

Martin Place Plan of Management



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Reconciliation Statement

Our vision for reconciliation is a Sydney that values the living cultures of Aboriginal and Torres Strait Islander peoples, embraces the truthful reflection of the history and experiences of First Nations peoples, and is dedicated to equity, opportunity and respect for Aboriginal and Torres Strait Islander communities.

In taking action, the City strives to reflect the needs and aspirations of Sydney's First Nations communities and recognise their impact and contribution. The City will listen to and elevate the voices of Aboriginal and Torres Strait Islander peoples.

Source:
City of Sydney Stretch Reconciliation Plan
November 2020 – November 2023

Executive Summary

The City of Sydney recognises the importance of public open space and the need to ensure that it is appropriately managed in a way that is inclusive, regenerative and resilient for future generations.

This Plan of Management has been prepared in accordance with the City's objectives identified within the Strategic Community Plan. This includes the City's commitment to sustainability, climate action, equity, access and Caring for Country.

Within this plan, management targets and strategies have been established that seek to Care for Country and to create sustainable spaces that are accessible for all.

Part A

Management Framework

1. Introduction

What is a PoM

A Plan of Management (“**PoM**”) is a document which provides a clear set of guidelines for the short and long-term management of a parcel of community land owned by Council or Crown land under Council’s care, control and management.

A PoM outlines how a park, facility or civic space will be used, improved and managed in the future. It identifies Council’s goals and objectives for the land, and establishes the overall direction for its planning, resource management and maintenance.

Under section 36(3A) of the Local Government Act 1993, the PoM must also:

- Describe the condition of the land, any buildings or other improvements on the land as at the adoption of the plan
- Describe the use of the land
- State the purposes for which the land will be used.

This PoM has been prepared in accordance with and seeks adoption under the LG Act and CLM Act.

Need for the PoM

The Crown Land Management Act 2016 (“**CLM Act**”) commenced on 1 July 2018, introducing a consolidated, modern piece of legislation to govern the management of Crown land in New South Wales.

The CLM Act introduces significant changes to the management of Crown land by councils. Specifically, councils are now required to manage dedicated or reserved Crown land as if it were public land under the Local Government Act 1993 (“**LG Act**”).

Martin Place (Crown Reserve R.88056) is now treated as “community land” under the LG Act requiring a PoM.

Process for preparing the PoM

Figure 1 on the following page illustrates the process for preparing the PoM that has been undertaken by the City of Sydney.

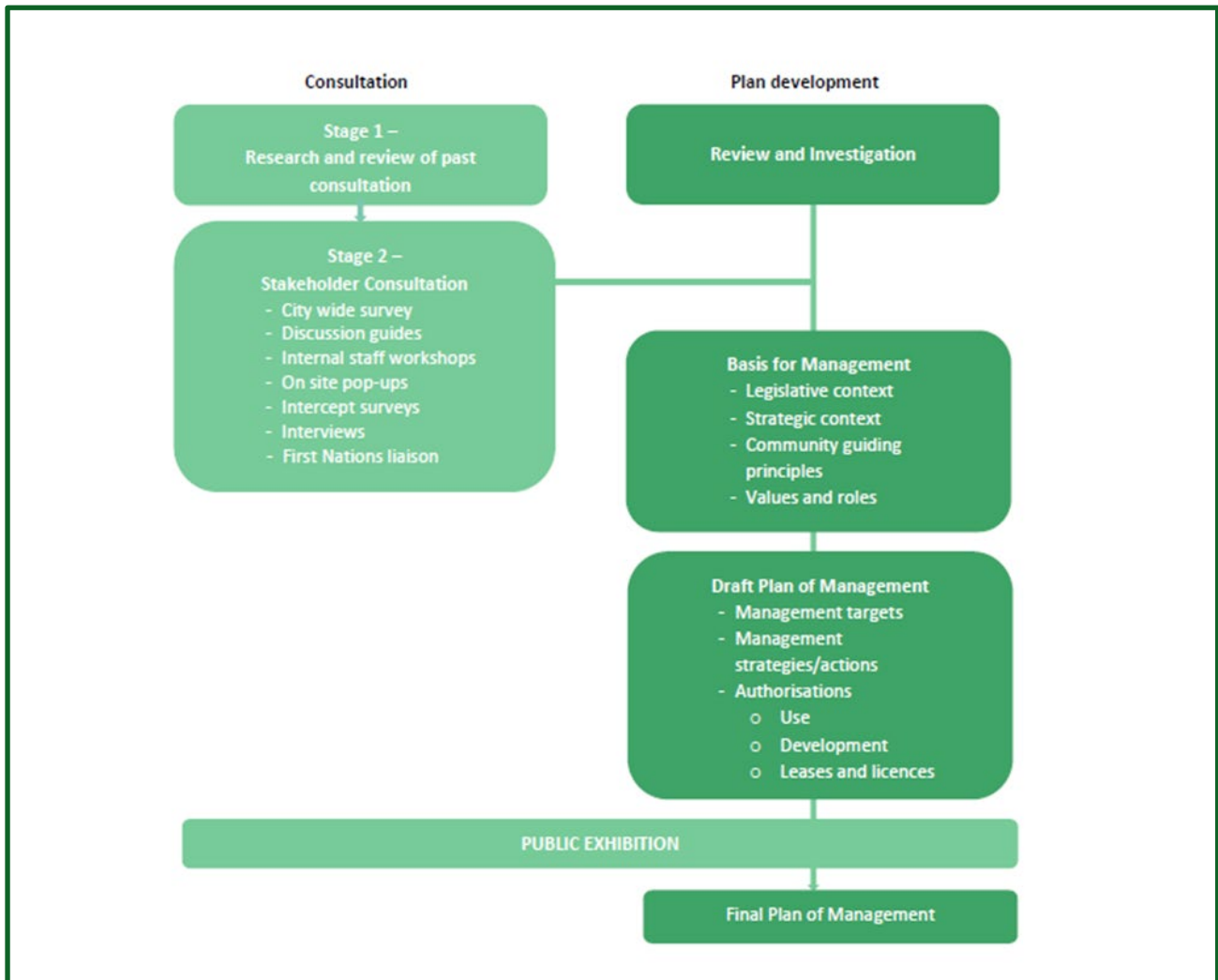
The process has integrated extensive consultation with the broader community, First Nations stakeholders and other authority stakeholders.

Purpose of the PoM

Under section 36 of the Local Government Act 1993, a PoM must:

- Categorise the land in accordance with the legislation
- Contain objectives and performance targets for the management of the land
- Specify the means by which Council proposes to achieve the objectives and performance targets
- Specify how achievement of the objectives and performance targets are to be assessed.

Figure 1. PoM process



Consultation

Purpose of the consultation program

The purpose of the community engagement was to understand the community's vision for Crown land spaces, how the community use the land now and how they would like to use the land in the future.

An important aspect of the engagement program was to recognise the important relationship that Aboriginal and Torres Strait Islander peoples have to these spaces, strengthen the relationship with the Aboriginal and Torres Strait Islander communities and use the PoMs as an opportunity to further recognise and foster Aboriginal people's custodianship, living culture and connection to these places.

The opportunity to participate in the engagement program was communicated to the community via:

- A letter to local residents from the City of Sydney
- Sydney Your Say web page
- Notification signs in parks
- Decals with QR code on footpaths in parks, reserves and civic spaces
- E-newsletter sent to a targeted stakeholder list.

The Engagement program

The engagement program consisted of an online survey, intercept surveys and pop-ups at some of the Crown land spaces, a conversation guide and community and staff workshops.

The surveys and pop-up boards sought to gather statistical data around community values and uses of Crown land, and the workshops provided an opportunity for more in depth discussions around Crown land within different locations across the city and specifically with the First Nations community.

Children's activity kits were also sent to schools in the area and provided an opportunity for children in years 3-6 to participate.

Detailed findings of the engagement program are outlined in the separate Crown Reserves Plan of Management Engagement Report 2021.

What we heard – community engagement

The community engagement report noted the following highlights:

- **Strong support for the recognition and practice of First Nations people's continuous Connection to Country and important role as caretakers and knowledge holders of these spaces**
- **Public open spaces are important for mental health, wellbeing and provide a place of refuge and sanctuary for all**
- **Open, green and natural public spaces in the city are highly valued and should accommodate the needs of the growing population**
- **Accessible, safe and inclusive open spaces are important for everyone to enjoy**
- **Diverse and unique open spaces that manage our shared spaces fairly**
- **Open spaces that support wildlife and biodiversity**
- **Preserving our open spaces and safeguarding their history for the future**
- **Improving amenities in our open spaces to increase accessibility and support community use**

City-wide survey: seek to understand community values and visions for their open spaces (informs both generic and specific Plans of Management)

Discussion guides: guided opportunity for regular user groups (e.g schools, sporting clubs) to map values, and places of significance.

Internal staff workshop: internal City of Sydney staff workshop



Engagement tools to inform general plans of management

City-wide survey: opportunity to comment on general issues in addition to specific parks according to preference.

Discussion guides: guided opportunity for regular user groups (e.g schools, sporting clubs) to map values, and places of significance.

On-site pop-ups/intercept surveys: pop-ups/intercept surveys in the specific parks at specific times to capture a wide variety of feedback.

Interviews with key stakeholders: We will conduct interviews with key external stakeholders.



Engagement tools to inform specific plans of management

Work in partnership with local First Nations leaders and groups: liaison with Aboriginal and Torres Strait Islander stakeholders.



Children told us they value parks because...

"It has at least one thing everybody likes"

"Its just beautiful"

"There is space"

"They make me happy"

"When going outdoors it's nice to be in a place that is well maintained and easy to access"

"I like having time with nature"

"Everyone's welcome there"

What we heard – First Nations engagement

A series of **general principles** for the integration of First Nations input into the management of Crown land in the City of Sydney were identified during the conversations. These included:

- **Access to land as a human right of Indigenous peoples (UN Convention on the Rights of Indigenous Peoples)**
- **Recognition and respect for sacred sites and places**
- **Truth telling**
- **Talking about Country helps bring the community together**
- **The environment as living culture**
- **Importance of waterways and wetlands-rivers tell stories**
- **Creating opportunities for Aboriginal economic benefit**
- **First Nations design principles that recognise:**
 - **Local cultural knowledge**
 - **Sustainability and resilience**

Putting the principles into action – potential ways that these principles can be followed through by Council and others were also discussed:

The environment as living culture

Imagine having a space like this in Sydney that is real and permanent, not just digital (in response to Brett Leavy's animation – Warrane)

- Respecting ancestral sites
- Connecting places by Songlines (these include many main roads in Sydney)
- Returning Country to how it was (pre-invasion)
- A holistic approach: not just land but also water, sky, seasons, cultural calendar, plants and animals
- Implement 'Caring for Country' principles (including maintenance, planting, holistic understanding of Country, etc.)
- Important to return the knowledge of waterways and wetlands. Rivers tell stories and are an historical link that have been covered up over time

- Commitment to healing Country
- Designing with Country – a number of participants referred to the work of the State Government Architect

Language and naming

The use of language needs to go beyond naming

- Dual naming in local language based on a geographical feature
- Incorporating Gadigal language into descriptions will help the community better understand the meaning of these places
- Recognising that the first language of this place is the authentic language
- Removal of colonial names of parks

Decolonising spaces and truth-telling

We need a different way of looking at 'monuments' – as significant, empowering, culturally correct markers of the truth

- Trees of significance as monuments
- Sites of significance as monuments
- Take leadership on dealing with colonial artefacts
- Gadigal artists creating new markers of truth

Visibility

We are here - this land was never ceded

- The need to make this more visible in Sydney
- Participants referenced how New Zealand is Indigenous culture, practices and perspectives visible to international visitors
- The potential to push digital notifications when walking on different bits of land (i.e. a notification to acknowledge/welcome to country, when you are close to a sacred site or a burial ground, etc.)
- Permanent acknowledgement in each space that enlivens and engages - not just commemorative

Significance of Sydney as the site of invasion and first contact

Make these important places recognisable to Aboriginal people

- Sydney as the first frontier means it is a critical place for truth-telling and healing trauma

- Recognise the cultural disruption and diaspora in Sydney
- Burial grounds and should be part of truth-telling
- Recognise places of protest

Practicing and sharing culture and supporting community

- Returning cultural fishing (e.g. Woolloomooloo and Pyrmont)
- Dedicated spaces to practice culture and interact with the community
- Dedicated ceremonial spaces practical for events
- Maker-spaces (places for creating) that are culturally correct
- Locations to busk, make things, be social and demonstrate culture
- Importance of community festivals – Yabun at Victoria Park.

Economic and cultural ownership and management

- Importance of cultural ownership and intellectual property rights
- Ongoing employment and business opportunities at all levels
- Making, markets, food, trading, learning etc should be able to be practiced somewhere permanently (not a one-off event)
- There are effective working examples of shared arrangements with State Government (DPIE) who work with Metropolitan Local Aboriginal Land Council on protecting and managing places
- The Metropolitan Local Aboriginal Land Council sought that the City of Sydney provides Crown land or City-owned sites to MLALC for local Aboriginal community needs of culture, health wellbeing, housing and business
- The Metropolitan Local Aboriginal Land Council asked that the City support addressing the issue of underpayment of NSW Aboriginal Land Rights fund of \$500 Million in perpetuity for all Freehold, Leasehold, Pastoral, National Parks, State Forests, Reserves and Parks as well as mineral and water

Advocacy/leadership/influence

- Encourage the City of Sydney to take on the hard issues and use position to influence other organisations including other councils and government departments
- Work with other authorities who have ownership over Crown Land parcels
- Advocate and work at local, state and federal levels

Barriers

Several existing barriers to First Nations people's cultural and spiritual use of Crown land were raised that the community want to see resolved. These include:

- Red-tape constraints to the economic use of spaces
- Barriers to the practice of living culture.

It is proposed that the City of Sydney continue to engage with the First Nations community to explore avenues to pursue the above principles and actions.

Section 5 of this plan details a series of "Community Guiding Principles". It is proposed that ongoing management of Crown and community land pursue these principles.

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Specific feedback related to Martin Place

The engagement report identifies the following outcomes specifically related to the subject site.

What we heard - Specific POMs snapshot:

Martin Place, Sydney



Number of people who commented on this park:



14

people completed the online survey for Martin Place.



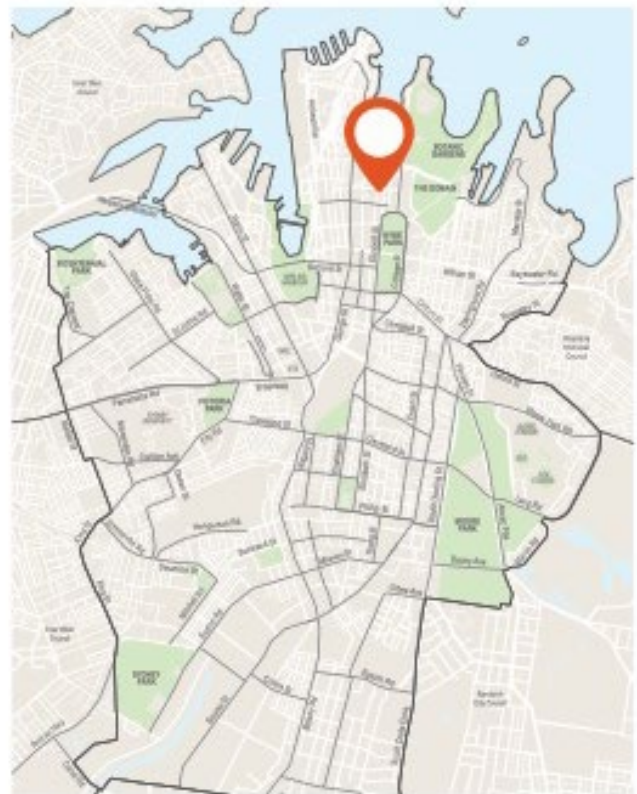
2

people completed intercept surveys for Martin Place.

Current visitation to Martin Place

Survey respondents were more likely to work nearby to the area (50%; 8 respondents). This was followed by respondents who visit the area (44%; 7).

- Approximately one third of survey respondents visit the area weekly (31%; 5), or daily (25%; 4); followed by respondents who visit monthly or a few times a year (19%; 3, respectively)
- The majority of respondents usually visit Martin Place in the afternoon/evening (6pm - 9pm) (63%; 10). This was followed by afternoon (12pm - 4pm) (50%; 8) and early morning and morning (before 9am and 9am - 12pm) (38%; 6, respectively).



Martin Place, Sydney

Martin Place Plan of Management

What people value about Martin Place

Survey

Survey respondents were asked to choose what they value most about Martin Place.

Top values indicated by survey respondents are:

- Its a cultural place (63%; 10)
- It's a place for community (38%; 6)
- It's a peaceful place (25%;4)
- It feels safe (25%;4), and
- Its diverse landscape (25%;4).

One participant also told us they value this place because it is unceded Aboriginal land.

Why people value Martin Place

Survey respondents were asked why they chose these values. Responses included:

- It is an iconic public place in Sydney
- The view down Martin Place from Elizabeth Street, and
- It is an important thoroughfare.



Image: Intercept surveys at Martin Place
(Source: Cred Consulting)

Respondents told us...

"Yes we need to preserve these historic places but also adapt them for the present situation"

- Survey respondent

"It's getting hard to value places that have no soul or heart but concrete!"

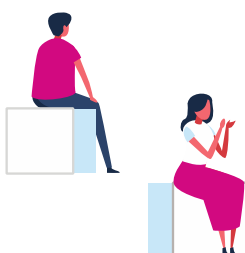
- Survey respondent

"It's such an important central location for so many people who work in the CBD and needs more of a sense of community rather than being a thoroughfare."

- Survey respondent

"Yes but this area should be utilising a lot more values and should be much more creatively designed and provide green cover in summer and warm winter days."

- Survey respondent



Martin Place

Plan of Management

Current activities at Martin Place

Survey respondents were asked what are the main activities they currently do at Martin Place. The majority of respondents walk through Martin Place to get somewhere else (81%; 13 respondents).

This was followed by eating lunch and watching the world go by (38%; 6, respectively).

Other activities survey respondents currently do at Martin Place include provide support for vulnerable community members.

Future activities at Martin Place

Survey respondents were asked to comment on anything else they would like to do in this place in the future, with key comments including:

- Enjoy some greenery
- More cultural and community events, and
- Water based activities for children.

Additional comments about Martin Place:

Survey respondents and pop-up participants were asked if there was anything else they would like to share about Martin Place, with comments including:

- It is a safe public space
- It needs more greenery and shade
- It is familiar to Sydney-siders, and
- It is not activated on weekends.

Respondents told us...

"I love Martin Place as a thoroughfare - I used to walk through it daily on my commute from Wynyard to East Sydney. I love the openness of the space within the city, the view down slope from Macquarie or Elizabeth Street. It makes me feel energised."

- Survey respondent

"Why can't it be converted into a series of gardens where people could sit & relax as they walk around the city."

- Survey respondent

"A safe public place; One of the highlights of Sydney; Familiar place for local residents - events of Advent & Christmas; Anzac Memorial; Spring Flowers (planter boxes); etc."

- Survey respondent

"It is a boring wind tunnel. It could be so much more interesting and engaging for all esp tourists. It is dead on weekends. It is an opportunity missed."

- Survey respondent

"The development of the metro station is a perfect opportunity to revitalise martin Place and I'm looking forward to seeing that come to life."

- Survey respondent



2. Land description

Location and description

Martin Place is located in the Sydney CBD between George Street and Macquarie Street and is arguably Sydney's most important urban plaza. It holds both civic and ceremonial significance as home to the GPO and the Cenotaph. It provides an important east west connection between George Street and Macquarie Street, and beyond to the Domain. It is one of few urban spaces in Sydney able to host significant events.

Many of the buildings lining Martin Place are subject to current and planned upgrades reinforcing the high architectural quality of the place. The public domain was last upgraded prior to the Sydney Olympics in 2000.

The table below summarises key land information for Martin Place. A Site Plan has been provided on page 16, refer to **Figure 2**.

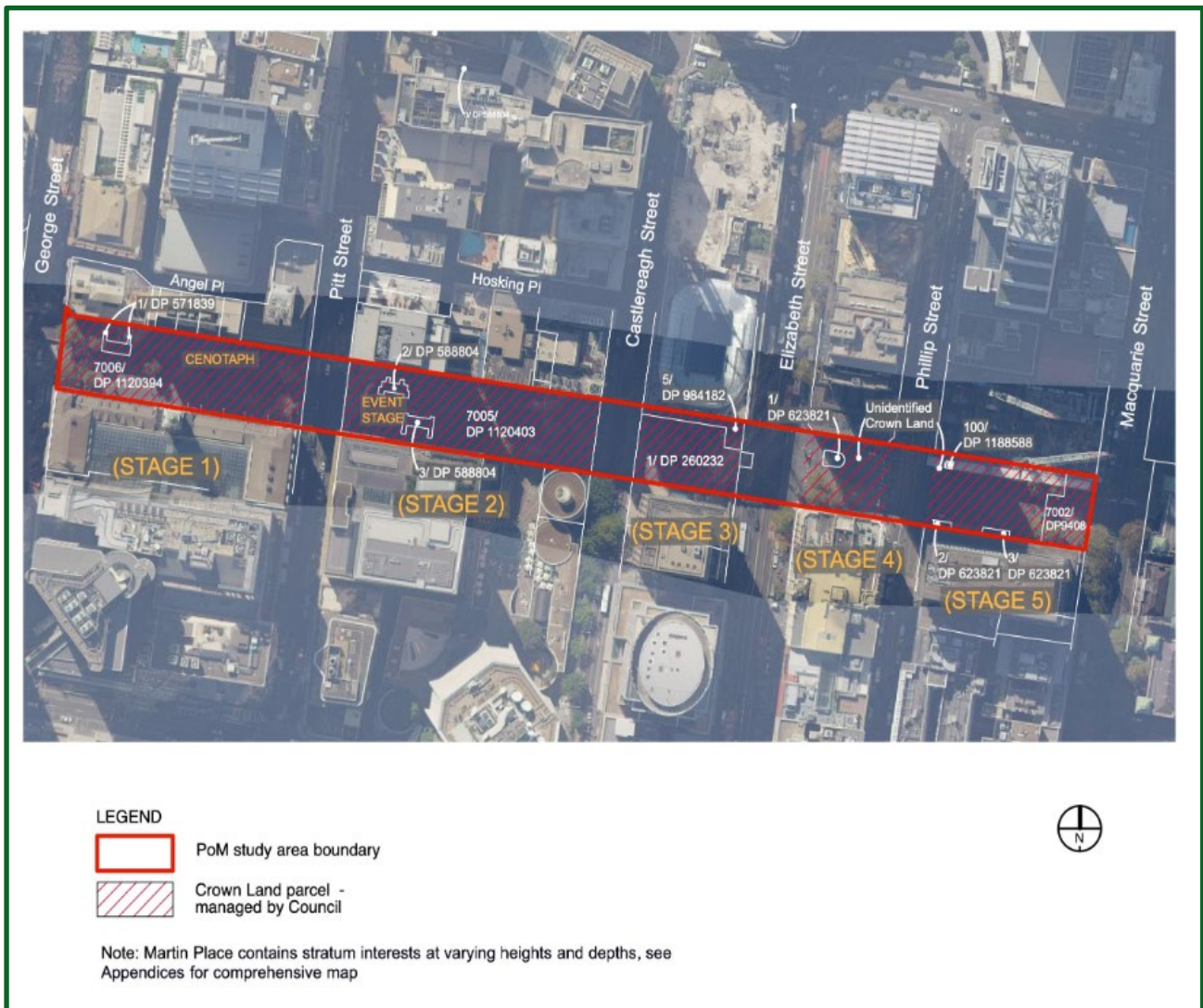
Table 1. Summary land information

Item	Description
Site Name	Martin Place
Address	2001-2005 Martin Place, Sydney
Ownership	Crown (The State of New South Wales)
Crown Reserve No., purpose and gazetted date	Reserve 88056, Public Recreation, 18/12/1970
Zoning	RE1 Public Recreation
Area	7,236.63 m ²
Lot & DP	
Crown Reserves	Stage 1 - Lot 7006 DP 1120394 Stage 2 - Lot 7005 DP 1120403 Stage 3 - Lot 5 DP 984182 and unidentified Crown land Stage 4 - Unidentified Crown land Stage 5 - Lot 7002 DP 98084 and unidentified Crown land Note: See Appendices for Detailed Site Plan
Miscellaneous land	RailCorp Land: Stage 3 - Lot 1 DP 623821 Stage 5 – Lot 100 DP 1188588 and Lots 2-3 DP 623821
Restrictions / easements	Parts of Martin Place are affected by stratum subdivisions above and below ground level

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Item	Description
Community land categorisation	General Community Use
Condition of land	refer to Table 2 for Condition Summary

Figure 2. Site Plan



Heritage and culture

Overview

Martin Place is an iconic Sydney public space that provides a key civic focus for the CBD. Martin Place was reserved for Public Recreation in 1970 prior to pedestrianisation of the street corridor.

The lands Martin Place lies on are the traditional lands of the Gadigal people. Prior to European arrival the land formed part of the Tank Stream valley with the undulating landform still visible in Central Sydney's topography. The Tank Stream now runs in a tunnel underneath the city past the George Street end of Martin Place. The stream was significant to the Gadigal as a source of drinking water and for the resources that grew along it. Some evidence of this use has survived two centuries of urban development, demonstrating the continued use of the Sydney landscape, particularly in and around Tank Stream Valley, by First Nations peoples.

Martin Place has contemporary significance for Aboriginal people as an annual protest event was inaugurated following the Day of Mourning demonstration at Australian Hall in 1938. Known as *Aborigines Day*, it was held each Sunday before Australia Day. In 1955, it was decided to move this commemoration day to July as a way of also celebrating Aboriginal culture and heritage. **Martin Place was the site for rallies and events as part of this event from the early 1960's.** National *Aborigines Day* was the forerunner of National Aboriginal and Islander Day Observance Committee (NAIDOC) Week, which continues to be held annually across Australia in the first week of July. (Source: *Barani Barrabugu yesterday tomorrow Sydney's Aboriginal History booklet*)

Following European occupation of Sydney Cove, Martin Place began life as a narrow lane running between George Street and Pitt Street. One of the first major buildings to be erected in the street was the General Post Office (GPO).

Moore Street (between Pitt and Castlereagh streets) was widened and renamed Martin Place in 1921. Sydney Municipal Council resolved to extend Martin Place eastwards in 1923 which required extensive demolition of properties in the way of the line of the street. Opposition to the proposed plan and legal action delayed the project for many years. The extension of Martin

Place from Castlereagh Street to Macquarie Street was not completed until 1935. Pedestrianisation of Martin Place was initiated in 1968 with the first stage between Pitt and George Street opened in 1971. The remaining pedestrianised sections were opened in stages between 1976 and 1979.

Martin Place has developed over time as the civic and ceremonial heart of the city. It serves as a significant gathering place for celebrations and commemorations. People gathered here to celebrate the end of World War II, services are now held annually at the Cenotaph each Anzac Day, while the annual Lord Mayor's Christmas Tree attracts visitors and families to the heart of Sydney. The amphitheatre hosts numerous events throughout the year.

Martin Place is also the location of a range of public art pieces and memorials.

Significant aspects of Martin Place include the layout which reflects aspects of early town planning in Sydney and is represented through the grid street and building layout (which has been largely maintained).

The open public thoroughfare with its stepped topography rising to the north and the views connecting George Street to Macquarie Street are important aspects of Martin Place's identity and significance.

Heritage Context

Listed heritage item:

- Sydney LEP # I1889— 'Martin Place'
- Cenotaph—SHR 01799

In the vicinity of multiple SHR and SLEP2012 items including:

- ANZ Bank (former)—SHR 00085
- Martin Place Railway Station—SHR 01187 and No. I1891
- Tank Stream—SHR00636
- Archaeological Item—Martin Place
- Commercial Building "Challis House" including Interior—No. I1892
- Commonwealth Bank of Australia including Interior—No. I1895
- Former "Colonial Mutual Life Building" Façade—No. I1893
- Former "MLC Building" including Interior—No. I1894

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- Former Australian Provincial Assurance APA Building including Interiors—No. I1896
- Former Bank of Australasia including Interiors—No. I1772
- Former Sydney General Post Office including Interior—No. I1890
- Reserve Bank including Interior—No. I1897

History

What is now Martin Place was once the rolling hills of the Tank Stream Valley, with the dips and valley still visible in Central Sydney's topography. This area formed part of the traditional lands of the Cadi-gal.ⁱ Cadi-gal refers to 'the people of Cadi'; '-gal' translates as 'men/people belonging to' (a particular area of land). The lands of the Cadi-gal (also now commonly referred to as Gadigal) were known as Cadi and stretched along the southern shore of Sydney Harbour from South Head to Cockle Bay/Darling Harbour (west of which was Wann-gal land). Across the harbour were the Gamara-gal.

The higher lands near Martin Place and Hyde park was likely to have consisted of Blackbutt (*Eucalyptus pilularis*) and Smooth Barked Apple (*Angophora costata*) woodland with a mixed shrubby understorey. However, swamp woodland was present immediately west at the headwaters of the Tank Stream and mixed eucalypt woodland along the creek valleys to the east and northwest. Together with the proximity to freshwater, the mudflats of Darling Harbour (Cockle Bay) and Farm Cove and the rocky shore of the harbour, a range of raw materials such as bark for shelters, canoes, containers and fishing line, wood for fires and containers were available to Aboriginal people as well as a variety of medicinal and food plants, land mammals, reptiles, birds, fish, shellfish and crustaceans.

Tank Stream now runs underneath the city, along one end of Martin Place, near George Street. Formerly an open running stream, its offer of fresh water was one of the main reasons why Europeans set up camp in Sydney Cove in 1788. The stream drained swampy areas that existed around what is now Hyde Park, and flowed north into Sydney Cove (Circular Quay). If you travel west from Macquarie Street down any of Sydney's streets you can still see how the streets dip down to where the Tank Stream

flowed, before rising up again towards George Street. The Aboriginal name of the stream is not known, but it was significant to Aboriginal people as a source of drinking water and for the resources that grew along it. Some evidence of this use has survived two centuries of urban development, demonstrating the continued use of the Sydney landscape, particularly in and around Tank Stream Valley, by the Aboriginal people.

The best documented Aboriginal site along the Tank Stream was found during archaeological excavations in the late 1990's, ahead of the redevelopment of Angel Place, north of Martin Place between Pitt and George Streets. Archaeologists investigating European colonial remains noticed that a small patch of soil had survived which appeared to date to before the arrival of Europeans. They excavated it and found 54 stone artefacts made from a number of different types of stone. Most of the artefacts were small (less than 2cm in size) and were the waste material from the production of stone tools. This waste material shows that Aboriginal people sat just metres from the Tank Stream and manufactured stone artefacts. A small number of stone artefacts were also found recently a little further down the Tank Stream to the north of Angel Place along George Street during the redevelopment of the Ivy Nightclub.

Following European occupation of Sydney Cove, Martin Place began life as a narrow lane running between George Street and Pitt Street. The stretch between Pitt to Castlereagh Street was known as 'Foxlow Place' after the maiden name of the wife of Mr Hosking, the first elected Mayor of Sydney, in office between 1842 and 1843.

One of the first major buildings to be erected in the street was the General Post Office (GPO). The land was purchased in 1863. The Post Office was constructed in two stages to the design of James Barnet. The first stage was completed in 1874 and the second in 1887. The tower clock was not completed until September 1891.

Prior to completion of the clock tower, a fire broke out on the east side of Moore Street on 1 October 1890, completely destroying a block of buildings between Hosking Place and Moore Street and from Pitt Street to Castlereagh Street. This led to an Act of Parliament to permit the Council to acquire sufficient land to widen Moore Street from George to Pitt Streets. It was

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officially opened in September 1892 and named after the Chief Justice, James Martin, a former New South Wales Attorney-General and Premier. The residue of land not required for Martin Place was subdivided and advertised for auction sale.

Moore Street (between Pitt and Castlereagh streets) was widened and renamed Martin Place in 1921. Sydney Municipal Council resolved to extend Martin Place in 1923 which required extensive demolition of properties in the way of the line of the street. Opposition to the proposed plan and legal action delayed the project for many years. The extension of Martin Place from Castlereagh Street to Macquarie Street was not completed until 1935.

Following the opening of the extension, the City Council promoted Martin Place as the 'financial and insurance centre' of Sydney and 'the hub of the city'. Prime building sites fronting the newly extended Martin Place were auctioned by Council, and many were purchased by major banking and insurance companies such as the Rural Bank of NSW, Australian Provincial Assurance Company Ltd (APA), Reserve Bank of Australia and Bank of NSW.

Plans to pedestrianise Martin Place between Pitt and George streets were submitted to Sydney City Council in September 1968. A trial closure of the street to traffic in 1970 was judged a success and approval was granted in December that year to proceed to Stage 1 of the pedestrian plaza. It was officially opened on 10 September 1971. The Council approved the extension of the pedestrian plaza from Pitt to Macquarie Streets in June 1972, coinciding with the construction of the Martin Place Railway Station and MLC Development. The plaza was opened in stages between 1976 and 1979.

Martin Place was added to the Australian Heritage Commission's list in 1989.

Martin Place has developed over time as the civic and ceremonial heart of the city. It serves as a significant gathering place for celebrations and commemorations. People gathered here to celebrate the end of World War II, services are held annually at the cenotaph each Anzac Day, while the annual Lord Mayor's Christmas Tree attracts visitors and families to the heart of Sydney. The amphitheatre hosts numerous events throughout the year.

Martin Place is also the location of public art pieces and memorials including the Lloyd Rees Fountain (1976), 'Commando Memorial Seat' (1982), 'Passage' (2005) and 'Reflection' Lindt Café Siege (2015).

Statement of Significance

Martin Place has Historic and Aesthetic Significance for ability to evidence the development of Victorian and Interwar Sydney as a prestige address for institutional buildings. Ability to reflect the status of Sydney because of its relationship with Institutional Buildings. It is significant for its ability to contribute to understanding the nineteenth and twentieth century town planning intention. It has ability to evidence key period of building activity during the Victorian period and later the interwar period and post war period in direct response to the Height of Building controls. Martin Place has Historic Association Significance for its association with Sir James Martin, premier and Chief Justice of NSW.

Key heritage features

Key elements of Martin Place include the layout and aspects of early town planning in Sydney, this is represented through the grid street and building layout which has been largely maintained. The open public thoroughfare with its stepped topography rising to the north and the views connecting George Street to Macquarie Street are key to interpreting the significance of the reserve.

While the plaza has been refinished over the past several decades, items which denote significant phases in both the reserve and Sydney's history remain.

These key significant elements within the reserve include:

- Cenotaph
- Lloyd Rees Fountain
- 'Passage' sculpture
- Amphitheatre
- 'Commando Memorial Seat'
- Two (2) White Poplar (*Populus alba* var. *pyramidalis*) flank the Cenotaph and are listed on the City of Sydney's Significant Tree Register.

Environment and landscape

Martin Place is one of many important public spaces in Sydney's CBD. However, Martin Place is significant as one of the few urban spaces that hosts larger events and has a central location to various modes of transport.

The City North Public Domain Plan and Martin Place Urban Design Study 2015 (Gehl) provided detailed analysis of the public space and a series of key recommendations for its future.

A summary of these recommendations are provided below.

Pre-existing Natural Characteristics:

What is now Martin Place was once the rolling hills of the Tank Stream Valley, with the dips and valley still visible in Central Sydney's topography.

The higher lands near east end of Martin Place and Hyde Park was likely to have consisted of Blackbutt (*Eucalyptus pilularis*) and Smooth

Barked Apple (*Angophora costata*) woodland with a mixed shrubby understorey. However, swamp woodland was present immediately west at the headwaters of the Tank Stream and mixed eucalypt woodland along the creek valleys to the east and northwest.

The Tank Stream now runs underneath the city in drain/tunnel, along one end of Martin Place, near George Street.

Existing physical characteristics:

Topography

- Substantial topographical change from west to east. (18m between Pitt Street and Macquarie Street)
- Western plaza contains the most even surface
- Eastern plaza has future potential for increased usage in terms of its even surface at the upper level
- The current fountain occupies a large area that is relatively flat
- Visual continuity of Martin Place is interrupted by the bitumen surface of the many cross streets.

Underground

- Substantial underground system beneath Martin Place
- Station located at the far east end
- Irrational movement to go up and down to access and exit the station
- Entries take up space and create inflexible usage at ground level
- Activity is drawn away from Martin Place
- Safety issues at night around entries
- Martin Place Station is up for future redevelopment.

Layout/Crossings

- Martin Place is divided into five separate sections by crossing traffic. At every crossing street there is a signalled pedestrian crossing
- Lack of pedestrian priority
- Clutter related to crossings
- Waiting time

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- Martin Place is not experienced as one grand place
- Relatively few accidents.

Built Edge

- Large scale formal buildings lacking interaction with the place
- Heritage buildings with limited possibilities for adaptation to other uses
- Set back frontages, large lobbies, etc.
- Materiality. Many fine sandstone buildings, but also slick granite facades
- The functions of the numerous banks located on the street limit the potential to open building facades to the place.

Microclimate

- At 2pm in winter (June 21) all of Martin Place is shaded
- Sunny most of the day in summer. On an east-west axis and enclosed by tall buildings Martin Place does receive a large amount of sunlight throughout summer
- Sunny patches along the southern facades in spring and autumn
- The effects of wind tunnelling can impact the level of comfort for users of the spaces and the operation of water features to prevent wetting of pedestrians.

Noise

- Traffic and general city noise can impact level of comfort for users.

Landscape elements

37 trees, primarily plane trees.

- 2 trees of different species at the Cenotaph. These are the only trees planted in the median
- Large sections without trees and shade
- Limitations to supplement existing tree planting due to underground services and facilities.

Kiosks

- Overload of kiosks in Martin Place
- Lack of diversity in products offered
- Inflexible use

- Only one coffee outlet with no seating options nearby
- Lease with JC Decaux expires in 2018. Kiosks will remain until then.

Lighting

- Lighting consists of smartpoles placed along the full length of Martin Place. Spacing varies along the different sections
- The smartpoles are tall with two light sources at the very top and have banners, some signage, and a speaker system attached
- The smartpoles are fitted with cool LED luminaries (Martin Place Lighting Plan)
- Current lighting within Martin Place is highly utilitarian (Martin Place Lighting Plan)
- Martin Place also has facade lighting to some areas.

Public seating

- Few benches
- Benches placed in north/south direction due to topographic conditions
- Benches located quite far apart which is appropriate for sitting alone or side by side, however very few seating options are available for larger groups
- Benches lack anchoring to other urban elements and feel uncomfortable due to their exposed nature
- Large amounts of secondary seating (e.g. people sitting on stairs or ledges) imply a need for more frequent benches
- 30% of visitors come to Martin Place in order to sit, relax, eat, and socialise. 18% rated 'more benches' as the priority for future additions to the space. (Martin Place Intercept Survey 2014).

Outdoor dining and cafes

- Very few outdoor café seats
- Mixed quality furniture
- Too dispersed to create a destination
- Surrounds are difficult - noise & cars moving through
- Martin Place is currently not a weekend destination (limited trade)

- The place feels formal.

Fountains

- There are three existing water features in Martin Place today. In general, there are very few water features in Sydney, so this is a quality in itself
- The fountain at Pitt Street is outdated and acts as a visual and physical barrier
- The splashing bowls at Macquarie Street have a good sensory quality
- Make sure water installations work practically, in windy weather, etc.
- The water installation closest to Macquarie Street (entitled 'Passage' by Anne Graham) operates subject to wind conditions to prevent wetting pedestrians in windy weather.

Memorials

- There are two existing memorials at either end of Martin Place. The Cenotaph commemorates WWI and the Commando Memorial commemorates WWII
- Events on Memorial Day and on Anzac Day occur at the Cenotaph, which has significant conservation status
- The recent guard railing around the Cenotaph has been introduced to deter passers-by from lingering around the memorial, however the visual appearance of the railings is far from a desired outcome
- The siege in Martin Place is remembered with a recently installed plaque.

Character and Identity

The following key characteristics define Martin Place today:

- Formal
- Event space
- Thoroughfare
- Public transport node
- Financial district
- High level brands
- Ceremonial
- Lunchtime plaza
- Place for respite

Key summary values:

- Central; in the retail core of the CBD
- Accessible; many points of entry
- Connected; a pedestrian link connecting transport modes
- Destination; Sydney's gathering space
- Topography; interesting views and experience
- History; heritage buildings of fine quality
- Quiet pockets; no vehicular access east-west
- Change is in the air; new developments are on the way
- Good access to sunny spaces (as opposed to most locations in Sydney CBD).

Reserve development

Martin Place, including the adjacent grid street and building layout are the legacy of town planning in Sydney and key periods of building activity during the Victorian, interwar and post-war periods.

This includes:

- The realisation of the street network connecting George Street to Macquarie Street (completed by 1935)
- Reservation of Martin Place for Public Recreation (1970)
- The vision to pedestrianise the east west corridor which was initiated in 1968 with the first stage between Pitt and George Street opened in 1971
- Pedestrianisation of the remaining sections were opened in stages between 1976 and 1979.

Planned future and ongoing projects affecting Martin Place:

- Sydney Metro (2024). A new metro rail station will be constructed underground at Martin Place to interchange with the existing heavy rail station

Martin Place Plan of Management

- Martin Place train station upgrade. In coordination with the metro project, the existing underground station will be upgraded in the future
- Significant existing and future private redevelopments on adjacent sites.

Past studies or master plan / design references:

- Open Space, Sports and Recreation Needs Study 2016
- City North Public Domain Plan 2015
- Gehl Architect's 'Martin Place Urban Design Study' 2015

Reserve purpose and community use

Crown Reserve Purpose

Crown land is to be used for the original purpose for which it was dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the Crown reserve.

The public purpose for Martin Place Crown reserve is **Public Recreation**.

Community usage

Martin Place is intensively used as a place for passive recreation; pedestrian and cycling access; outdoor dining; commercial retail kiosks; and regular commercial and community events of varying scale.

The amphitheatre located between Pitt and Castlereagh Streets is hireable from the City of Sydney with a capacity for 2,000 people.

The site has hosted film festivals, concerts, charity fundraisers and even marathons, brand activations and marketing.

Users

Recent user intercept surveys (Crown Reserves Community Engagement 2020) indicates the most popular activities in the plaza are:

- Place to walk through on the way to somewhere else
- Sitting
- Eating lunch and watching the world go by.

Other activities include providing support to vulnerable community members.

Survey respondents were more likely to work nearby the area with approximately a third visiting the space on a weekly basis.

Previous intercept surveys (Gehl Urban Design Study 2015) have indicated 39% survey respondents had visited Martin Place for an event.

Key Stakeholders for the public space include

- RSL and Veterans groups (Cenotaph)
- Kiosk tenants
- Railcorp
- Channel 7; retail businesses and shopping centres
- Sydney Hospital.

Martin Place as an event space

Martin Place is used throughout the year for events ranging in scale and visitor numbers.

These events range in type and significance – from major recurring state and community significant/commemorative events, Anzac Day and Remembrance Day, to more city-focused local events such as City of Sydney Christmas Tree, exhibitions, festivals and public gatherings.

The space has also been hired for private events such as trade shows and promotional events.

- During 2014, up to 20 different events occurred per month in Martin Place
- The events are spread throughout the year, with July - October being the busiest. Sometimes two events take place at different places
- The events range in scale and visitor numbers
- The events vary greatly with promotional events mixed with fundraising, awareness-raising, and entertainment of different types
- Studies show that cultural events are favoured both by the owner's group and the public
- Visitors prefer more markets, performances, and commemorative events
- Noise and visual clutter can be an issue during events.

Table 2. Usage and condition of facilities and improvements

Facilities	Usage	Condition assessment (source / reference)
(Stage 1) George to Pitt St zone		
Monument - Cenotaph	Memorial	Excellent (1) Installed 21/02/1929
(Stage 2) Pitt St to Castlereagh St zone		
Stage and Services Rooms	Venue for hire	Average (3)
Amphitheatre	Venue for hire General Public	Average (3)
Public Toilets	General Public	Very Poor (5)
Lloyd Reese Fountain	General Public	Good (2) Unveiled December 1976 - A black marble water fountain integrated within the streetscape of Martin Place
(Stage 5) Philip St to Macquarie St zone		
Passage (Fountain)	Interactive	Average (3) Installed 25 th Feb 2000 - Agreed lifespan over 30 years. Three Bronze Bowls, mist generating system, fibre optic lighting, drains
Commando Memorial Seat	Memorial	Good (2) Dedicated and handed over to City of Sydney 31 st January 1982. Polished stone mounted on black marble base, plaque
James Martin Monument	Memorial	Good
General		
6 x Mobile Kiosks with scrolling/static advertising (licenced/vacant)	General Public	Good
Plaza Furniture - Seating	General Public	Good

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Facilities	Usage	Condition assessment (source / reference)
Plaza Furniture - Lighting	General Public	Good
Plaza Furniture - Bins	General Public	Good
Entries to Martin Place Station	General Public	Average
Public Art		
Reflection	Interactive	Good

(#) City of Sydney Asset Assessment - other assessments by general observation for PoM

Table 3. Existing leases and licences

Lease / licence	Crown Reserve / Lot and DP	Lease / licence holder	Date commenced Date expiring Term	Purpose / Comments
Licence	R.88056 / Unidentified Crown land	Place Management NSW	19/02/2020	Art installation – licenced issued by Crown Lands
Licence	R.88056 / Part Lot 7002 DP 94084	Toppi Martin Place Pty Ltd	01/07/2021 Expiry 30/06/2022 1 Year	Outdoor dining
Licence	R.88056 / Lot 7005 DP 1120403	DIND Pty Ltd	01/07/2021 Expiry 30/06/2022 1 Year	Outdoor dining
Licence	R.88056 / Lot 7005 DP 1120403	The Trustee for Pasta e Sugo Trust	01/07/2021 Expiry 30/06/2022 1 Year	Outdoor dining

3. Legislative context

Ownership and management

Martin Place is a Crown reserve owned by the State of New South Wales. The City of Sydney is the Crown land manager responsible for management of the Crown reserve. Refer to **Section 2**, pages 15-16 for further property details.

Relevant legislation

Crown Land Management Act 2016

Crown land is governed by the Crown Land Management Act 2016 (“**CLM Act**”). Historically, reserve trust managers were appointed as the custodians of Crown reserves. Upon the introduction of the CLM Act in 2018, the reserve trust regime was abolished. The management of Crown reserves is now delegated to Crown land managers, many of which are local councils.

The Objectives of the Crown Land Management Act 2016 under section 1.3 are identified as:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be considered in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW
- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management.

State Environmental Planning Policy – Infrastructure 2007

The State Environmental Planning Policy (Infrastructure) 2007 (“**ISEPP**”) aims to facilitate the effective delivery of infrastructure across NSW. The Infrastructure SEPP assists local government and the communities they support by simplifying the process for providing essential infrastructure.

The ISEPP has specific planning provisions and development controls for 25 types of infrastructure works or facilities including roads, emergency services, electricity delivery, parks and other public reserves and telecommunications networks.

The ISEPP outlines the planning rules for such works and facilities, including:

- Where such development can be undertaken
- What type of infrastructure development can be approved by a public authority under Part 5 of the Environmental Planning and Assessment Act 1979 (“**EP&A Act**”) following an environmental assessment (known as ‘development without consent’)
- What type of development can be approved by the relevant local council, Minister for Planning or Department of Planning under Part 4 of the EP&A Act (known as ‘development with consent’)
- What type of development is exempt or complying development.

Of relevance to Martin Place is Clause 65 that specifies that development for any purpose may be carried out without consent if the development is for the purposes of implementing an adopted Plan of Management. The clause also lists a range of ancillary developments permitted without consent.

Clause 66 provides for a range of exempt developments within a public reserve such as the construction, maintenance and repair of walking tracks, boardwalks, stairways, gates, seats shelters and shade structures.

Applicable planning controls for the reserve

Environmental Planning and Assessment Act 1979

Local Environmental Plans are statutory planning tools that set controls over development in the area to which they apply and are one of the main instruments for implementing the EP&A Act. They contain zoning controls as well as controls for heritage conservation areas and protected areas, amongst other matters.

Martin Place is zoned **RE1 – Public Recreation**.

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide links between open space areas.
- To retain and promote access by members of the public to areas in the public domain including recreation facilities and waterways and other natural features

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Food and drink premises; Horticulture; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Roads; Roadside stalls; Signage; Water recreation structures; Water recycling facilities; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3.

Native Title

On Crown land, Native Title rights and interests must be considered unless Native Title has been extinguished, surrendered, or determined by a court to no longer exist.

Dealings in land or water that affect (impair or extinguish) Native Title are referred to as 'Future Acts' and these acts must be done in compliance with the Native Title Act 1993 (Cth) ("**NT ACT**"). The NT Act specifies procedures that must be followed before future acts can be done legally.

Some examples of acts which may affect Native Title on Crown land managed by the City of Sydney include:

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues
- The construction of extensions to existing buildings
- The construction of new roads
- Installation of infrastructure such as powerlines, sewerage pipes, etc.
- The creation of an easement
- The issue of a lease or licence
- The undertaking of major earthworks.

On Crown land, a future act undertaken by the City of Sydney which is not covered by one of the Future Act subdivisions of the NT Act will be invalid.

Section 8.7 of the Crown Land Management Act 2016 requires that written Native Title Manager advice is required before a council Crown land manager does any of the following:

- a. Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- b. Mortgages the land or allows it to be mortgaged
- c. Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- d. Approves (or submits for approval) a plan of management for the land that authorises or

permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, Native Title Manager advice must be obtained prior to the approval (or submittal for approval) of a PoM that allows a dealing in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

- e. The City of Sydney Native Title Manager has been and will continue to be consulted in all relevant aspects of Native Title pertaining to the land that is covered by this Plan of Management.

The City of Sydney's Native Title Manager has been and will continue to be consulted in all relevant aspects of Native Title pertaining to the land that is covered by this Plan of Management.

Heritage management

The planning and management of Martin Place must recognise and adhere to the requirements applicable to Local and State heritage listings.

4. Strategic context

Past planning and management

Planning and management directions have been established for Martin Place through past master planning (City North Public Domain Plan 2015) and strategies (Open Space, Sports and Recreation Needs Study 2016). This Plan of Management references the City North Public Domain Plan as the current planning direction for Martin Place.

Key strategic directions

The following guiding strategic directions are summarised for the planning and management of Martin Place.

City North Public Domain Plan 2015:

The following proposals are identified in the North Public Domain Plan 2015 and integrate the 'Martin Place Urban Design Study' 2015 undertaken by Gehl Architects:

Guiding Directions:

Martin Place is home to some of the Sydney's finest architecture and most significant civic monuments. It is one of the few 'planned' public spaces within Central Sydney.

A strategy to better connect the stages of Martin Place, and increase the usability of the space, will help reinforce Martin Place as a destination rather than a thoroughfare:

- Reinforce Martin Place as the City of Sydney's premier civic and public space
- From a sequence of spaces ...to a unified space
- From streets separating Martin Place ... To streets arriving at a square

The Martin Place Urban Design Study seeks to leverage the positive qualities of Martin Place and improve the experience of the space as a destination in its own right. This relies on adjoining built form contributing to an active

place, and urban elements providing a high-quality setting and experience.

Short-term directions:

Landscape

- Introduce a coherent avenue of deciduous trees to soften the formal feeling of the space and provide shading in summer
- Plant trees in the ground wherever possible. In stages with underground infrastructure this may not be possible until redevelopment occurs. In the short-medium term, planters can be used to introduce soft landscaping to these stages. Low level planting can be provided in planters where soil depth for a tree cannot be achieved.

Public seating

- Provide a large number of benches, located within the tree planting zones to maximise usability of open areas
- Provide flexible (moveable) seating in central areas, this can be removed for larger events
- Provide seating integrated with planters (where trees cannot be planted in ground).

Outdoor dining

- Amend outdoor dining policy to allow outdoor dining where appropriate in Martin Place
- Establish guidelines for quality, look and feel of outdoor dining.

Paving infill and crossings

- Repair and clean existing paving as required
- Investigate flush continuous paving across intersecting streets (for example using a detail similar to streets crossing the George Street pedestrianised area)
- Improve pedestrian priority at crossings by increasing crossing time and decreasing waiting time.

Kiosk Strategy

- Reduce the number of kiosks and distribute them evenly throughout the space

Martin Place Plan of Management

- Locate coffee/snack outlets in connection with moveable seating
- Locate kiosks in line with trees to maintain clear central corridor
- Investigate a new kiosk design to suit the siting and character.

Events guidelines

Develop event guidelines for Martin Place in keeping with the following principles:

- Focus events in Stages 1, 2 and 5, contained within the footprints indicated below and on detailed plans
- Ensure that all events provide a contribution to the cultural life of the city
- Ensure that events are consistent with the character of Martin Place and their specific location
- Encourage more curated events
- Offer events for a wide audience – ensure variety. Offer more events for children and younger audiences
- Ensure that event infrastructure is high quality, including barriers, signage, temporary structures etc.
- Minimise the visual impact of signage and branding
- Consider the acoustic impact of events on surrounding buildings and uses
- Increase wayfinding and legibility to the Domain to encourage more and larger events there, reducing pressure on Martin Place.

Mid-term directions:

Water Feature refinement/renewal

Layout and module, flexibility, subterranean plantroom – sizing and access, maintenance regime, water usage and recycling

- Maintain the importance of water elements in Martin Place and review the design of the Lloyd Rees fountain
- Introduce an interactive water feature that invites children to play
- Provide a water feature that is flexible and does not create a barrier and can be turned off to extend useable space during special events and gatherings.

Steps and topography works

- Remove amphitheatre in coordination with the revised fountain design, and extend paving and steps in Stage 2
- Introduce new terraced steps in Stages 3 and 4 in coordination after the removal of underground entries (long-term)
- Maximise even surfaces for events and seating/dining opportunities, providing maximum flexibility for the space.

Lighting

- Upgrade lighting to celebrate the grand facades of the heritage buildings and support a perception of safety throughout Martin Place
- Removal of banners in line with the recommendations of Martin Place Urban Design Study 2015, 'due to their visual dominance over the space'.

Long-term directions:

Relocation of entries to station and underground retail

- Integrate all station entries within development to increase space for pedestrian use at surface level. Entry portals at surface within Martin Place to be minimised
- Provide access to existing underground retail via new station entries. Where not possible, staircases to underground retail should be minimised and no additional infrastructure added at surface level
- Provide input to the design of the Martin Place Metro station and revised train station, to increase soil areas for more trees, and increased activity at ground level.

Strategic Directions from the Open Space, Sports and Recreation Needs Study 2016:

Short-term directions:

- Improve seating layout and provision
- Tree planting and landscape treatments
- Paving infill at cross intersections
- Kiosk strategy
- Outdoor dining guidelines
- Event strategy and guidelines

Medium-term directions:

- Lighting upgrade
- Fountain renewal

Long-term directions:

- Relocation of train station and underground retail entrance

Demographic context

As part of the Plan of Management process Cred Consulting reviewed the demographic and recreational context of the subject reserve which provides useful background to ongoing planning and management.

Key observations are summarised following:

More residents

The City of Sydney's increasing resident population and density will result in more use and capacity pressures on all levels of the open space network, particularly the larger parks that offer opportunities for active sport.

The majority of population growth will be accommodated in various urban renewal areas. This trend will continue over the next 10-15 years.

The planning of urban renewal areas will provide opportunities to increase the open space and recreation facility network provision and provide linkages to the established open space network.

More workers and visitors

In the city centre and other concentrations of workforce population and visitors the quality of public spaces to allow people to lunch sit and socialise as well as provision of larger spaces for lunch time sport and exercise needs to be an important consideration.

Increasing density

Open space provision will be critical to the liveability of higher density urban areas by supporting community well-being, physical activity, social interaction, and a sense of space within an otherwise intensive built environment.

More lone persons

The acceptance for high density housing in order to live close to the city centre and lone person

households places importance on the distribution of the open space network to ensure people have convenient access to a park that serves as a "backyard" and facilitates social interaction and recreation opportunities. Open space planning and management is an important component of the liveability and quality of high density developments.

More young and old people

The age structure profiles increasing in the city of families with young children, young adults, and older people are expected to be heavy users of open space network.

In 2041, 47% of the City of Sydney's residents will be between 18 and 34 years of age. This age group has high participation rates in active sports and recreation, and many reside in new high density urban renewal areas which suggests higher density communities could potential be very active communities and will require opportunities for physical activity and social interaction.

The open space network needs to be flexible and provide a diverse offer of recreational, social, cultural and creative activities and facilities to cater for various age, cultural and income groups.

Total population

City of Sydney is forecast to grow by 949,824 people or 37% in 2041. The highest growth will be in Green Square-City South, CBD-Harbour, Chinatown-CBD South and Redfern Street villages respectively.

Service age structure

Decrease in the proportion of 25 to 49 year old people

While the working age population will remain the largest demographic group to 2041, the proportion of this age group decreases across the Local Government Area ("LGA"). The villages with the most significant change in this age group proportion will be King Street (-5%), Glebe Point Road (-4%), Harris Street (-4%), Macleay Street-Woolloomooloo (-4%) and Oxford Street (-4%).

Increase in the proportion of 60 to 84 year old people

The proportion of people aged between 60 and 84 years is forecast to increase by 2% in 2041. While the increase in proportion of 60 to 69 year old people is consistent across all villages within the LGA, the increase in proportion of 70 to 84 year old people varies. The villages with the highest increase in proportion of 70 to 84 year old people will be Glebe Point Road (+4%), Crown – Baptist Streets (+3%), Harris Street (+3%), Macleay Street-Woolloomooloo (+3%) and Oxford Street (+3%).

Households

The total number of dwellings in the LGA is forecast to increase by 35%. The villages that will see the highest increase in number of households are CBD-Harbour, Green Square – City South and Redfern Street. Villages including CBD-Harbour and Redfern Street with a high number of Crown lands will cater to an increasing number of households by 2041.

Household type

The overall LGA is forecast to see a high increase in households with one parent families and group households. However, there are variations in forecast household type across the villages including those within this PoM study area:

- CBD-Harbour and Redfern Street will have a steep increase in one parent families
- Chinatown – CBD South, Harris street and Crown – Baptist Streets will see a high increase in one parent families

Overnight and daily visitors

The City of Sydney is Sydney's premier metropolitan core that contains regional and village level services including retail to health, education to entertainment. The Sydney CBD and surrounds are also attractive places for tourists to visit, explore and stay overnight.

Given the diversity of offerings across the LGA, visitors are distributed to places such as Oxford Street, Kings Cross/Darlinghurst, Newtown, the Rocks, Chinatown and Central Station. Accommodation is provided throughout the LGA via short term rental accommodation as well as through traditional hotel and hostel services. The City of Sydney experiences 680,000 daily

and overnight visitors for range of purposes and services including:

- Shopping
- Health and education
- Recreation and entertainment
- Accommodation
- Personal business
- Work related business.

It is forecast that this will grow to approximately 860,000 by 2036. (Source: *Infrastructure Baseline Assessment, City of Sydney, 2019*)

Social and cultural considerations (as per 2016 census data)

Cultural diversity

47.7% of City of Sydney population are born overseas with top countries of birth being China, United Kingdom and Thailand. Villages areas with highest born overseas rates include Chinatown and CBD South (76%), Harris Street (57.1%) and Green Square and City South (54.7%).

36.1% of City of Sydney population speak a language other than English with top languages being Mandarin, Thai and Cantonese. Village areas with highest percentage of other language speakers include Chinatown and CBD South (71%), Harris Street (47.1%) and Green Square and City South (45.9%).

Low-income households

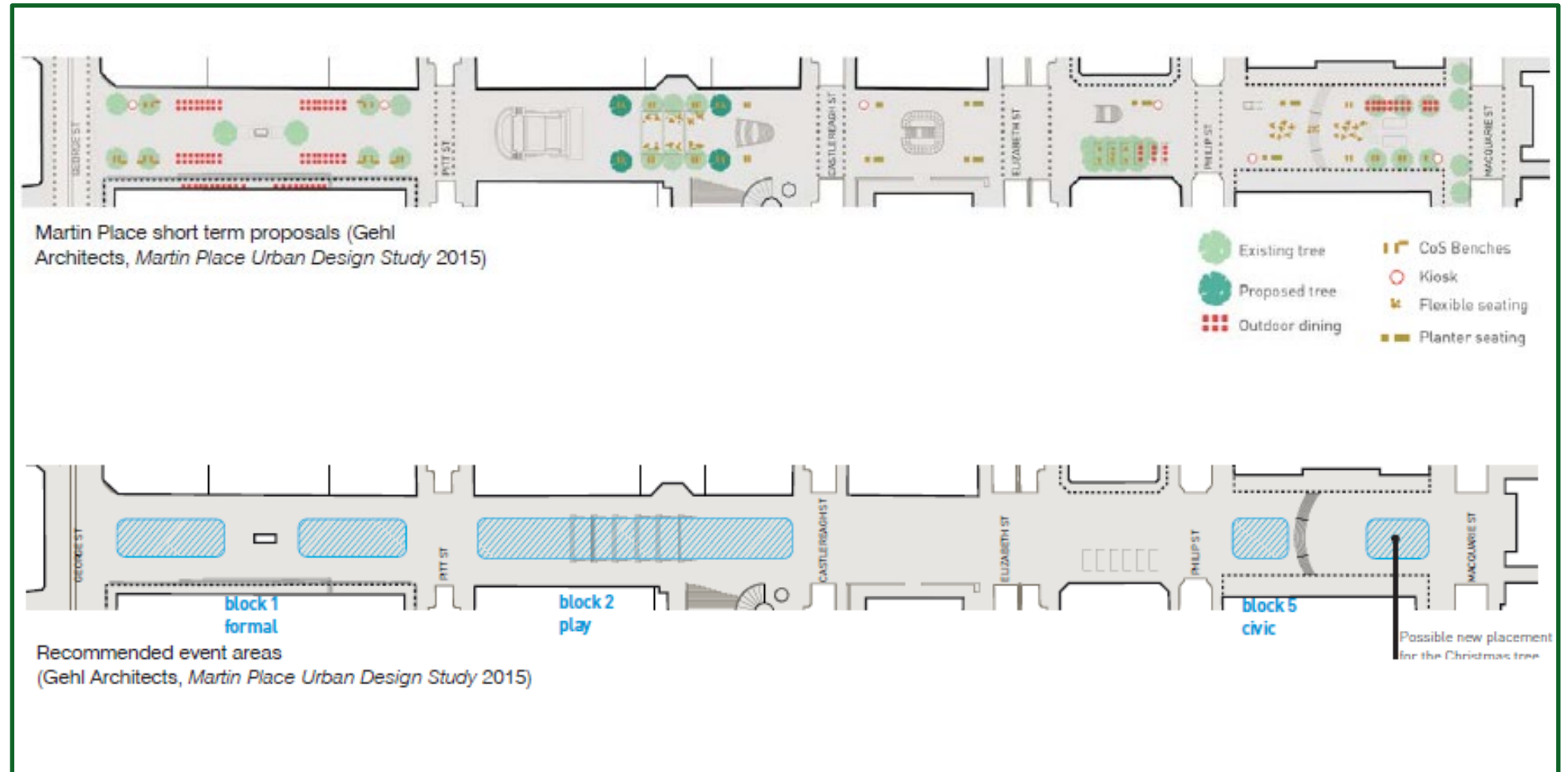
18.2% of households in City of Sydney LGA are characterised as low-income households. Village areas with highest percentage of low-income households include Redfern Street (29.5%), Chinatown and CBD South (17.5%) and King Street (15.6%).

Socio-Economic Indexes for Areas (SEIFA Index)

City of Sydney has a SEIFA index 1,027. Village areas with lowest SEIFA scores being Chinatown and CBD South (940.2) and Redfern Street (970.2).

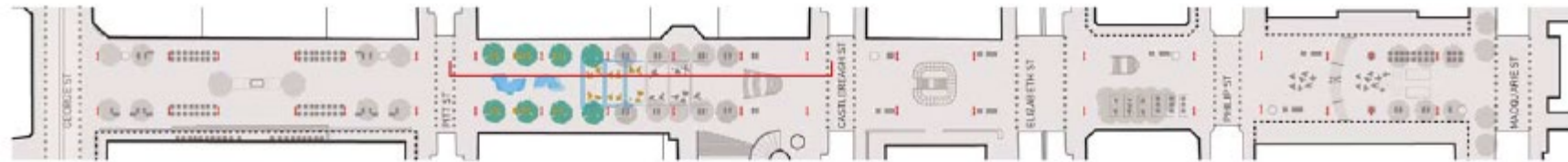
Figure 3. Master Plan

Short-term proposals



Martin Place Plan of Management

Medium-term proposals



Martin Place medium term proposals
(Gehl Architects, *Martin Place Urban Design Study* 2015)

-  Proposed tree
-  CoS Benches
-  Flexible seating
-  Fountain renewal
-  Lighting
-  Proposed Steps



Proposed new water feature.



Create three more plateaus. Extension of the existing landscape - this will create secondary seating on the steps. The idea is also to increase the flat surface where events can take place or movable furniture can be placed.



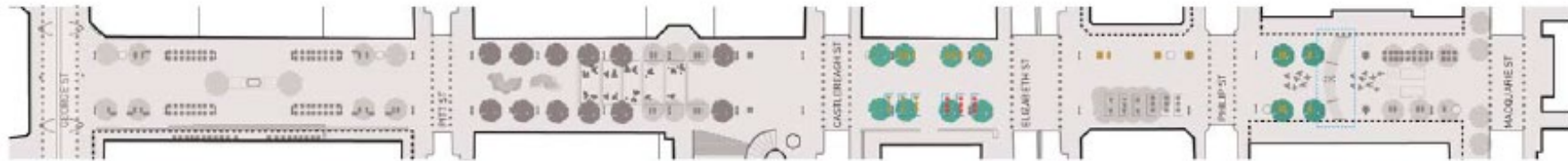
When lit up at night, water jets create an ethereal atmosphere



Water jets as an interactive and playful element.

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Long-term proposals



Martin Place long term proposals
(Gehl Architects, *Martin Place Urban Design Study* 2015)

- Proposed tree
- Outdoor dining
- CoS Benches
- Flexible seating
- Proposed Steps
- Possible re working of stairs



Entry to Martin Place train station could be relocated to building frontages.
Wynard Station, Sydney



The entry to the underground retail could be minimized or potentially relocated.

City of Sydney Policy and Strategy framework

The City of Sydney has developed an extensive range of policies which provide guidance to Council decision-making. A number of these influence planning and management decision-making for open space and must be referred to in conjunction with this Plan of Management.

The City of Sydney has also developed a range of strategies focused on specific issues. While strategies are high-level guideline documents and usually carry less influence than policies, they can provide important references for planning and management of open space.

Generally, policy guidance for management of specific issues shall take precedence where no guidance is provided in the plan. However, all decision-making, and ongoing management must also have regard to the conservation of the specific park values and application of the core objectives of the applicable community land category/categories.

A summary of the key policies and strategies is provided in the Appendices.

Future Policy and Strategy guidance

In addition, it is intended that future policy and strategy development should also inform specific aspects of reserve planning and management as applicable.

5. Community guiding principles

The City acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area, and we acknowledge their continued Connection to Country. We pay respect to Aboriginal and Torres Strait Islander Elders past, present and emerging.

Community and place

These are the principles for our plans of management for Crown and community land. They were developed by listening to our communities – Aboriginal and Torres Strait Islander peoples, community gardeners, bushcare contributors, local residents, school children, city workers and visitors, and they reflect their values.

These principles are guided by the world view of Aboriginal people. They reframe our systemic relationship with the land. Since invasion, the relationship between people and land has been disrupted with little respect for the land, animals, waterways, and First Peoples. We've seen the extinction of plants and animals and damage to waterways and land. Aboriginal lives have been lost in trying to protect Country. By challenging our approach in this way, we hope to cause no further harm and begin to heal.

The City of Sydney has an important role as caretaker of these places. We will consciously consider these principles in the decisions we make for the Crown and community land we are responsible for. This includes how we maintain, change, and manage this land.

Aboriginal world view of Country – First Nations workshop participant

Country is our identity; spiritually, culturally, physically, and socially. We refer to Country as part of the family. We speak to Country; we sing to Country; and we dance for Country.

Increasingly we worry for Country and seek greater protection measures to carry out our cultural obligations to the land and waterways. These are our fundamental rights and cultural responsibilities in protecting country as First Nations People.

We are on Gadigal Country

These principles are founded in the understanding of **Country** in the worldview of the Aboriginal and Torres Strait Islander peoples. This understanding of Country includes the landscape – land, water and sky, the plants and animals, and the relationship between these. Aboriginal and Torres Strait Islander people's responsibility for Care of Country and the continuation of these relationships. Country has existed in this place for thousands of generations. Country precedes the colonial boundaries and definitions of 'Crown land'. We acknowledge the responsibility that First Nations people have in the carriage of their living cultures including access to land for practising culture. Crown and community land should bring social, spiritual, and economic benefit to First Nations people.

We commit to truth-telling and decolonisation

Gadigal Country was never ceded. In managing the Crown and Community land in Gadigal Country, we recognise the significance of this land as the site of invasion.

We work towards telling the history of these places with honesty and acknowledge the negative impacts caused to Country and to the people.

We endeavour to cause no further harm to Aboriginal people and the relationship they hold to the land.

We challenge ourselves to decolonise our approach to managing Crown and community land. This is evident in the decisions we make as we manage these places.

We value how important these places are to people's wellbeing

Crown and community land are a place of refuge and respite in an intensely urban environment. These places have cultural and community significance to many people. They are places of shared identity and pride, of community connection and celebration, and of protest and social transformation. They must be welcoming to all people and will provide equity of access to all to enjoy. We strengthen the connections between and within these places.

We are guided by Country and strive to heal and care for it

We learn about how this Country has been cared for thousands of generations. We respect the natural landforms, waterways, and endemic species. We work to heal places that have suffered degradation. We support these places to play their role in the health of the whole environment.

We protect these places for future generations

We accept our role as caretakers of these places. These places must benefit the community now and in the future. As we face a changing climate and growing population, we make decisions that prepare these places and ensure their continued health into the future.

Guiding documents

UN Declaration on the Rights of Indigenous Peoples

Principles of Co-operation with Metropolitan Local Aboriginal Land Council

City of Sydney Aboriginal and Torres Strait Islander Protocols

City of Sydney Stretch Reconciliation Action Plan 2020-2023

City of Sydney Busking and Aboriginal and Torres Strait Islander Cultural Practice Policy

Designing with Country – NSW State Architects

6. Basis for management

Values and roles of Martin Place

Community values and roles have guided the development of this Plan of Management. Values are the qualities and roles of Martin Place that the community wishes to protect, conserve, and enhance. These have been identified through:

- Consideration of past plans of management and master planning for the site
- Past and current community engagement
- Liaison with City of Sydney staff
- Site appraisal.

In brief, these values and roles are identified as:

1.0 Identity Character and Experiencing the Place

- A meaning of the place that resonates with Country
- A place which signposts and celebrates local, natural and cultural history
- A lively urban environment
- A place of contemporary cultural significance
- A presence of water that calms and cools

2.0 Access, Connections and Accessibility

- A place connected to the CBD and its public domain
- A place of level changes
- Wayfinding that seamlessly aids access and use
- A place where lighting and overhead elements enhance the character and use of the space

- A city destination easily accessible from public transport
- A place that is not compromised by parking and vehicle access

3.0 Community Use and Activation

- A lively urban space
- A place that is a key city destination for outdoor dining
- A place that recognises and celebrates First Nations living culture
- An iconic place for major city events
- A place that is open and usable by all members of community
- A safe space to visit day and night

4.0 Facilities and Built Infrastructure

- Kiosks that play an important role in space activation
- Plaza furniture that enables and encourages a diverse range of use of the space
- Services infrastructure

5.0 Environment and Sustainability

- Greenery that enhances the amenity
- Landscaping and planting that interprets the original natural environment
- A place that is cool, calm and comfortable in summer heat
- Established mature plantings which contribute to character and amenity

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- A place exhibiting water sensitive urban design
- A place exhibiting sustainable energy management
- A place exhibiting sustainable waste management practices

6.0 Culture and Heritage

- A place that represents Aboriginal people and their living culture
- A place which is a conservatory of natural and cultural heritage
- A place that provides the community access to cultural expression and awareness through arts and culture
- A place that connects the community to the city's past and present
- A place that provides a canvas for arts and culture

7.0 Management and Maintenance

- A well-maintained civic space
- Facilities that continue to service and meet the community's needs
- Appropriate leases and licences

Reflecting Crown reserve purpose

Under the Local Government Act 1993 (“**LG Act**”), all community land is required to be categorised. Where the land is owned by Crown Lands, one or more categories may be assigned that should align with the public purpose for which the land is dedicated or reserved.

The public purpose for Martin Place Crown reserve is **Public Recreation**.

Current / existing use

In accordance with Crown Lands requirements, the City of Sydney has established an initial categorisation for Martin Place. The application of this category is consistent with the way in which Martin Place is currently used and has been endorsed by Crown Lands.

Any change to the initial categorisation to support a future use should be altered via an amendment to the Plan of Management and in accordance with requirements under the LG Act.

Figure 4 maps out the community land categorisation in the context of Martin Place.

Characteristics of the land

The physical characteristics of the land must be considered in applying community land categorisations. Land that possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature should be considered for categorisation as one of the Natural Area categories. In such a case the plan should describe the related characteristics of the land.

For Martin Place there are no site characteristics that would justify Natural Area categorisation.

Likewise, where land is of Aboriginal or historical heritage significance Council should consider whether Area of Cultural Significance is applicable. This should consider whether there are heritage listings or controls on the land that address heritage conservation. Where such protections are not afforded and a site warrants heritage significance, the Area of Cultural Significance category may be applicable.

For Martin Place, **Section 2** describes the heritage characteristics of the land, and the applicable listings and controls. These will be considered in all management decisions related to the land. The additional layer of Area of Cultural Significance categorisation is not deemed to be required.

Proposed community land categorisations

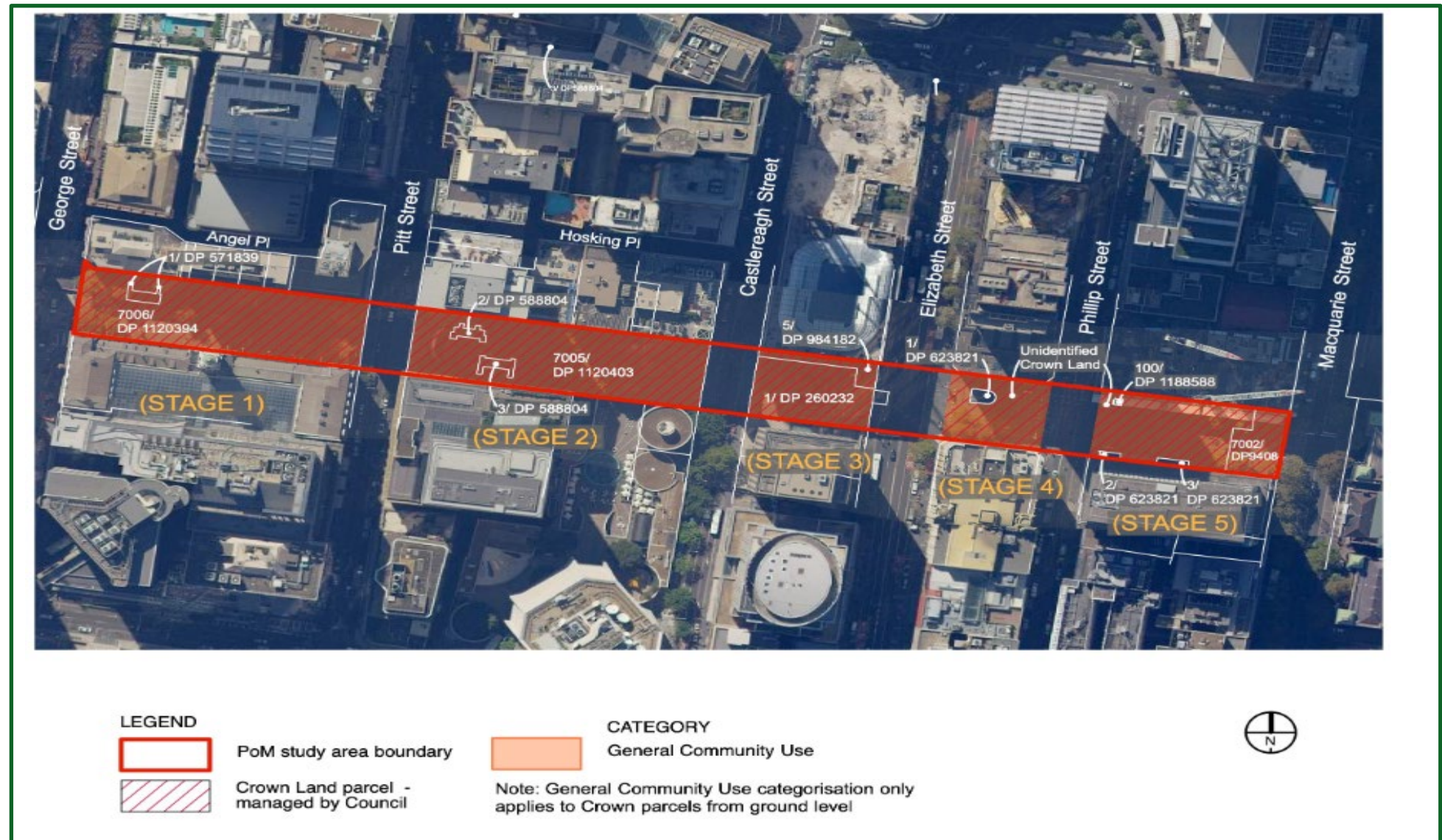
Table 4 outlines the guidelines for categorisation as listed in the Local Government (General) Regulation 2021, Part 4 - categorisation, use and management of community land for the applicable category to Martin Place. Under the guidelines for the category, its interpretation and application to Martin Place is explained.

In addition, the core objectives and purpose (as outlined in the Local Government (General) Regulation 2021), are also listed.

Table 4. Community land categorisation

Guidelines for categorisation and application to Martin Place	Core objectives for management
<p>General Community Use</p> <p>Land should be categorised as general community use under section 36 (4) of the Act if the land:</p> <ul style="list-style-type: none">(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance. <p>Application</p> <p>The General Community Use categorisation applies to all stages of Martin Place. The categorisation enables these spaces to be used for kiosks, and activities such as outdoor dining and events whilst maintaining access as a pedestrian thoroughfare.</p>	

Figure 4. Community land categorisation map



7. Review of the plan

Lifespan of the plan

If the Plan of Management (“**PoM**”) is to remain relevant in the future it is essential that its implementation is reviewed on a regular basis to ensure any relevant changes are incorporated.

Changes that may need to be addressed include:

- New legislation
- Changes in community values
- Inclusion of additional land
- Project priorities
- Funding resources
- New opportunities for future upgrades.

Given that community expectations and requirements change over time, this plan also needs to have some flexibility to adapt to any changes of circumstance.

Other triggers for review / update

Should a major development or works be proposed that is not represented in the authorised uses and developments listings, the PoM will require amending.

Should changes in categorisation be proposed, the PoM will require amendment, re-exhibition and the need to undertake a public hearing prior to adoption.

Process for review

It is recommended that the plan be reviewed in the following sequences and time spans:

Annually: Monitor progress of PoM

Every five years: Undertake a review of all values based on revised analysis, issues and amended planning legislation

Review outcomes against survey information, photographic record and register of correspondence

Review and amend the PoM, where required

Every ten years: Review of the PoM

Part B

Management of community land categories

8. General requirements

This section sets out the specific requirements for Martin Place and is applicable to the community land category, as outlined in **Section 6** of this Plan of Management (“**PoM**”).

Management Framework

A Management Framework is provided in **Section 9** of this PoM. It provides a decision-making framework for the future management of Martin Place and addresses the requirements of Section 36 of the Local Government Act 1993 (“**LG Act**”).

Management targets

The framework sets out management targets that define a series of “desired outcomes” for the management of Martin Place. The outcomes seek to conserve and enhance the values of Martin Place and address management challenges and opportunities identified by the community and City of Sydney.

Means of implementation

In response to the identified management targets, the means of implementation define recommended strategies to be implemented over the life of this PoM.

Assessment indicators and measurement

A means of assessing the achievement of the identified management targets is provided for ongoing monitoring and evaluation.

Permitted development and use

Section 36 of the LG Act states that a PoM must expressly authorise any proposed uses and development activities on community land.

The City of Sydney encourages a wide range of uses on community land and intends to facilitate uses which increase the activation of the land, where appropriate. The use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks or food kiosks.

The general types of uses which may occur on community land categorised as General Community Use and the forms of development generally associated with those uses are set out in **Section 10** within this PoM.

Any proposal for the development and use of buildings, structures and spaces at Martin Place will be considered on merit and benefits to the community and balanced against physical constraints, the amenity of adjoining residents and land uses.

Restrictions on management of Crown land

The City of Sydney is the Crown land manager of the Crown reserve described within this PoM in accordance with the legislation and conditions imposed by the minister administering the Crown Land Management Act 2016. The use and development of the land described in this PoM must:

- Be consistent with the purpose for which the land was dedicated or reserved
- Consider native title rights and interests and be consistent with the provisions of the Commonwealth Native Title Act 1993
- Consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists
- Consider and not be in conflict with any interests and rights granted under the Crown Land Management Act 2016
- Consider any interests held on title.

Legislative requirements

The Sydney Local Environmental Plan 2012 (“**LEP**”) specifies the range of uses and activities that may be permitted on the land, in accordance with the relevant zoning and associated objectives. Several uses are also set out in the Local Government (General) Regulation 2021 (“**Regulation**”).

Guidelines and core objectives of the community land category

Under the LG Act, uses and the development of community land must be consistent with the guidelines for categorisation, the core objectives of each category, and any other additional objectives that Council proposes to place on the community land categories.

Consistency with Council adopted policies and strategies

Relevant Council policies and strategies as at the date of adoption of this PoM are identified in the Appendices and have been used to guide the outcomes of this PoM.

Council’s adopted policies and strategies will continue to develop after the preparation of this PoM. Management of Council assets, and their development will consider existing policies and strategic frameworks at the relevant time.

Indigenous Cultural and Intellectual Protocols

Activities that involve the representation or depiction of Aboriginal and Torres Strait Islander people’s heritage or living culture must adhere to Indigenous Cultural and Intellectual Protocols.

Community Engagement

Community engagement is guided by the City of Sydney’s Community Engagement Strategy.

To ensure that that matters impacting Crown and community land continue to reflect community values, priorities and interests, the City of Sydney will undertake engagement activities that are:

- Clear in scope and purpose
- Promote dialogue and open up a genuine discussion
- Influence outcomes and decisions
- Are inclusive and accessible

In addition, engagement with Aboriginal and Torres Strait Islander communities must be guided by the City’s Aboriginal and Torres Strait Islander Protocols and respect cultural practices and Indigenous cultural and intellectual property rights.

In line with this Plan of Management, the Native Title Act 1993 and Crown Land Management Act 2016, the City of Sydney will always notify Traditional Custodians and Cultural Knowledge Holders on decisions about Crown land that may impact Native Title.

Buildings and structures

Express authorisation

This PoM expressly authorises the development of new buildings, structures and civil infrastructure, and the redevelopment / refurbishment of buildings, structures and civil infrastructure which support the desired use of Martin Place.

Such buildings, structures and civil infrastructure will not materially harm the use of the land for any of the purposes in which it was dedicated or reserved and will be consistent with the:

- Core objectives of the categories that apply to the land
- Crown reserve purpose
- LEP and any other applicable Environmental Planning Instruments
- Applicable master plans, asset management plans and any subsequent detailed design plans.

Consistent with the objectives of this PoM, development activities must also include sustainable initiatives and measures, where feasible.

Native Title and Public Works

Where it is proposed to construct or establish a public work on reserved or dedicated Crown land where Native Title is not extinguished, prior to approval, the City of Sydney will ensure that Native Title Manager advice is sought to ensure that the works can be validated under the Native Title Act 1993 and the appropriate native title holders, claimants or NTSCorp will be provided

the appropriate procedural rights as required under the Native Title Act 1993.

Assessment and approval of permissible uses and development activities

The authorisation in a PoM gives 'in principle' support for uses and development activities consistent with the objectives of the land categorisation to proceed to development assessment under the Environmental Planning and Assessment Act 1979 ("**EP&A Act**").

This PoM does not in itself imply or grant consent for uses or development activities. Any proposed uses and development activities which are consistent with this PoM must still be referred for development consent and where required, be advertised widely for information and invitation to comment. Any subsequent application for development consent would be supported by and assessed against this PoM.

Prohibited activities

Activities and uses that are inconsistent with the Crown reserve purpose or core objectives associated with the applicable community land category are prohibited.

Certain activities at Martin Place may also be prohibited by the applicable land use zoning. The City of Sydney may prohibit certain activities from time to time. Prohibited uses will be communicated via City bookings, lease and licence agreements, or otherwise communicated where prohibited activities may be temporary.

Managing impacts on adjoining land uses

Uses and activities permitted at Martin Place must consider the needs of and impacts on residents, workers and adjoining land uses in terms of accessibility, noise, lighting, traffic and parking.

Scale and intensity of use

The scale and intensity of development and activities on Crown and community land is to be generally compatible with the scale and anticipated use of the park, reserve and associated facility.

In particular, the scale and intensity of use will be consistent with the carrying capacity of the land, and any master plan or development consent relating to the land.

High Intensity use

This PoM specifically authorises activities at Martin Place which may attract high numbers of people including one-off community events and performances.

Applications for permissible activities will be assessed on a case-by-case basis by Outdoor Venue Management.

The scale and intensity of such activities will be managed by the City of Sydney's booking process and associated conditions of use.

Informal use

The intensity of use for informal recreational activities across Martin Place and settings will be determined by the community use of the site but will be managed to avoid undue impacts on reserve fabric and environment.

Commercial uses

Commercial operations for cafes, markets and kiosks that support and encourage community use of the open space, and/or address a community need are to be assessed based on the proposed scale and intensity of use and are authorised subject to compatibility with the objectives identified within this PoM.

Funding

Funding is integral to implementing the management targets identified with this PoM and is defined under two categories:

- Capital works involving the construction and development of new facilities and structures
- Maintenance and management of the reserve.

The implementation of this PoM is achieved through its linkage with Council's management plan, operational budget, and capital works program.

Council currently funds management and maintenance costs through its annual budget allocation and uses capital funds and 7.11 contributions for capital and nonrecurrent works.

Funding arrangements for the reserve need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Funding for construction of new facilities is generally through the annual budgeting process, but special projects may be partly funded through New South Wales Government grant allocations, which may involve matching funding from Council.

Sources of funding include but are not limited to:

- 7.11 contributions – utilised for new landscaping and/or facilities complementary to the core management objectives.
- Partnerships – there is an opportunity to develop further partnerships with residents and interested people in relation to park improvements and ongoing management, such as bush regeneration.
- Reserve revenue – income from the reserve is generated by lease and licence fees, and from applicants for approved functions and events.
- Grants – several state and federal government grants are available to assist with capital works in the reserve.

What are leases and licences

Leases and licences formalise the use of Crown and community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use. The occupation of Crown and community land not only applies to the surface of the land but also includes the airspace above and subsurface below.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. Licences allow multiple and non-exclusive use of an area. A licence may be

required where intermittent or short-term use or control of all or part of the park, reserve or associated facilities are proposed. Several licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The City of Sydney's ability to lease or licence Crown reserves managed as community land such as Martin Place is authorised by Section 3.22 of the CLM Act, which requires the preparation of a community land PoM, adopted by Council, to authorise an occupancy or use agreement.

What are short-term uses

Agreements for the use of Crown and community land may be granted for short-term activities such as access, filming and events. These casual arrangements allow for non-exclusive use of any associated land and/or facility that may range in duration from a few hours to 12 months. The short-term uses permissible within this PoM are detailed within **Section 10**.

Other Estates

Easements across Crown and community land for the purpose of public utilities, providing pipes, conduits, or other connections under the surface of the ground, for the connection of premises adjoining the community land to a facility on the community land shall be authorised by this PoM, and shall be subject to the following criteria:

- There is no feasible alternative to connecting to a facility on the community land
- There is no significant impact on the land
- Where the proposal involves the creation of an easement and/or a restriction on the future development potential of the property, compensation is assessed.

In instances where there is an encroachment (existing or proposed) upon public land by a permanent structure, and the structure does not significantly interfere with the functioning of the Crown reserve, the City of Sydney may consider the creation of an easement. In all cases, the applicant is to be responsible for all costs

incurred by City of Sydney in the creation of the easement.

Subject to the provisions of Section 47F of the LG Act, an estate in respect of this land category is expressly authorised by this PoM for the purpose of a “public road” where the provision of that road is consistent with the core objectives stated herein and where the road is necessary for the enjoyment of that land.

Authorisation of tenure

Tenure may be granted for exclusive and non-exclusive uses to any organisation for any compatible purpose, as determined by Council, on such terms as Council may provide.

Under Section 46 of the LG Act, a lease or licence may only be granted for a maximum term of 21 years, including options. A lease or licence for a term exceeding 5 years may be granted only by tender unless it is granted to a non-profit organisation. All leases and licences must be publicly notified for a minimum period of 28 days.

Agreements for a short-term, casual purpose may be issued in accordance with section 46 of the LG Act where that purpose is prescribed by the Regulations.

To ensure that usage or occupation of a Crown reserve is appropriate for the proposed tenure a council Crown land manager must always consider:

- Compatibility with the Crown reserve purpose and core objectives for the category of the land
- Compatibility with the applicable land zoning
- If development consent is required and has been obtained (and other consents under the EP&A Act and LG Act)
- Environmental and social impacts of the activities to be permitted by the proposed tenure
- Appropriate term (period of occupation)
- Capability of the Crown reserve to support the proposed tenure
- Current and future use of the land
- If the issue of the proposed tenure will materially harm the use of the land for any

of the purposes for which it was dedicated or reserved.

In addition to the conditions provided within the authorisations, the granting of tenure must also:

- Have no negative impact on historical heritage sites or significant fabric
- Not alienate the reserve unreasonably
- Be ecologically sustainable
- Have a component of community benefit
- Demonstrate a clear nexus between the activity and the park or Crown reserve
- Not result in overuse of the area or conflict with community use of the area
- Ensure traffic, parking and essential or required vehicular access implications are considered
- Be in accordance with all Council policies and procedures governing the use of open space.

A use agreement (lease, licence, short-term use or other estate) on Crown land may impact Native Title rights and interests. A use agreement issued on Crown land must be issued in accordance with future act provisions of the Native Title Act 1993, and in accordance with Part 8 of the CLM Act unless Native Title is extinguished. For Crown land, which is not excluded land, this will require written advice from Council’s Native Title Manager that it complies with any applicable provisions of the Native Title legislation.

Where the land is subject to a claim under the Aboriginal Land Rights Act 1983 the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted.

Express authorisation of Tenure under this Plan of Management

Section 10 details the specific authorisations and purposes for which tenure may be granted in accordance with the community land category for Martin Place. The purposes for which tenure may be granted are consistent with existing uses and will enable the social, intellectual, spiritual

and physical enrichment of residents, workers, and visitors to the City of Sydney area.

The following outlines general authorisations applicable under this PoM and an indication of the criteria in which specific activities are to be assessed by the City of Sydney.

Access

Access for building-related activities including for construction or maintenance purposes

Access across community land shall be authorised under this PoM provided that (but not limited to):

- The access is of a temporary nature
- In circumstances where proposed works require access and it is associated with an adjoining property, proponents must clearly demonstrate that there are no alternative means of access available to avoid access through community land to undertake the required development works
- A performance bond as prescribed in Council's Schedule of Fees and Charges in respect of potential damage to City assets is lodged with the City of Sydney
- All necessary approvals have been obtained
- The City of Sydney is in receipt of proof of suitable insurances including public liability insurance.

- The use of community land is within the prescribed period
- In circumstances where the proposed works are associated with an adjoining property, proponents must clearly demonstrate that there are no alternative means of placement available to avoid use of community land to undertake the required development or maintenance works including satisfying any safety requirements under the Work, Health and Safety Act 2011
- Building-related structures comply with the City of Sydney's technical requirements
- A performance bond as prescribed in Council's Schedule of Fees and Charges in respect of potential damage to City assets is lodged with the City of Sydney
- All necessary approvals have been obtained
- The City of Sydney is in receipt of proof of suitable insurances including public liability insurance.

Proponents can refer to the following City of Sydney documents as a technical guide for temporary structures until such time as they are revised and adopted:

- Guidelines for Hoardings and Scaffolding 2017
- Draft Code of Practice for Hoisting and Construction Activities in Public Places.

If the City of Sydney is unable to approve short-term licence for these activities, applicants should consider an application under the provisions of the Access to Neighbouring Lands Act 2000.

Temporary structures

Land use planning controls

Under the LEP, the temporary use of community land may be deemed as exempt development if the proposed activity can be authorised under the LG Act and is no more than 52 days in any 12-month period ("**the prescribed period**").

Temporary structures for building-related activities including for construction or maintenance purposes

The City of Sydney may authorise a short-term licence for the placement of temporary building-related structures provided that (but not limited to):

Temporary structures related to events

The use of community land for the placement of temporary event structures shall be authorised under this PoM provided (but not limited to):

- The use of community land is within the prescribed period
- The event structures comply with the City of Sydney's technical specifications and where required, relevant standards identified within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- A performance bond as prescribed in Council's Schedule of Fees and Charges in

respect of potential damage to City assets is lodged with the City of Sydney

- All necessary approvals have been obtained
- The City of Sydney is in receipt of proof of suitable insurances including public liability insurance.

All applicable fees are outlined in Council's adopted schedule of fees and charges.

Banner Hire

The City of Sydney banner network is used to promote events and activities which are of public interest. Banner campaigns are subject to approval and must comply with the City's Banner Terms and Conditions. All applicable fees are outlined in Council's adopted schedule of fees and charges.

Bookings and events

Temporary events

Temporary events and activities are to be assessed and approved in accordance with the City of Sydney's temporary event approvals process and in line with existing applicable guidelines, policies and legislative requirements, both locally and at a State Government level.

The following criteria is not an exhaustive list but provides guidance on how temporary events and activities are assessed:

- Location including permissible use and compatibility with the relevant land
- Scale and intensity
- Duration and date sensitivity
- Proposed operational times
- Required infrastructure and proposed production design
- Access and logistics requirements
- Environmental impacts
- Proposed signage and/or advertising
- Addressing safety and security requirements.

Venues for hire

The City of Sydney offers a diverse range of indoor and outdoor venues for hire on a short-term or hourly basis that service the community enabling cultural, recreational and social outcomes.

Applications to use venues for hire are to be assessed and approved in accordance with City's venue for hire approval process and in line with existing applicable guidelines, policies and legislative requirements.

Personal trainers

The City of Sydney encourages all members of its community to use parks and open space responsibly in meeting their health, well-being and fitness needs.

The City of Sydney chooses not to charge for the use of its parks and open spaces for outdoor fitness training as it does not wish to create a barrier to participating in physical exercise.

Personal fitness trainers including commercial, not-for-profit and community groups, wishing to train outdoors in Council's local government area are expected to comply with the Outdoor Fitness Training Voluntary Code of Conduct and its criteria for use.

Fitness training groups and activities that are exempt from this Code are:

- Walking groups
- Activities of schools under the supervision or a teacher
- Hirers that have a current booking with the City of Sydney to use a sports field, oval or court and comply with the City's Terms and Conditions of Use.

9. Management targets and strategies

The table below outlines the management targets or desired outcomes for Martin Place, including the means and strategies for their realisation, and means of assessment and review by the City of Sydney.

Ref	Values / Roles	Management Target	Means (strategies for implementation)	Performance Measures
1.0 IDENTITY CHARACTER AND EXPERIENCING THE PLACE				
1.1	A meaning of the place that resonates with Country	<ul style="list-style-type: none"> To implement a meaning and description that reflects connection to place 	Work with the community to establish a meaning and description that captures the place's connection to Country	Consultation completed Adopted meaning and description
1.2	A place which signposts and celebrates local, natural and cultural history	<ul style="list-style-type: none"> To contribute to the spaces identity and character 	Investigate the inclusion of informative and interpretive elements that reflect the spaces historical identity and natural character	Increased visibility of space's identity
1.3	A lively urban environment	<ul style="list-style-type: none"> To activate edges of plaza at building frontages Reinforce Martin Place as the premier civic and public space in the city 	Monitor opportunities from adjoining developments to rejuvenate and activate Martin Place	Liaison with City Planning Increased usage of space measured by observation
1.4	A place of contemporary cultural significance	<ul style="list-style-type: none"> To conserve and enhance Martin Place's cultural and heritage fabric 	Conserve the cultural integrity of Martin Place whilst enhancing the identity of each Stage	Targeted user surveys
1.5	A presence of water that calms and cools	<ul style="list-style-type: none"> To enhance the character and use of Martin Place through well-designed water presence and contact 	Maintain and enhance the value of water elements in Martin Place Investigate the redesign of the Lloyd Rees Fountain and the removal of the amphitheatre to incorporate a flexible water feature that creates greater activation of the space	Increased use of space measured by observation
2.0 ACCESS, CONNECTIONS AND ACCESSIBILITY				
2.1	A place connected to the CBD and its public domain	<ul style="list-style-type: none"> To provide functional, attractive and compliant movement corridors along and across the plaza 	Investigate pavement treatments of road crossings to extend plaza character Maintain and renew pavement and surfaces in accordance with asset management plan Monitor opportunities to improve pedestrian safety as users navigate through each Stage	Pavements and surfaces managed in accordance with Australian Standards Routine surveys, audits and inspections
2.2	A place of level changes	<ul style="list-style-type: none"> Simplify landform and level changes to enhance access and increase usable space 	Where feasible, maximise even surfaces for events and seating/dining opportunities Monitor user accessibility and manage, where required	Increased use of space measured by observation
2.3	Wayfinding that seamlessly aids access and use	<ul style="list-style-type: none"> To provide subtle and seamless wayfinding 	Maintain and upgrade wayfinding and signage in accordance with asset management plan Where required, implement new wayfinding and signage	Increased local use of park, measured by surveys and observation Routine surveys, audits and inspections

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Ref	Values / Roles	Management Target	Means (strategies for implementation)	Performance Measures
2.4	A place where lighting and overhead elements enhance the character and use of the space	<ul style="list-style-type: none"> To provide beautiful ambient lighting that provides for safe movement and encourages night use and activity 	<p>Investigate an upgrade of lighting and the removal of banners to celebrate the grand facades of the heritage buildings</p> <p>Maintain and renew in accordance with asset management plan</p>	<p>Lighting maintained in accordance with Australian Standards</p> <p>Routine surveys, audits and inspections</p>
2.5	A city destination easily accessible from public transport	<ul style="list-style-type: none"> To optimise the benefits of Metro to the plaza and minimise adverse effects 	<p>Investigate the integration of all station entries within development to increase space for pedestrian use at surface level</p> <p>Monitor ongoing operational and access issues</p>	Sustained relationship with Sydney Metro
2.6	A place that is not compromised by vehicle access	<ul style="list-style-type: none"> To provide and manage functional maintenance and emergency access mitigating adverse impacts on park and uses Prevent unauthorised vehicle access 	<p>Ensure that permitted use of vehicles in park are regulated and do not affect community use of space</p> <p>Ongoing surveillance and enforcement of open space areas</p> <p>Incorporate educational activities into ongoing management</p> <p>Where feasible, investigate and implement appropriate access control infrastructure in accordance with Australia's Strategy for Protecting Crowded Places from Terrorism</p>	<p>Reduced pedestrian, cyclist and vehicle conflicts</p> <p>Improved public safety</p> <p>Management measures carried out</p>

3.0 COMMUNITY USE AND ACTIVATION

3.1	A lively urban space	<ul style="list-style-type: none"> To provide increased opportunities to enjoy Martin Place 	<p>Investigate opportunities to integrate a combination of mobile and fixed seating across the plaza that supports activation and interaction</p> <p>Establish storage strategy for mobile seating</p>	<p>Increased use of space measured by observation</p> <p>Adopted storage strategy</p>
3.2	A place that is a key city destination for outdoor dining	<ul style="list-style-type: none"> To provide a great space and destination for dining 	<p>Amend outdoor dining policy to allow outdoor dining where appropriate in Martin Place</p> <p>Establish guidelines for quality, look and feel of outdoor dining</p>	Adopted outdoor dining policy and guidelines
3.3	A place that recognises and celebrates First Nations living culture	<ul style="list-style-type: none"> To celebrate First Nations heritage and living culture 	For the pursuit of 'practising living culture', work with the First Nations community to understand the processes and procedures required to enhance access to spaces and facilities	Review existing policies and procedures
3.4	An iconic place for major city events	<ul style="list-style-type: none"> To sustainably encourage temporary event use that contributes to local activation and cultural and community outcomes 	<p>To facilitate temporary event use that is appropriate to scale of spaces and in consideration of other reserve uses</p> <p>Manage events in accordance with event's guidelines for Martin Place</p>	<p>Increased use of reserve for events appropriate to scale and intensity</p> <p>Ongoing review and compliance of guidelines</p>
3.5	A place that is open and usable by all members of community	<ul style="list-style-type: none"> That the space is managed as part of a coordinated compassionate approach across the city to assisting homeless persons 	Ongoing management of people sleeping rough in Martin Place needs to be in accordance with the City of Sydney's policy on homelessness in public spaces, which 'recognises the right of everyone in the community to use public spaces' (Homelessness Action Plan 2019) and aims to ensure that public space can be accessed and enjoyed by everyone, including people who are homeless	Maintain records of public feedback in relation to people sleeping rough. Regularly review of register to guide future directions

Martin Place Plan of Management

Ref	Values / Roles	Management Target	Means (strategies for implementation)	Performance Measures
3.7	A safe place to visit day and night	<ul style="list-style-type: none"> To ensure the reserve and reserve facilities provide a safe place to visit and pass through, appropriate to intended (and varied) usage times of facilities and access routes 	<p>Monitor ongoing safety and access to civic space and facilities</p> <p>Coordinate with local police to identify and act on safety issues</p> <p>Where improvements are proposed, ensure that they are designed and maintained in accordance with Crime Prevention through Environmental Design principles</p>	<p>Percentage of people who feel safe in these spaces</p> <p>Safe spaces with no reported incidents</p> <p>Sustained relationship with local police</p>

4.0 FACILITIES AND BUILT INFRASTRUCTURE

Kiosks

4.1	Kiosks that play an important role in space activation	<ul style="list-style-type: none"> To refresh and renew the kiosks in Martin Place 	<p>Investigate the reduction and relocation of kiosks in line with trees to maintain clear central corridor</p> <p>Investigate a new kiosk design to suit the siting and character</p>	<p>Reactivated kiosks</p> <p>Measured against contract KPIs</p>
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Plaza elements

4.2	Plaza furniture that enables and encourages a diverse range of use of the space	<ul style="list-style-type: none"> To support recreational and leisure use of the space while avoiding proliferation of elements 	<p>Plan and implement new plaza furniture</p> <p>Maintain and renew plaza furniture and other elements in accordance with asset management plan</p> <p>Monitor the appropriateness of placement</p>	<p>Replaced plaza furniture</p> <p>Measured against contract KPIs</p> <p>Routine surveys, audits and inspections</p>
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Services infrastructure

4.3	Services infrastructure	<ul style="list-style-type: none"> To ensure services infrastructure requirements are effectively integrated into planning and design 	<p>Liaise and coordinate with services authorities to identify amplification and renewal works that may impact spaces</p> <p>Manage to limit impacts on use and facilitate effective make good / integration</p>	<p>Sustained relationship with authorities</p>
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5.0 ENVIRONMENT AND SUSTAINABILITY

Vegetation management and urban ecology

5.1	Greenery that enhances the amenity	<ul style="list-style-type: none"> To sustain a resilient, green landscape for continued community enjoyment 	<p>Investigate the implementation of planters to introduce soft landscaping to the Stages where soil depth for trees cannot be achieved</p> <p>Maintain and renew horticulture and plantings in accordance with park service levels and City guidelines</p>	<p>Measurement and monitoring of vegetation</p> <p>Compliance with park service levels and City guidelines</p>
5.2	Landscaping and planting that interprets the original natural environment	<ul style="list-style-type: none"> To increase indigenous plantings within the reserve landscape 	<p>Where appropriate and site conditions allow, investigate the planting of indigenous species</p>	<p>Increased indigenous plantings</p>

Shade and temperature management

5.3	A place that is cool, calm and comfortable in summer heat	<ul style="list-style-type: none"> To conserve existing shade tree canopy and to selectively extend to create new shade 	<p>Maintain and manage existing tree canopy for ongoing health</p> <p>Introduce a coherent avenue of deciduous trees to soften the formal feeling of the space</p>	<p>Preserved and increased shade cover</p> <p>Increased use of reserve measured by observation</p>
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Martin Place Plan of Management

Ref	Values / Roles	Management Target	Means (strategies for implementation)	Performance Measures
5.4	Established mature plantings which contribute to character and amenity	<ul style="list-style-type: none"> To effectively maintain and manage the existing tree resources at optimum health for their safe and practical lifespans To effectively plan for succession planting 	<p>Implement tree management including pruning and/or removal of trees and replacement planting in accordance with park service levels and City guidelines</p> <p>Plan and implement a succession planting program</p>	<p>Improved health of trees and successful establishment of new trees as measured by arborist's survey</p> <p>Compliance with park service levels and City guidelines</p> <p>Implemented succession planting</p>

Water management

5.5	A place exhibiting water sensitive urban design	<ul style="list-style-type: none"> To effectively manage water use and runoff 	<p>Where feasible, implement water saving initiatives, alternative water sources and install metering to effectively manage water use</p> <p>Implement water-sensitive urban design to minimise environmental degradation and improve waterway quality</p>	<p>Increased savings in water consumption</p> <p>Reduced potable water demand for park</p> <p>Improved water quality</p>
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Energy management

5.6	A place exhibiting sustainable energy management	<ul style="list-style-type: none"> To effectively manage energy use 	<p>Where feasible, implement energy management initiatives, renewable energy, investigate alternatives to temporary generators and install metering as appropriate to effectively manage energy</p>	<p>Sustainable initiatives implemented</p> <p>Increased savings in energy consumption</p> <p>Reduction in open space maintenance post event activities</p>
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Waste management

5.7	A place exhibiting sustainable waste management practices	<ul style="list-style-type: none"> A place that maximises the diversion of waste away from landfill 	<p>Ongoing implementation and support of best practice waste management activities</p>	<p>Minimised waste measured against contract KPI's and audits</p>
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6.0 CULTURE AND HERITAGE

6.1	A place that represents Aboriginal people and their living culture	<ul style="list-style-type: none"> To identify and interpret Aboriginal cultural heritage values of the local area 	<p>Consult with the Aboriginal people on how to interpret and integrate cultural heritage values in ongoing planning of improvements</p>	<p>Consultation completed</p> <p>Implementation of processes</p>
6.2	A place which is a conservatory of natural and cultural heritage	<ul style="list-style-type: none"> To appropriately manage and conserve elements of heritage significance To guide management and design decision making to achieve optimum heritage management outcomes 	<p>Preparation and ongoing implementation of supporting documentation to guide the maintenance of sensitive and significant heritage assets or fabric</p>	<p>Completed supporting documentation</p>
6.3	A place that provides the community access to cultural expression and awareness through arts and culture	<ul style="list-style-type: none"> To provide a canvas for public art and artistic and creative expression that is sustainable in the context of existing character and use 	<p>Monitor existing art pieces for their ongoing role and fit within the reserve</p> <p>Conserve and manage in accordance with asset management plan</p>	<p>Maintain records of public comments in relation to appropriateness of public art. Regular review of register to guide future directions</p> <p>Measured against contract KPIs</p> <p>Routine surveys, audits and inspections</p>

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Ref	Values / Roles	Management Target	Means (strategies for implementation)	Performance Measures
6.4	A place that connects the community to the city's past and present	<ul style="list-style-type: none"> To enable reserve users to understand the rich and complex layering of natural and cultural values represented on the site and add to the experience and use of the reserve 	Develop a cohesive framework that recognises Strategies 6.1-6.3	Adoption of supporting framework
6.5	A place that provides a canvas for arts and culture	<ul style="list-style-type: none"> To facilitate public art in temporary and permanent forms that complements the reserve setting and adds to the range of experiences provided 	Consider opportunities to implement temporary and permanent art installations, where appropriate	Increased representation of public art in open space
7.0 MANAGEMENT AND MAINTENANCE				
7.1	A well-maintained space	<ul style="list-style-type: none"> To provide well-maintained space 	Maintenance programs carried out in accordance with City of Sydney Parks and Infrastructure Maintenance Technical Specifications	Regular visitation and condition assessments Measured against contract KPI's and audits
7.2	Facilities that continue to service and meet the community's needs	<ul style="list-style-type: none"> To provide well-maintained facilities 	Maintain and renew facilities in accordance with asset management plans	Regular visitation and condition assessments Measured against contract KPI's and audits
7.3	Appropriate leases and licences	<ul style="list-style-type: none"> To ensure that tenure and permitted use arrangements allow the widest possible community access to open space and are orientated to mutually compatible recreational, sporting, community, educational, cultural and social activities 	All future leases and licences to meet the requirements of the Local Government Act 1993, Crown Land Management Act 2016 and Native Title Act 1993	Ongoing review and compliance of leases and licences

10. General Community Use category - authorisations

Table 5. Permissible uses and development activities – General Community Use Category

Table 5 outlines the permitted uses and development activities of the areas of Martin Place categorised as General Community Use subject to City of Sydney assessment, approvals and booking/hire systems.

This is not an exhaustive list and other non-listed uses and development activities may still be permitted subject to merit and compatibility with the Crown reserve purpose, core objectives and aims of this Plan of Management.

Uses	Development Activities
<ul style="list-style-type: none">– Access through a Crown reserve (e.g. to undertake building activities associated with adjoining property)– Advertising consistent with Crown reserve purpose (e.g. banners and signage)– Alfresco dining– Broadcasts associated with any event, concert, or public speech– Café/Kiosk, including outdoor seating and tables– Casual and informal recreation– Catering and coffee carts– Community, cultural, educational and social uses– Concerts and other performances, including both live performances and film (cinema and TV)– Conducting a commercial photography session and filming (as defined in the Local Government Act 1993)– Decorations, displays, exhibitions, fairs, fashion parades, festivals and shows– Emergency occupation for prevention, preparedness, response and recovery	<ul style="list-style-type: none">– Advertising structures and signage (e.g. banners and signage) that:<ul style="list-style-type: none">○ relate to approved uses/activities○ are discrete and temporary○ complies with Planning requirements○ are approved by the City of Sydney– Café/Kiosk, including outdoor seating and tables– Development that facilitates community, cultural, educational, recreational and social activities, including but not limited to:<ul style="list-style-type: none">○ Amenities that facilitate the safety, use and enjoyment of the facility (e.g. kitchens and toilets)○ Buildings and structures that facilitate the permissible uses and activities○ Community greening○ Improving access including active transport, disability access to facilities, amenity and the visual character of the general community area (e.g. fountains, pathways, lighting, paved areas, hard and soft landscaped areas)○ Provision of ancillary areas to facilitate use and enjoyment by the community (e.g.

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Uses	Development Activities
<ul style="list-style-type: none"> – Engaging in an appropriate trade or business (e.g. community auctions and similar activities) – Functions (e.g. commemorative services, book launches, film releases, balls, and similar activities) – Markets – Outreach services – Playing a musical instrument, or singing for fee or reward – Public art or other cultural installations – Public speeches, meetings, workshops, seminars and presentations, including educational programs – Signage (cultural, educational, regulatory and wayfinding) – Social events (e.g. weddings and community gatherings) – Sports, fitness and leisure training or classes – Temporary structures (e.g. building/construction or events related) – Venue for hire 	<ul style="list-style-type: none"> storage, waste rooms and change rooms/showers) – Development that facilitates energy and water efficiencies (e.g. solar lighting and photovoltaic panels, stormwater harvesting and storage, irrigation and reticulation systems) – Environmental management (e.g. remediation and flood mitigation work) – Heritage and cultural interpretation (e.g. memorials and public art) – Markets – Signage (cultural, educational, regulatory and wayfinding) – Temporary structures (e.g. building/construction or events related)

Table 6. Express authorisation of tenure – General Community Use Category

The Local Government Act 1993 requires that any lease, licence, short-term use or other estate over community land must be expressly authorised by a Plan of Management. **Table 6** outlines purposes for which tenure may be granted on community land categorised as General Community Use. Licences and approvals for short-term casual use or occupation for a range of uses may also be granted for Martin Place in accordance with Clause 116 of the Local Government (General) Regulation 2021.

Any lease, licence or short-term proposal will be individually assessed and considered, including the community benefit, compatibility with this Plan of Management and the capacity of the area to support the activity. The below is not an exhaustive list and other non-listed purposes may still be permitted subject to merit.

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Type of tenure arrangement	Purpose for which tenure may be granted
Lease (up to 21 years)	<p>Sympathetic, compatible uses may include but are not limited to:</p> <ul style="list-style-type: none"> – Café/Kiosk, including outdoor seating and tables in existing facilities
Licence (up to 21 years)	<ul style="list-style-type: none"> – Access through a Crown reserve (e.g. to undertake building activities associated with adjoining property) – Alfresco dining – Café/Kiosk, including outdoor seating and tables – Community, cultural, educational and social uses – Markets – Outreach services – Public art or other cultural installations
Short-term agreement (12 months or less)	<ul style="list-style-type: none"> – Access through a Crown reserve (e.g. to undertake building activities associated with adjoining property) – Advertising consistent with Crown reserve purpose (e.g. banners and signage) – Broadcasts associated with any event, concert, or public speech – Casual and informal recreation – Catering and coffee carts – Community, cultural, educational and social uses – Concerts and other performances, including both live performances and film (cinema and TV) – Conducting a commercial photography session and filming (as defined in the Local Government Act 1993) – Decorations, displays, exhibitions, fairs, fashion parades, festivals and shows – Emergency occupation for prevention, preparedness, response and recovery – Engaging in an appropriate trade or business (e.g. community auctions and similar activities) – Functions (e.g. commemorative services, book launches, film releases, balls, and similar activities) – Kiosks – Markets – Outreach services – Playing a musical instrument, or singing for fee or reward – Public art or other cultural installations – Public speeches, meetings, workshops, seminars and presentations, including educational programs – Signage – Social events (e.g. weddings and community gatherings) – Sports, fitness and leisure training or classes

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Type of tenure arrangement	Purpose for which tenure may be granted
Other estates	<ul style="list-style-type: none">– Temporary structures (e.g. building/construction or events related)– Venue hire
	<p>This Plan of Management allows City of Sydney to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act 1993.</p> <p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on community land.</p> <p>Note: refer Section 8 for Express authorisation of tenure under this Plan of Management.</p>

11. Appendices

Glossary of terms

Term	Definition
Categorisation	This informs the category for the specified land under the Local Government Act 1993 Confined to General Community Use
Community Greening	Community participation in activities, initiatives and programs that promote education and awareness on greening and the environment.
Community Land	Classification of land under the Local Government Act 1993 requiring a Plan of Management
Council Crown Land Manager	City of Sydney's appointed position under the Crown Land Management Act 2016
Crown Land	Land owned by the State of New South Wales
Crown Reserve	Crown land that has been dedicated or reserved in accordance with legislation
Outreach Services	Voluntary and Professional Services - a service, group or program that provides food and material support, social contact, clinical outreach, and critical care to people who are homeless as well as other disadvantaged groups. Mobile voluntary services are not provided from a building or other fixed place but are provided from vehicles or general 'pop up' infrastructure within an outdoor public space
Temporary Structure	Is not designed, installed or constructed to be permanent; and <ul style="list-style-type: none">• Is erected on public land to facilitate demolition, excavation, construction, or maintenance work; and site safety/security fencing, scaffolding, cantilevered work platforms and other constructed-related temporary structures; or• Is erected on public land to facilitate events activities and involves the installation of stages, platforms, tents, marquees, booths, and other events-related temporary structures.
Tenure	The authorisation upon which land or buildings are occupied, e.g. lease, licence, short-term agreement or easement.

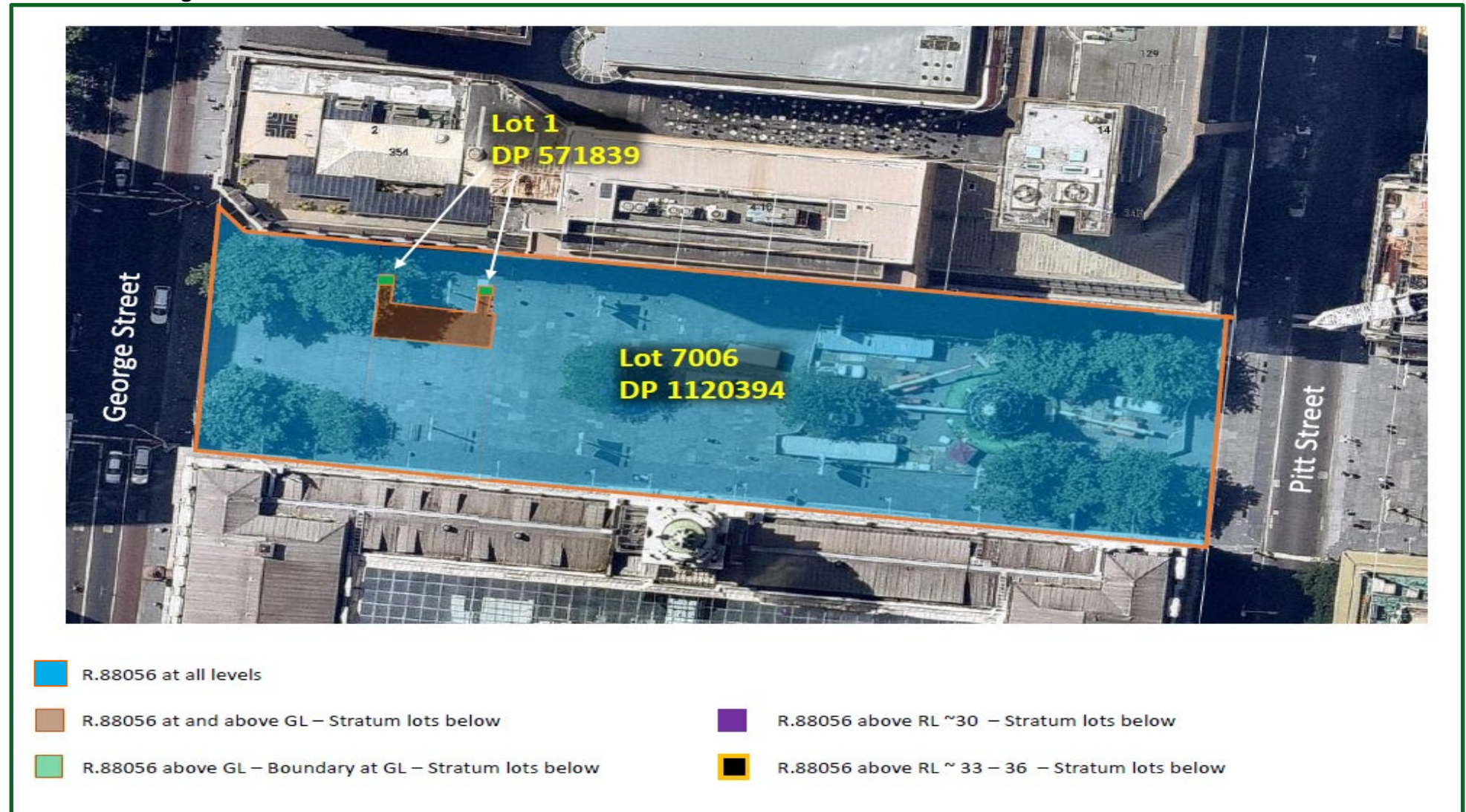
References

- City North Public Domain Plan, City of Sydney 2015
- Gehl Architect's 'Martin Place Urban Design Study', 2015
- Open Space, Sports and Recreation Needs Study, City of Sydney 2016
- Crown Reserves Plan of Management Engagement Report, City of Sydney 2021

Refer also to policies and strategies review in this Appendix.

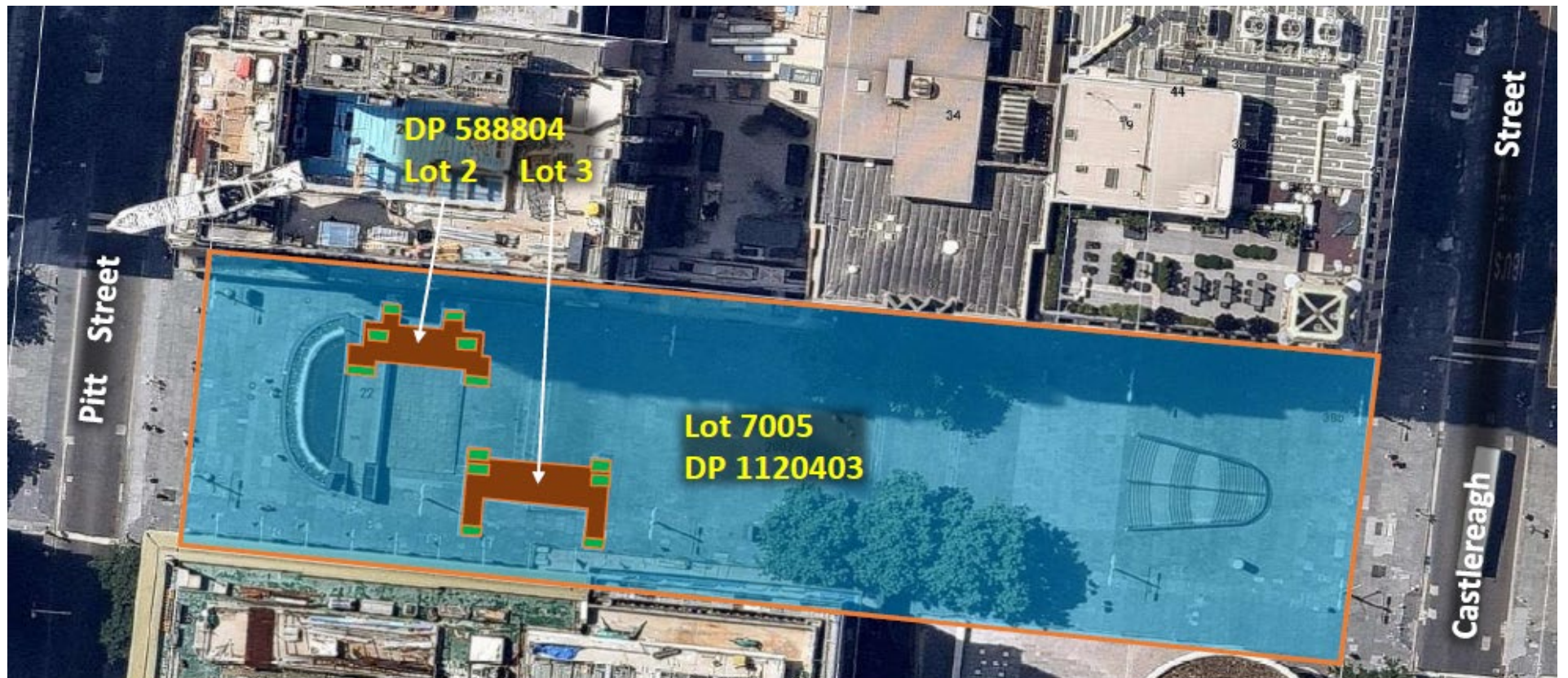
Figure 5. Detailed Site Plan

Martin Place Stage 1



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Martin Place Stage 2



R.88056 at all levels

R.88056 at and above GL – Stratum lots below

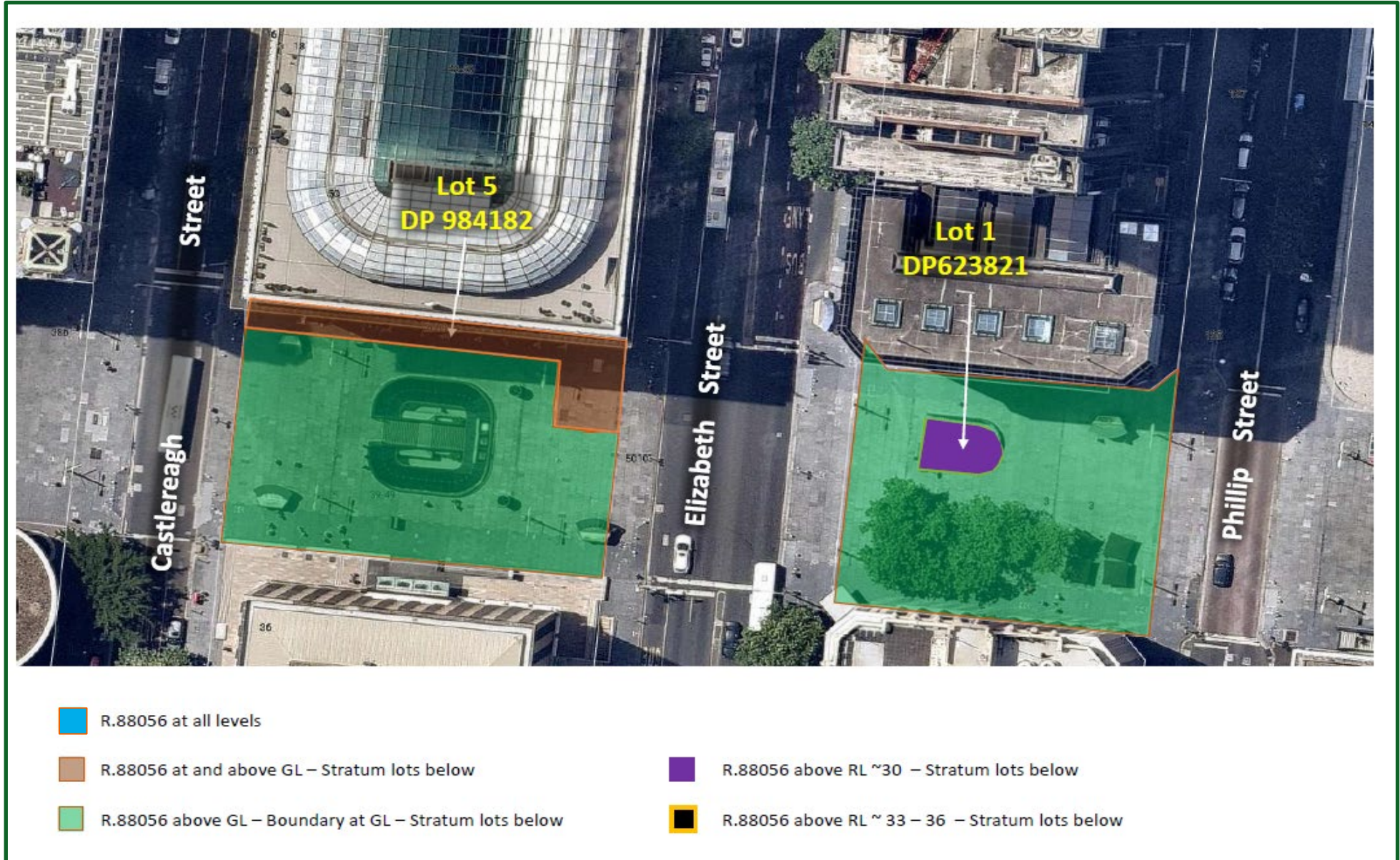
R.88056 above GL – Boundary at GL – Stratum lots below

R.88056 above RL ~30 – Stratum lots below

R.88056 above RL ~ 33 – 36 – Stratum lots below

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Martin Place Stages 3 and 4



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Martin Place Stage 5



City of Sydney Policy framework

The City of Sydney has developed an extensive range of policies which provide guidance for decision-making. The policies that have informed the preparation of this Plan of Management have been referenced in the table below.

Policy Name
A City for All – Social Sustainability Policy 2016
Asset Management Policy 2016
Busking and Aboriginal and Torres Strait Islander Cultural Practice Policy 2019
Community Gardens Policy 2016
Companion Animals Policy
Environmental Sustainability Policy 2021
Inclusive and Accessible Public Domain Policy 2019
Markets Policy 2019
Mobile Voluntary Services Policy 2020
Naming Policy 2018
Outdoor Dining Policy 2016
Public Art Policy 2016
Tree Management Policy 2013

City of Sydney Strategy framework

The City of Sydney has also developed a range of strategies focused on specific issues and open space considerations relevant to planning and management. While strategies are high-level guideline documents and usually carry less influence than policies, they can provide important references for planning and management decision-making for open space. The strategies that have informed the preparation of this Plan of Management have been referenced in the table below.

Strategy Name
A City for All – Community Safety Action Plan 2019-2023
A City for All – Homelessness Action Plan 2020
A City for All – Inclusion (Disability) Action Plan 2017-2021
A City for All – Social Sustainability Policy & Action Plan 2018-2028
A City for All – Youth Action Plan 2017-2027
Adapting for Climate Change 2019
Asset Management Plan 2020
City Centre Public Art Plan 2013
City Plan 2036 – Local Strategic Planning Statement 2020
Climate Emergency Response 2020
Creative City – Cultural Policy and Action Plan 2014-2024
Cycling Strategy and Action Plan 2018-2030
Decentralised Water Master Plan 2012-2030
Energy Efficiency Master Plan 2015-2030
Environmental Strategy 2021-2025
Greening Sydney Strategy 2020-2030
Innovate Reconciliation Action Plan 2015-2017
Leave Nothing to Waste – Waste Strategy and Action Plan 2017-2030

Strategy Name
Open Sydney – Future Directions for Sydney at Night Strategy and Action Plan 2013-2030
Park Fitness Equipment Plan 2015
Parks Water Saving Action Plan 2012
Public Art Strategy 2011
Public Toilet Strategy 2014
Stretch Reconciliation Action Plan 2020-2023
Sustainable Sydney 2030 Community Strategic Plan 2017-2021
Urban Ecology Strategic Action Plan 2014
Urban Forest Strategy 2013
Walking Strategy and Action Plan 2015-2030
Wayfinding Strategy Report 2012

