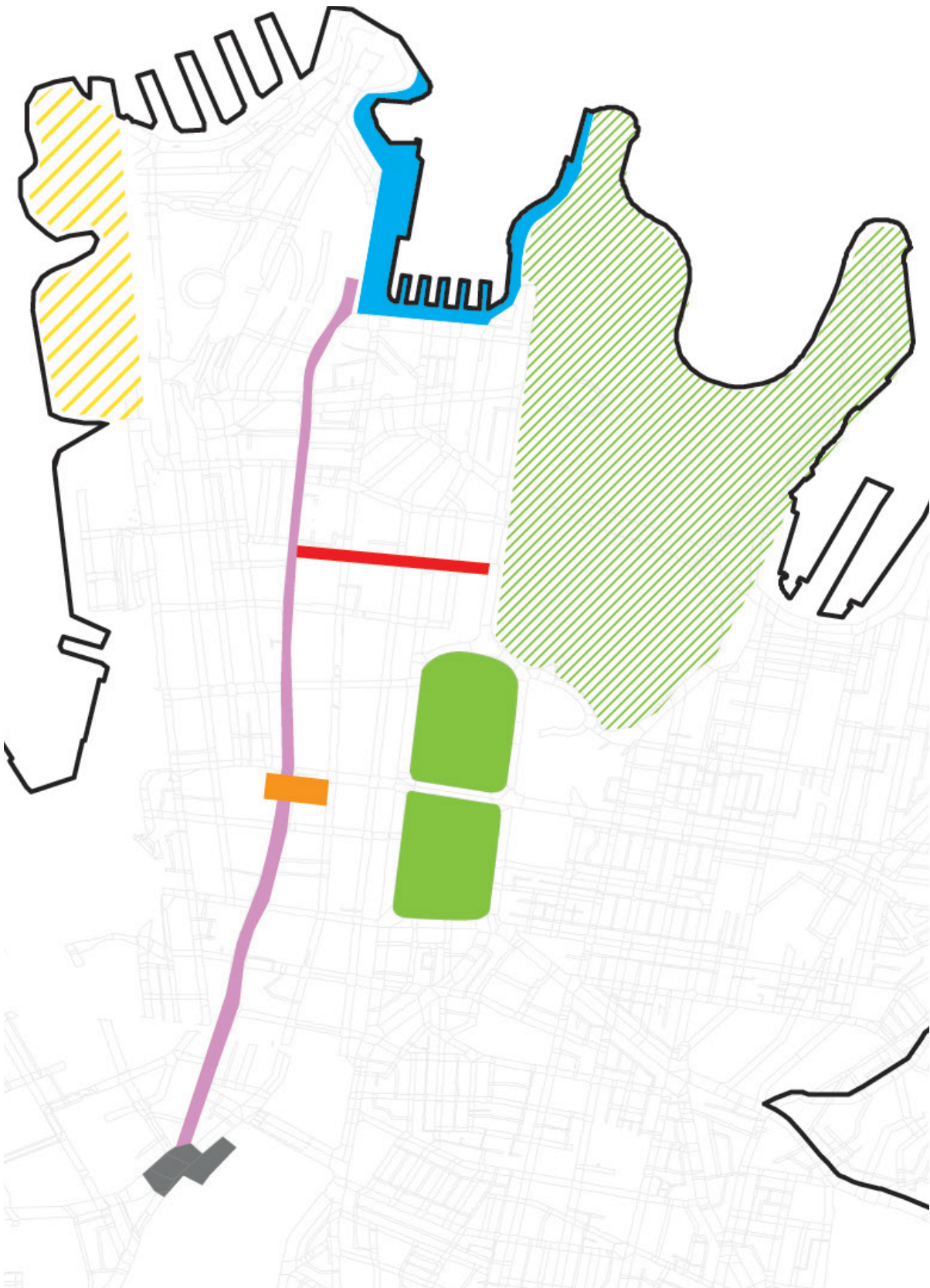


Figure 1_ HASSELL city plan drawing

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City_Recent Buildings

The below compares 60 Martin Place to other recent commercial towers, with the exception of “The Shard, London” all of them are located within Sydney.

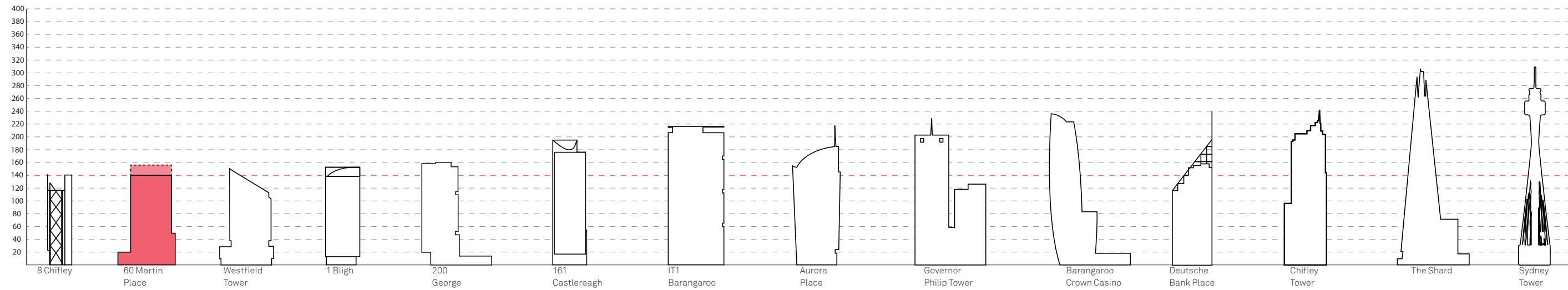


Figure 1_ 8 Chifley by RSHP



Figure 2_ 1 Bligh St by Architectus and Ingenhoven Architects



Figure 3_ 200 George, by FJMT



Figure 4_ 161 Castlereagh, by FJMT



Figure 5_ IT Towers, Barangaroo by RSHP



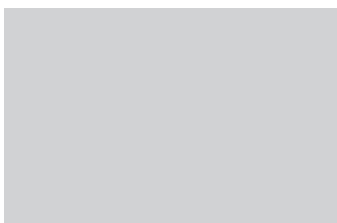
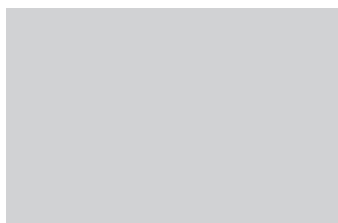
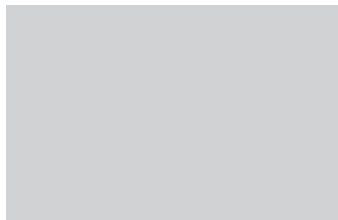
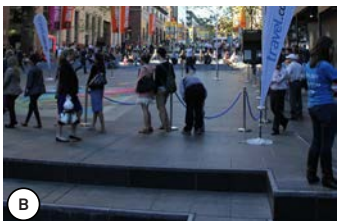
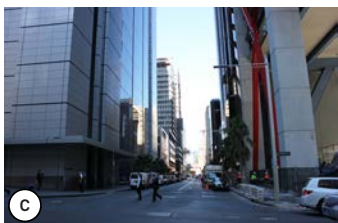
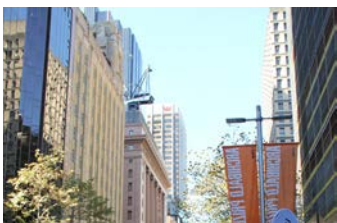
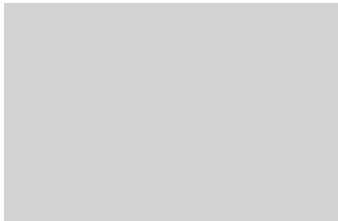
Figure 6_ The Shard, London, by Renzo Piano Workshop

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City_Key Views

The photos and plan below describe some of the more significant views from key public spaces around the city that need consideration in assessment of the redevelopment of 60 Martin Place.

A separate report ‘Appendix G View Impact Report’ provides more detail on this.



Key Public Views

- (A) Martin Place (GP0)
- (B) Martin Place (between Pitt and Castlereagh)
- (C) Chifley Square (at Phillip/ Hunter)
- (D) St James Church (at Phillip/ King)
- (E) Hyde Park Barracks
- (F) View of St Stephens Spire
(from outside The Sydney Eye Hospital)
- (G) State Art Gallery/ Domain
- (H) Botanical Gardens
- (I) Sydney Harbour



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Precinct_Cores

Precincts In the City

The City of Sydney divides the city centre into 10 detailed precincts. Precincts of relevance include:

Commercial Core

This precinct is at the heart of global Sydney and contains the most valued commercial property sites in Australia. This status must be protected. Notwithstanding this, ground level activation is typically poor and a greater mix of commercial and retail activities could be encouraged.

Development aims:

- _Ensure residential does not 'squeeze out' commercial floorspace. Options include prohibiting residential or at least ensuring that development controls favour commercial. Hotels and serviced apartments are appropriate accommodation options.*
- _development capacity and extend this to the southern end of Barangaroo. to include ground level and external facing activity.*
- _Consider additional commercial development capacity and extend this to the southern end of Barangaroo.*
- _Require commercial developments to include ground level and external facing activity.*
- _Activate laneways where possible by working with owners, providing grants or incentives to young entrepreneurs or better utilising*
- _Provide for connections to the waterfront, particularly at Barangaroo.*

The Retail Core

This precinct is the retail destination in the City Centre. East of the Town Hall hub contains the mainstream retail offerings. The western area is typically lower rise and includes heritage buildings and a more intimate scale. Niche retail and restaurant offerings are emerging. This area has perhaps the best solar access to streets in the City Centre. This character should be protected and extended.

Hyde Park and the Domain

This precinct includes parklands, cultural assets and recreation areas bridging the eastern edge of the City Centre and Woolloomooloo. It includes heritage buildings and a more intimate scale. Niche retail and restaurant offerings are emerging. This area has perhaps the best solar access to streets in the City Centre. ¹



Figure 3_City Precincts Map
Source: Sustainable Sydney 2030 Support Document

Legend

- Commercial Core Precinct
- Hyde Park and Domain Precinct
- Retail Core Precinct

1 page 64 2030 Support Document 2



Figure 1_ Pitt Street Mall (Retail Core)



Figure 2_ Clarence Street (Commercial Core)

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Precinct_Topography

The diagram opposite clearly illustrates the topography in the locality of 60 Martin Place.

Macquarie Street runs along the approximate line of the ridge all the way to Circular Quay and Pitt Street the valley close to the original tank stream.

This change in level defines the character of Martin Place with a 18m fall from Macquarie Street to Pitt and a 4 m drop across the site.

The location of 60 Martin Place close to the ridge maximises the impact of its views east and west.

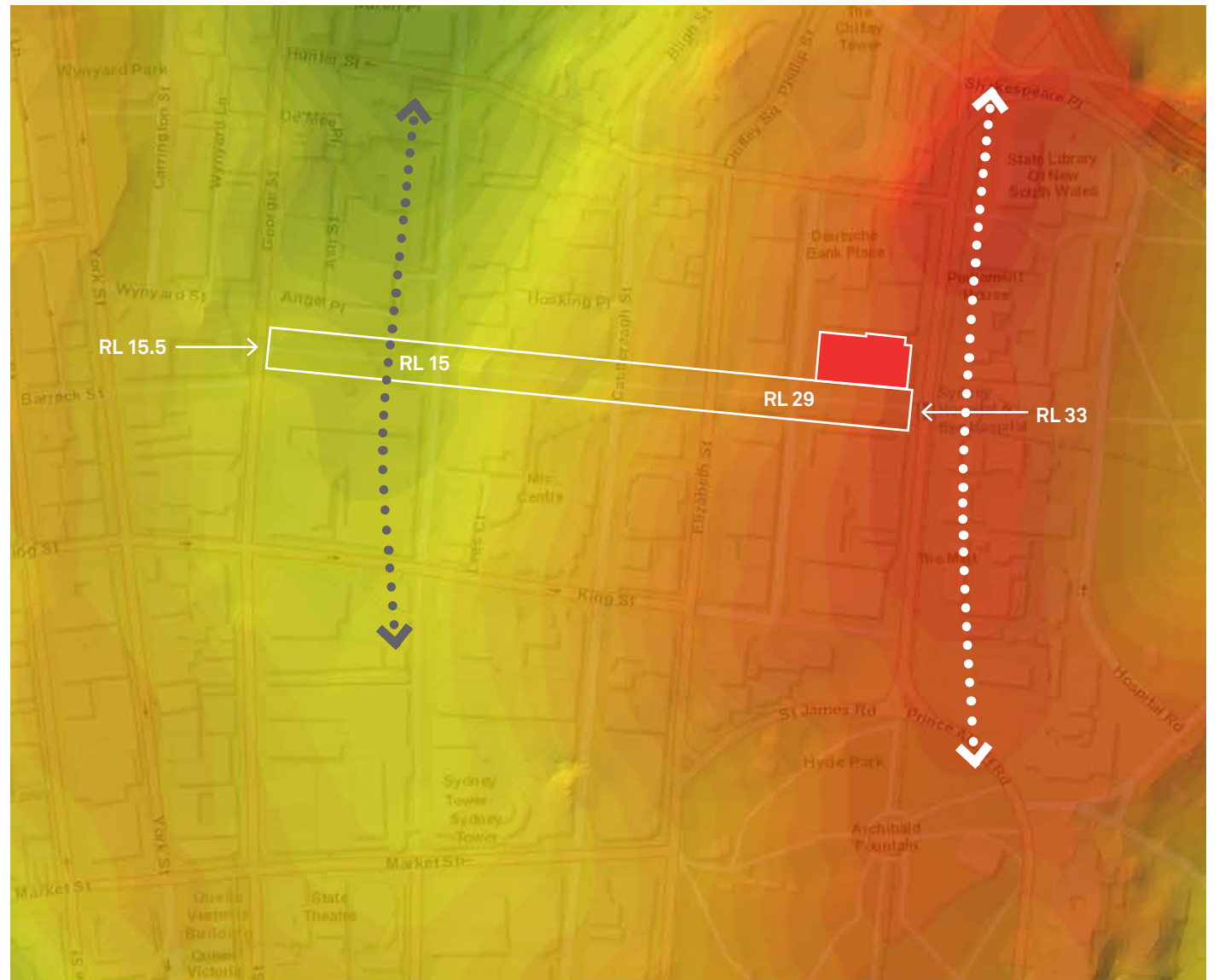


Figure 2_ Map describing the topography of the city

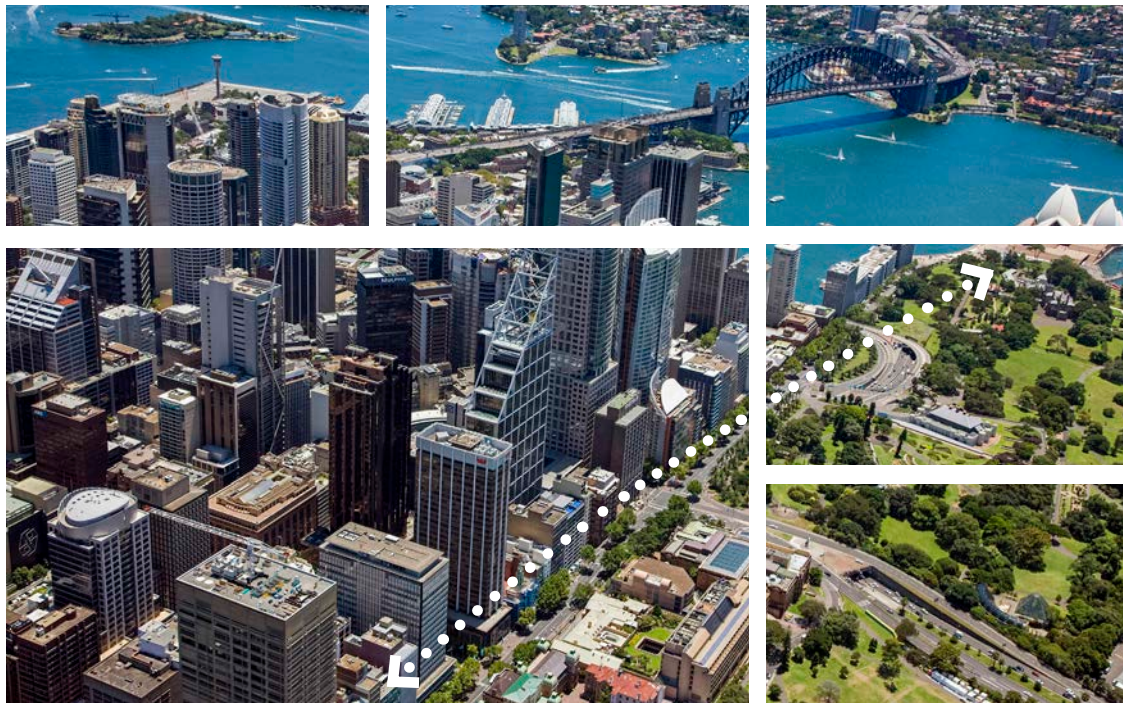


Figure 1_ Aerial_copyright airview online

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Precinct

Urban Public Open Space

There are several major public plazas within the vicinity of the site such as Martin Place, Pitt Street Mall and Chifley Square.

Every day, Martin Place attracts workers and visitors as they criss-cross the city or sit down and enjoy lunch in the sun. It is the largest public urban space in the vicinity and an asset and amenity to the business community it supports.



Figure 1_ Pitt Street Mall



Figure 2_ Chifley Square



Figure 3_ Martin Place

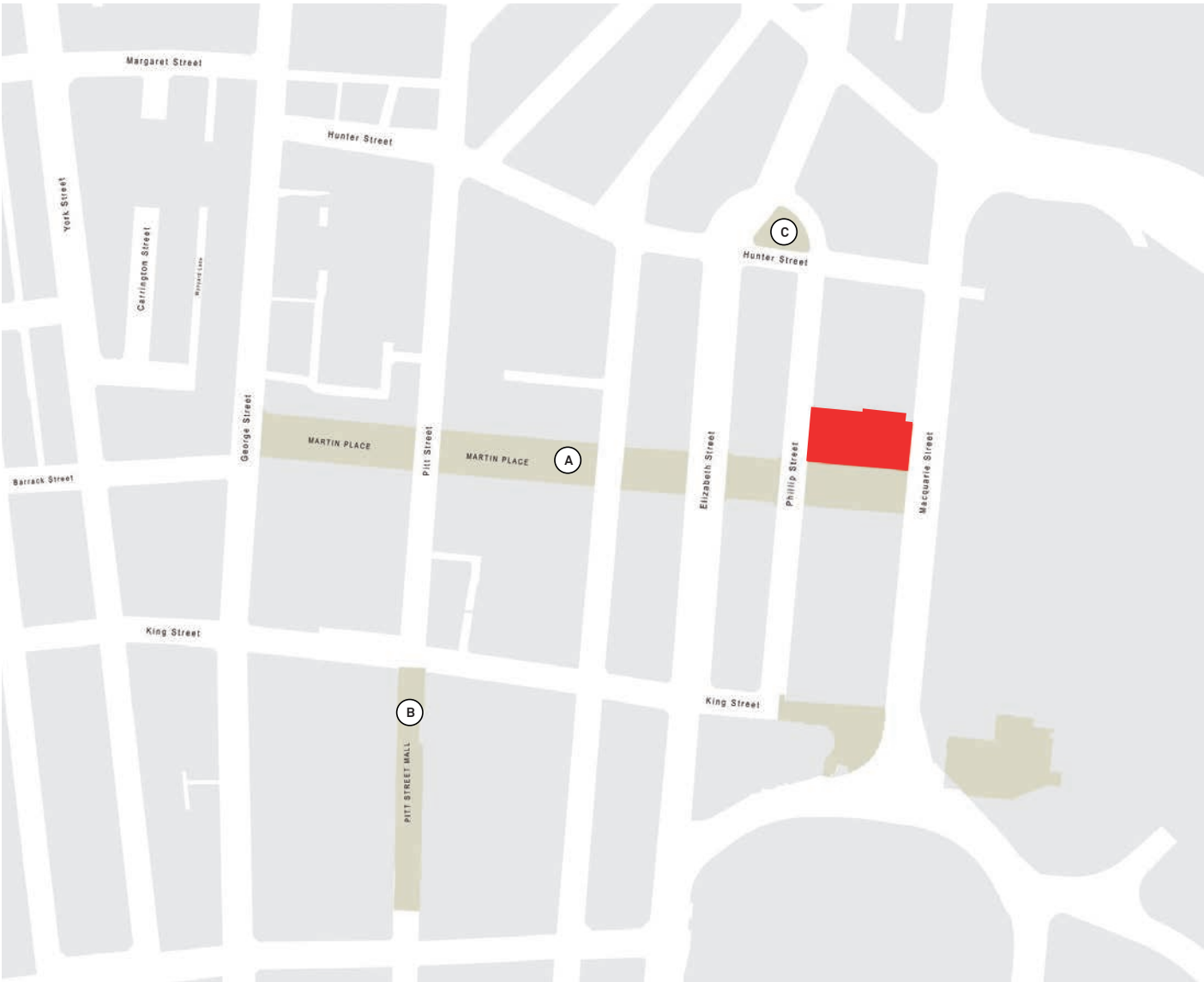


Figure 4_ Public Open Space Map

Legend

- Public open space
- (A) Martin Place
- (B) Pitt Street Mall
- (C) Chifley Square

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Precinct

Green Public Open Space

The site has excellent access to several of Sydney’s major (green) open spaces which are all within a five minute walk. These spaces include the Botanic Gardens, the Domain and Hyde Park.

The existing building is highly visible from The Domain and The Botanical Gardens.



Figure 1_ Royal Botanic Gardens



Figure 2_ Wynyard Park



Figure 3_ Hyde Park



Figure 4_ The Domain

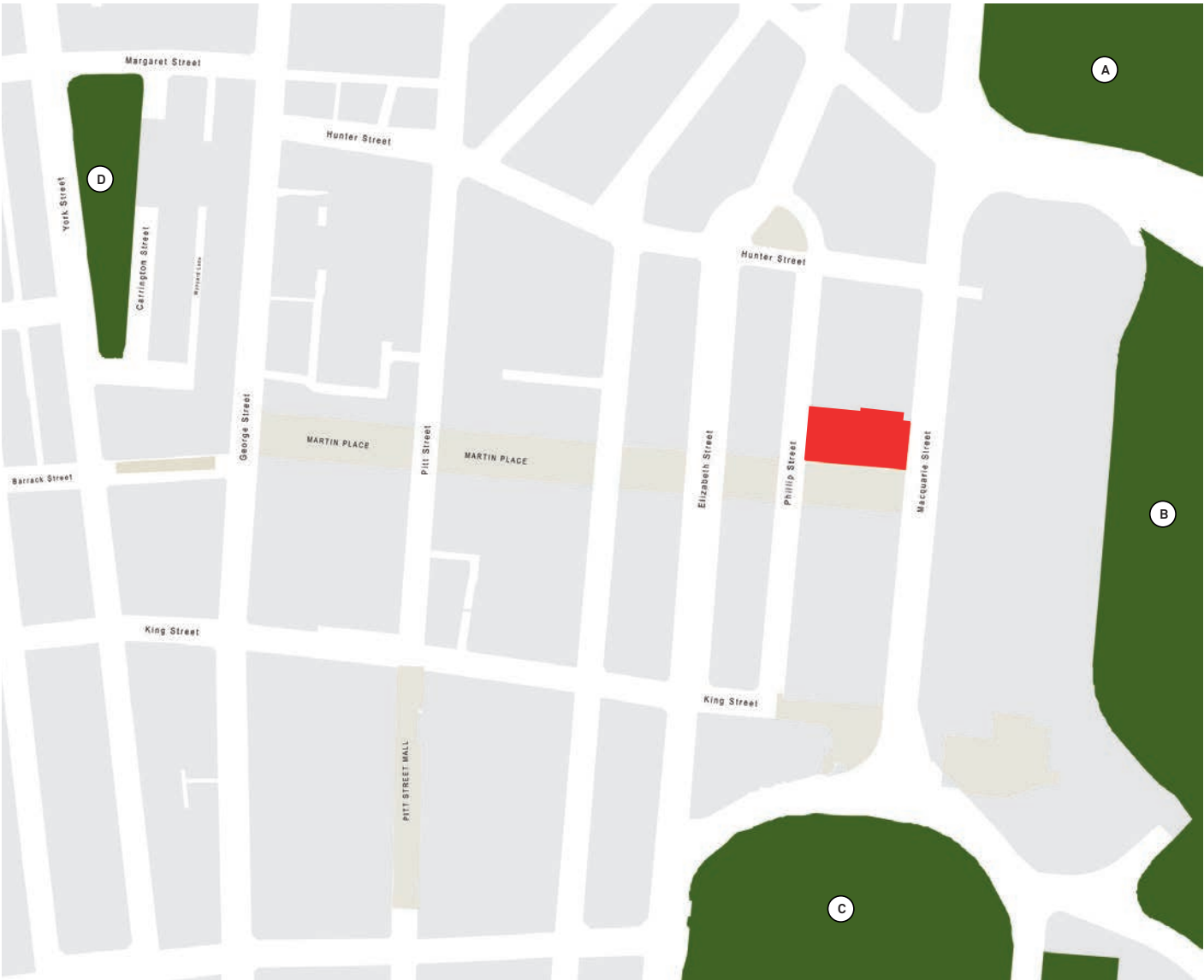


Figure 5_ Green Public Open Space Map

Legend

- Green public open space
- A Royal Botanic Gardens
- B The Domain
- C Hyde Park
- D Wynyard Park

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Precinct

Pedestrian Network

Gehl's report *Public Spaces Public Life 2007* recommends that the pedestrian experience be made more attractive creating **a better city for walking**.¹

Key recommendations include;

Large Scale

Create a connected pedestrian network.
Establish strong links between public transport and a pedestrian network

Medium Scale

Accessibility to public place, squares and parks should be provided for all people.
Introduce differentiated street types that identify a hierarchy of vehicle and pedestrian network.
Introduce new car free streets.
Introduce a set of primary walking links.
Cut down the number of intersections.
Create safer, more generous crossing opportunities.

Small scale

Widen footpaths where appropriate.
Introduce more public benches.
Introduce health and walk to work campaigns.
Improve legibility of the public domain through better signage and reduction of clutter.

Martin Place is a pivotal space in the CBD, intensely utilised by pedestrians and providing an essential link in the walking network and to and from public transport. It provides differentiation with regard a varied hierarchy.

This redevelopment provides an opportunity to greatly improve the pedestrian experience .

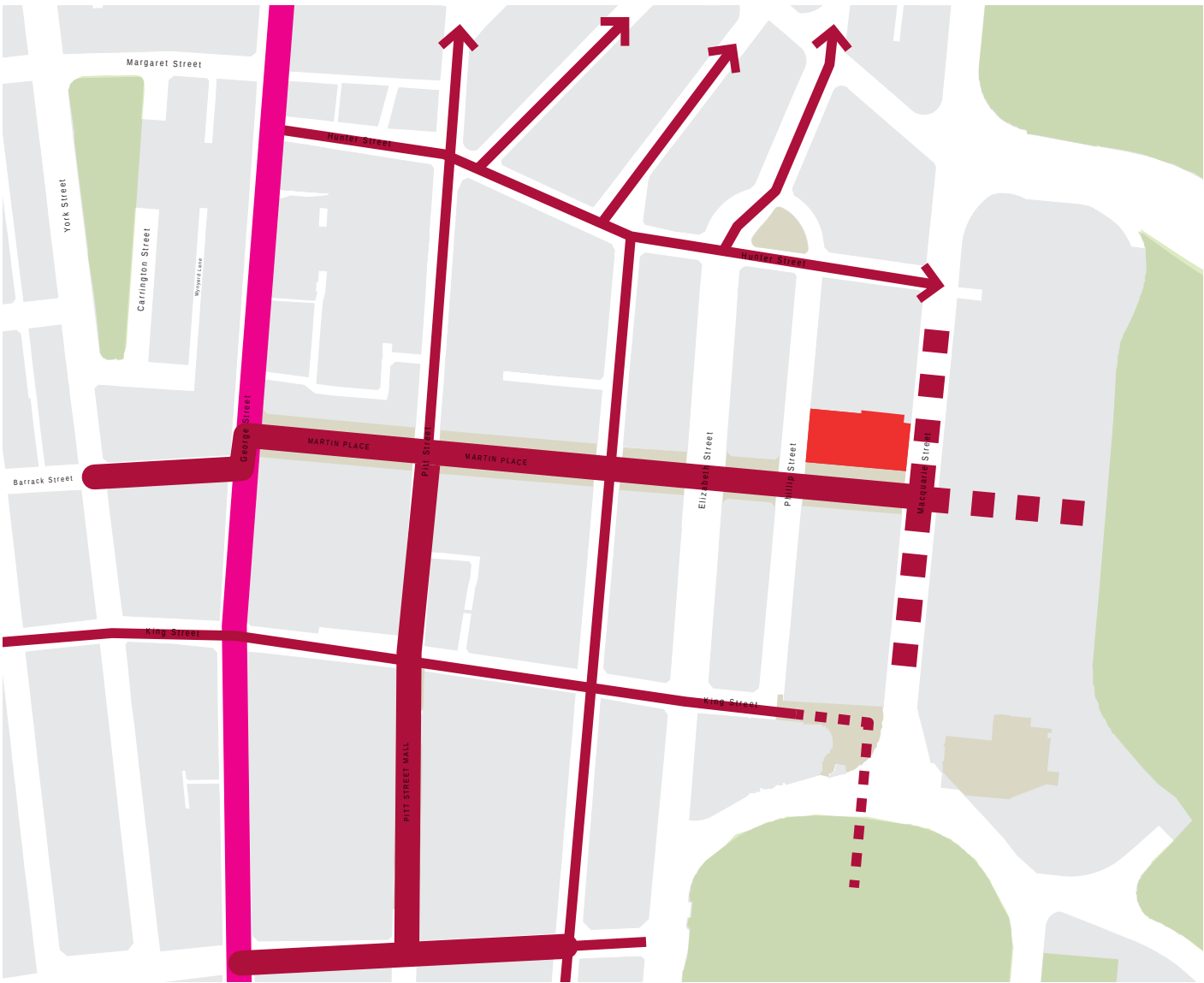


Figure 1_ Pedestrian Network Map
Source: *Public Spaces, Public Life* (Gehl)

Legend

- Pedestrian street
- Public transport, cycling and walking
- Primary walking link

1 page 74 *Public Spaces, Public Life*

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Precinct

Active Frontages

Despite its recognition as the civic and commemorative heart of Sydney the ground plane of Martin Place does not contain a high percentage of what can be classified as active edges. In many ways the buildings lack a generosity with regard the pedestrian experience with an overall imposing impression. This is for obvious reasons and largely due to the historical function these buildings were designed to support and the manner in which Martin Place developed.

- The ground plane facades generally have the following characteristics;
- _A massive quality with small openings and narrow views inside,
 - _Large sections of blank facade
 - _Set back physically and visually by a colonnade limiting engagement,
 - _Separated physically with a change in level and/ or handrail,
 - _No provision of shelter in the form of awnings,
 - _Of imposing scale,
 - _Passive in terms of provision only for a commercial lobbies.

Many of the attributes that make Martin Place inactive also define it's uniqueness and character. As Martin Place evolves to support a more active pedestrian and public experience it must find a balance between these two requirements. It must also find a role and programme that makes best use of its qualities.

The diagram opposite describes our assessment of active and inactive facades on Martin Place. It also shows the heritage facades in recognition of the contribution they play in enhancing the pedestrian experience even if they are often inactive by definition.



Figure 1_ Retail at the GPO

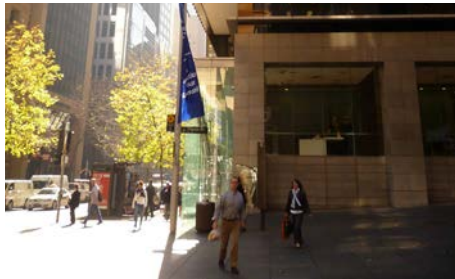


Figure 2_ Inactive frontage



Figure 3_ Passive frontage, 60 Martin Place



Figure 4_ Entrance to the CBA



Figure 5_ Active Frontages vs Heritage Buildings Map

Legend

- Heritage building
- Active frontage
- Passive frontage
- Inactive frontage

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Precinct_Traffic

Traffic, Vehicular Access and Parking

For more detail on traffic please refer to Appendix F, Transport, Traffic, Pedestrian and Parking Study prepared by Brown Smart Consulting.

The conclusions of this report are summarised below:

- 1. The site is located in an area with very high non-private vehicle mode use and has access to a wealth of public transport alternatives.
- 2. With no additional parking proposed on site, the development would not generate any additional traffic.
- 3. Conditions for pedestrian around the site would remain similar to existing conditions following minor increases in pedestrian flows generated by the proposal.
- 4. The development would provide adequate service vehicle provision as per the requirements of Sydney City Council.
- 5. The provision of shelter along the Phillip Street and Macquarie Street frontages of the development would provide an additional public benefit.
- 6. All car parking areas and access ramps are proposed to comply with relevant Australian Standards and Council policies.



Figure 1_ Traffic, Vehicular Access and Parking Map

Legend

- Major arterial street
- Sub arterial street
- Local street
- Traffic flow/direction
- Parking Station

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Precinct_Paving

Paving for Footpaths and Public Spaces

The Central Sydney Paving Design Policy recognises that footpaths are a significant part of the public realm and give a clear expression of pedestrian priority.

There are paved footpaths along all street edges surrounding the site, including Macquarie Street and Phillip Street. These streets are paved with flagstone paving, which is typically used throughout the CBD'S main streets and major pedestrian routes. The current Central Sydney Paving Design Policy nominates that the footpaths along Macquarie Street and Phillip Street use flagstone paving.

Martin Place plaza is a public open space area paved with ‘specifically designed paving’ – a paving type identified by Council as being ‘...reserved for public places of special significance that stand out as points of identification within the city fabric. Paving type 1 is to be designed individually to celebrate its specific civic image and role.

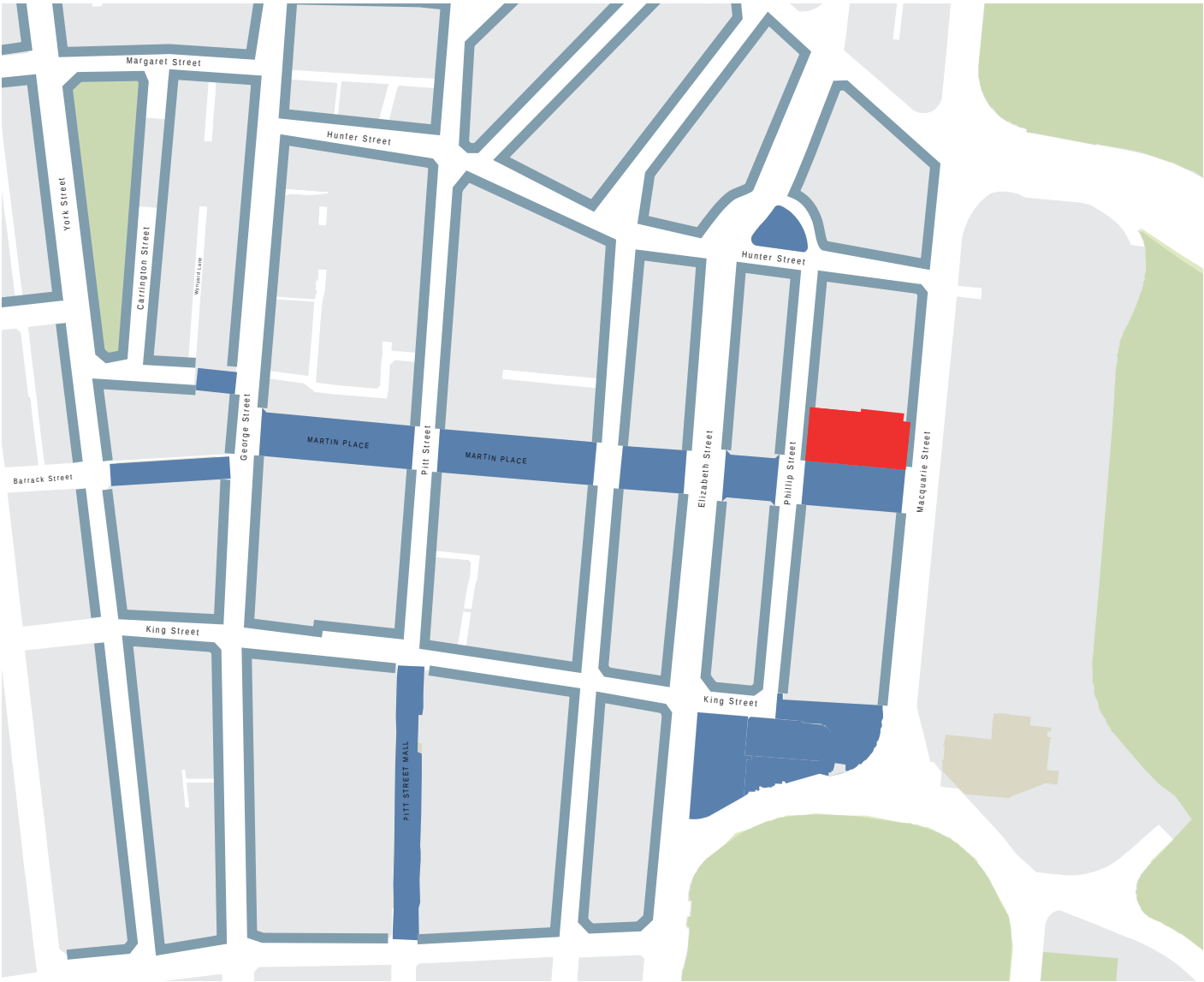


Figure 1_ Paved Footpaths and Public Spaces Map
Source:Central Sydney Paving Design Policy

Legend

- Specially designed paving (Type 1)
- Flagstone paving (Type 2)

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Precinct_Transport

Public Transport

This site has some of the highest public transport accessibility in Sydney. The high mode share to public transport for workers around the site indicates that the array of public transport services available offer excellent accessibility.

George Street, Elizabeth Street, and Castlereagh Street, which cross Martin Place, are all major bus routes in Sydney’s CBD. In addition, Martin Place railway station is located underground. Also nearby are St James railway station (near Macquarie Street end) and Wynyard railway station (near George Street end).

Public transport options close by include:

Train
Martin Place Station has a direct pedestrian access within the site curtilage fronting Martin Place. Train services operating at this station include both the Eastern Suburbs and Illawarra Lines, offering high frequency services between Bondi Junction and areas in southern Sydney, including Hurstville, Sutherland, Cronulla, as well as to Wollongong. These trains stop at Town Hall, offering a direct interchange to most destinations on the CityRail network.

St James Station is also located within close proximity to the site . This station is on the City Circle line which offers services to the Airport and East Hills Line, as well as to the Inner West via Circular Quay, Wynyard and Town Hall.

Also nearby are St James railway station (near Macquarie Street end), which is on the City Circle line and offers services to the Airport and East Hills Line, as well as to the Inner West via Circular Quay, Wynyard and Town Hall, and Wynyard railway station (near George Street end).

Bus
George Street, Elizabeth Street, and Castlereagh Street, which cross Martin Place, are all major bus routes in Sydney’s CBD. Services running along these streets travel to destinations such as the Inner West, South West and the Eastern suburbs. One service operates along Macquarie Street and this service goes from Edgecliff /Bondi Junction to Chatswood.

Light Rail
The City of Sydney welcomed the NSW Government’s announcement that work will soon begin on a light rail line, connecting Randwick to Circular Quay. As a result, George Street will now undergo a major transformation and become pedestrianised (between Hunter and Bathurst Streets).

Modern trams on the line will run every 2 minutes during peak hour and will make connections to buses and trains. The revamped George Street will become an easy way to travel between key attractions, from The Rocks and Circular Quay to the city centre’s retail heart and on to Chinatown. The light rail will also link hotels to the planned new Sydney Convention and Exhibition Centre.

Ferry
Circular Quay Ferry Wharves are approximately 900m from the entrance to the site, walking via Phillip Street, Bent Street and Loftus Street.¹

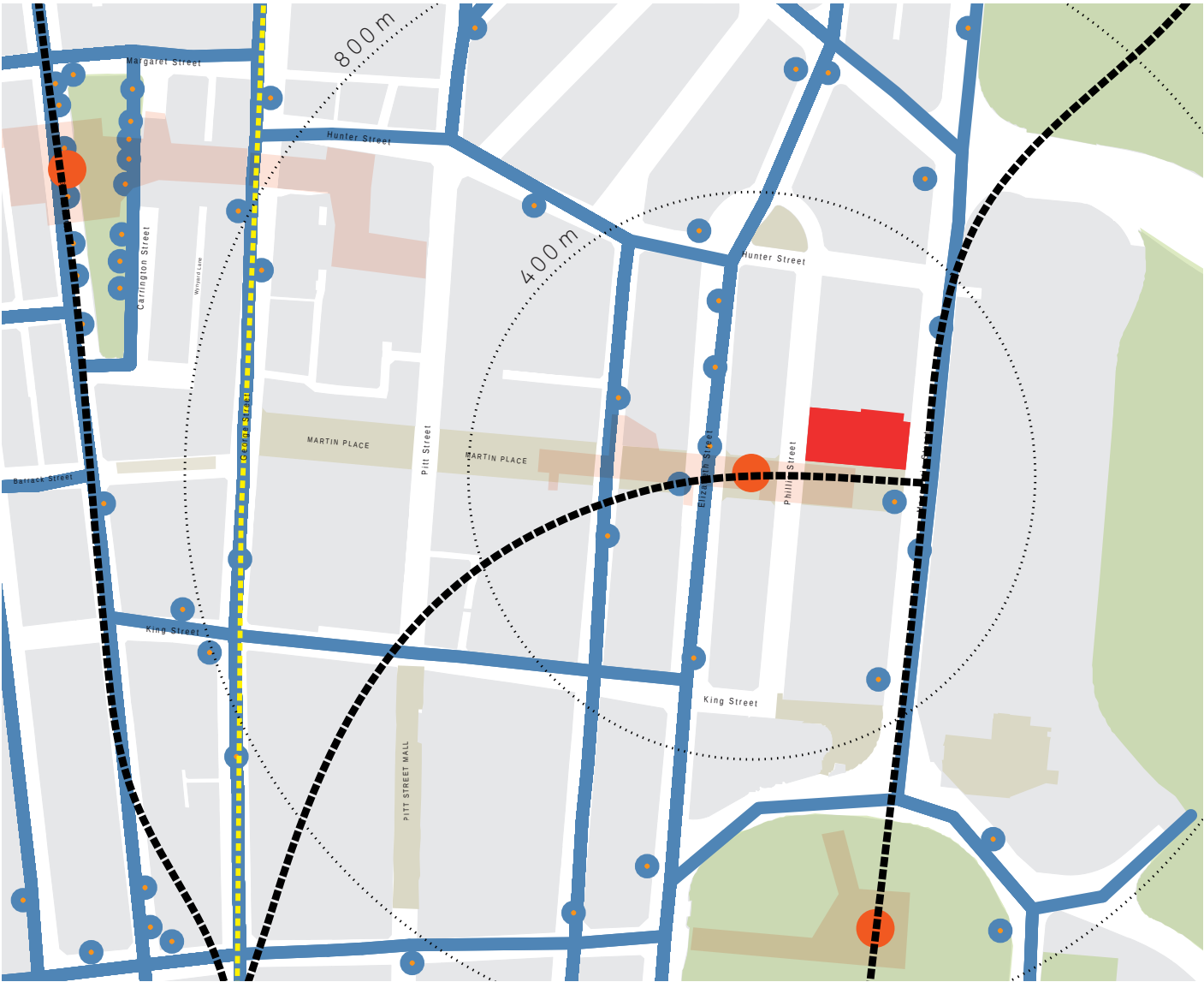


Figure 1_ Public Transport Map

Legend

- City Rail
- CBD and South East Light Rail route
- Bus route / stop
- Train station
- Train station (below ground)

1 page of Appendix F, Transport, Traffic, Pedestrian and Parking Study_Brown Smart Consulting

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Precinct_Pedestrians

Pedestrian Connections

Martin Place is a significant space in the city CBD for its supportive network of lanes which are rare examples of pedestrian thoroughfares reminiscent of Victorian Sydney laneways such as Angel Place and Ash Lane.

There are also many different underground spaces across the CBD. Currently the City of Sydney is revitalising central Sydney’s laneways and reactivating these hidden, under-used city spaces. These unique spaces are becoming small bars, cafés, shops and cultural activities.



Figure 1_ An entrance to Martin Place (underground) station



Figure 2_ Martin Place pedestrian plaza



Figure 3_ Angel Place



Figure 4_ Pedestrian Connections Map

Legend

- Signalised intersection
- Pedestrian space
- George Street pedestrian boulevard
- Semi-public space
- Arcade
- Connection (below street level)
- Laneway

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Precinct_Local Context

Surrounding Key Buildings

The busy thoroughfare of Martin Place is flanked by several architectural landmarks such as the GPO Building, MLC Centre and the mushroom-shaped Commercial Travellers' Association building. The original General Post Office at 1 Martin Place was re-invented to accommodate restaurants, bars, an international hotel and a health club.

Other tenancies include major financial institutions such as the Reserve Bank, luxury stores (Fairfax & Roberts) and the Channel 7 television studios.

Pitt Street Mall is a major retail node and pedestrian space in the City centre and located within close proximity. It accommodates many major centres (Westfield, Mid City Centre), flagship chain stores (Zara) and over 500 speciality stores.



Figure 1_ No. 1 GPO retail



Figure 2_ Pitt Street Mall retail



Figure 3_ Channel 7 studios



Figure 4_ Key Building Map

Legend

- Key Building (retail core)
- Key Building (commercial core)

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Precinct_Local Context

Surrounding Retail and Food Courts

The site is surrounded by a comprehensive selection of food and retail options.

Key retail is predominately located in Pitt Street Mall.

In the context of food and beverage, options within close proximity include Deutsche Bank Place, Chifley Plaza, MLC Centre as well as the GPO No. 1 Martin Place, which has a mix of upmarket restaurants, bars, cafes and casual dining options .



Figure 1_ High-end retail, George Street end



Figure 2_ Westfield Shopping Centre, Pitt Street Mall



Figure 3_ Chifley Plaza retail/foodcourt



Figure 4_ Deutsche Bank Place food court/public plaza



Figure 5_ Retail Shops and Food Courts Map

Legend

Retail/shop/food court

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Site_Street Character
Martin Place



Figure 1_ Height of buildings map [approximate measurement]

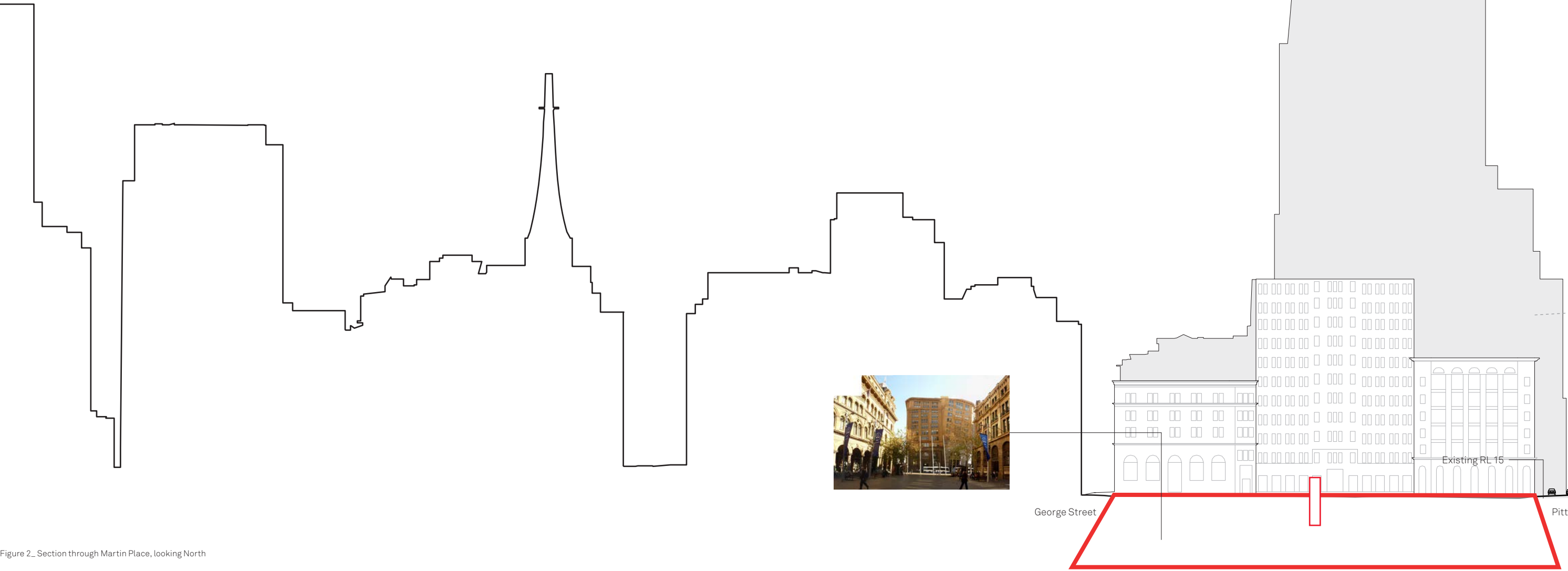


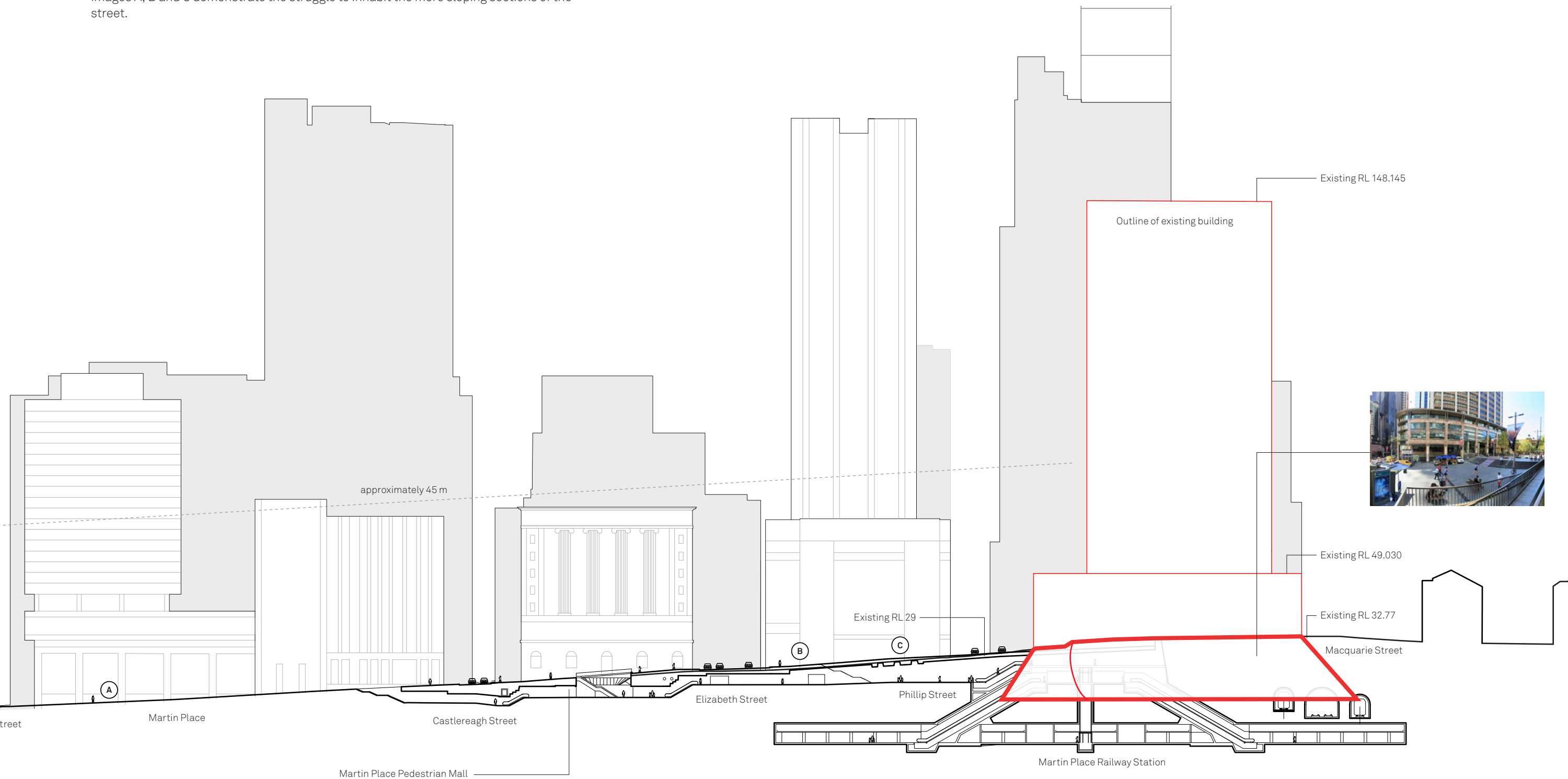
Figure 2_ Section through Martin Place, looking North

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Site_Street Character

Martin Place
The section below illustrates the topography through Martin Place fundamental to the character of the public domain. The drawing emphasises the two relatively flat areas at either end that terminate the space and create points of arrival.

Images A, B and C demonstrate the struggle to inhabit the more sloping sections of the street.

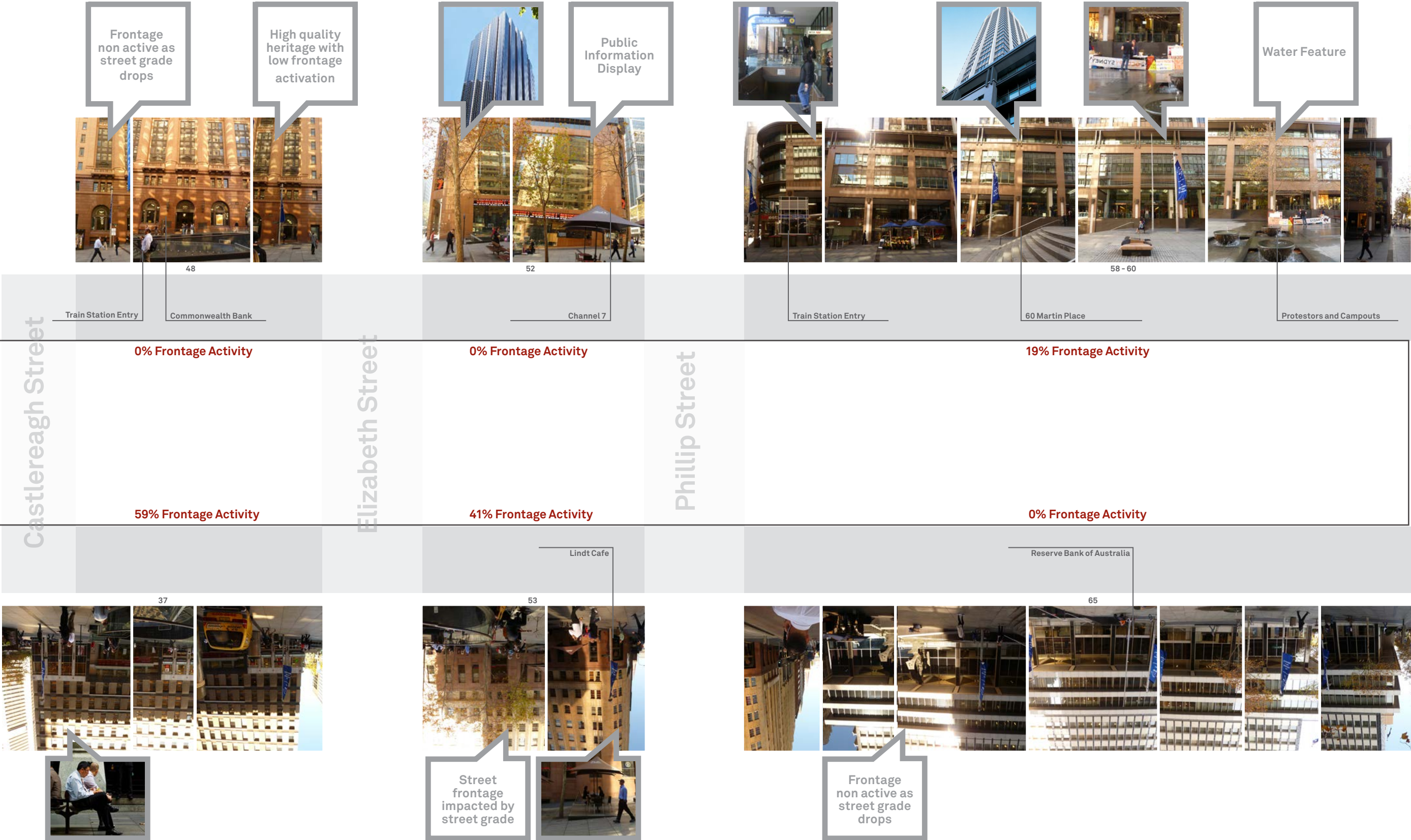


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Site_Street Character
Martin Place



Figure 2_ Martin Place Street Character



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Site_Street Character
Macquarie Street

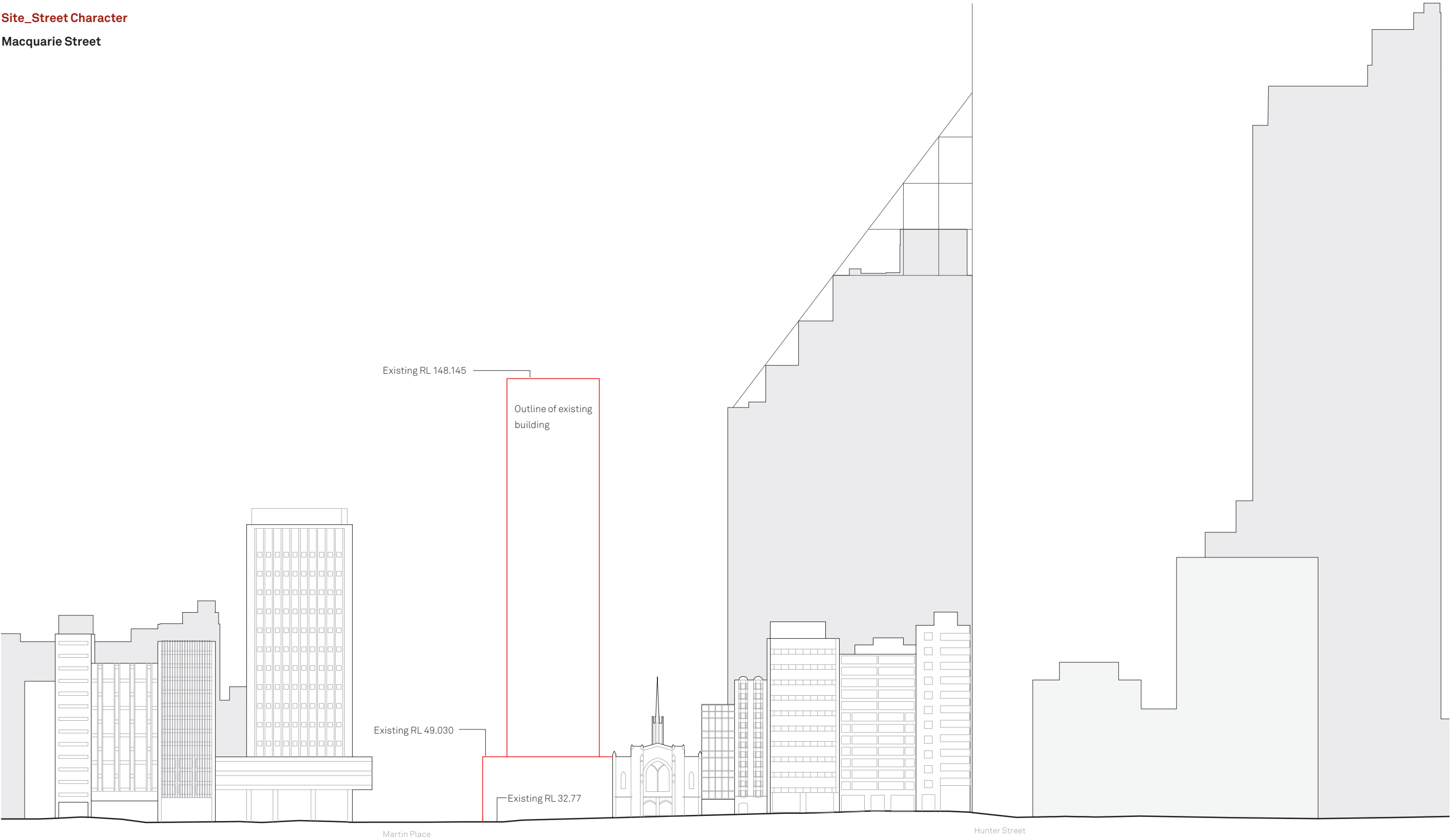


Figure 3_ Elevation along Macquarie Steet, looking West

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Site_Street Character

Macquarie Street



Figure 4_ Macquarie Street Character

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Site_Street Character
Philip Street

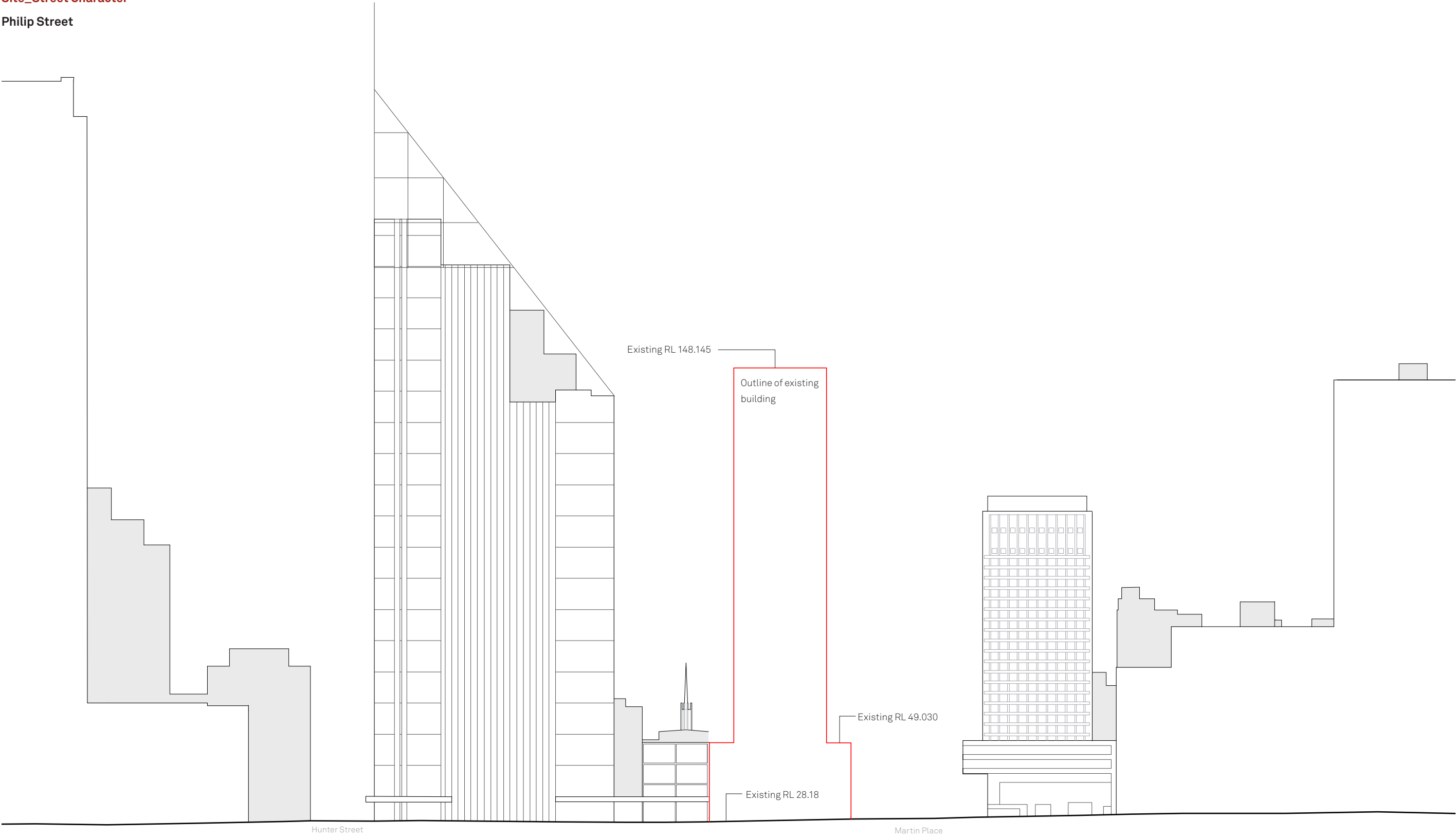


Figure 5_ Elevation along Macquarie Steet, looking West

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Site_Street Character
Philip Street

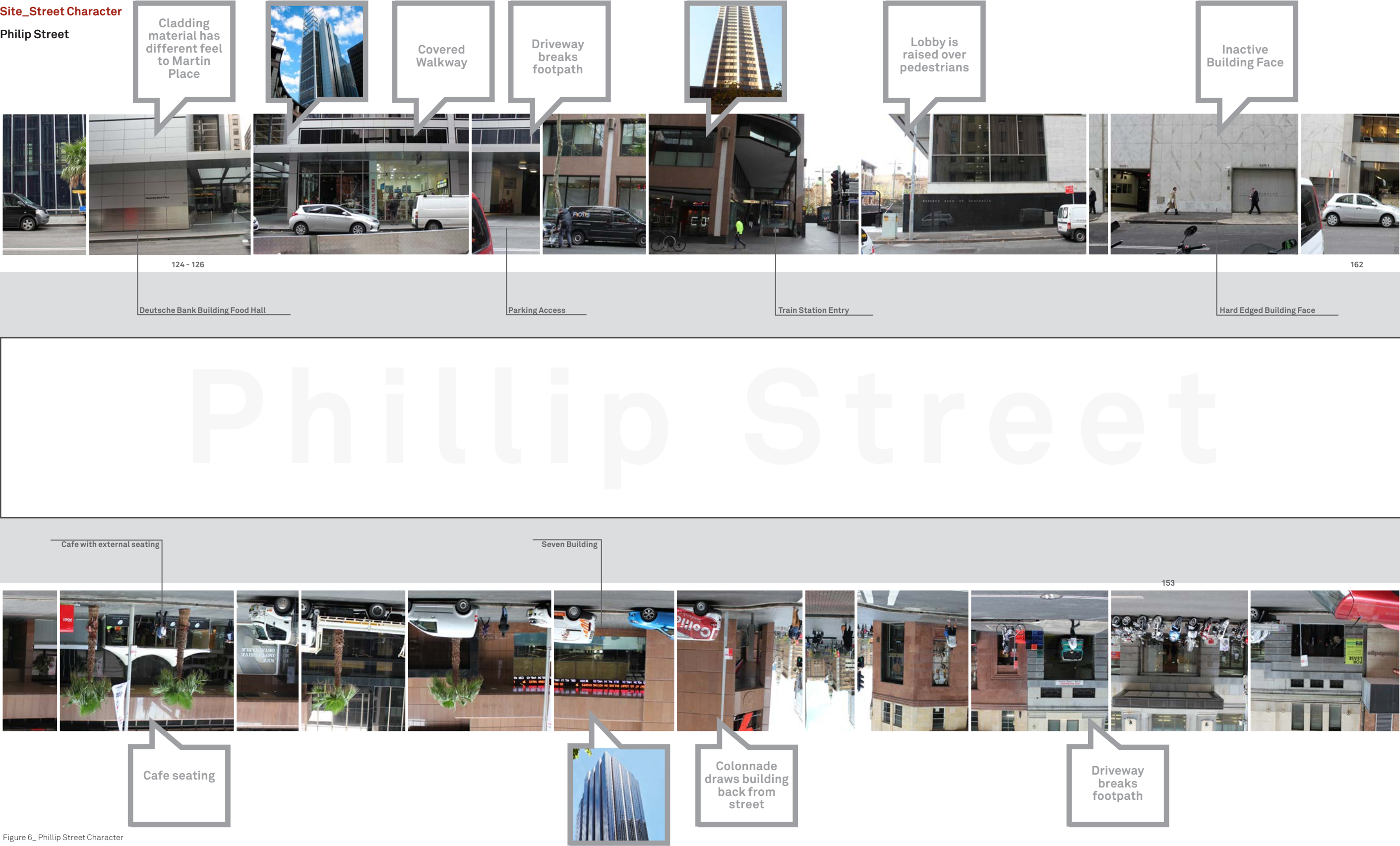


Figure 6_ Phillip Street Character

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Site_Context

Edge of the City

Macquarie Street has always formed a boundary of sorts between The City and the public realm of institutions and park-land beyond. This is clearly illustrated in the figure 2 below and has contributed to the development of the strong street wall along the western edge of Macquarie Street. 60 Martin Place is located on this boundary positioned on the edge of the city. It has an intrinsic directionality towards the domain which demands a response.



Figure 1_ Aerial_copyright airview online

Rectilinear Nature of Blocks

The grain of the surrounding buildings and blocks is strongly orthogonal in nature. This is accentuated by the strong wall of Macquarie Street and the manner in which Martin Place has been carved out of the city over the last 100 years. There is a massiveness and scale to Martin Place that requires acknowledgement by any future development, exceptions such as the MLC building conflict with this.



Figure 3_ Aerial_copyright airview online

Exception to the rule

There are strong arguments in favour of reinforcing the street wall of Martin Place and Macquarie Street but the immediate vicinity of 60 Martin Place is a proven exception to this rule. This exception has been carefully considered and supported by past development. A datum has been established at the height of the existing podium which defines and characterises the public space at the top of Martin Place. The skyline opens up at this point and is framed by this line. Any future development should accentuate this.



Figure 5_ Martin Place, looking East

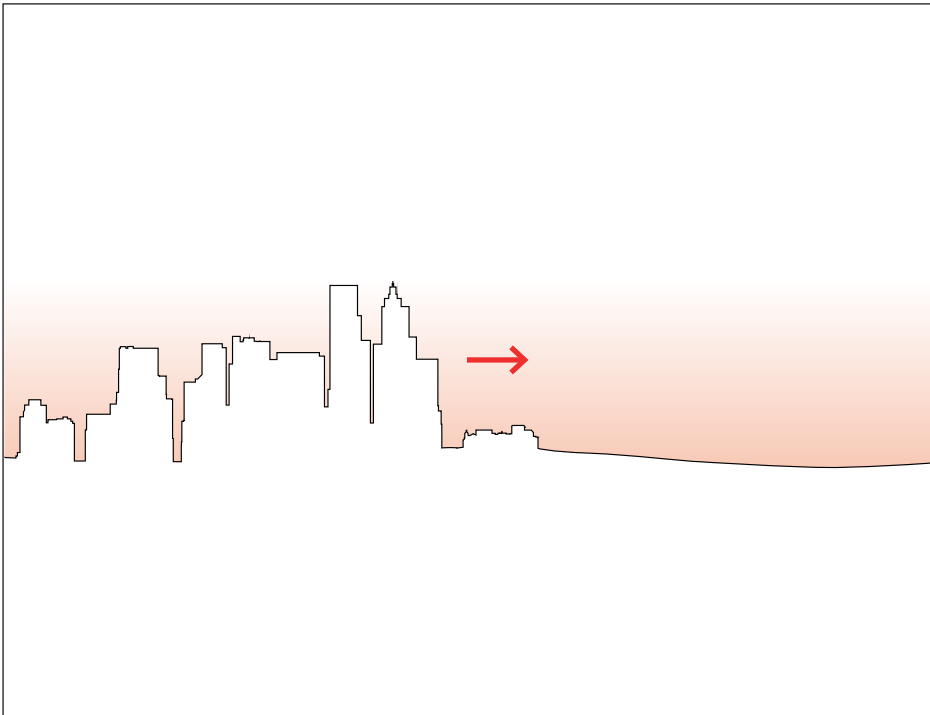


Figure 2_ Section through site, looking North



Figure 4_ Plan of Martin Place precinct

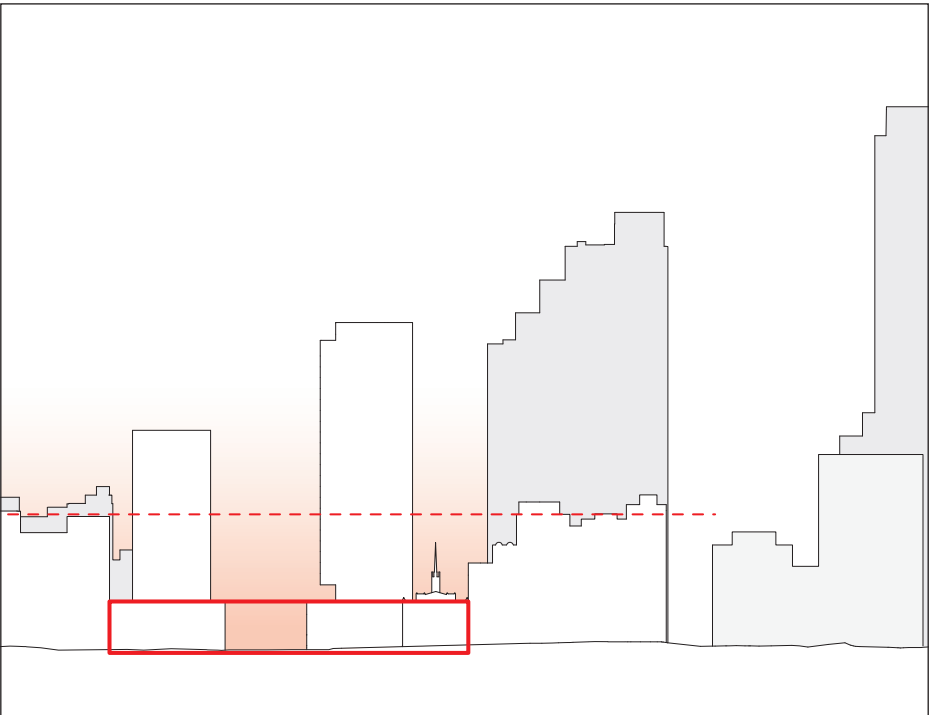


Figure 6_ Plan of Martin Place precinct

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Site_Context

Relationship to St Stephens

The existing podium has a strong relationship to St Stephens. The height of the podium and setback allow views of the spire. The corner is cut back to maximise this. The existing car park entry adjacent to the church compromises to some extent the heritage setting. Any future development should seek to reinforce and enhance the relationship with St Stephens.

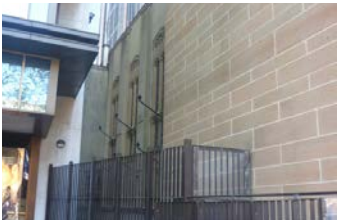


Figure 7_ St Stephen's Southern facade

Asymmetry of Martin Place

The strong datum has been discussed but it is worthwhile noting the asymmetry of the composition at Martin Place which is equally characteristic of the space defined at the top of Martin Place.



Figure 9_ Martin Place, looking East

Unity of Architectural Expression

Despite its similar colouring and structural rhythm the tower and podium appear disconnected, largely due to the fact that the podium was added much later. A new development provides an opportunity to redress this with a more cohesive design.



Figure 11_ Martin Place, looking East

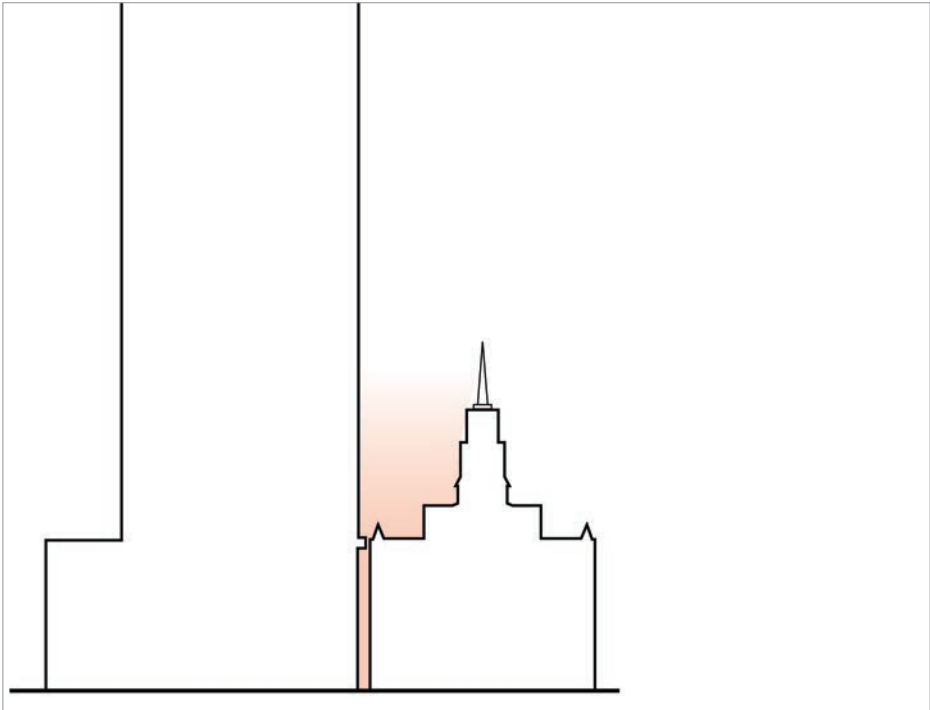


Figure 6_ Elevation along Macquarie Street, looking West

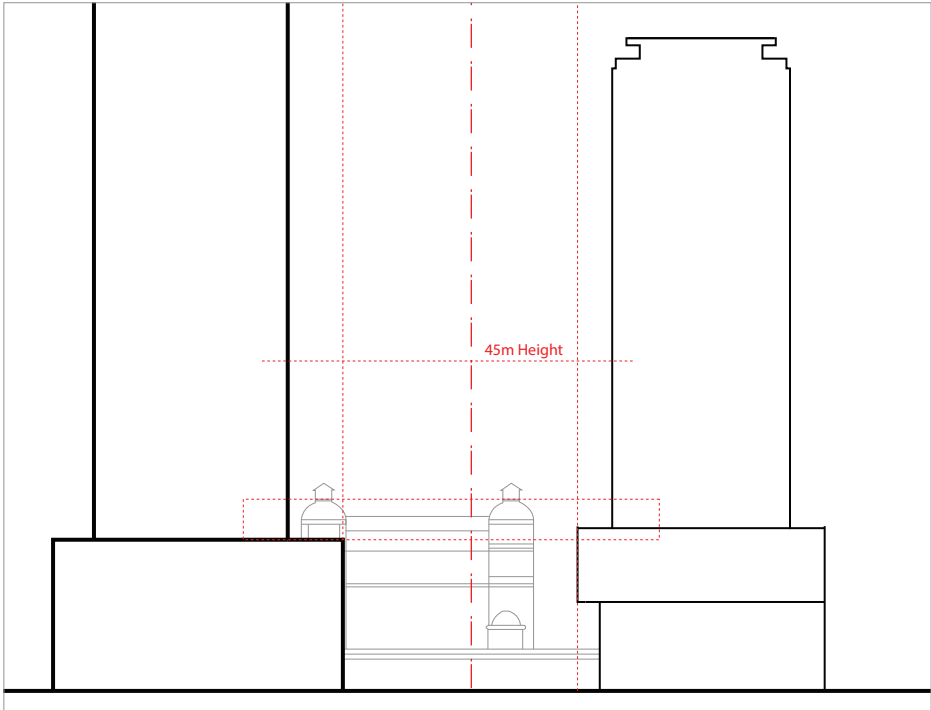


Figure 10_ Section through Martin Place looking East

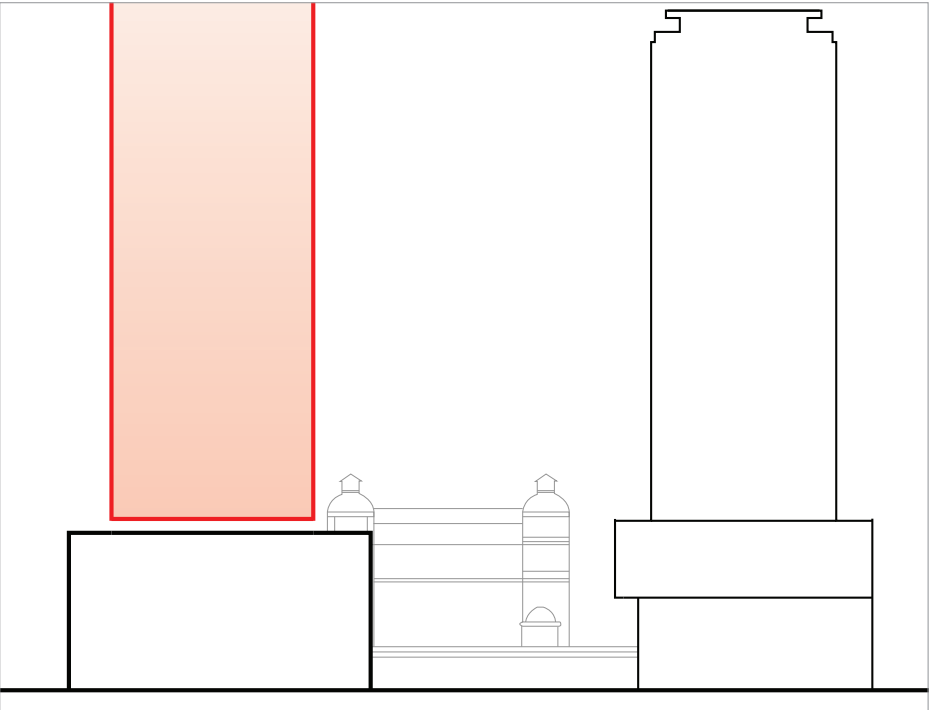


Figure 12_ Section through Martin Place looking East

04_____Public Domain Strategies

Public Domain Strategies
Public Domain Vision

04 Public Domain Strategies

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The civic heart of Sydney

Martin Place retains its image as the civic and ceremonial heart of Sydney although in recent years its identity and function have been challenged with a shift in focus away from its role as the financial heart of the city.

The significant part Martin Place has to play as a major city space and focus of public life should be fully recognised and reinforced. Located along the proposed rejuvenated central spine of George Street it is ideally placed to compliment the sequence of defining new City Squares proposed at Circular Quay, Town Hall and Central Station. It's unique character and deep connection to the psyche of Sydney mean that it will always have a central role to play. It needs to redefine itself and reaffirm the vision that necessitated its development over the last 100 years.

The redevelopment of this site, along with the momentum of other proposed developments along Martin Place, combined with the vision and commitment of the Martin Place owners group and The City provides the opportunity to renew Martin Place, to not only reaffirm its legacy as the civic heart of the city but to fully realise its rejuvenated role as a platform for the public life of Sydney and for the nation.



Figure 1_Image from Newspaper of 1868



Figure 2_Image from Sydney Morning Herald 1934

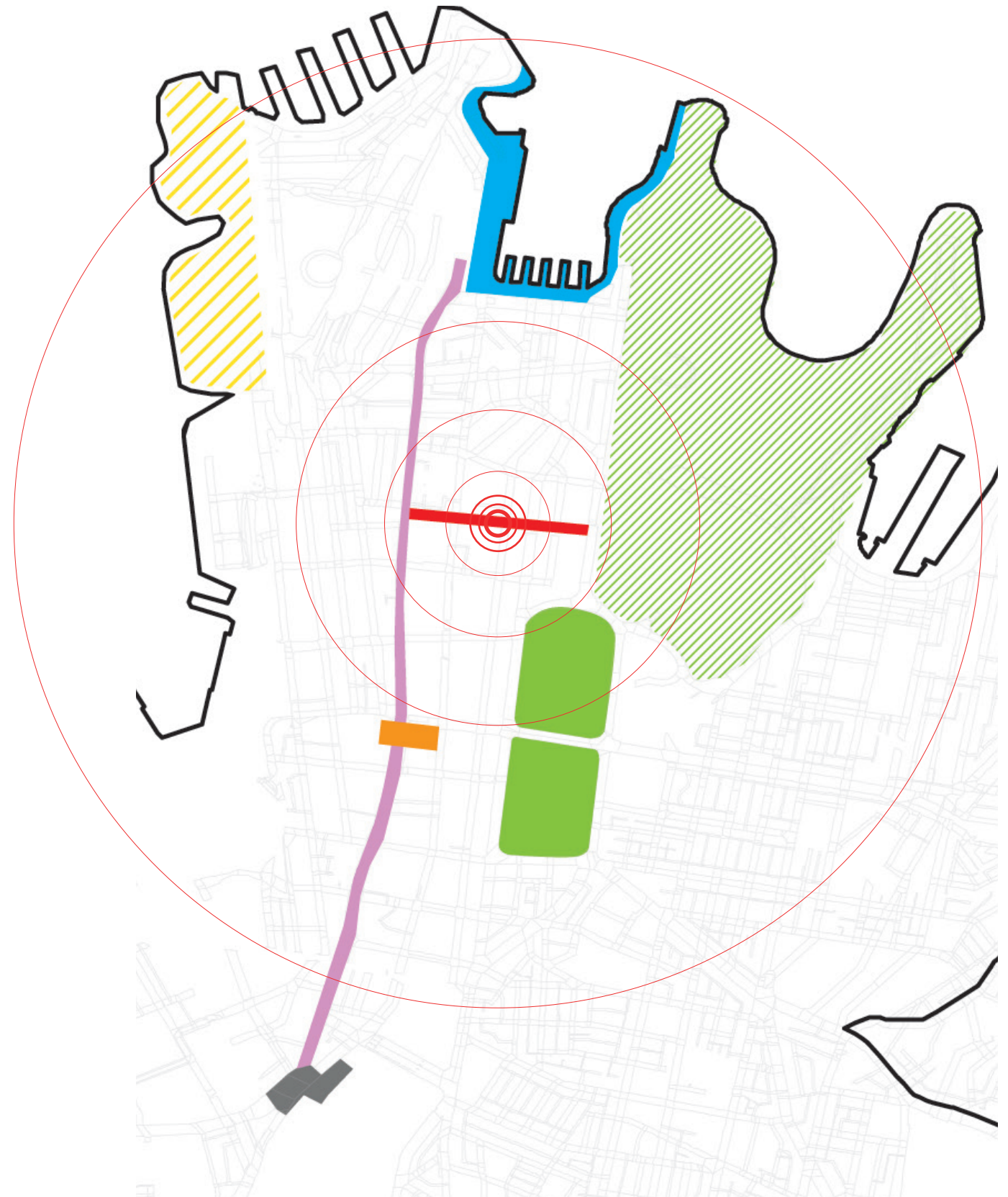


Figure 3_A diagram of Sydney

04 Public Domain Strategies

An international exemplar

In response to a renewed and redefined role for Martin Place an examination might be made of improvements necessary to support this change, improvements to the public domain and its edges.

This would bring up to date the 1993 Masterplan with **a vision for Martin Place as an international exemplar for public space.**

An understanding of Martin Place's function between public street and public square may help in articulating the particular role of either end.

simplification and subtraction of public domain elements



rationalisation and upgrade of station entries



creating a unified ground plane through a distinct and consistent paving type that extends across the north-south street crossings

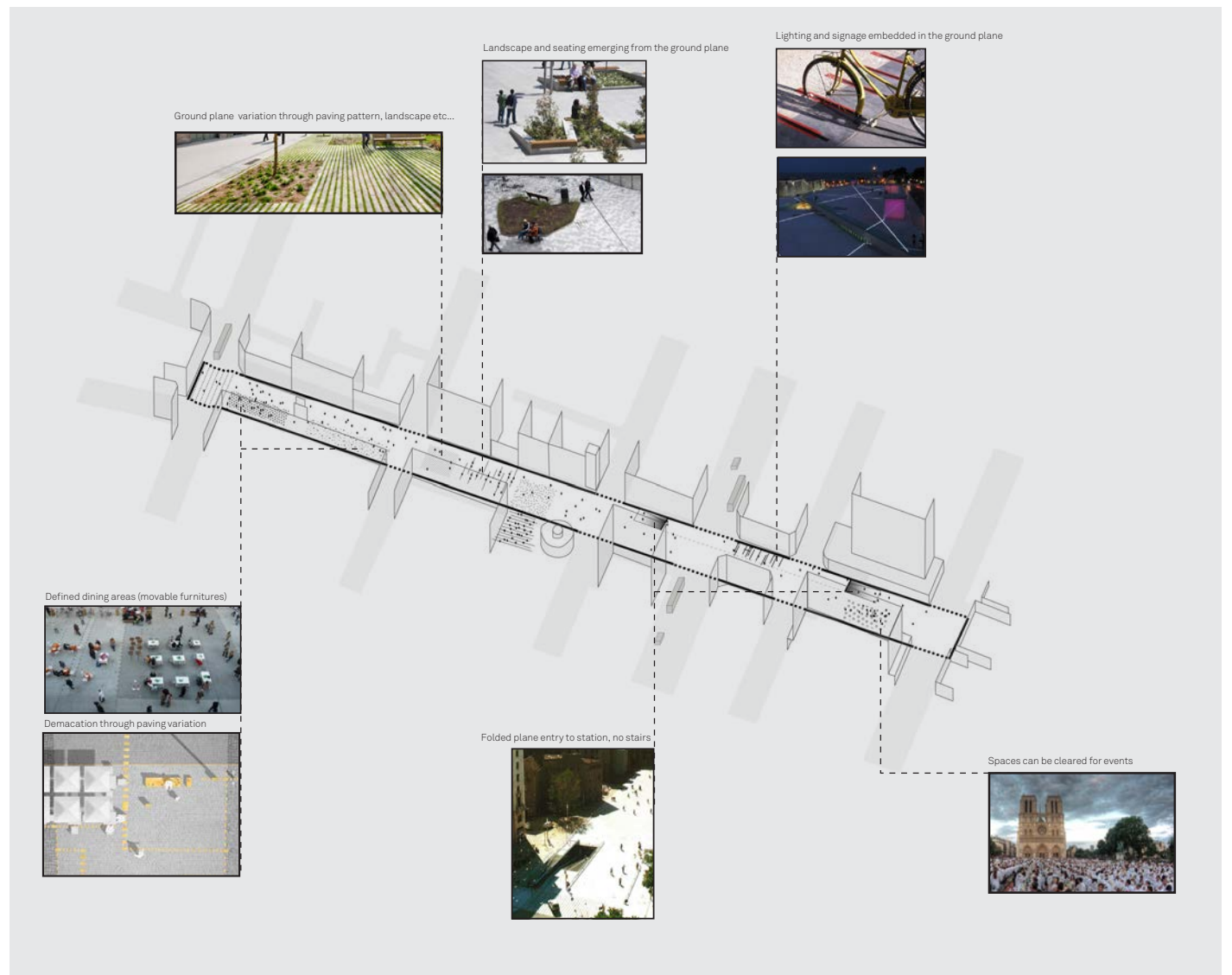


Figure 4_Indicative proposals for an improved public domain

Figure 5_Indicative proposals for an improved public domain

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A defining edge

The edges of a public space are fundamental in defining its character. The redevelopment of this site creates an opportunity to greatly improve the public space it defines as well as to enhance the appearance, massing and scale of Martin Place and Macquarie Street.

The indicative illustration below demonstrates how the scale and materiality of Martin Place may be reinforced particularly in the oblique angle while also allowing for depth, long views and active frontages.

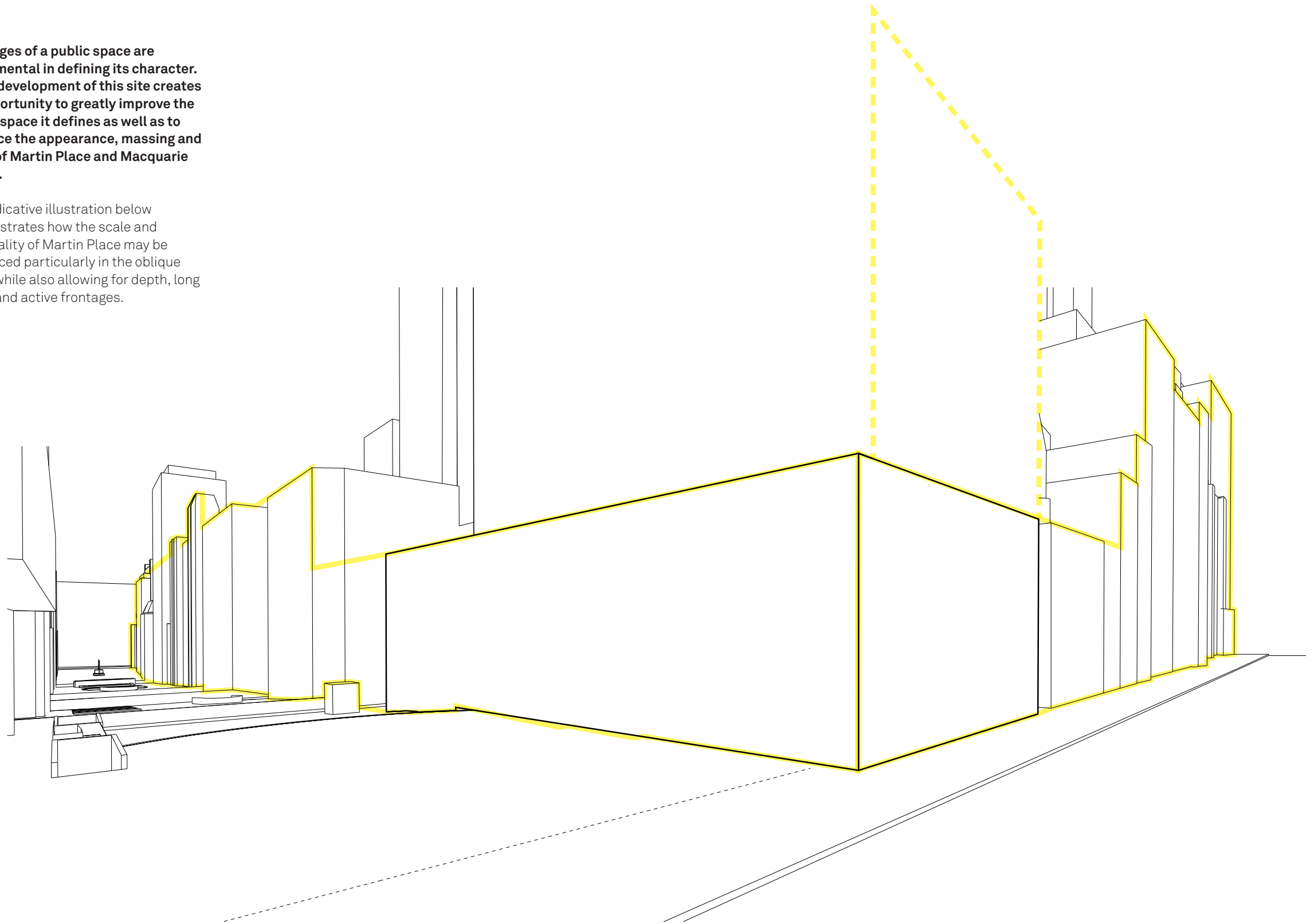


Figure 1_An indicative design and view from Macquarie Street

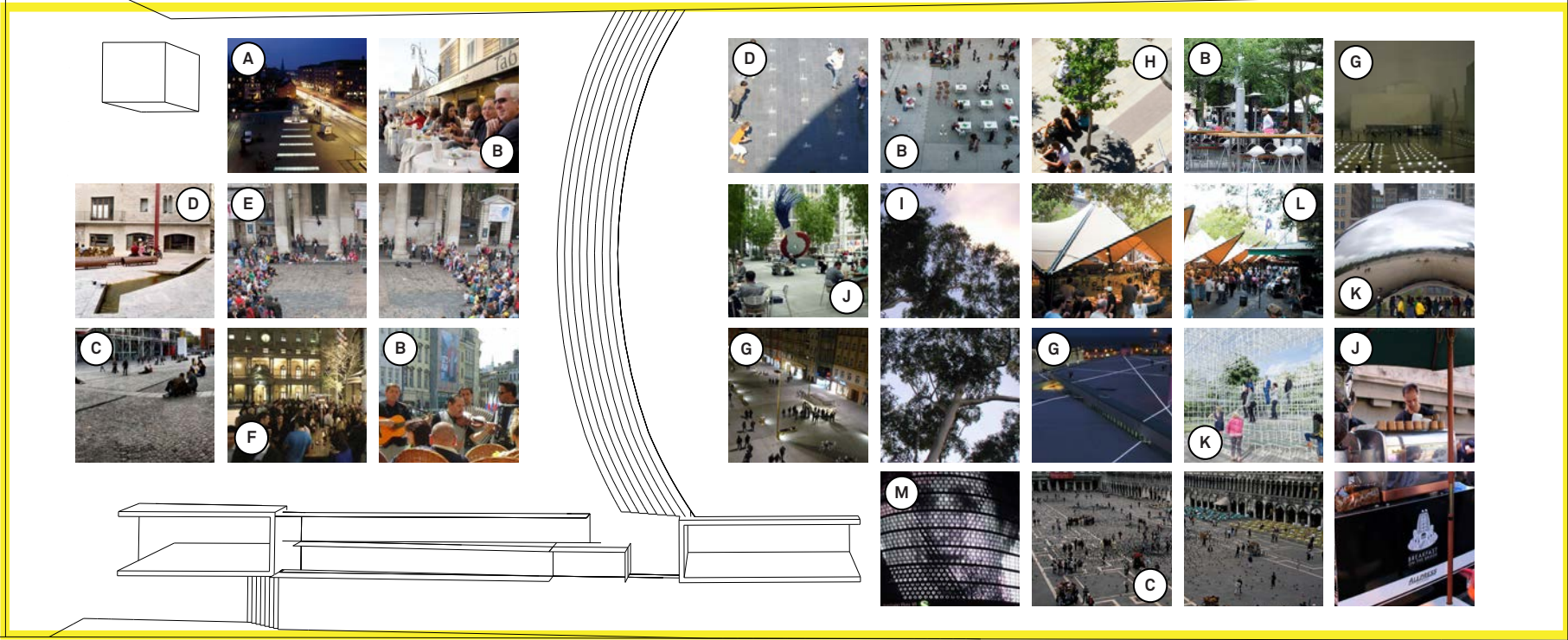
04 Public Domain Strategies

A focus for public life

The edges of a public space have a role in stimulating and accommodating the activity that occurs within that space.

However the space is only fully brought to life with a careful consideration and programming of the activity within the space.

- A _Public Space with skylights
- B _Outdoor dining
- C _Ground plane treatment
- D _Water features
- E _Busking
- F _Bars
- G _Feature Lighting
- H _Seating
- I _Planting
- J _Coffee
- K _Temporary art/ pavilions
- L _Temporary markets
- M _Engaging facades



- A_ Copenhagen Nytorv Metro Station
- B_ Source Unknown
- C_ Pompidou Paris
- D_ Koenig-Heinrich-Averdung-Platz-by-Agence-Ter
- E_ Covent garden London
- F_ Customs House, Sydney
- G_ Montage SLA
- H_ Townhall Sq in Yorkville
- I_ Sydney Blue Gum
- J_ Courtyards_seating_IBM_NY
- K_ Serpentine Pavilion by Fujimoto
- L_ The Rocks Markets, Sydney
- M_ Potsdamer Platz

Figure 1_An indicative design and plan view of Martin Place