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60 MARTIN PLACE_ PLANNING JUSTIFICATION APPENDIX H VIEW IMPACT ANALYSIS REPORT

Prepared for Investa & Gwynvill Group
07 July 2014

Issue Date	Description	Reviewed	Approved
040713	FINAL DRAFT	JH	MP
100713	UPDATED FINAL DRAFT	JH	MP
150813	FINAL REPORT	JH	MP
070714	2014 UPDATE	JH	MP

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01_____	Introduction	1
02_____	Proposed Built Form Maximum Envelope	3
03_____	Key Public Views	5
04_____	Conclusions	15

01 Introduction

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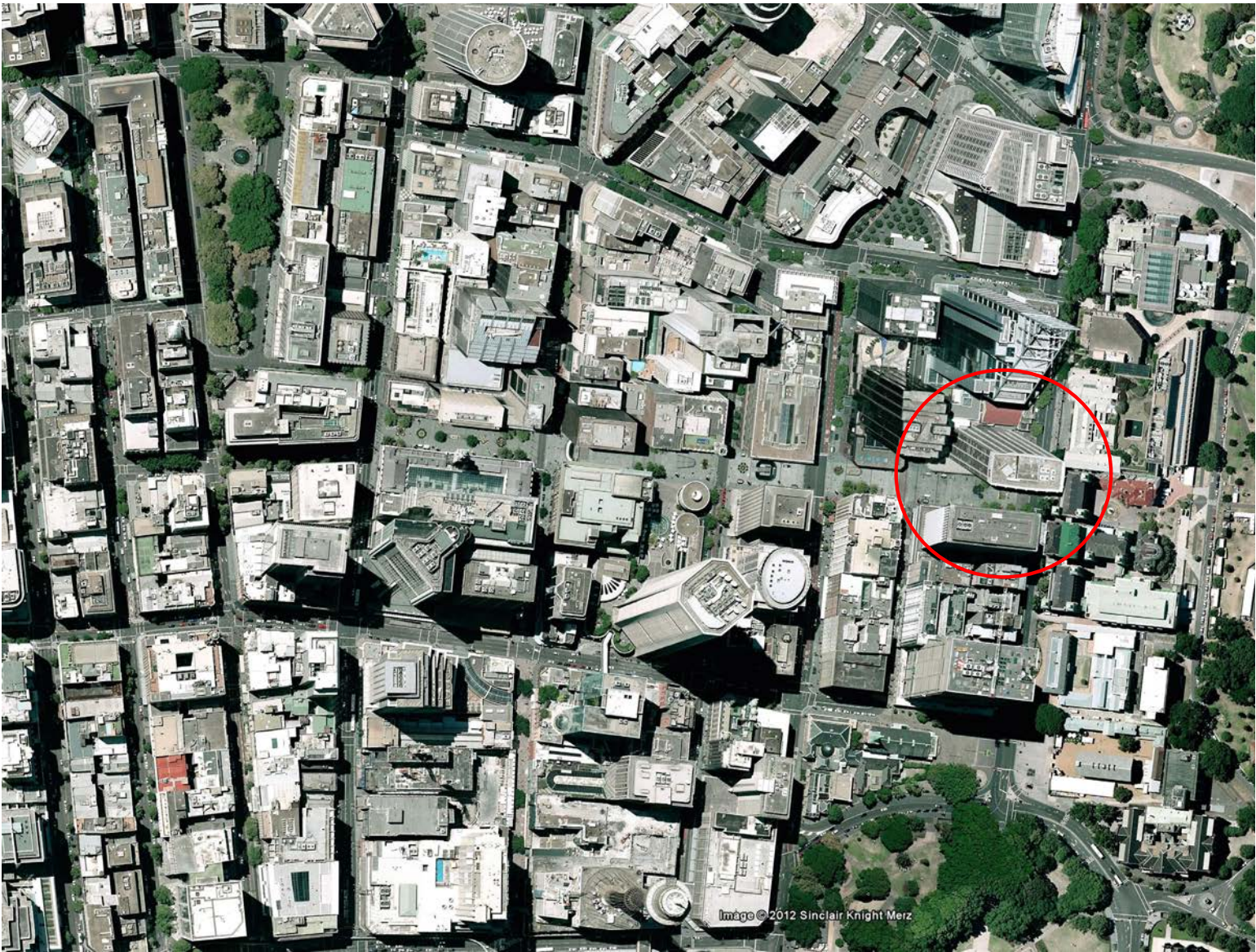


Figure 1_Existing Aerial_google earth

01____Introduction

Introduction

This View Impact Analysis Report is submitted as supporting documentation for a Planning Justification Report prepared by JBA Urban Planning Consultants and should be read in conjunction with this and it's appendices. The Planning Proposal seeks an amendment to the Sydney Local Environment Plan 2012 (SLEP 2012) to facilitate the redevelopment of 60 Martin Place. This report has been prepared by Hassell on behalf of Investa Nominees Pty Ltd ATF 60 Martin Place Trust.

This report seeks to examine and assess the visual impact of the proposed development as described by the proposed built form maximum envelope.

Location

The proposed amendment seeks to facilitate the redevelopment of no.58 - 60 Martin Place and a portion of No 187 Macquarie Street, for the rest of this report referred to as 60 Martin Place.

60 Martin Place is located on the North West intersections of Macquarie Street ,Martin Place and Phillip Street. It is bounded on the fourth side by St Stephens Uniting Church and the annex of 126 Phillip Street tenanted by Deutsche Bank. On the southern edge below ground it is bounded by Martin Place Railway Station concourse and tunnels. The site includes 2561 sqm within the boundary of 60 Martin Place plus a 5.5m cantilever over St Stephens Church boundary providing an additional 155 sqm. The existing building consists of a 116/120m tall tower set back from a 16/20m tall podium which was added at a later date.

Methodology

The view analysis studies contained within this report have been produced by HASSELL using 3D Studio Max, and have been based on a 3D city model of Sydney licenced for use by HASSELL.

The view analysis studies contained within this report are accurate to the implied limits of the supplied base information. HASSELL does not accept responsibility for the accuracy of this base information.

Guidelines

Section 3.2.1.2 of the Sydney DCP 2012 establishes guidelines for private developments and their relationship to public views:

(1) Buildings are not to impede views from the public domain to highly utilised public places, parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments including public statues, sculptures and art.

(2) Development is to improve public views to parks, Sydney Harbour, Alexandra Canal, heritage buildings and monuments by using buildings to frame views. Low level views of the sky along streets and from locations in parks are to be considered.

02____Proposed Built Form Envelope

2

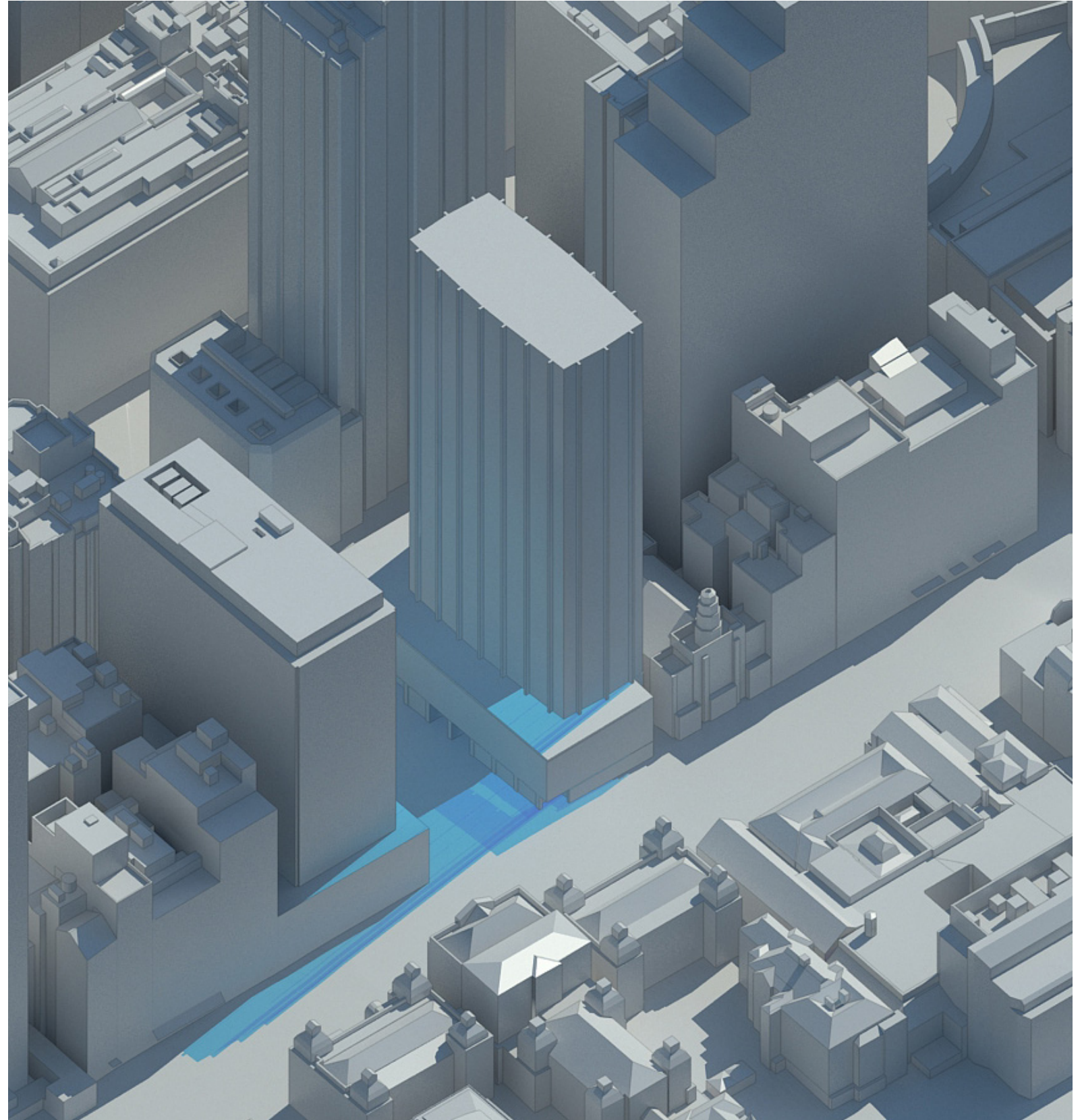


Figure 1_ Existing Building

02 Proposed Built Form Maximum Envelope

The diagram on the opposite page describes the existing building and context.

The diagram to the right describes the proposed built form maximum envelope. This envelope has been defined by;

- _ solar access controls set out by The City of Sydney,
- _ and agreed setbacks to Martin Place and Macquarie Street that respond to the particular context of surrounding buildings, notably St Stephens Church, the RBA and the Sydney Hospital.

This envelope describes the maximum envelope within which any future development must sit. It does not describe a building form as such. There are many possible massing options that may sit within this envelope with more detailed articulation and with a lesser visual impact.

For more information on how this envelope has been determined please refer to Appendix A - Urban Design Analysis Report.

This report illustrates and analyses the visual impact of the proposed built form maximum envelope from key views around the city. For the purposes of this report this envelope includes the proposed built form maximum envelope (in light orange) but not the roof feature zone (dashed).

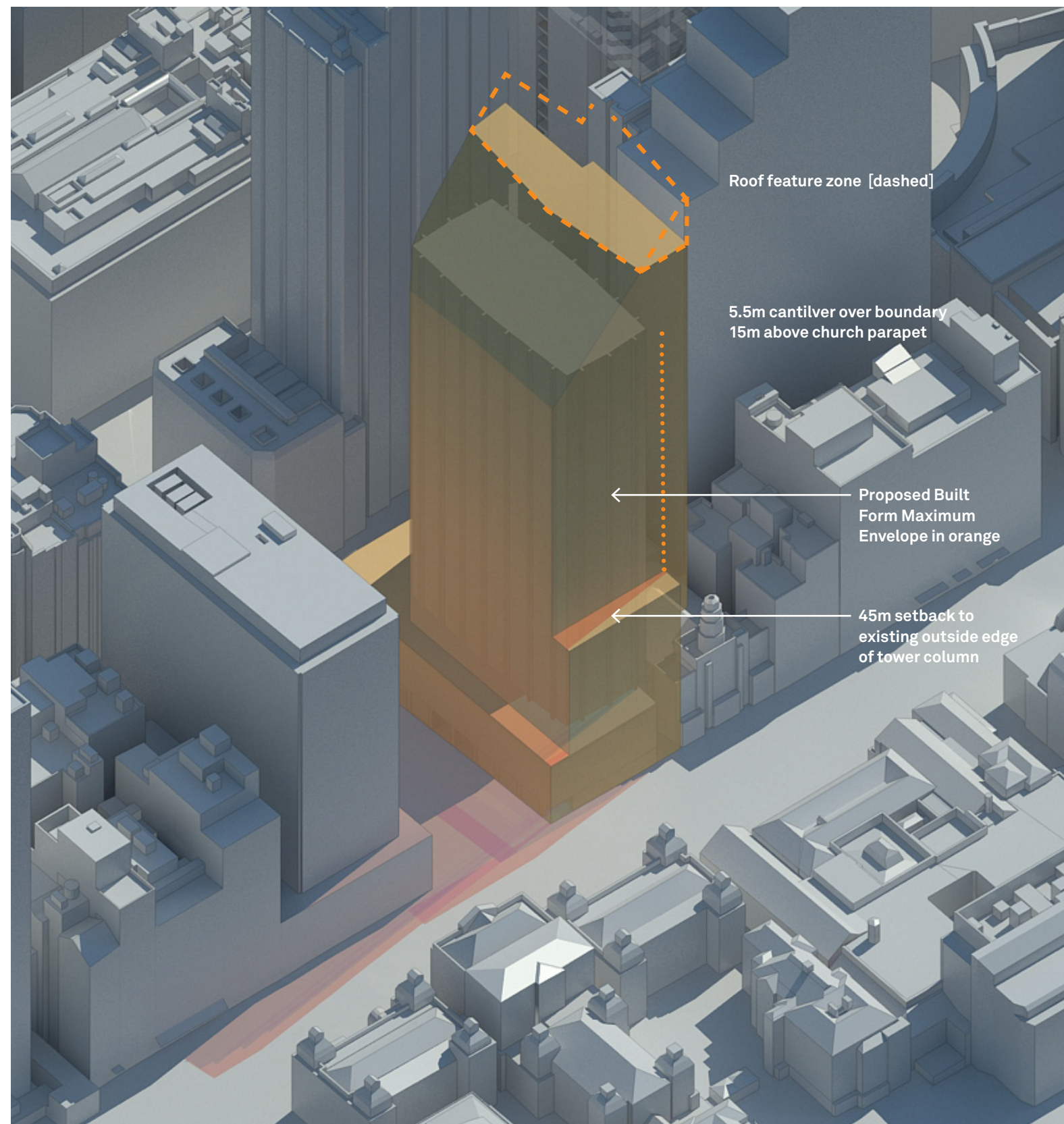


Figure 1_ Proposed building maximum envelope

03____Key Public Views

4

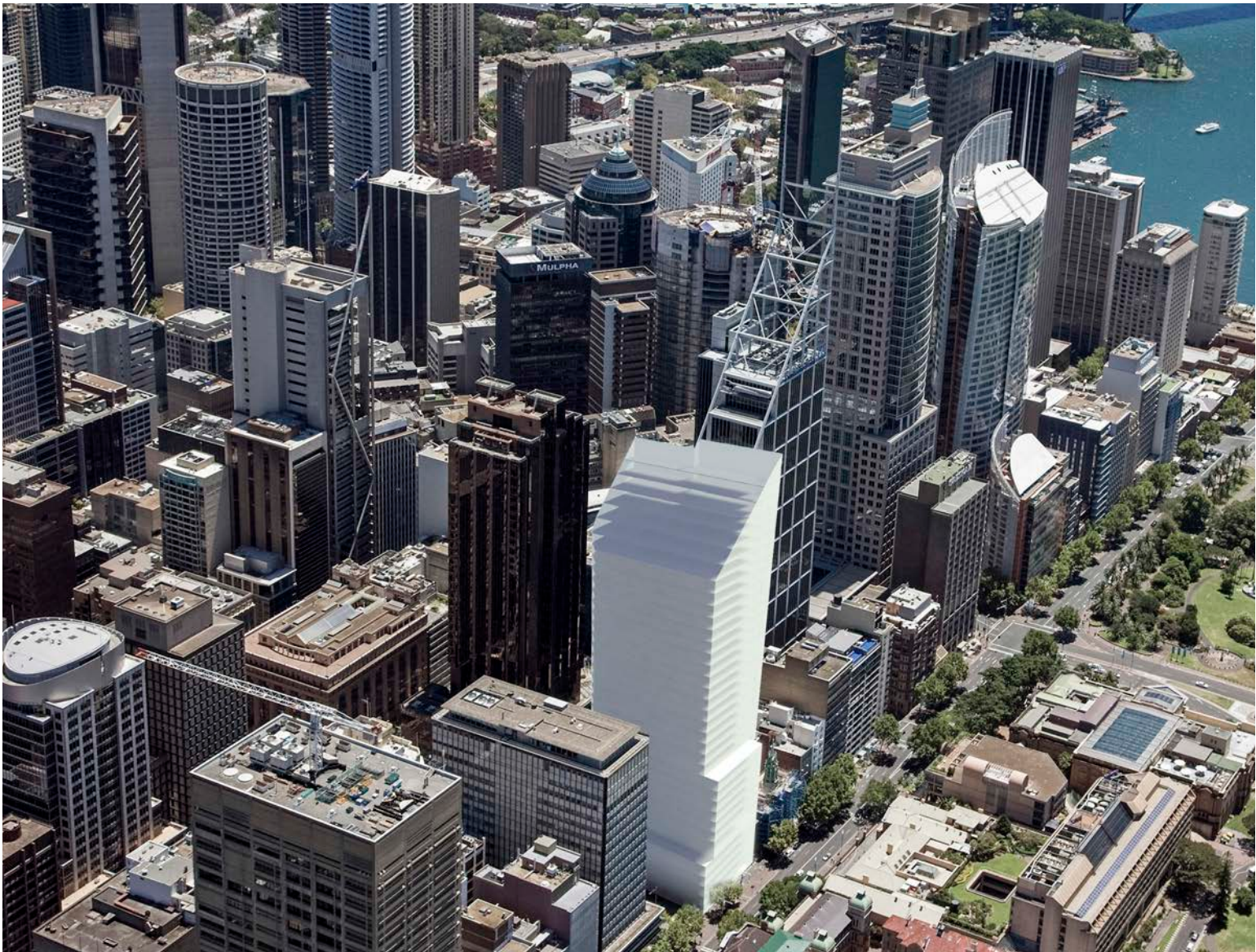


Figure 1_ Existing Aerial with Indicative massing option _Copyright airviewonline

03____Key Public Views

The image opposite describes the proposed built form maximum envelope in context. It does not describe an architectural massing. A detailed design scheme will be developed at a later stage.

The views below have been selected in consultation with The City of Sydney and the 60 Martin Place design team.

They seek to analyse the impact of the proposed development on Martin Place, Macquarie Street and Phillip Street and from key public spaces around the city.

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

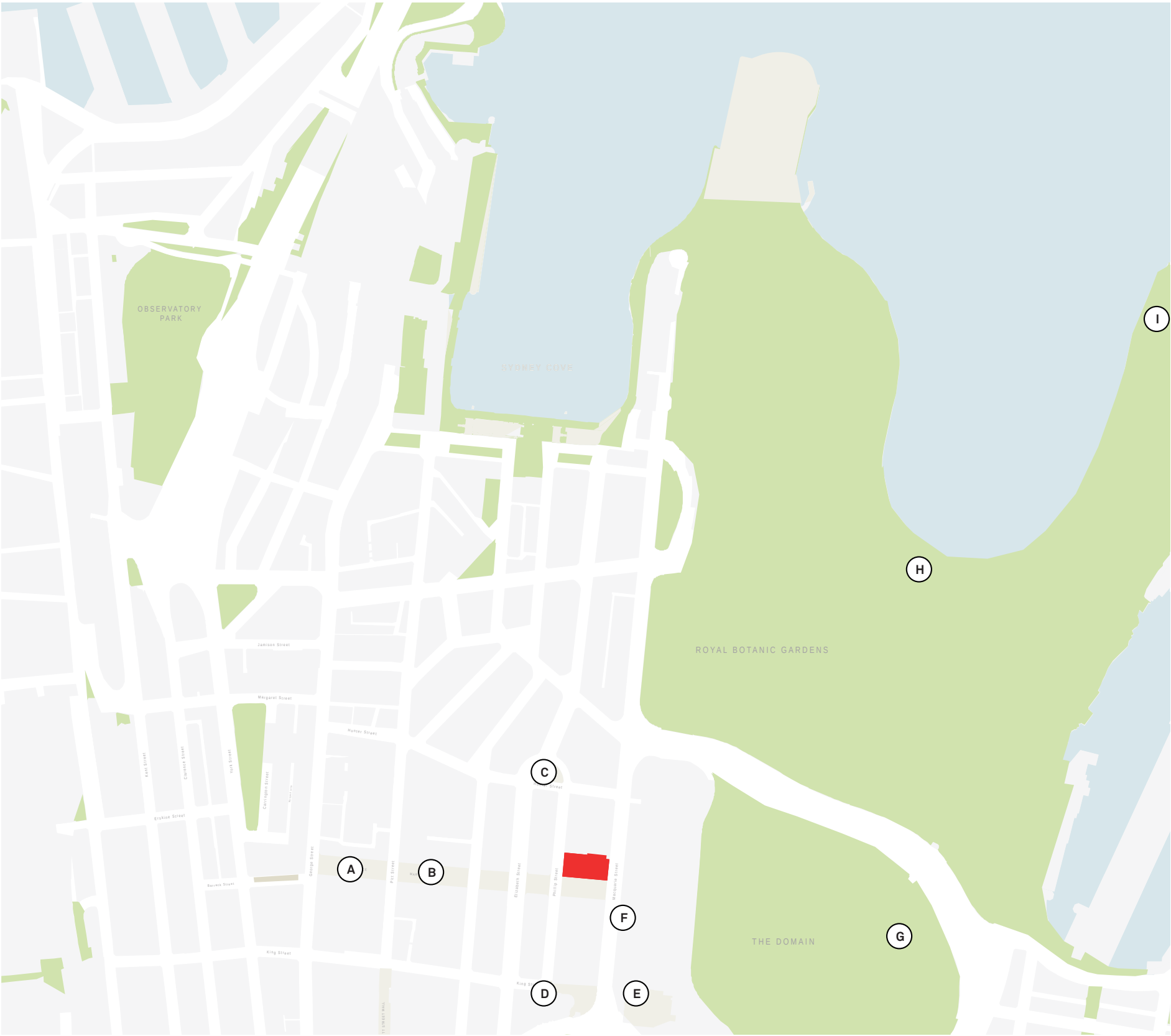


Figure 1_ Map illustrating location of key views

03 Key Public Views

6

View A

Martin Place (GP0)



Figure 1_Key

Legend

- Existing building
- Proposed built form envelope



Figure 2_Existing



Figure 3_Proposed

03____Key Public Views

View B

Martin Place (between Pitt Street and Castlereagh Street)



Figure 1_ Key

Legend

- Existing building
- Proposed built form envelope

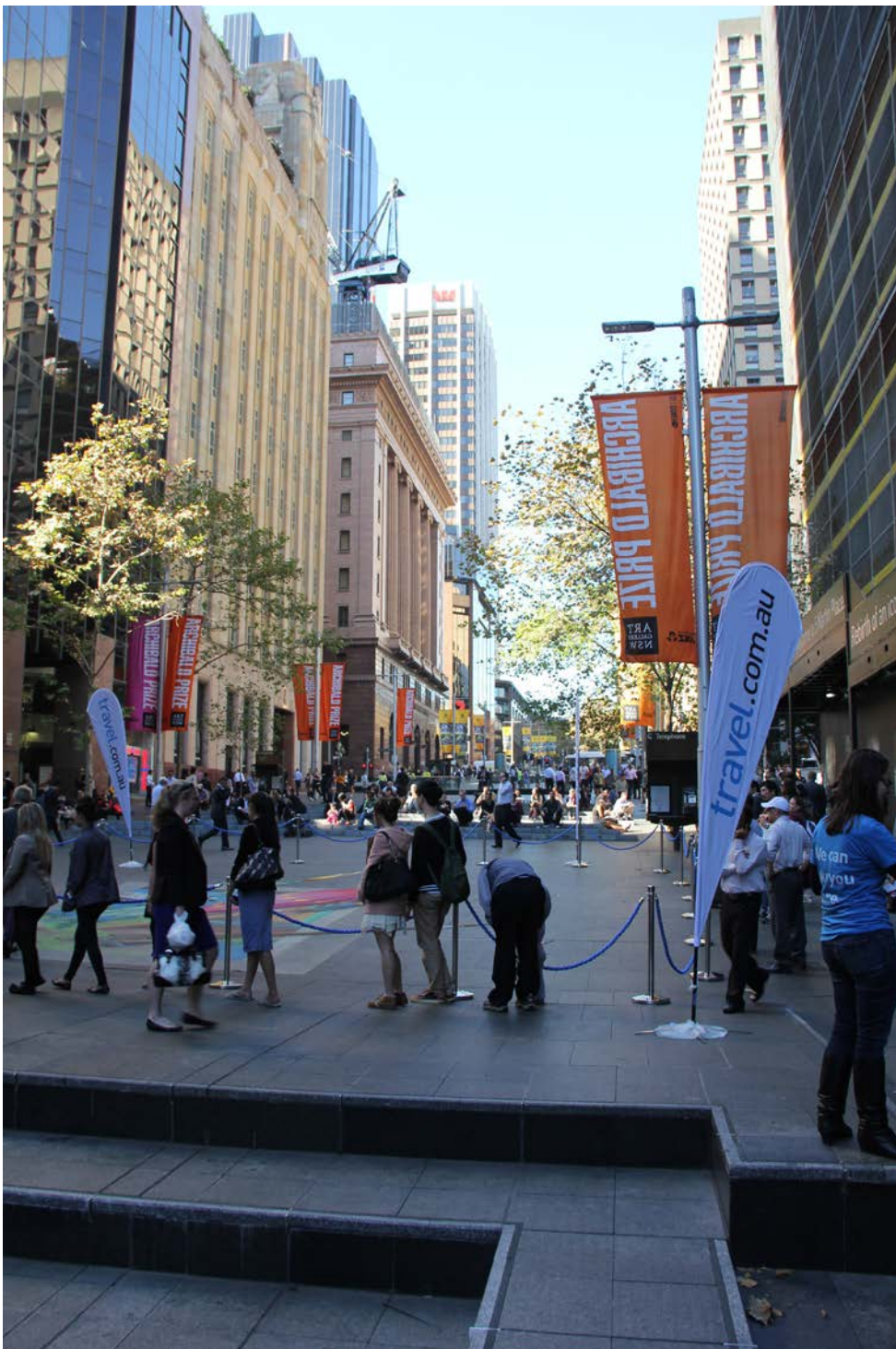


Figure 2_ Existing



Figure 3_ Proposed

03 Key Public Views

8 View C
Chifley Square (at Phillip Street / Hunter Street intersection)



Figure 1_ Key

Legend

Existing building

Proposed built form envelope



Figure 2_ Existing



Figure3_ Proposed

03 Key Public Views

View D

St James Church (at Phillip Street / King Street intersection)



Figure 1_ Key

Legend

- Existing building
- Proposed built form envelope



Figure 2_ Existing



Figure 3_ Proposed

03____Key Public Views

10

View E

Hyde Park Barracks



Figure 1_ Key

Legend

- Existing building
- Proposed built form envelope



Figure 2_ Existing



Figure3_ Proposed

03____Key Public Views

View F

Macquarie Street (looking north towards St Stephens Church spire)



Figure 1_ Key

Legend

- Existing building
- Proposed built form envelope



Figure 2_ Existing



Figure 3_ Proposed

03 Key Public Views

12

View G

Art Gallery of NSW



Figure 1_ Key

Legend

- Existing building
- Proposed built form envelope



Figure 2_ Existing



Figure3_ Proposed

03____Key Public Views

View H

Royal Botanic Gardens



Figure 1_ Key

Legend

- Existing building
- Proposed built form envelope



Figure 2_ Existing



Figure 3_ Proposed

03____Key Public Views

14

View I

Sydney Harbour



Figure 1_ Key



Figure 2_ Existing



Figure3_ Proposed

Legend

- Existing building
- Proposed built form envelope

04_____Conclusions

Conclusion

This proposal is consistent with the guidelines set out in the DCP in that it does not impede views from the public domain and conserves and enhances the existing relationship to the surrounding heritage context.

As seen from Martin Place the proposal will extend into a minor portion of the skyline beyond the current building. When considered within the surrounding context the proposed setback equal to the RBA is not detrimental to the public space but frames this space adding to the symmetry and formal character of Martin Place. It can be argued that this will provide a more cohesive linear enclosure to the space which will if anything strengthen the vista terminating this eastern end.

This report demonstrates that the proposed building maximum envelope has a negligible visual impact on the character of the existing streets and on views from the key public spaces around the city.

A final design solution has the opportunity to improve the views with the addition of a premium commercial building ,demonstrating design excellence and enhancing the characters and public domain of both Martin Place and Macquarie Street.

The allowance for an architectural roof feature zone, set back to avoid overshadowing, will enable the redevelopment to make a positive contribution to the city skyline and provide a stronger identity for the building.

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