

02_____Context

Planning Context

The documents highlighted below outline the key references that provide a planning context for 60 Martin Place. They are summarised below.



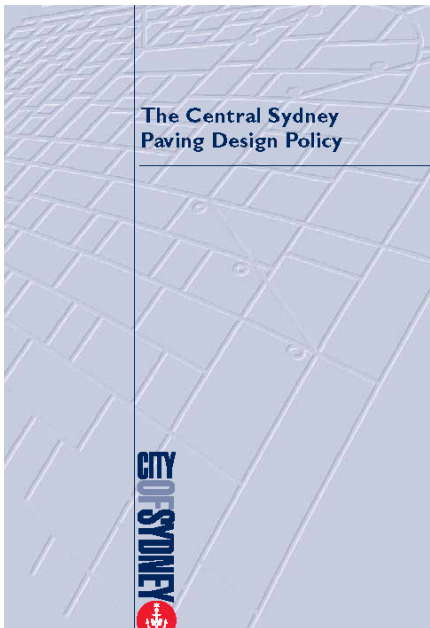
City Art: Public Art Strategy
The *City of Sydney Public Art Strategy* outlines how public art is fundamental to achieving the goals for Sydney 2030. It lists 8 guiding principles that describe how public art is to benefit the urban fabric of Sydney.



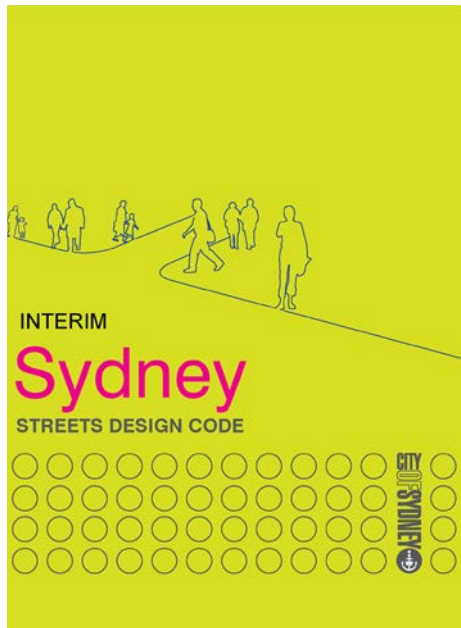
Martin Place Design Study and Masterplan
This report provides a detailed civic design study of Martin Place then proposes a masterplan and strategy for implementation. It was conducted by Denton Corker Marshall Pty Ltd in 1993 for the City of Sydney and provides the most current guidance for Martin Place.



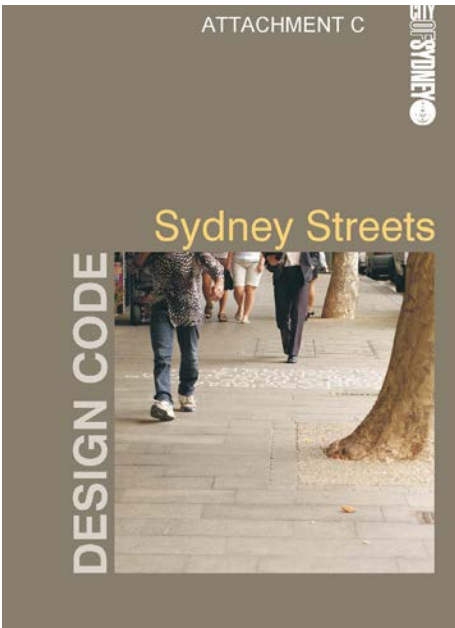
Public Spaces - Public Life
The *Public Spaces - Public Life* report was a comprehensive review and set of recommendations focusing on Sydney CBD provided by Gehl Architects. It provided a framework for the 2030 vision.



Sydney Paving Design Policy
The *Central Sydney Paving Design Policy* outlines the different paving types to be used in Sydney and gives recommendations on their materiality, function, design, installation and maintenance.



Sydney Streets Design Code
The *Sydney Streets Design Code* provides a comprehensive design review and sets out guidelines on street design in Sydney. The key principles this report highlights include; Public domain quality, promoting sustainability, promoting active transport and respecting distinctiveness and place.



Sydney Streets Design Code
The *Sydney Streets Design Code Attachment C* focuses on pavement typologies in Sydney and brings together several separate standards and reviews providing comprehensive guidance for the Streets of Sydney.

02_____Context

Reference Documents_LEP

Height of Building Map

The objectives of this clause as defined by the LEP are as follows:

- (a) to ensure the height of development is appropriate to the condition of the site and its context,
- (b) to ensure appropriate height transitions between new development and heritage items and buildings in heritage conservation areas or special character areas,
- (c) to promote the sharing of views,
- (d) to ensure appropriate height transitions from Central Sydney and Green Square Town Centre to adjoining areas,
- (e) in respect of Green Square:
 - (i) to ensure the amenity of the public domain by restricting taller buildings to only part of a site, and
 - (ii) to ensure the built form contributes to the physical definition of the street network and public spaces.¹

The maximum building height permitted on the site is 55m.

A maximum building height of 55 metres is applied to the majority of the sites fronting Martin Place and Macquarie Street.

There are a number of existing tower buildings in Martin Place that do not comply with the current planning controls with respect to building heights and street wall heights.

1 Section 4.3 of the Sydney LEP 2012



Figure 1_ Height of Buildings Map
Source: City of Sydney LEP 2012, Sheet HOB_014

Legend

- Maximum building height 55m
- Maximum building height 60m
- Maximum building height 235m
- Maximum building height 130m

02_____Context

Reference Documents_LEP

Floor Space Ratio Map

The base Floor Space Ratio (FSR) permissible over the site is 8:1.

An additional 4.5:1 FSR is permitted within Area 1 and on the site if the floor space is to be used for office premises, business premises, retail premises, residential accommodation or serviced apartment.

An additional 6:1 is permitted within Area 1 for hotel or motel accommodation.

A proposed development, demonstrating 'design excellence', may be eligible for an additional 10% bonus floor space if the proposal is a winner of a competitive design process and the consent authority is satisfied that the proposal exhibits design excellence.

The maximum permissible FSR over the site would be 13.75:1, as highlighted in the below calculations.

8.0:1 (max. FSR clause 4.4)

FSA under Draft Sydney LEP 2011

+ 4.5:1 (offices, businesses, retail)

= 12.5:1

+ 10% (competitive design process)

= 13.75:1

- Additional floor space:
- _ accommodation
- _ car parking
- _ end of journey
- _ entertainment and club
- _ lanes development
- _ opportunity site

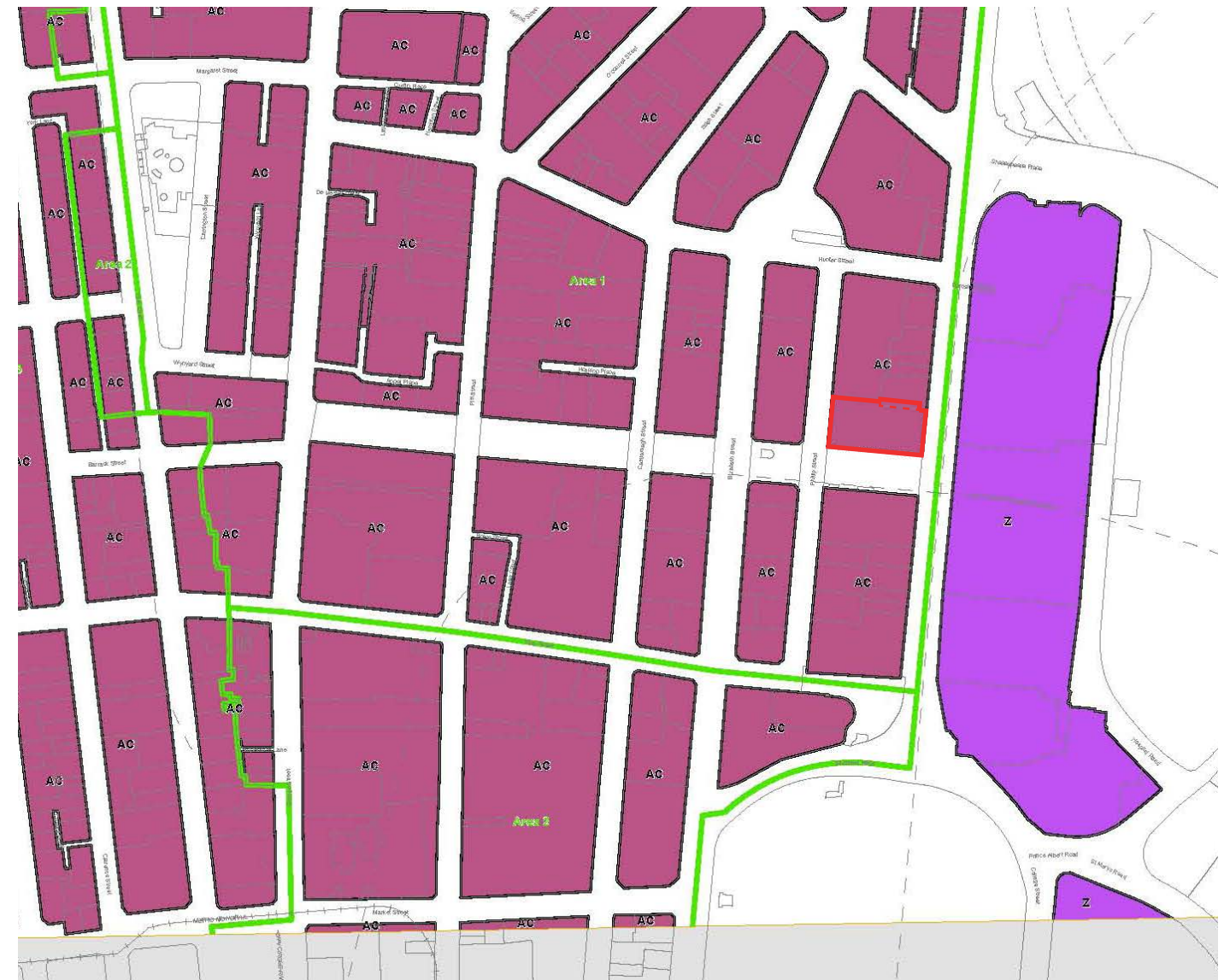


Figure 1_ Floor Space Ratio Map
Source: City of Sydney LEP 2012, Sheet FSR_014

Legend

- Maximum FSR 8:1
- Maximum FSR 5:1

02 Context

16

Reference Documents_LEP

Land Zoning Map

The site is currently zoned B8 Metropolitan Centre. All types of development are permissible with consent in the B8 Metropolitan Centre with no prohibited development specified.

A variety of land uses are capable of being included in the redevelopment of the site to contribute to the revitalisation of the Martin Place precinct, resulting in the enhancement of the attractiveness of the precinct as a destination within Sydney.

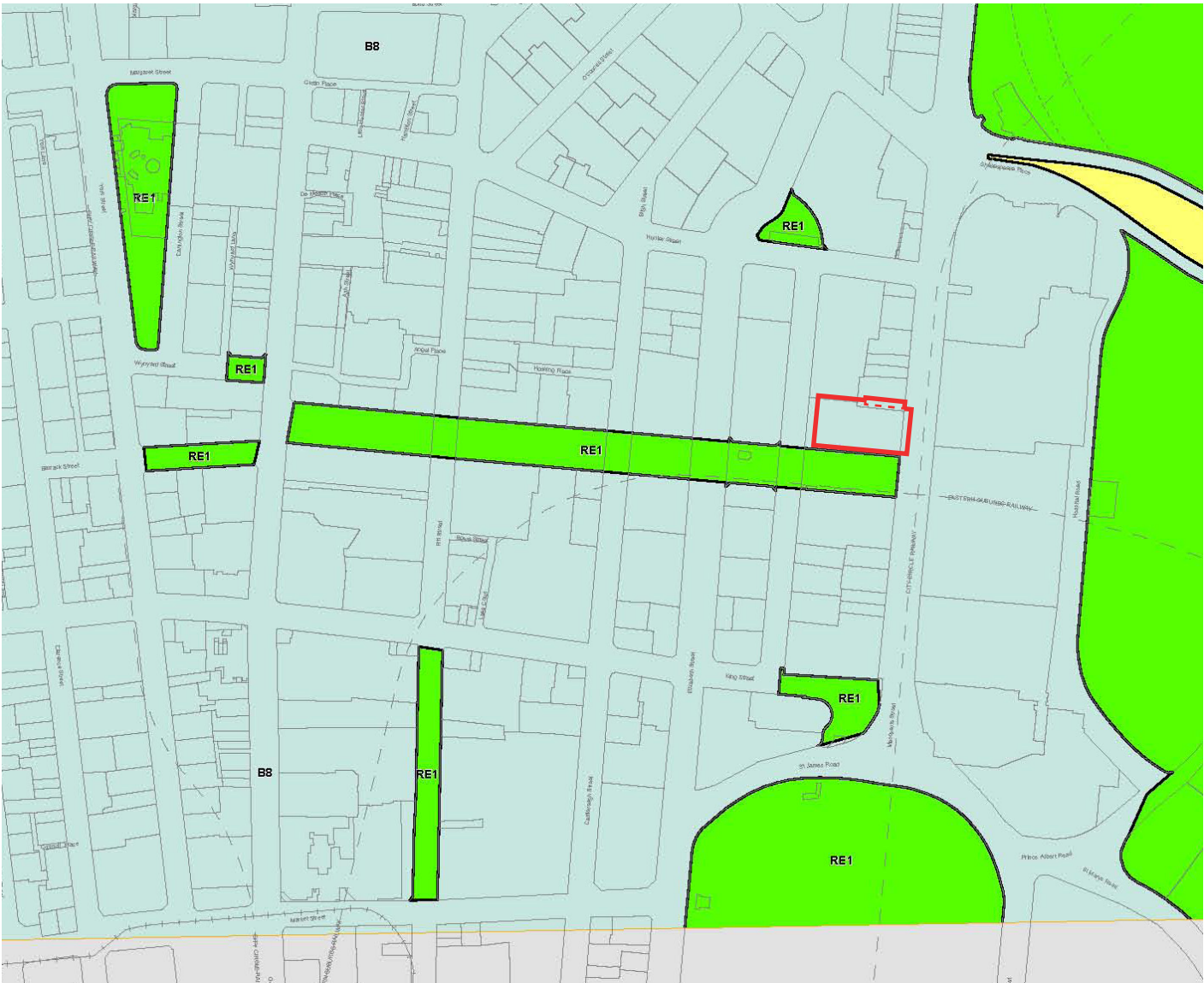


Figure 1_Land Zoning Map
Source: City of Sydney LEP 2012, Sheet LNZ_014

Legend

- Metropolitan Centre
- Public Recreation

02____Context

Reference Documents_LEP

Sydney LEP 2012

Special Character Areas and Retail Premises Map

60 Martin Place falls within the 'Martin Place Special Character Area'. The portion cantilevered over St Stephens Church falls within the "Macquarie Street Special Character Zone".

Martin Place is classified as a special character area due to its social, cultural and historic significance, featuring a number of important sites and being the place of historical events which have resulted in it being defined as the civic and ceremonial heart of Sydney.

The Sydney DCP 2012 provides more detailed information on the characteristics of the various special character areas.

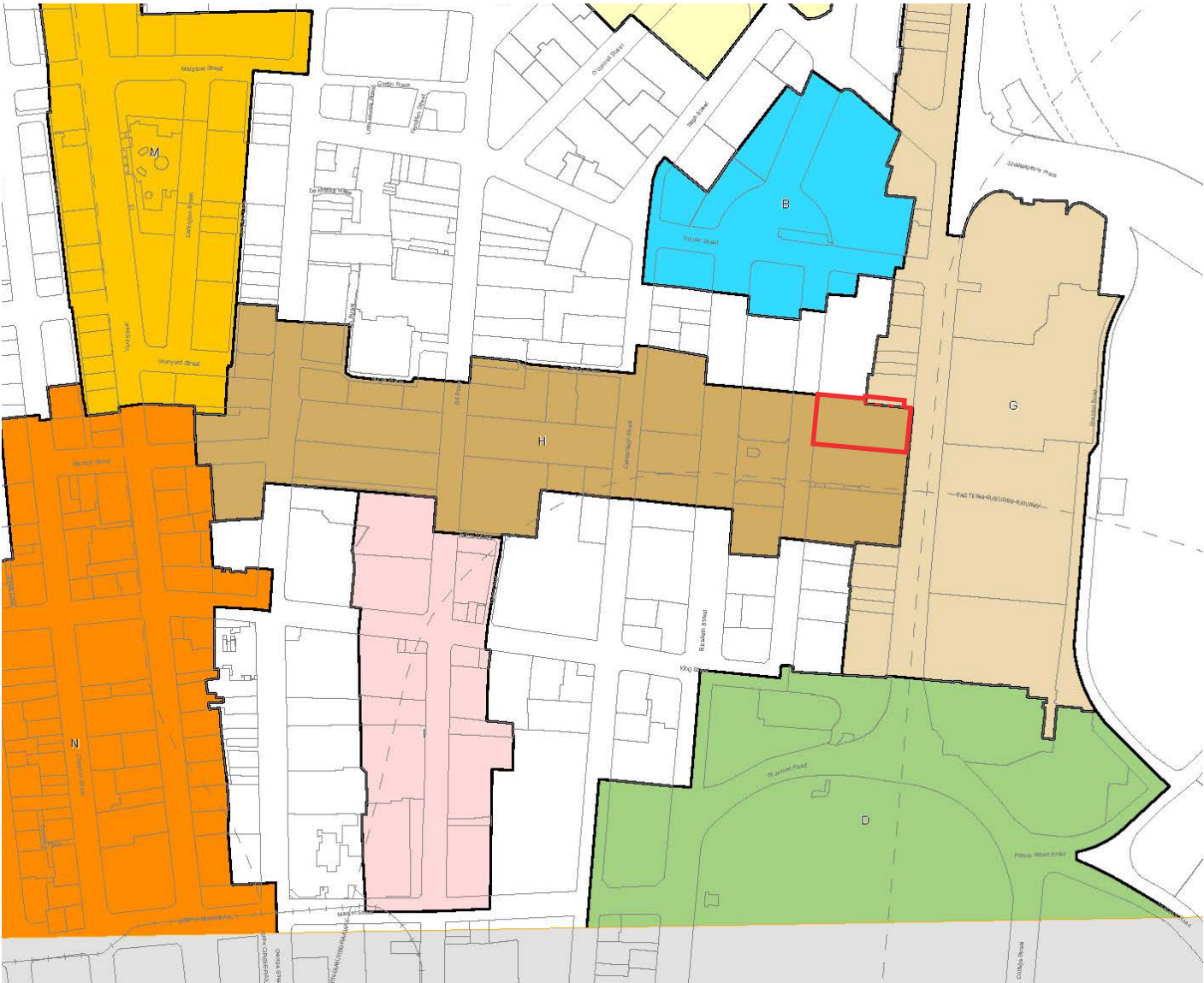


Figure 1_ Special Character Areas Map Retail Premises Map
Source: City of Sydney LEP 2012, Sheet CL2_014

Legend

- York Street/Clarence Street/Kent Street
- College Street/Hyde Park
- Pitt Street Mall
- Wynyard Park/Lang Park
- Martin Place
- Macquarie Street
- Chifley Square

02 Context

Reference Documents_LEP

Sun Access Protection Map

60 Martin Place falls within the Martin Place 5a sun access plane as defined by LEP controls and highlighted on the map opposite.

The objective of the sun access plane controls is;

- (a) to ensure that buildings maximise sunlight access to the public places set out in this clause, and
- (b) to ensure sunlight access to the facades of sandstone buildings in special character areas to assist the conservation of the sandstone and to maintain the amenity of those areas.



Figure 1_ Diagram Illustrating the Martin Place 5b Sun Access Plane

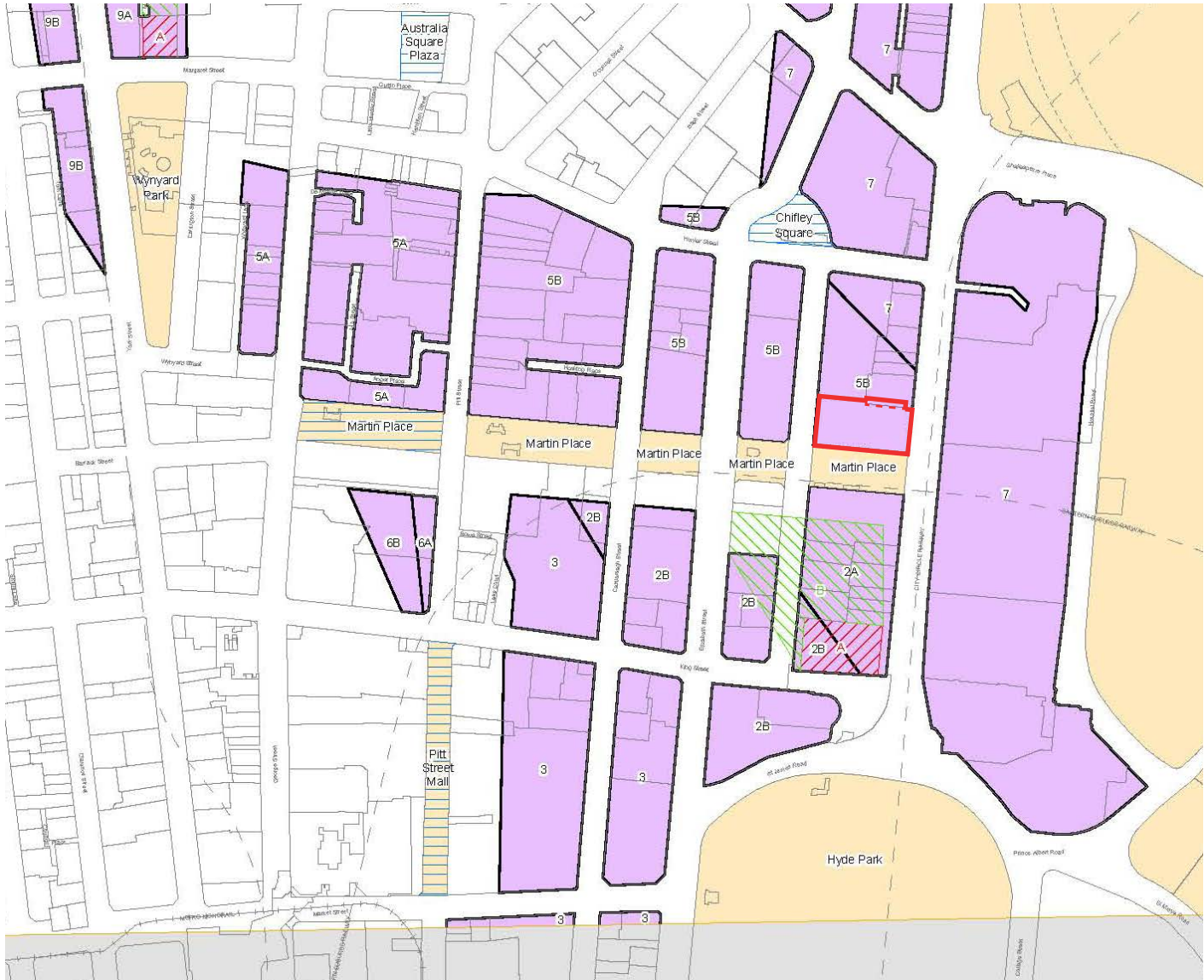


Figure 2_ Sun Access Protection Map
Source: City of Sydney LEP 2012, Sheet SAP_014

Legend

- 60 Martin Place, refer to Clause 6.18(3) of the Sydney LEP 2012
- Refer Martin Place controls
- Area protected by sun access plane

02 Context

Reference Documents_LEP

Sun Access Plane 5b

Sun access plane 5b is defined by figure 2 and the text below taken from clause 6.17 (13) of the LEP 2012. More detailed information is provided by the DCP 2012 and outlined on page 23 of this report.

“The front of each plane is a line between two specified points (X and Y) and the sides of the plane extend back from those points along a specified horizontal bearing (B) and vertical angle (V).” The coordinates and bearings are taken from true north.

(13) For the Martin Place 5B sun access plane:

- (a) X is a point at 34298E, 51098N, 60RL, and
Note. Approximately 45 metres above the junction of the northern alignment of Martin Place and the eastern alignment of Pitt Street.
- (b) Y is a point at 34626E, 51069N, 78RL, and
Note. Approximately 45 metres above the junction of the northern alignment of Martin Place and the western alignment of Macquarie Street.
- (c) B is 358.4 degrees, and
- (d) V is 47.0 degrees.

The sun access plane described for Martin Place 5b is equivalent to the sun angle on April 14th at noon.

The diagram below illustrates the maximum envelope permitted by LEP controls.

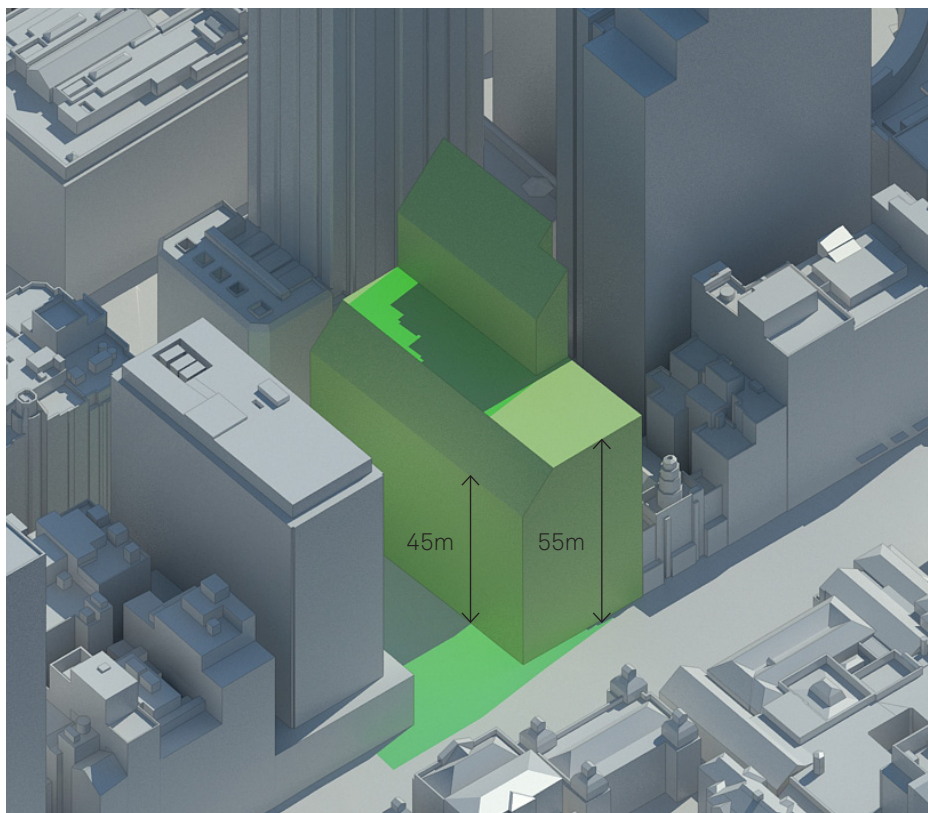


Figure 1_ Diagram Illustrating the maximum envelope permitted by the LEP

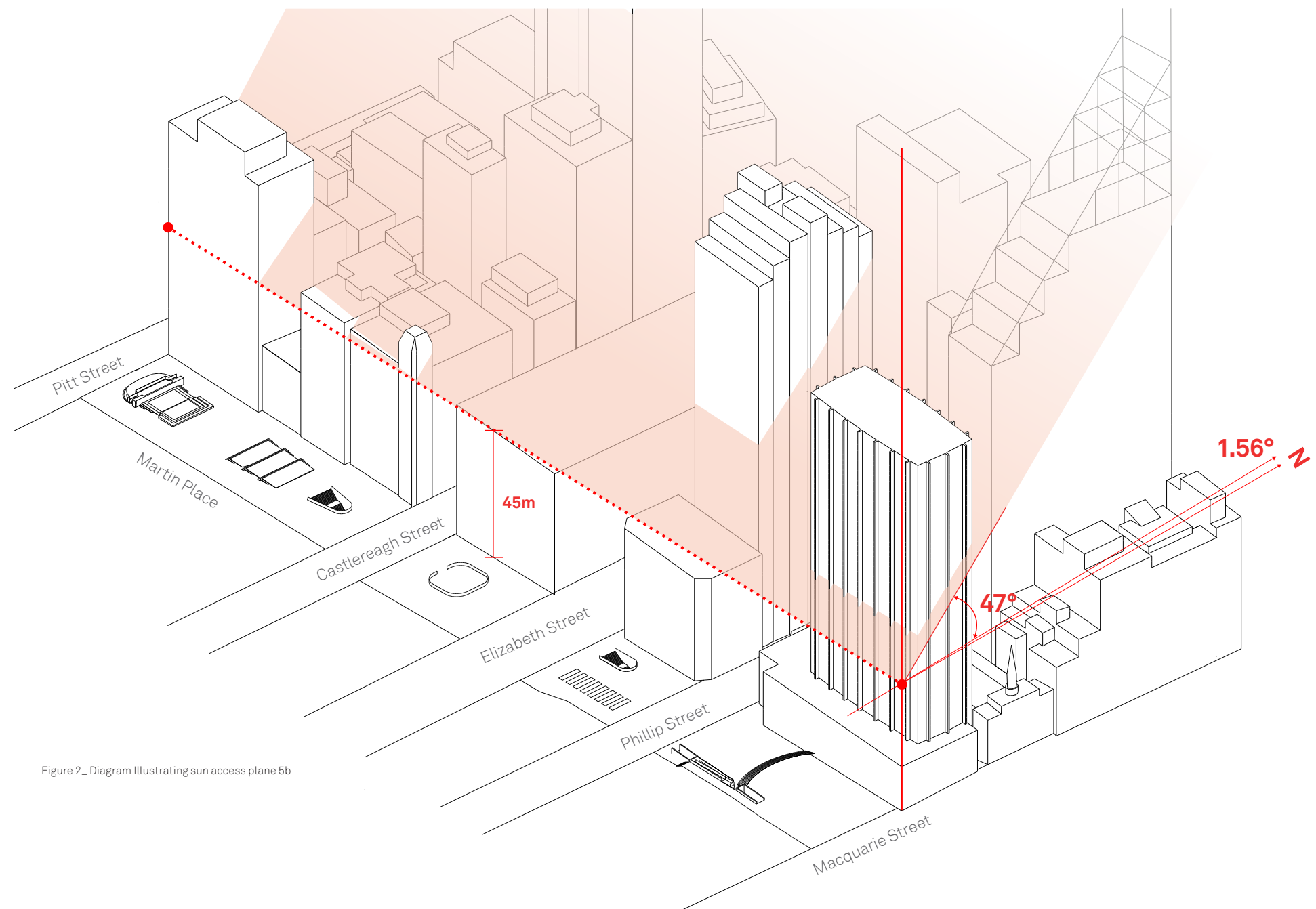


Figure 2_ Diagram Illustrating sun access plane 5b

02 Context

Reference Documents_LEP

Heritage Map

Martin Place is surrounded by many heritage buildings and features the 1927 World War ANZAC Cenotaph.

60 Martin Place is not listed as a heritage item , however the plaza component of Martin Place which adjoins the site is recognised as a Heritage Item.

The portion cantilevered over St Stephens Church falls within a State Heritage item as listed below.

Several State Heritage Register listed heritage items are located in close proximity to the site, and they include:

- _No.1 Martin Place (former General Post Office Building)
- _ 108-120 Pitt Street (Commonwealth Bank building)
- _Former United Permanent Building (2 Martin Place)
- _Challis House (4-10 Martin Place)
- _Former Colonial Mutual Life Building (10A-16 Martin Place).
- _Former MLC Building (38-46 Martin Place)
- _Commonwealth Bank Building (48-50 Martin Place)
- _the APA Building (53-63 Martin Place)
- _Reserve Bank (65 Martin Place)
- _Martin Place Railway Station
- _Westpac Bank Building (341 George Street)
- _Former National Bank Building (343 George Street)
- _St Stephen’s Uniting Church (197 Macquarie Street)
- _Commercial Chambers “Hengrove Hall” (193 Macquarie Street)
- _Parliament House (6 Macquarie Street)
- _Sydney Hospital group (8 Macquarie Street)

Martin Place itself is classified as an Urban Conservation

Refer to Appendix A Heritage Impact Report for additional information.



Figure 1_ Heritage Map
Source: City of Sydney LEP 2012, Sheet HER_014

Legend

- Item - General
- Tank Stream

02 Context

Reference Documents_LEP 2005

Heritage Streetscapes Map

Both Martin Place plaza as well as Macquarie Street are recognised as being of heritage significance.

Macquarie Street is of importance as it contains a collection of highly significant buildings dating from the early 19th century to the late 20th century. The street's eastern edge particularly contains a cohesive rare group of public buildings of national significance that terminate east-west streets and create significant vistas.

Martin Place is of significance as it accommodates various monuments, in particular the Cenotaph. The plaza has been the site of many historical events which reinforces its image as the civic and ceremonial heart of the City and also contains several significant public and financial buildings such as the General Post Office building and the Commonwealth Bank building.

The redevelopment of the site will provide the opportunity to develop a built form which more appropriately responds to its heritage streetscape.

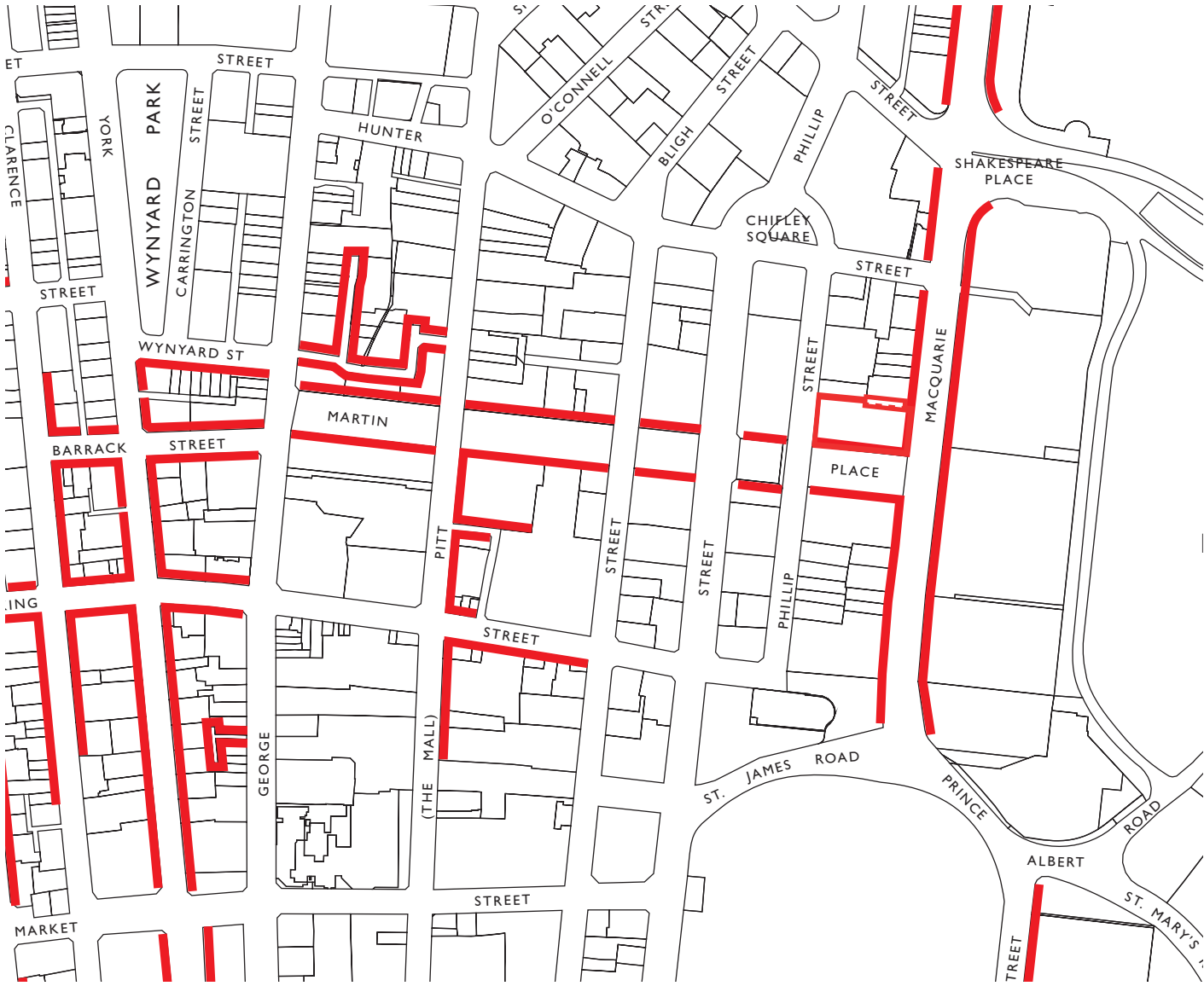


Figure 1_ Central Sydney Heritage Streetscapes Map
Source: City of Sydney LEP 2005

Legend

— Heritage Streetscape

02 Context

Reference Documents_DCP

Active Frontages Map

figure 3 defines street edges that should be classified as requiring an active front

The DCP defines an active front as the following;

“Street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. Frequent building entries that face and open towards the street, transparent street frontages, quality materials and refined details, and mixed land uses will make streets more diverse and attractive for pedestrians and increase the perception of safety and encourage higher levels of pedestrian activity.”

The DCP emphasises the importance of an active ground plane section 3.2.3 of the General Provisions provides detailed information on the provisions for this;

“A diverse range of activities should be provided at street level to reinforce the vitality and liveliness of the public domain.

Active frontages to streets are encouraged so activities within buildings can positively contribute to the public domain. Such uses include retail, customer service areas, cafes and restaurants, and other uses that involve people. Outdoor dining areas may also contribute to active street frontages in appropriate circumstances.

A well designed street frontage is important for pedestrian amenity and includes attractive building entries, window displays, display cases, artworks, well detailed architecture, facade modulation, clear glazed windows, and visually permeable security screens”.¹

Objectives

- (a) Ensure ground floor frontages are pedestrian oriented and of high design quality to add vitality to city and village streets.
- (b) Provide fine grain frontages at ground level.
- (c) Provide continuity of ground floor shops along streets and lanes within Central Sydney and other identified locations.
- (d) Allow for active frontages in other non-identified locations to contribute to the amenity of the streetscape.
- (e) Encourage frequent building entries that face and open towards the street.”

1 Section 3.2.3 of the DCP 2012



Figure 1_ The Westpac building ground floor retail



Figure 2_ Inactive frontage, the RBA

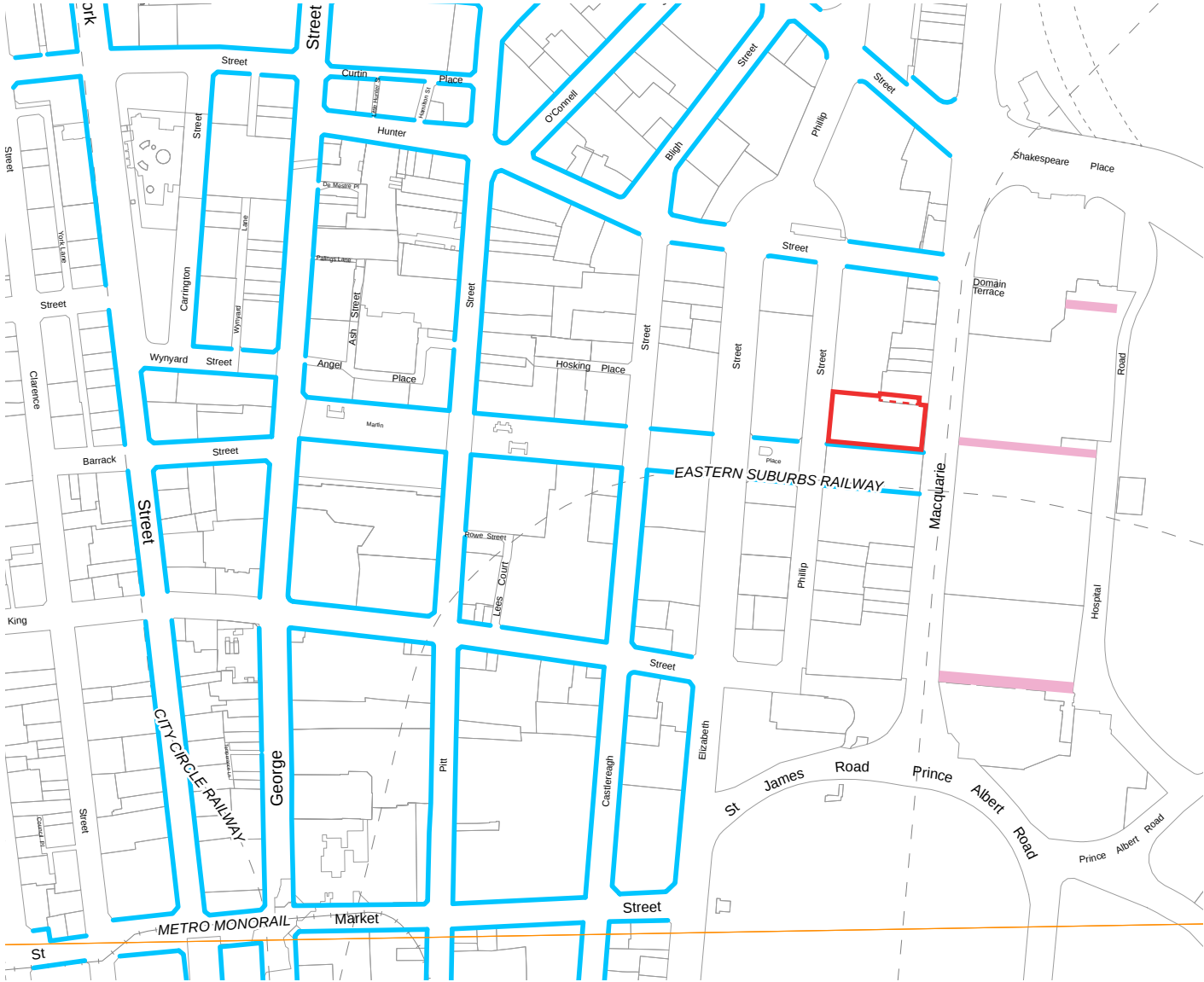


Figure 3_ Active Frontages Map
Source: City of Sydney DCP 2012, Sheet 014

Legend

Active Frontage

02 Context

Reference Documents_DCP 2012

Footpath Awnings and Colonnades Map

This map identifies street frontages that are required to have an awning or colonnade. This does not include Martin Place, Macquarie Street or Phillip Street.

Currently only buildings such as the GPO, and to a lesser extent, the Colonial Building (Channel 7) as well as the 60 Martin Place, incorporate a colonnade as part of their building design.

The general advice is in favour of awnings and against colonnades. Colonnades are discouraged because they “**obscure views of retail** frontages and separate street frontage activity from the street”

“Footpath awnings

Awnings are important for the amenity and attractiveness of streets. They provide protection from the weather and if designed well create visual interest. It is important to provide continuous weather protection on footpaths. Awnings are the preferred form of weather protection. Appropriately designed awnings create attractive pedestrian environments and ensure clear visibility on the footpath.

Objective

(a) Encourage footpath awnings to enhance pedestrian amenity and provide weather protection.¹

Colonnades

Colonnades may be appropriate in exceptional circumstances for weather protection where they can extend along the entire street frontage of a block, or for pedestrian amenity where they provide a sunlit environment for active pedestrian use.

Objective

(a) Discourage the provision of colonnades, except in exceptional circumstances”.²

1 Section 3.2.4 of the DCP 2012
2 Section 3.2.5 of the DCP 2012

Table 3.1: Ground floor active frontages

Location	Within Central Sydney	
	Nominated on the Active Frontages Map	Not nominated on the Active Frontages Map
Minimum active frontage proportion at each public domain frontage	5m or 80% of each public domain frontage (whichever is the greater)	5m or 70% of each public domain frontage (whichever is the greater)
Uses on public domain frontage	Entries or display windows to shops and/or food and drink premises	Entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction.
Minimum preferred “grain” of tenancies	15-20 separate tenancy entries per 100m	10-14 separate tenancy entries per 100m
Preferred max. average ground floor tenancy width	6.0m	10.0m
Provide Awnings	Fixed awnings	Fixed or retractable
Active uses through site link (arcade) required	For properties with 2 street/lane frontages both greater than 45m in length	No requirement

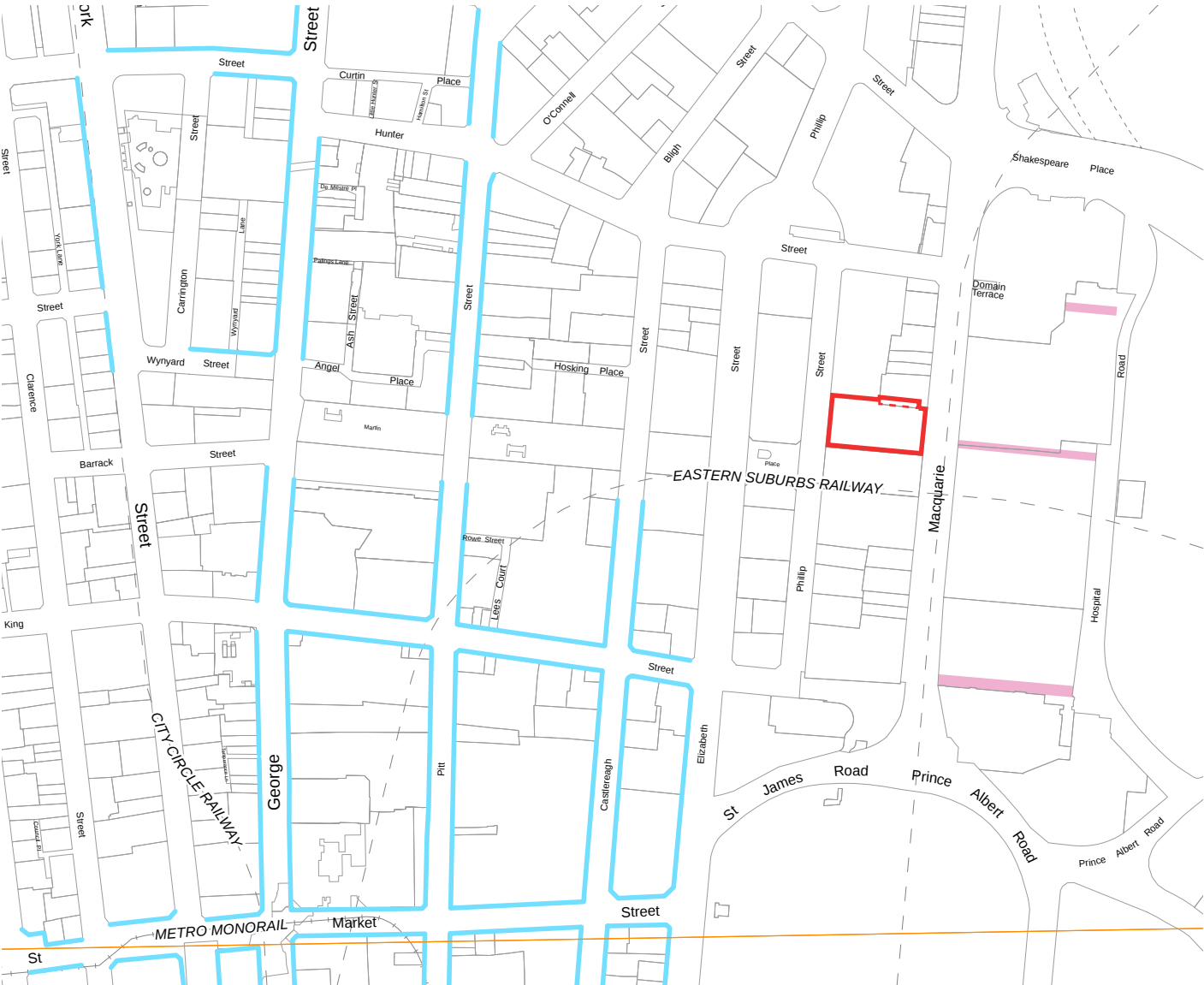


Figure 1_ Footpath Awning and Colonnades Map
Source: City of Sydney DCP 2012

Legend

Continuous awning



Figure 2_ GPO colonnade



Figure 3_ Westpac Building

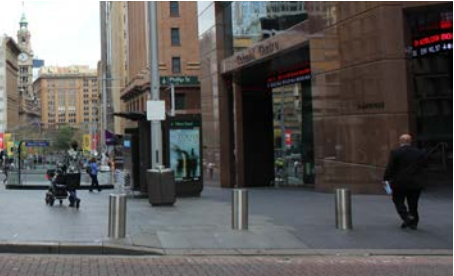


Figure 4_ The Colonial Building

02 Context

24

Reference Documents_DCP 2012

Late Night Trading Areas Map

The late night economy in Sydney is a point of focus for the City of Sydney and strategies guiding this are outlined in section 3.15 of the DCP 2012.

“The City’s night-time economy is an integral part of its commercial, cultural and social fabric. Late night trading premises are an important part of Sydney social and street life and playing an important role in the City’s economic growth. People who live or work in the City as well as tourists are attracted to these places as a result of their diversity and vitality. Late night trading premises can also provide employment and jobs with flexible hours.”¹

The provisions aim to provide certainty to the community regarding late night venues and allow opportunities for late night trading hours in appropriate locations and with appropriate management actions.

The provisions identify a hierarchy of late night areas as described in Schedule 3 of the DCP and the Map opposite: Late Night Management Areas, City Living Areas and Local Centre Areas.

Although the majority of Martin Place is not currently included as part of the Late Night Management Areas, it would greatly benefit from an expanded set of uses. This view has been reinforced by recent discussions with the City of Sydney and a fuller understanding of this and the implications for Martin Place should be sought.

1 section 3.15 of the DCP 2012

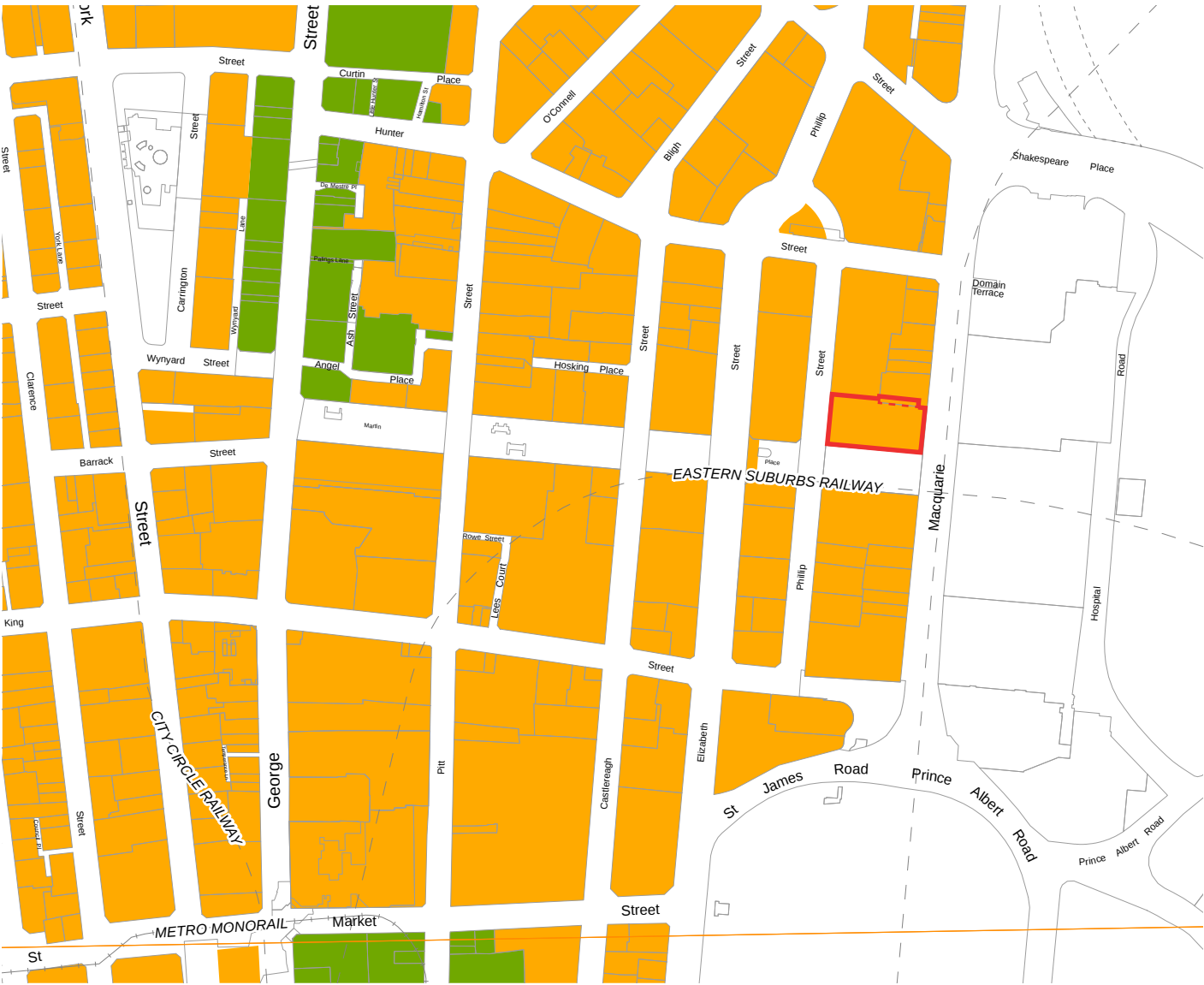


Figure 5_ Late Night Trading Areas Map
Source: City of Sydney DCP 2012, Sheet 014

Legend

- City Living Areas
- Late Night Management Areas



Figure 1_ Bar at night in Circular Quay



Figure 2_ Chinatown Night Markets



Figure 3_ Jurassic Lounge at the Australian Museum



Figure 4_ Vivid Festival

02 Context

Reference Documents_LEP

Pedestrian Priority Map

The Pedestrian Priority Map indicates areas of restricted vehicular access in places of high pedestrian activity as identified on the map opposite.

Provisions are set out in section 3:11:11 of the DCP.

- “(1) Vehicle access points are restricted in places of high pedestrian activity identified on the Pedestrian priority map.
- (2) Where a driveway is proposed across a major pedestrian thoroughfare or footpath, additional safety measures may be required including a parking attendant or signals to manage access. The driveway is to cross the footpath at footpath level.
- (3) Car parks are to be designed so that vehicles do not queue or reverse across pedestrian crossings or footpaths.
- (4) Parking and driveway crossovers are to be designed to minimise impact on existing street trees and to maximise opportunities for new street tree plantings.
- (6) Vehicular access is to be designed to give priority to pedestrians and cyclists by continuing the type of footpath material and grade.
- (7) Wherever practicable, vehicle access and egress is to be a single crossing with a maximum width of 3.6m over the footpath, and perpendicular to the kerb alignment as shown in Figure 3.21 Vehicle crossing layout.
- (8) Subject to urban design, heritage and streetscape considerations, access is to be designed to avoid reversing movements into or out of a public street for all developments other than dwelling houses. If necessary, a mechanical turntable may need to be installed to achieve this requirement.
- (9) On-site parking may be refused where the required access arrangements would have an adverse impact on on-street parking.
- (10) Where possible adjoining developments are to share or amalgamate vehicle entry and exit points. Internal on-site signal equipment is to be used to allow shared access.
- (11) Direct access to a designated arterial or sub-arterial road is not permitted wherever an alternate access can be provided.
- (13) Where vehicular access to parking is not accessed from the laneway it is to be located on a secondary street.
- (15) Service vehicle access is to be combined with parking access and provided in accordance with other controls for vehicular access in this DCP.”

1 section 3.11:11 of the DCP



Figure 1_Martin Place



Figure 2_Pitt St Mall



Figure 3_ Pedestrian Priority Map
Source: City of Sydney DCP 2012, Sheet 014

Legend

- New vehicle access not preferred
- New vehicle access restricted

02 Context

26

Reference Documents_LEP

Signage Precincts Map

Section 3.16 outlines the provisions for signage and advertising. The Signage Precincts Map highlights the different designated precincts for special signage. Specific requirements for 60 Martin Place are set out in section 3.16.19.3.

College Street East, Macquarie Street, Bridge Street and Macquarie Place, Sydney Square, Sydney Town Hall, St Andrew’s Cathedral, Railway Square and Martin Place signage precincts

- (1) Signs must:
- (a) if illuminated, not be internally illuminated light boxes;
 - (b) be constructed from high quality materials, such as bronze, brass and stainless steel, and not be constructed from predominantly plastics, such as coloured or clear acrylic;
 - (c) be compatible with the architecture of the supporting building particularly its materials, and be an integral part of the building;
 - (d) consist of individual letters where fixed directly to the face of a building;
 - (e) have a minimal projection from the elevation of a building with projecting signs generally not permitted;
 - (f) be compatible with the use of supporting buildings or adjoining buildings;
 - (g) be responsive to the role of the area as a public gathering space for civic events of national importance;
 - (h) not detract from the heritage significance of a building or precinct;
 - (i) avoid visual clutter of the area particularly in regard to transport and way finding signs; and
 - (j) be simple and minimal depending on the activities and uses within each building.

(2) The number of signs permissible on each building is to be specified by the Council subsequent to a comprehensive analysis of the proposed signs and context.

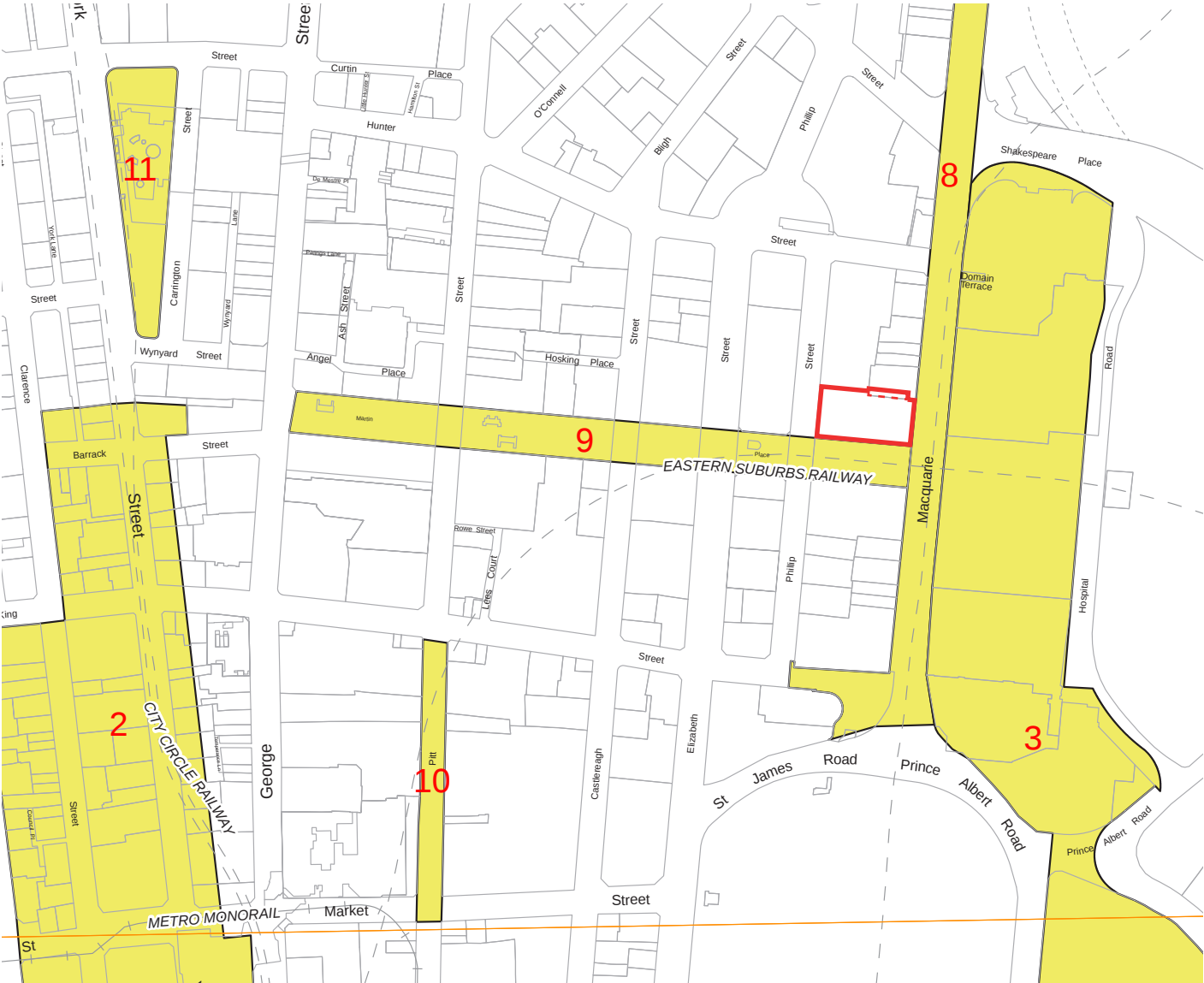


Figure 4_ Signage Precincts Map
Source: City of Sydney DCP 2012, Sheet 014

Legend

- York Street (2)
- Institutional/College Street East (3)
- Macquarie Street (8)
- Martin Place (9)
- Pitt Street Mall (10)
- Wynyard Park/Lang Park(10)



Figure 1_ RBA signage



Figure 2_ Martin Place Bar



Figure 3_ High quality signage on lamp post

02 Context

Reference Documents_DCP 2012

Through Site Links Map

Through site links emphasise the need to increase opportunities for people to move freely around the city. In accordance with *Sustainable Sydney 2030*, Sydney aims to provide safe and attractive walking and cycling links to and from main streets, neighbourhoods and open spaces. Section 3.11 of the DCP defines the objectives of Streets Lanes and footpaths

“3.1.1 Streets, lanes and footpaths
Streets, lanes and footpaths provide permanent, inalienable pedestrian and vehicle connections through the city fabric at all hours. Streets and lanes define the urban hierarchy, articulate the urban grain, provide permeability of movement and define vistas and views within and beyond the city limits. In Sydney, the alignment of streets often express the topographic and landscape structure of the city.
Objectives
(a) Provide streets that prioritise pedestrians, cycling and transit use.
(b) Encourage a street hierarchy that supports sustainable travel behaviour.
(c) Provide an integrated and legible street hierarchy that is supplemented by a corresponding hierarchy for pedestrians and bike riders.
(d) Encourage water sensitive urban design and locate utilities within the street reservation.
(e) Ensure that lanes are retained and enhanced.
(f) Establish the design palette for footpaths.
(g) Provide intersections, traffic and parking lanes that naturally calm traffic.”



Figure 1_Ash Lane



Figure 2_ Pedestrian access through hospital and through to the Domain



Figure 3_ Through Site Links Map
Source: City of Sydney DCP 2012, Sheet 014

Legend

- Existing through-site link
- Proposed through-site link
- Existing underground through-site link
- Proposed lane

02 Context

Reference Documents_DCP 2012

Sydney DCP Street frontage heights and setbacks for Special Character Zones

Section 2 of the DCP defines a number of unique localities with specific qualities and sets out supporting principles for maintaining the character of these areas.

60 Martin Place falls within the special character zones of Macquarie Street and Martin Place.

Section 5.1.3 Identifies particular street frontage heights and setbacks for these special character zones.

Sydney LEP 2012 identifies a number of special character areas that significantly contribute to the quality of the public domain and the distinctiveness of Central Sydney. Development in Special Character Areas can reinforce and enhance the existing character by responding to the nominated street frontage heights and setbacks.

Objective

(a) Enhance and complement the distinctive character of Special Character Areas with compatible development.

Provisions

- (1) Minimum and maximum street frontage heights and front setbacks for buildings in or adjacent to a Special Character Area must be provided in accordance with Table 5.1 and as shown in Figures 5.12 to 5.19. Where the figure shows the entire site as shaded, additional storeys above the street frontage height is not permitted.
- (2) For development within a Special Character Area where the setback is not illustrated in Figures 5.12 to 5.18, setbacks above the street frontage height are to be a minimum of 8m. Smaller or weighted average setbacks are not acceptable.
- (3) For sites adjacent to a Special Character Area with a maximum building height of 55m, the street frontage height is to be 45m with a setback to the maximum building height as shown in Figure 5.12.
- (4) The street frontage height of any new development within a Special Character Area, or part thereof, not specified in Table 5.1 must comply with Section 5.1.1 Street frontage heights.

Special character area LEP	LEP Map	Maximum street frontage height	Minimum street frontage height	Setback above st frontage height
Macquarie St	G	_45m for sites without heritage items; or _the street frontage height of the heritage item on the site; and _for 93 – 97 Macquarie Street, the street frontage height of the highest heritage item on the same side of the street block in which the site is located	45m for sites without heritage item; or the street frontage height of the heritage item on the site.	As per Figure 5.15
Martin Place	H	55m for sites without a heritage item; or the street frontage height of the heritage item on the site.	45m for sites without a heritage item; or the street frontage height of the heritage item on the site; and 58 – 60 Martin Place should extend to create a building with a zero setback to Martin Place for the minimum street frontage height.	As per Figure 5.16

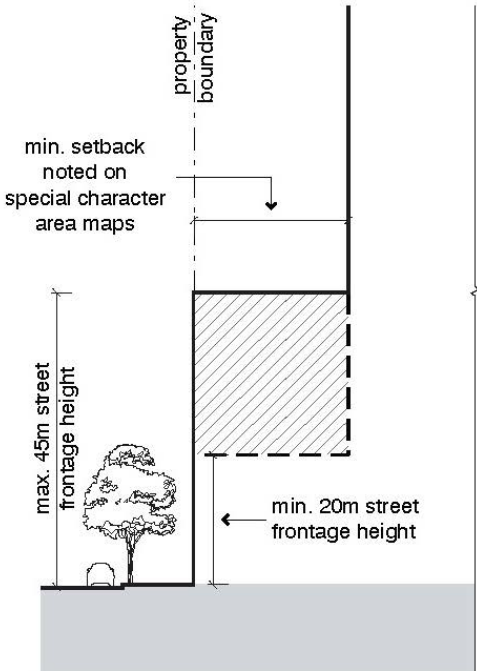


Figure 1_ Special Character Area setback
Source: City of Sydney DCP 2012, Section 5, Fig 5.12

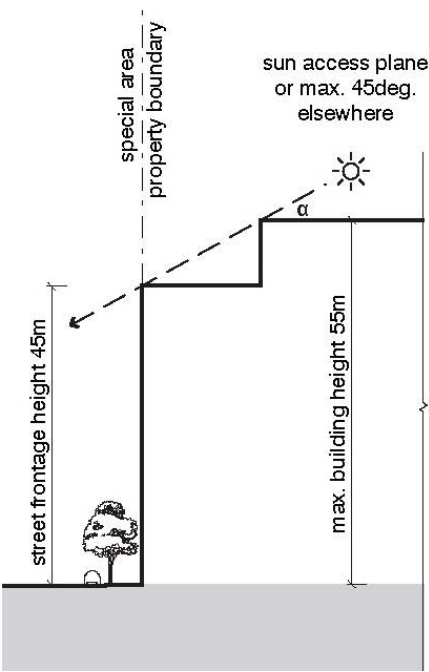


Figure 2_ A maximum street frontage height of 45m applies to sites with a maximum building height of 55m that are adjacent to Special Character Area
Source: City of Sydney DCP 2012, Section 5, Fig 5.13

02 Context

Reference Documents_DCP 2012

Sun Access Plane Controls

The DCP 2012 General Provisions section ,3.2 *Defining the Public Domain*, provides additional guidance on maintaining sunlight to the publicly accessible spaces.

The objective is to “*Enhance the public domain by ensuring adequate sun access to publicly accessible spaces and considering public views.*”

Significant times are described by clause 3.2.1.1

(1) *Overshadowing effects of new buildings on publicly accessible open space are to be minimised between the hours of 12 noon to 2pm on 14 April and 21 June. Depending on the nature and use of a particular space, periods outside 12 noon to 2pm may also be required to be considered.*

Section 5 of the DCP on Specific Areas provides additional information illustrating the sun access plane and the nature and dimension of the setbacks required. Refer diagrams opposite.

The diagram below describes the maximum envelope permitted by the DCP in relation to sun access planes and required set backs.

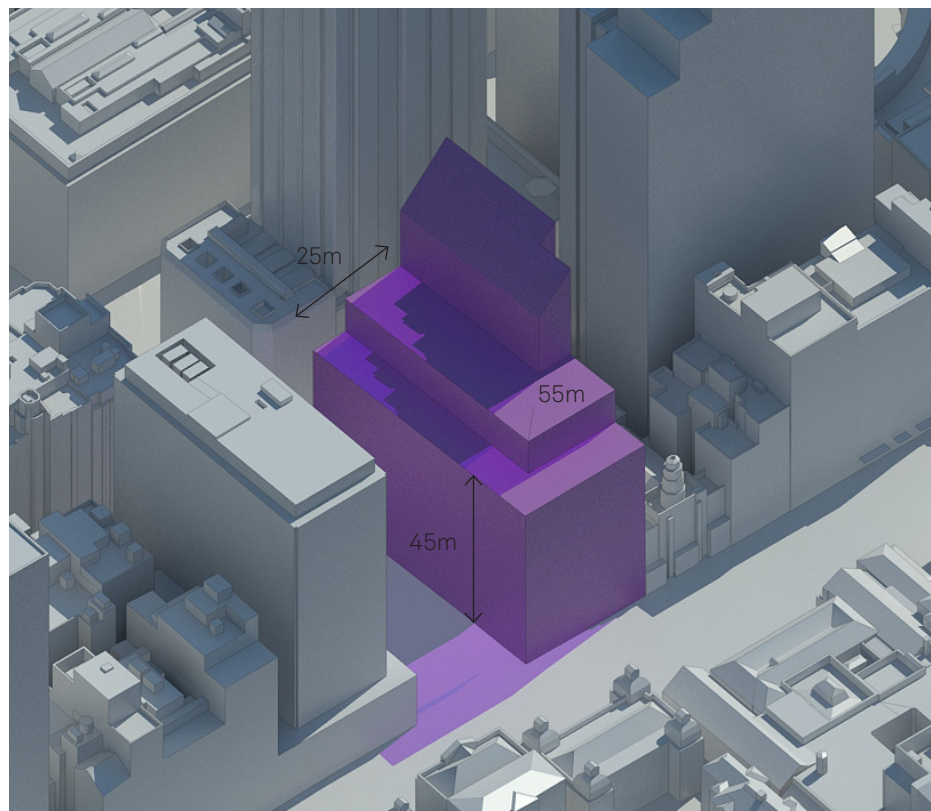


Figure 1_ Diagram illustrating the maximum envelope permitted by the DCP



Figure 2_ Sun Access Plane Controls (Martin Place)
Source: City of Sydney DCP 2012, Section 5, Figure 5.29

02_____Context

Reference Documents_DCP 2012

Special Character Area G Macquarie Street

The Sydney DCP 2012 Locality Statement for Macquarie Street Special Character area is as follows:

Macquarie Street contains a collection of highly significant buildings dating from the early 19th century to the late 20th century. Originally a government precinct, it has expanded to embrace first residential, professional, then commercial and tourism uses.

Macquarie Street forms the eastern built edge of the City Centre. It is characterised by two distinct sides: its western built edge consists of medium scale buildings, stepping up to the city high rise beyond, creating a prominent city skyline when viewed from the Botanic Gardens; while the eastern edge includes the Botanic Gardens and to the south a cohesive rare group of public buildings of national significance, that terminate east-west streets and create significant vistas, particularly from Martin Place.

Macquarie Street is an important civic street providing a vista terminated to the south by Hyde Park, with views north to the Opera House.

- Principles:
- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
 - (b) Recognise Macquarie Street as one of Sydney’s pre-eminent public spaces flanked by heritage items which house activities of State and national significance.
 - (c) Protect and extend mid-winter lunchtime sun access to Hyde Park, the Royal Botanic Gardens and the Domain.
 - (d) Improve and enhance the public domain and pedestrian amenity of the street and promote its image as a grand and civic boulevard.
 - (e) Maintain and reinforce the urban character and scale of Macquarie Street and sense of built edge definition to the western side of the Royal Botanic Gardens by requiring new buildings to:
 - i. be built to the street alignment; and
 - ii. have street frontage heights and building setbacks above street frontage heights, consistent with the prevailing scale, form and character of buildings nearby.
 - (f) Emphasise Macquarie Street as the eastern built edge of the City and maintain the stepped building form from it westwards towards the north-south ridge of the City centre.
 - (g) Maintain and enhance existing views and vistas to the harbour and Opera House to the north and Hyde Park to the south.
 - (h) Conserve and enhance the heritage significance of the area including the nineteenth and twentieth century public, institutional, religious and commercial buildings and their settings.
 - (i) Ensure new development is designed and sited to protect the heritage significance of heritage items within the area, with special consideration given to heritage curtilage of heritage items established by an approved Conservation Management Plan.

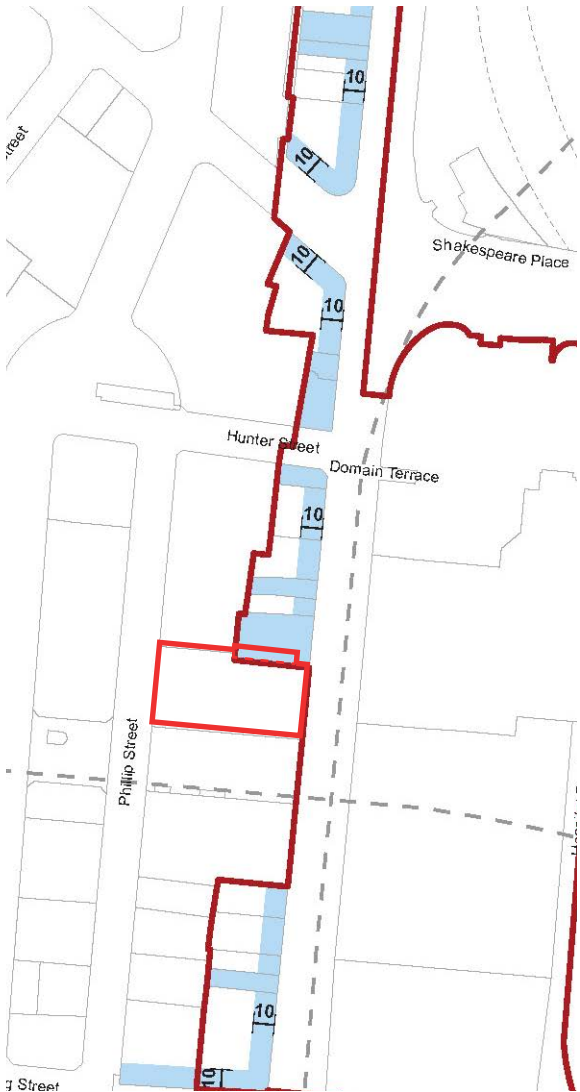


Figure 1_ Special Character Areas Map (G Setbacks) Macquarie Street
Source: City of Sydney DCP 2012, Section 5, Figure 5.15

Legend

Extent of setback above street frontage height

02_____Context

Reference Documents_DCP

Special Character Area H Martin Place

The Sydney DCP 2012 Locality Statement for 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.

Principles

- (a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.
- (b) Conserve and enhance the significance of Martin Place as one of Central Sydney's grand civic and ceremonial spaces, and as a valued business location.
- (c) Retain and enhance the urban character, scale and strong linear enclosure of Martin Place by requiring new buildings to:
 - i. be built to the street alignment;
 - ii. have street frontage heights consistent with the prevailing form of buildings in the area; and
 - iii. to have building setbacks above those street frontage heights.
- (d) Protect and extend sun access and reflected sunlight to Martin Place during lunchtime hours from mid-April to the end of August.
- (e) Provide sun access to significant sandstone buildings in Martin Place to improve the ground level quality of the public space.
- (f) Protect existing significant vistas to the east and west and ensure new development will not detrimentally affect the silhouette of the GPO clock tower.
- (g) Retain human scale at street level, while respecting and positively responding to the monumental nature of the place.
- (h) Conserve and enhance the heritage significance of the nineteenth and twentieth century institutional and commercial buildings and their settings.

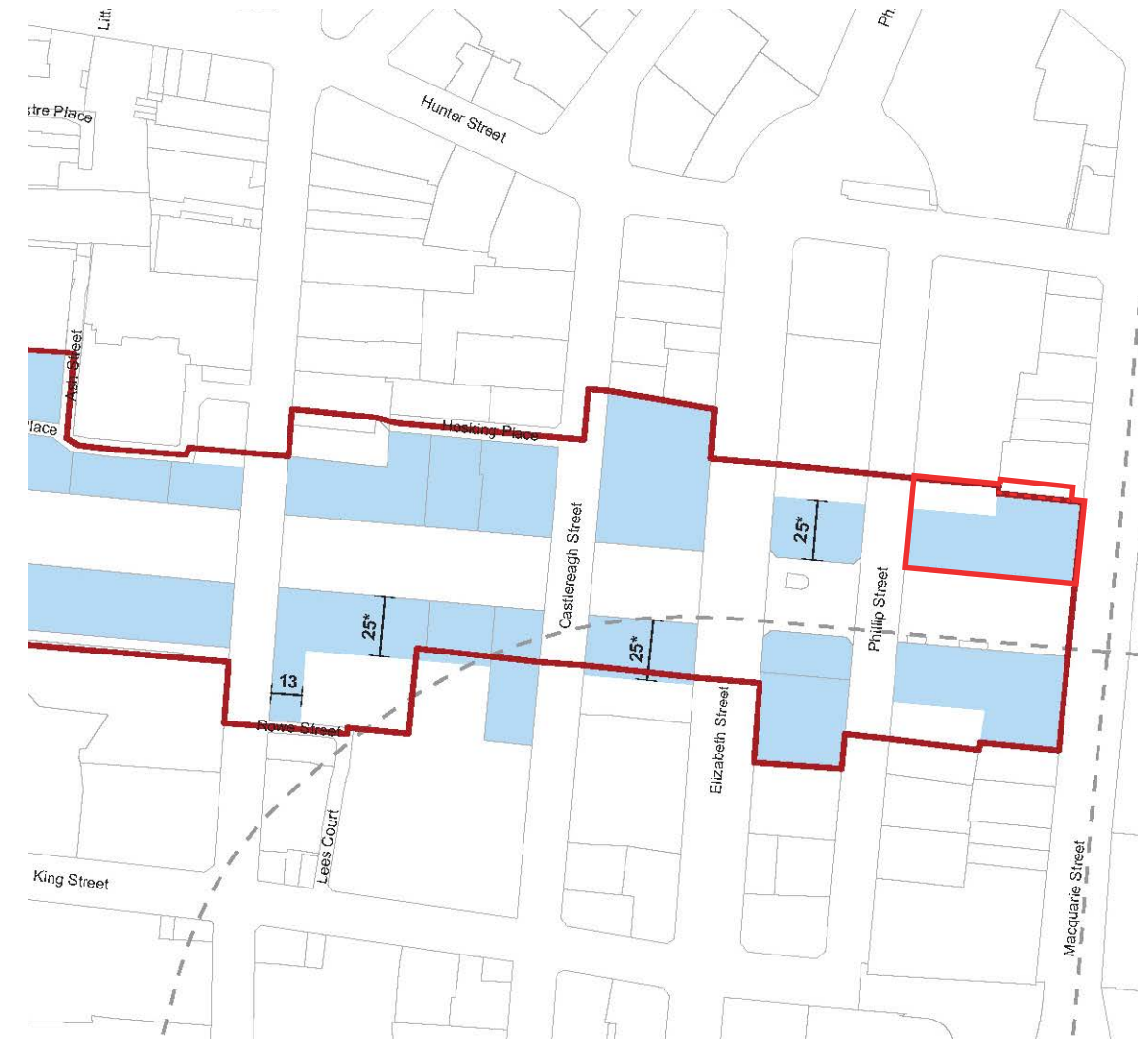


Figure 1_ Special Character Areas Map (G Setbacks) Macquarie Street

Source: City of Sydney DCP 2012, Section 5, Figure 5.16

Legend

- Extent of setback above street frontage height

02____Context

32

Reference Documents_Cycling

The *Sydney City Bike Map* identifies cycling routes throughout the inner Sydney area.

The *City of Sydney Cycle Strategy and Action Plan 2007-2017* is Council's commitment to making cycling an equal first choice transport mode with along with walking and using public transport.

There are several dedicated cycle routes within close proximity to the site, including a route running along Macquarie Street.



Figure 1_Cycle Routes Map
Source: Sydney City Bike Map

Legend

- Cycle route (road)
- Cycle route (off road)

02 Context

Reference Documents_Tree Strategies

City of Sydney Street Tree Master Plan 2011

The *Street Tree Master Plan 2011* is a blueprint for the provision of street trees across the City of Sydney. Many of the street trees in this area were established in 1999 as part of the City of Sydney's retail centre public domain works.

Macquarie Street is lined with a series of well established London Plane trees. Adjacent to the site in Martin Place plaza there are also six Plane Trees. These specimens are in poor condition and an Arborist report would be required to establish what can be done to improve their condition. The station concourse underneath will limit the options in terms of depth.

There is an opportunity to re-plant these trees, plus additional trees in Martin Place for not only shade, but also habitat, amenity and aesthetics reasons.



Figure 1_ Tree plantings in Martin Place plaza

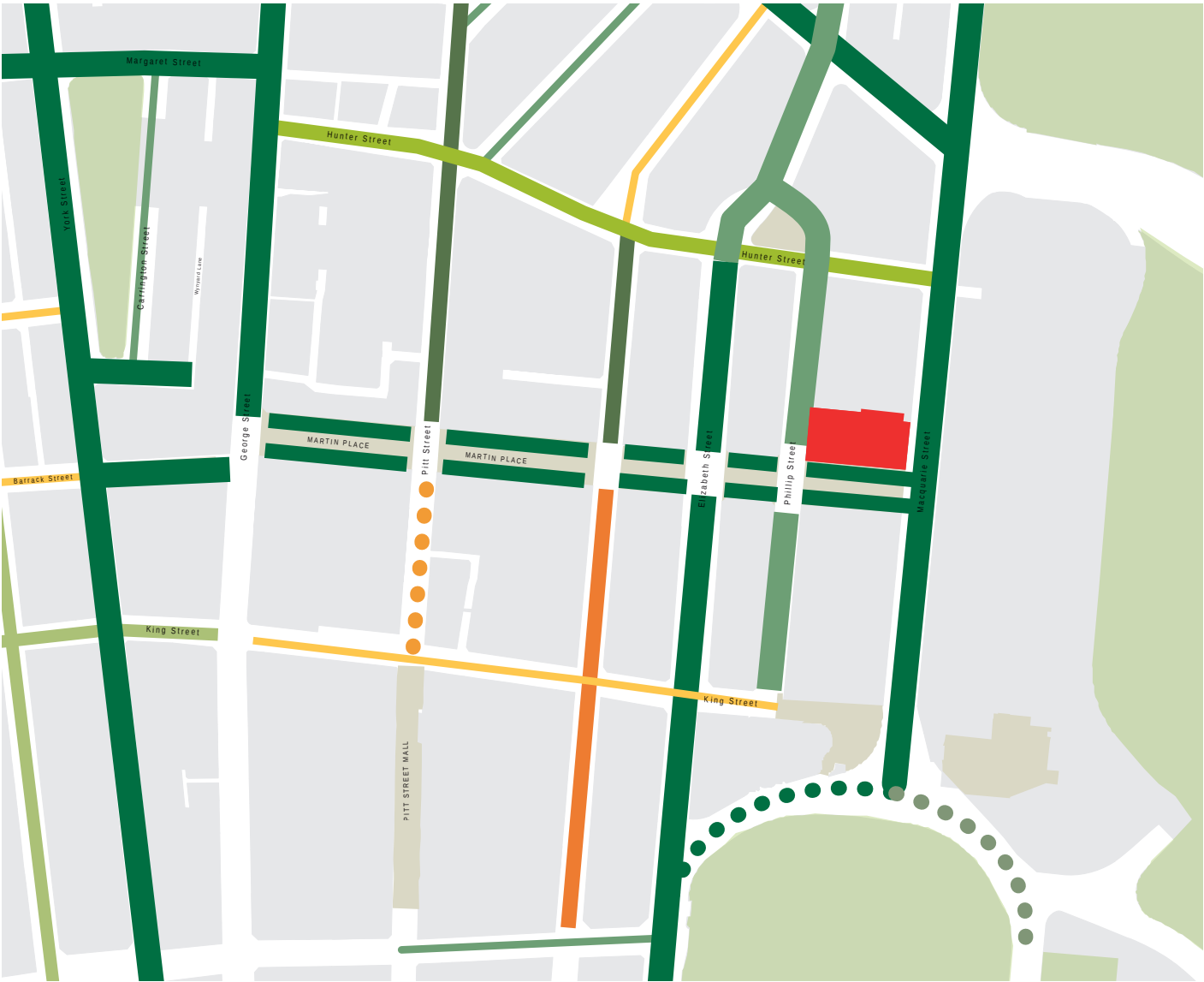


Figure 2_City of Sydney Street Tree Map
Source: City of Sydney Street Tree Master Plan 2011

Legend

- Platanus acerifolia (London Plane)
- Livistona australis / Washingtonia robusta (Cabbage Tree Palm/ Mexican Fan Palm)
- Celtis australis (Southern Hackberry)
- Platanus acerifolia (London Plane)
- Waterhousea floribunda "Green Avenue" (Weeping Lilly Pilly)

02_____Context

Reference Documents_Public Art

Martin Place Public Art Strategy

The City of Sydney Public Art Strategy outlines how public art is fundamental to achieving the goals in Sustainable Sydney 2030. It lists 8 guiding principles that describe how public art is to benefit the urban fabric of Sydney. These include:

- To align significant city art projects with major sustainable Sydney 2030 urban design projects,
- To recognise and celebrate aboriginal stories and heritage in public spaces ,
- To support local artists and activate places by using temporary art projects,
- To support vibrant places in village centres with community art and city art projects,
- To promote high quality public art in new development ,
- To support stakeholder and government partners to facilitate public art,
- To manage and maintain the city's collection of permanent artworks, monuments and memorials,
- To initiate and implement programs to communicate, educate and engage the public.

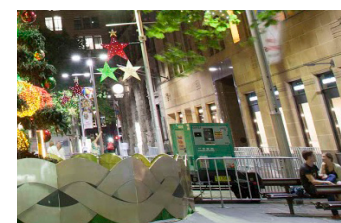
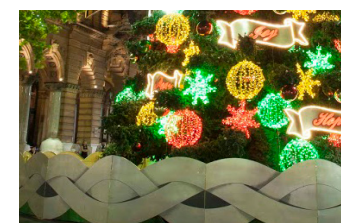
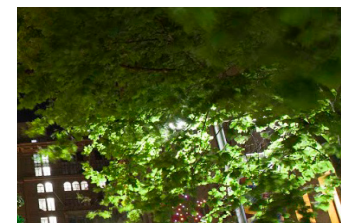
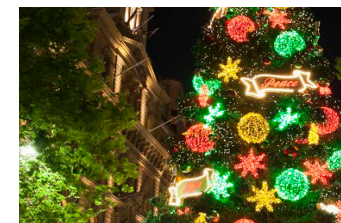
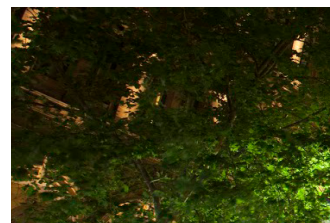
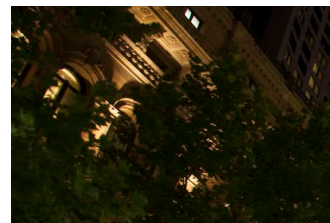
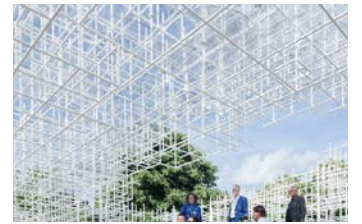
As one of Sydney's prime civic spaces, the integration of Martin Place into the Sydney 2030 vision is essential. Public art has long been an integral part of Martin Place and with its position in the city, it should take a central place in the plan to rejuvenate the city centre with a host of public artworks.

Martin Place satisfies several of the guiding principles laid out in the City of Sydney Public Art Strategy.

The walkway has held protests, is a landmark for meeting people and hosts numerous lunchtime visitors. It is a tangible representation of the aspirations for public squares within the confines of the CBD. It is a prominent civic space which runs off the spine that is George Street. With Martin Place included in the implementation of public art within city squares, Sydney would form a coherent vision with it and the three new planned squares; Railway Square, Town Hall and Circular Quay. Linking the existing Martin Place with three new civic squares creates a dynamic network of existing, adapted and new squares, celebrating Sydney's rejuvenation.

Martin Place has played the role of the stage in several events including the occupy Sydney protests, the ANZAC dawn service, and outdoor concerts in the amphitheatre. As one of the few pedestrianised zones in Sydney, Martin Place fits the criteria of an ideal space to exhibit temporary art. With its high volume of lunchtime visitors, Martin Place would be the perfect location for temporary projects on the biggest stage in Sydney.

The cultural ribbon will link Sydney's leading cultural landmarks along the harbour's edge, such as The Wharf Theatre, the MCA, The Opera House, Customs House and other cultural attractions. It will focus on improved directional signage for Sydney's many cultural attractions in the City Centre and form links to strengthen and support the cultural life of the city. Martin Place is well located on the ribbon and would be a valuable addition as a cultural landmark with the potential as a platform for public art.



02_____Context

Reference Documents_Public Domain

Martin Place Public Domain Strategy

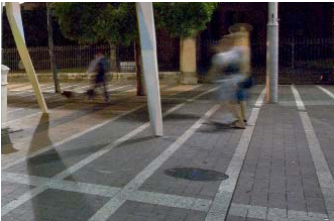
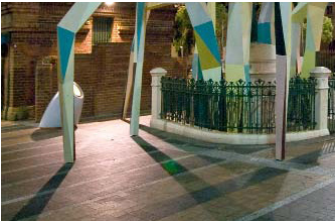
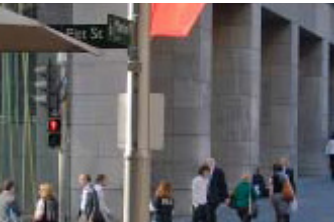
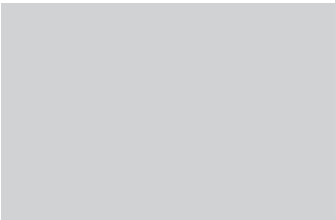
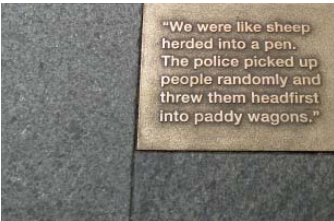
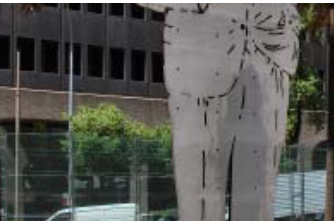
The Martin Place Public Domain Strategy is outlined in the Sydney Streets Design Code which frames design strategies and recommendations in relation to the Sydney CBD streetscape. Attachment C of the report, which focuses on pavement treatments around the city, lists some design objectives which should apply to a successful street design.

- Objective 1: Providing Coherency
- Objective 2: Reinforcing Distinctiveness
- Objective 3: Establishing Connections
- Objective 4: Supporting Sustainability
- Objective 5: Supporting Pedestrian Amenity

The code also outlines the different street typologies of Sydney and the corresponding strategies to guide design. Martin Place falls under the “*Special Places*” typology which is defined in the report as “*places that transcend the streetscape hierarchy. They arise from the heritage, cultural, geographical, or social significance of a particular place or street to the local or wider community.*”

Within this section some objectives are laid out with regards to special places. These include:

- *Protect and enhance the special places with the City of Sydney.*
- *Preserve existing materials and treatments that articulate the history of a place.*
- *Allow for design flexibility with a consistent palette so that diversity, difference and identity of a place can be articulated.*
- *Encourage customised overlays to the standard palette through public artworks or other artisan contributions, or through specialised lighting, paving or fixtures designs.*
- *Provide a framework for the identification of new special places as urban areas and their communities continue to evolve.*



02 Context

36

Reference Documents_Martin Place
Design Study and Masterplan

Martin Place Civic Design Study and Masterplan

In October 1992 the Council of Sydney commissioned Denton Corker Marshall Pty Ltd to undertake a Civic Design Study of Martin Place Precinct, to prepare a masterplan and a strategy for implementation.

The study was commissioned by Council in the context of certain recommendations of the Gazzard Sheldon report of May 1990 concerning civic improvements of Martin Place.

Many of the issues have been resolved. Some remain the same today.

The scope of the study

The study addressed the following issues as set out in the Brief.

- i) Martin Place as the major civic space in the city.
- ii) The significance of Martin Place within the open space network of Sydney and its relation to related pedestrian spaces.
- iii) The significance and role of the major cross streets including proposed civic improvements to George and Castlereagh Streets.
- iv) The impact of pedestrian patterns of movement within the precinct and to a lesser extent the impact of traffic and the potential for closing Pitt Street at Martin Place
- v) The changing pattern of use of Martin Place and the adjacent areas such as the pedestrianisation of Barrack Street, the loss of the GPO function from GPO; the refurbishment of MLC and the impact such changes have on the nature of Martin Place
- vi) Improvements to existing pedestrian connections to adjoining laneways blocks the potential for additional links.
- vii) The overall form of the public realm including the detailed resolution of landscape elements, street furniture, paving, signage, lighting, public art, the amphitheatre and shelter, street vendors, kiosks/barrows, access for the disabled etc.

1

The Masterplan

Overview

Martin Place demands a return to the grandness envisaged by those originally responsible for its creation. In essence this means that it must become a unified space - a space which emphasises the importance of the Place to the ceremonial and civic life to the city. It is interesting to examine historical photographs which show just how simple Martin Place was in its heyday. There is no visual clutter, no tree planting and, above all, there is an overwhelmingly simple (but yet grand) sense of lineal space.

It would be unrealistic however to suggest that by simply removing the visual obstructions and opening up the vista the ills of Martin Place would be cured. The more recent buildings tend, because of their form, materials or height, to detract from the previous scale of the street and therefore we must produce a design which - within the street space itself - recreates the vista and ties the whole together.

Design Issues

The current fragmentation of the space into a series of spaces breaks down Sydney's major ceremonial and civic space into elements that are too small to read, in an urban sense, as important in the scale of Sydney. A scheme which reinforces the expression of a single grand space reinforces the expression of a single grand space reinforces the scale and importance of this space in the City.

Within the expression of a single grand space, the importance and distinction of the Cenotaph precinct in front of the GPO should be defined. This can be achieved by eliminating the trees all of which are in very poor condition. This would expose the grand and elaborately detailed facades and clock tower to view. This is one of Sydney's most satisfying urban spaces surrounded at consistent height by buildings of great quality. The removal of trees will focus attention again on the qualities of this space and distinguish it as special within the overall scheme.

The current location of the Flugelman sculpture terminates the lower end of the space and blocks longer vistas. When elements are removed from axis and the vistas restored they need terminating at either end. Relocation of the Flugelman sculpture to the Macquarie St end and a group of flags at the George St end would achieve this termination.

Whilst the study has not focused on development control or land use of buildings fronting the space it is important to state that the predominant civic and commercial character be maintained. In this respect the future use of the GPO should be mentioned. The GPO in itself was one of the chief generators of the space and has always functioned as an important public building and a meeting place for people in the City. It is accepted that the post office role has changed but future uses that maintain public access and civic functions should be found.

The two small scale memorials on axis in the section between Phillip and Macquarie Street have been trivialised by their placement and scale. They would be more appropriately located to the side of the axis in a special space designed in scale with them.¹

1 section 1.3 Martin Place Civic Design Study and Masterplan, Denton Corker Marshall

2 section 3.3 Martin Place Civic Design Study and Masterplan, Denton Corker Marshall

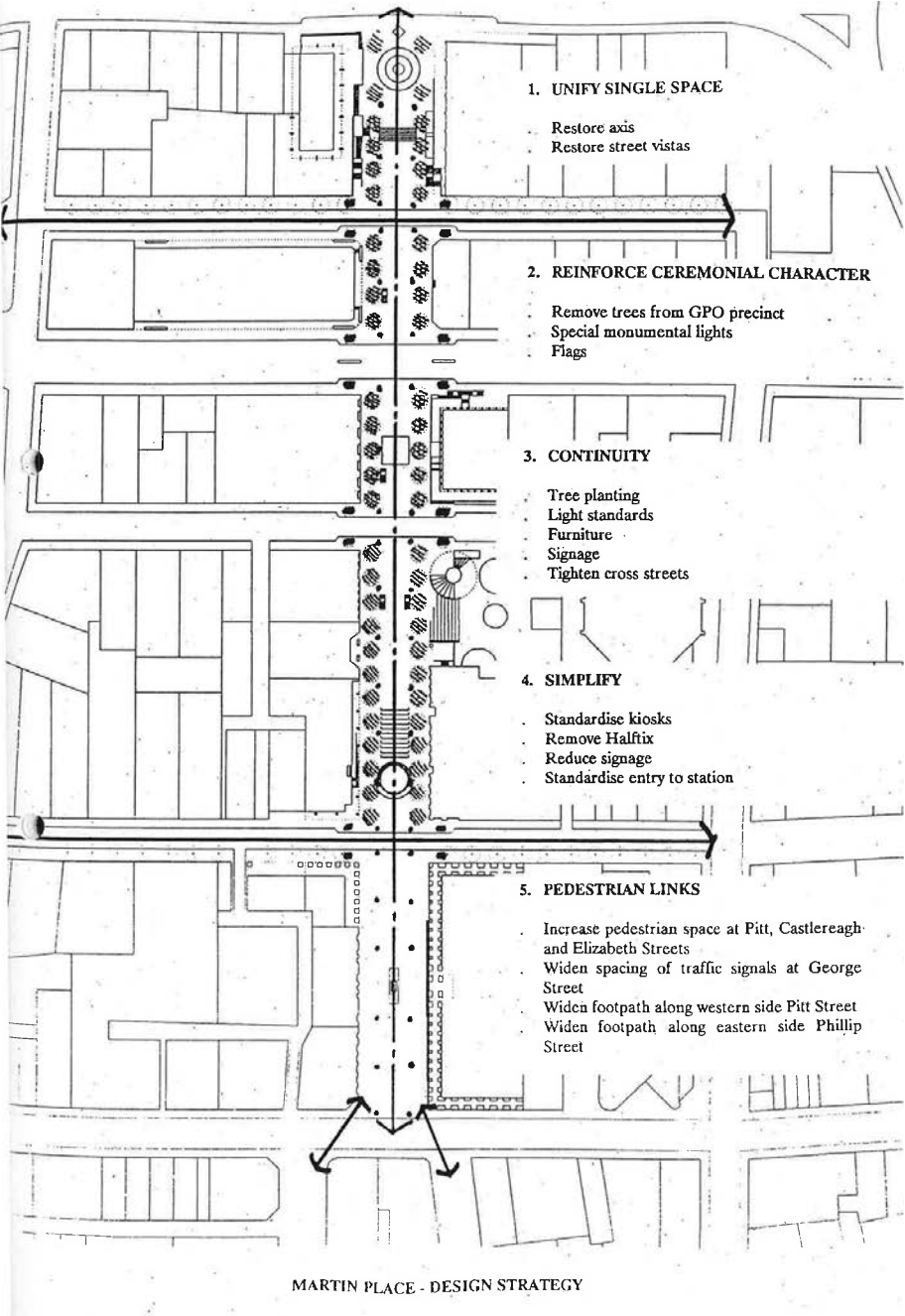


Figure 1_Concept Plan taken from Part 3

02_____Context

Reference Documents_Martin Place
Design Study and Masterplan

Design Objectives

EXPRESS A STRONG UNIFIED SENSE OF SPACE.

The more recent architecture of Martin Place has seriously weakened the strength of the space. This can now only be rectified by employing design elements within the street space to create visual unity.

REINFORCE THE SPECIAL AND CEREMONIAL CHARACTER OF MARTIN PLACE

There are two separate use characteristics to be catered for; the everyday uses of pedestrian transit, sitting, watching entertainments etc and the special ceremonial and commemorative needs of the city. This distinction needs to be emphasised.

REINFORCE A FEELING OF CONTINUITY THROUGHOUT

There is little consistency in the various elements used in Martin Place. A sense of “constancy” is needed in the selection and design of paving, trees, lighting, street furniture and the like.

MAKE THE SPACE MORE READILY COMPREHENSIBLE BY SIMPLIFYING THE DESIGN OF THE COMPONENT ELEMENTS.

RESTORE THE IMAGE OF MARTIN PLACE AS “A STREET”

IMPROVE PEDESTRIAN ACCESSIBILITY AND FLOW

Strategies

1_UNIFIED SINGLE SPACE

Redesign the civic spaces to express a unified single space with axial vistas.

- _Restore the importance of the street axis by removing unimportant elements (trees,signage, lighting standards, traffic lights, memorial plaques other than those associated with the Cenotaph).
- _Open up the axial vistas of the street- by removing Halfitx, relocating the Flugelman sculpture, relocating the Amphitheatre, and removing solid balustrades to lower street levels with stainless steel and glass rails.
- _Remove the small memorials on axis in the section between Phillip and’ Macquarie Street to a special space on the side more in keeping with the scale of the memorials.
- _Terminate the vista at the Macquarie Street end by relocating the, Flugelman Sculpture and at the George Street end by a group of flag poles.

2_CEREMONIAL AND HISTORIC CHARACTER

Reinforce the ceremonial and historic character of one of Sydney’s major civic spaces with special focus on the Cenotaph and the space between George and Pitt Streets.

- _Remove the trees in the space between George and Pitt Streets, restoring it to its historic image, focus on the GPO clock tower and the fine facades and distinguish this space as special within the total space.
- _Replace the five different types of light standards with one’ purpose designed monumental standard, unique to Martin Place, that would echo the monumental scale of past lighting standards, and would provide: normal street lighting, ceremonial lighting, floodlighting to building facades, uplights to trees
- _Reinstate the traditional use of flags on buildings for ceremonial occasions. The flags to be hung from horizontal flagpoles.

3_CONTINUITY

Reinforce the urban design and character of the total space by continuity of elements.

- _New granite paving with consistent detailing.
- _Replanting a single species (Platanus orientalis) in continuous rows on either side of the street (except GPO Precinct).
- _Replace existing lighting with new purpose designed light standards at regular intervals along the total length of the street .
- _Standardise all street furniture (seats, bins,drinking fountains)in consistent locations along the street.
- _Replace all street signage with the recently approved City Standard. Standardise the location where possible.
- _At cross streets continue the granite paving in granite setts across the street, standardise the location of lights and kiosks and trees;
- _Kiosks to conform to new City design.

4_SIMPLICITY

Simplify the design of urban spaces.

- _Remove the kiosks and relocate at the cross street entrances into Martin Place with new City design.
- _Reduce the signage in the space.
- _Standardise and simplify entrances to underground station and shopping.

5_PEDESTRIAN LINKS

Improve pedestrian flow along Martin Place

- _Widen pedestrian space ‘at the intersections of Pitt, Castlereagh and Elizabeth Streets subject to study of traffic implications.
- _Increase pedestrian space, particularly on axis by removing Halifax, kiosks, and redesigning amphitheatre.

Improve access to and from Martin Place

- _Widen space between traffic lights and pedestrian crossing at George St to south of Sesquicentenary Square and north of Regimental Square subject to study of traffic implications.
- _Remove one parking lane from the eastern side of Phillip Street, widen pedestrian link from Martin Place to Chifley Square and Queen’s Square subject to study’ of traffic implications.

Improve pedestrian link between Martin Place and Pitt Street Mall

- _Remove one parking lane from the western side of Pitt Street, widen pedestrian link from Martin Place to Pitt Street Mall, subject to study of traffic implications.



Figure 1_Illustration taken from Part 3

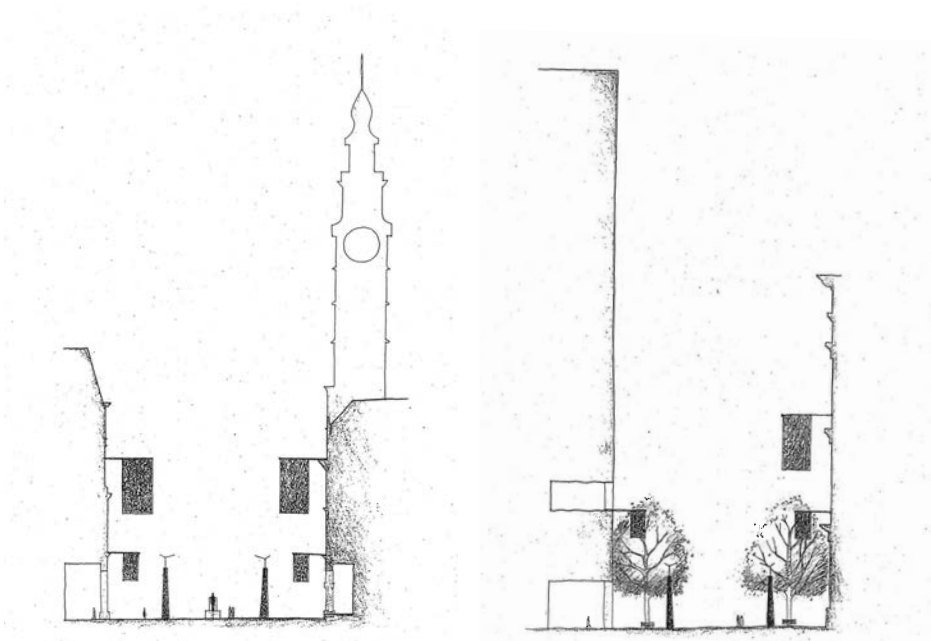


Figure 2_Illustration taken from Part 3

03_____Analysis

City

Precinct

Site

03 Analysis

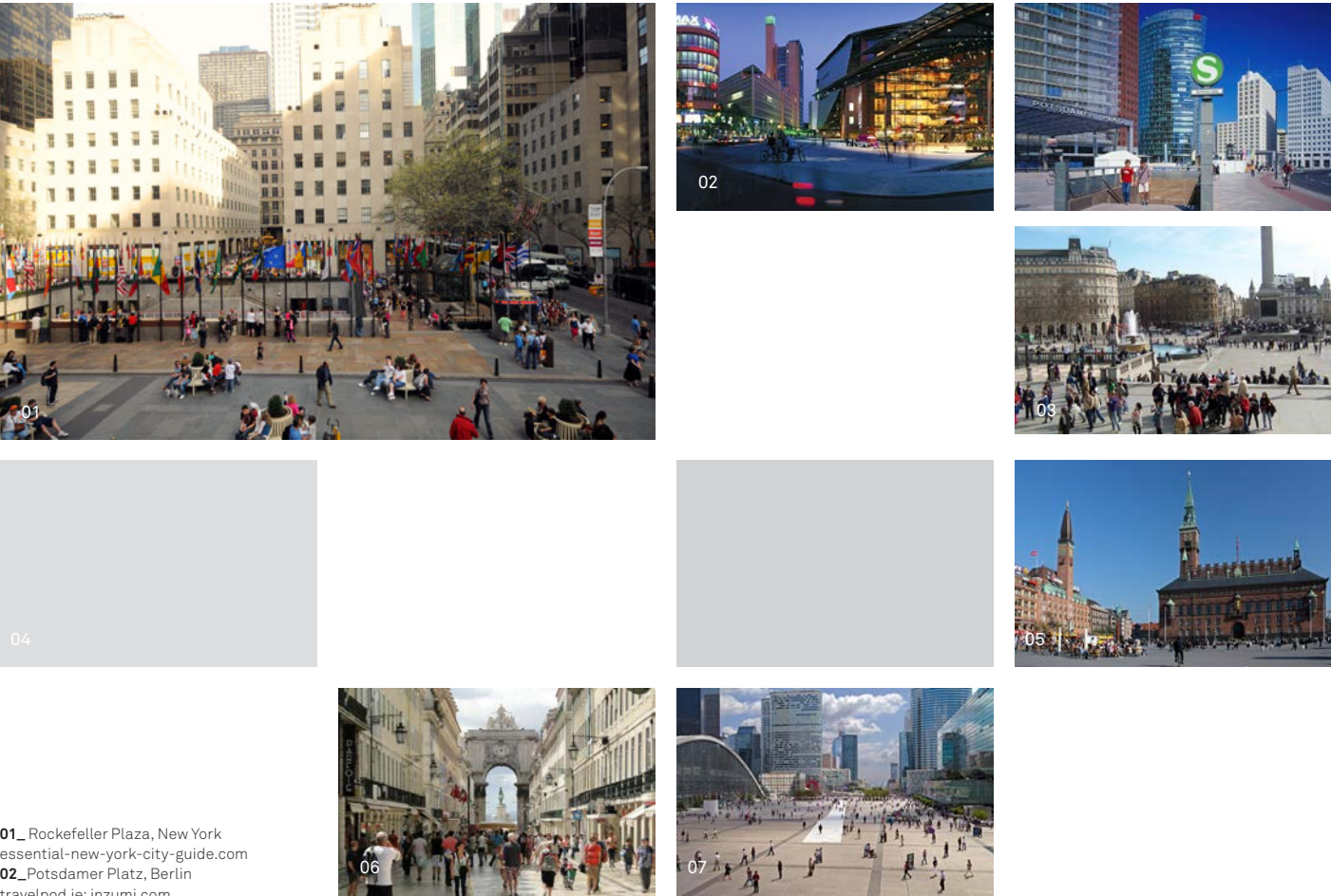
40

City_Comparison with International Squares

It is an interesting exercise to compare Martin Place in area and dimension to other key public spaces around the world.

Most notable is it's narrowness. The tension between Street and Square cut to the heart of it's unique character. This tension has been evident in it's development over the last 100 years. The narrowness, overshadowing and gradient combine to make it a challenging public space which is difficult to inhabit.

Despite these challenges it remains a space of deep social and cultural value and is tied to a history of important events of local and national significance. The ambition remains to distinguish Martin Place as a space of great significance and to demarcate it from the rest of the city as a platform for public life of global renown.



01_ Rockefeller Plaza, New York
essential-new-york-city-guide.com
02_ Potsdamer Platz, Berlin
travelpod.ie; inzumi.com
03_ Trafalgar Square, London
04_ Martin Place
city-data.com
04_ City Hall Square, Copenhagen
tunliweb.no
05_ City Hall Square, Copenhagen
tunliweb.no
06_ Praça de comercio, Lisbon
ncps.org.uk
07_ Esplanade de la Defense, Paris
geolocation.ws; ncps.org.uk

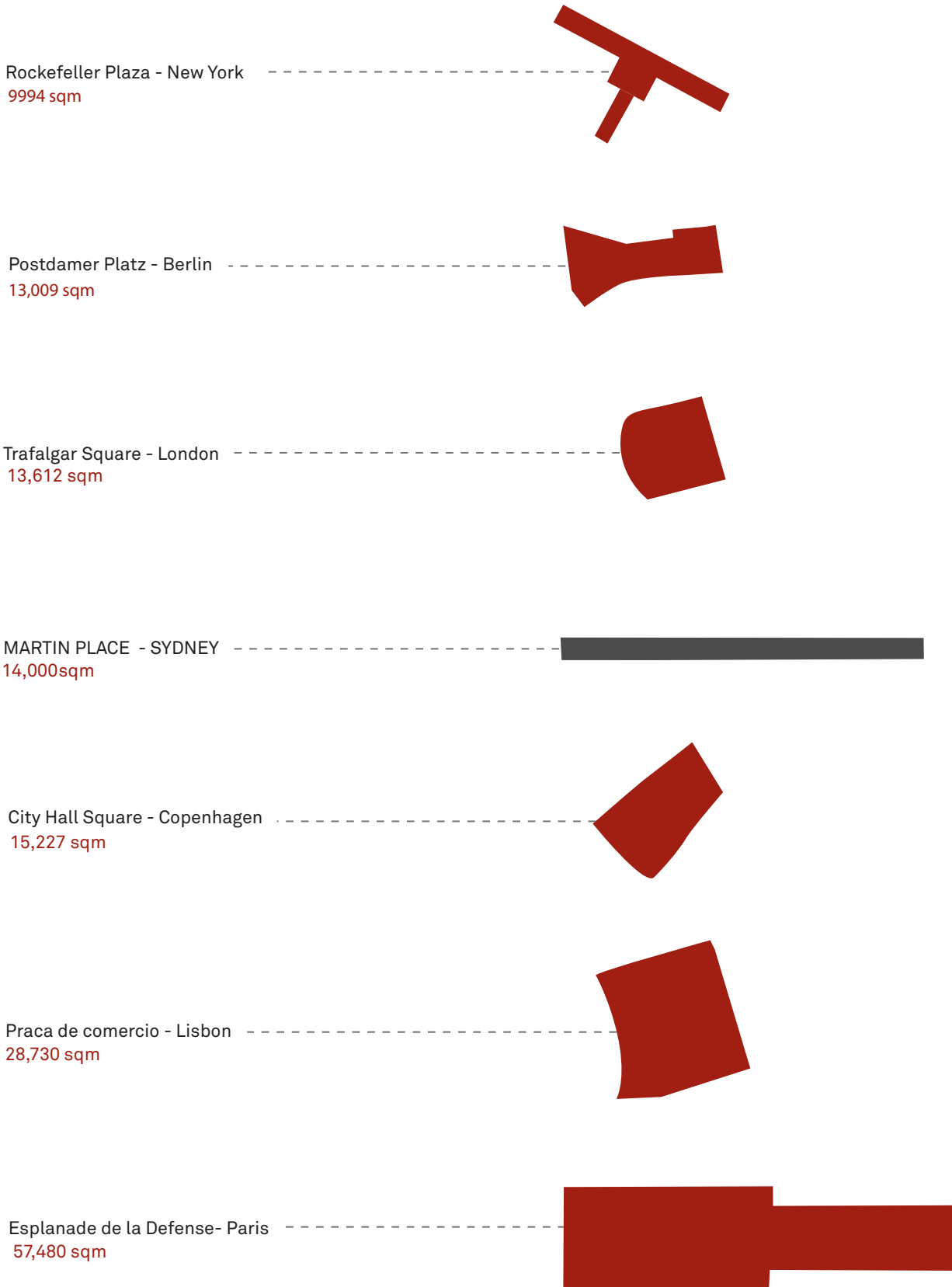


Figure 1_ HASSELL Scale comparison between popular public spaces
Scales derived from Google Earth approximations