Metro Martin Place

Sydney Metro Martin Place Over Station Development Design Review Panel

DRP #01 & #02

1 May 2018

Sydney Metro Martin Place Station
Over Station Development DRP 01 & 02 - Agenda

OSD DRP 01 - Agenda Item	Details	Presenter	Duration
1. Introduction	• Project team • Planning update	Anthony Henry, Macquarie	10 mins
2. Statutory Planning Context	• Project framework • Stage 1 SSDA Approval Conditions • Approved Envelopes • Sydney Metro Martin Place Station Precinct – Consolidated Design Guidelines • Sydney Metro DRP open items	Anthony Henry, Macquarie Alec Tzannes, Tzannes	30 mins
3. Sydney Metro Martin Place Station	• Update on Metro station design • OSD interface and integrated development • Ground plane and public domain	Matthew Cochrane, Grimshaw	20 mins
4. Integrated Metro programme	• Martin Place Metro OSD in context of Metro programme	Anthony Henry, Macquarie	10 mins
5. Design development & review to date	• Sydney Metro DRP advice received to date	Paul van Ratingen, JPW Alec Tzannes, Tzannes	20 mins
6. Panel questions	• Panel questions and discussion	Facilitated by Panel Chair	20 mins
7. Site visit	• Meet at corner Martin Place and Elizabeth Street	Anthony Henry	30 mins

OSD DRP 02 - Agenda Item	Details	Presenter	Duration
1. North Tower	• Refresher to site design approach • Key diagrams to explain building • Datum lines • Podium/tower – relationship to 50MP, building and ground plane sections • Through site link • Sketch form – where we were to changes being made • Fly through and images North Tower	Paul van Ratingen, JPW	45 mins
2. Panel questions	• Panel questions and discussion	Facilitated by Panel Chair	15 mins
3. Next steps & OSD DRP forward agenda	• OSD DRP 03 Forward Agenda • Project timeline and key milestones • Stakeholder engagement and consultation	Panel Chair Anthony Henry, Macquarie	10 mins

1
Introduction

Project Team

The Sydney Metro Martin Place Station Over Station Development design teams have a long standing reputation for delivering high quality projects and can deliver design excellence

MACQUARIE CORPORATE HOLDINGS PTY LTD
Paul Atwood
Phil Ransom
Anthony Henry

SAVILLS
Stephanie Ballango (Planning)
Holly Rhoades (Project Management)

South Tower

TZANNES
Alec Tzannes
Ben Green

Martin Place Metro Station

GRIMSHAW
Matthew Cochrane
Paul Byrne

North Tower

JPW
Paul van Ratingen
Matthew Morel

FULL CONSULTANT TEAM – North and South Towers

Planning Update

The convening of the Sydney Metro Martin Place Station Over Station Development Design Review Panel is the culmination of the several planning activities

2017

9/1

Sydney Metro City & Southwest - Martin Place Metro Station Approval

Modified twice since then

2018

22/3

Sydney Metro City & Southwest Modification 3 - Martin Place Metro Station Approval

Metro Martin Place Station Precinct Stage 1 SSD Approval

PAC's recommendation for independent urban design review

6/4

Metro Martin Place Station Precinct Stage 1 SSD Consolidated Design Guidelines Approval

19/4

Metro Martin Place Station Precinct Stage 1 SSD Design Review Panel Terms of Reference Approval

OSD DRP established

1/5

Metro Martin Place Station Precinct Stage 1 SSD Design Review Panel Meeting #1

WE ARE HERE

Terms of Reference

The approved Terms of Reference establish the OSD DRP's role and responsibilities

Role and objectives

- Review and advise on the detailed building design of the Martin Place OSD
- Objectives:
  - Assist in achievement of design excellence
  - Support Sydney Metro Program objectives
  - Provide independent design advice to the Martin Place OSD, whilst acknowledging station and OSD station is well advanced and is being delivered as an integrated project
  - Respect previous guidance provided by Sydney Metro DRP
  - Advise on detailed design of future buildings

Scope

- Reviewing and advising on elements of the project as defined by the Stage 1 SSD consent and subsequent modifications

Membership

- Peter Poulet, Government Architect (Chair)
- John Choi (nominee of consent authority)
- Yvonne von Hartel AM (nominee of Macquarie Corporate Holdings) – alternate OSD DRP Chair
- Robert Nation AM (nominee of Macquarie Corporate Holdings)
- City of Sydney nominee

Terms of Reference

The approved Terms of Reference establish the OSD DRP's role and responsibilities

Secretariat

- Provided by Office of the Government Architect NSW
- Duties:
  - Agenda (4 working days prior)
  - Preparing draft written advice for review by Chair (or delegate) within 3 working days of meeting
  - Booking meeting rooms

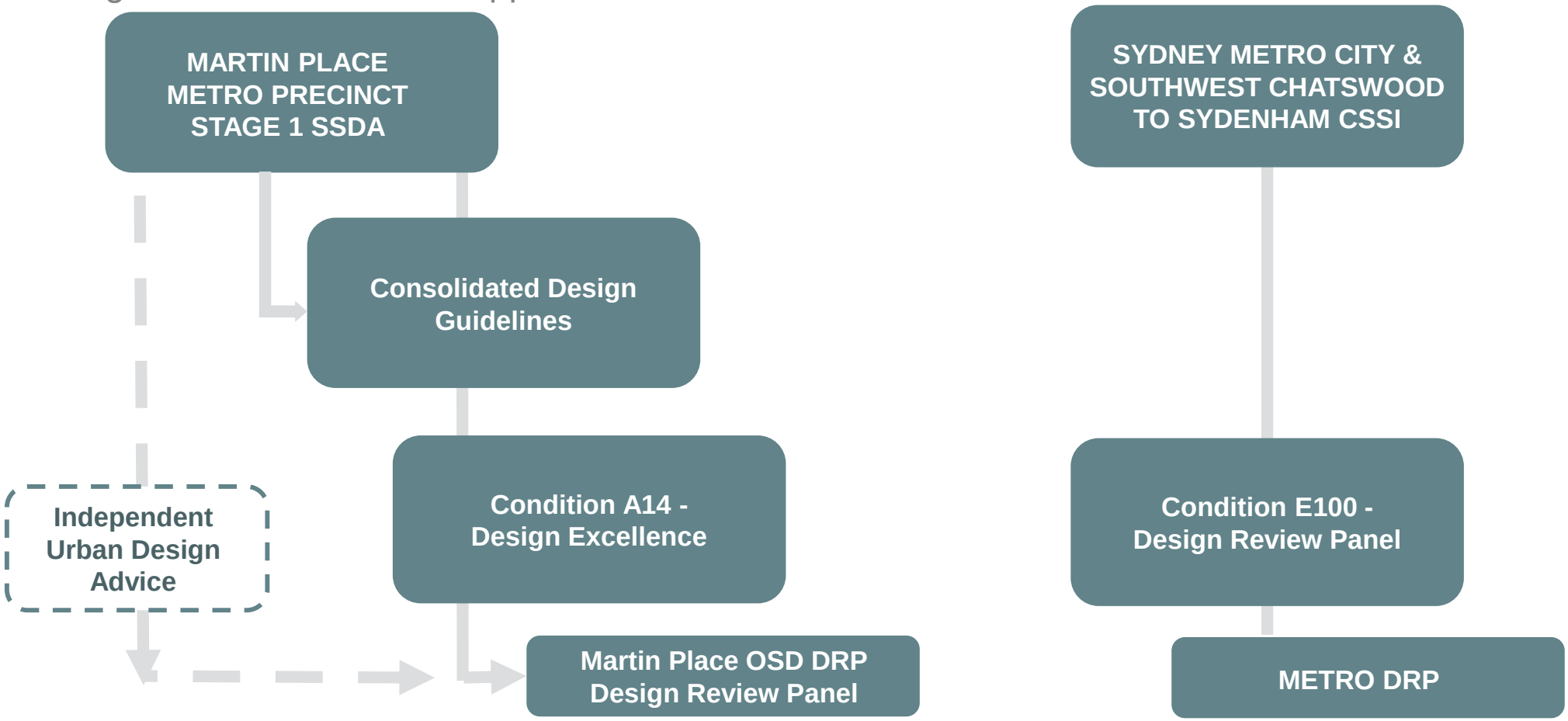
Standard Meeting Agenda

- Confirmation of written advice from proceeding Martin Place OSD
- Update on outstanding matters
- Presentation and discussion on the current design, including response to previous advice
- Panel review and advice
- Forward agenda

2
Statutory Planning Context

Project Approvals - Framework

The project approvals framework is multi layered and must also consider the Metro Critical State Significant Infrastructure approval



Independent urban design advice recommended by GANSW *which tests the intent of the setbacks across the site and which should be provided to the site specific design review panel for their reference in reviewing the scheme*

Project Approvals – Key Considerations

A. Stage 1 SSD DA Approval

- Building envelopes
- Gross Floor Area (total and for each tower)
- Land uses - podium and below ground level uses bound by both SSD and SSI approvals (NB: Station uses are the responsibility of the Sydney Metro DRP)
- Conditions of consent

B. Consolidated Design Guidelines

- 4 key themes
- Urban design principles

C. Condition A14 - Design Excellence Martin Place OSD Design Review Panel

Martin Place OSD DRP is responsible for reviewing and advising on the SSD elements of the project, as defined within the Stage 1 SSD Consent and any subsequent modifications

Martin Place OSD DRP is to also have regard to:

- *previous Sydney Metro DRP Design Advice*
- *Sydney Metro Martin Place Station Precinct Consolidated Design Guidelines*
- *independent urban design advice*

D. Independent Urban Design Advice

Tests the intent of the setbacks across the site

A

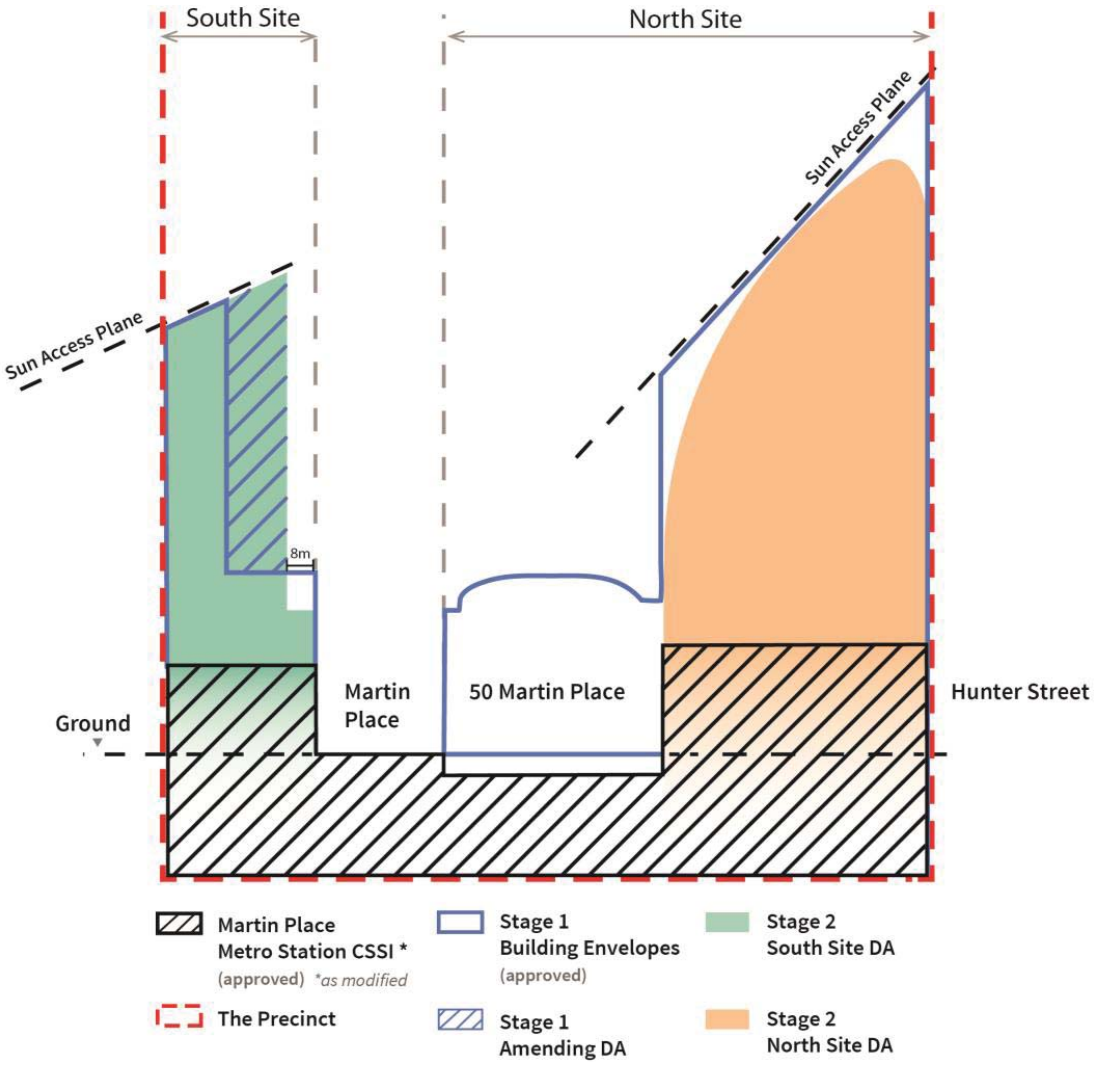
Stage 1 SSD DA Consent

A. Stage 1 SSD DA Approval

Areas of the podium and below ground levels are a mix of the SSD approved uses and metro uses. Station uses are the responsibility of the Sydney Metro DRP

Approval of building envelopes for the Over Station Development

- Building envelope on the North Site with a GFA of 104,270m^2
- Building envelope on the South Site with a GFA of 21,167m^2



A. Stage 1 SSD DA Conditions of Consent

Macquarie Corporate Holdings Pty Ltd is progressively fulfilling the conditions of approval

Condition	Requirement	Responsibility & Timing	Status
A13. Design Guidelines	• Revise the Sydney Metro Martin Place Station Precinct Consolidated Design Guidelines	• Applicant for Secretary approval • Prior to Stage 2 DA lodgement	✓
A14. Design Excellence	• Establish a site specific Design Review Panel. • Prepare and submit Terms of Reference	• Applicant for Secretary approval • Prior to Stage 2 DA lodgement	✓

A. What does it all mean?

A number of conditions will be resolved through the evolving design process

Condition	Site	Detail
A13(b) / B2	North & South	Not to result in any additional overshadowing to Hyde Park compared to existing buildings, approved buildings and the DCP/LEP compliant envelope between 12-2pm on 21 June. Identify opportunities to improve solar access to the ground plane of Martin Place between the hours of 12 and 2pm on 14 April when compared to the shadow cast by the approved building envelope.
A13(a)	North & South	Wind impacts required to meet relevant public domain standards appropriate for use and proposed activity. Improvements to comfort and safety ratings to be at least pedestrian standing at station entrances.
A13(g)	North & South	Create distinctive architectural designs appropriate for each site, with the scale of buildings responding appropriately to the character of the area and the building form and articulation reinforcing the key features of the locality, such as the street wall height and relationship to 50 Martin Place.
A13(h)	North & South	Podium/tower relationships are to be clearly differentiated through means such as façade articulation, recesses, setbacks, colours and materials. South Site differentiation to be further reinforced by a pronounced recess between the tower and the podium and setback from the Martin Place alignment.
A13(m)	North	A new building tower and podium/base on the North Site (towards and at its southern extent) is to integrate sensitively with the low scale of 50 Martin Place, and clearly articulate its street wall height on the Castlereagh and Elizabeth Street elevations.

B

Consolidated Design Guidelines

Consolidated Design Guidelines

Below ground and street level urban design principles

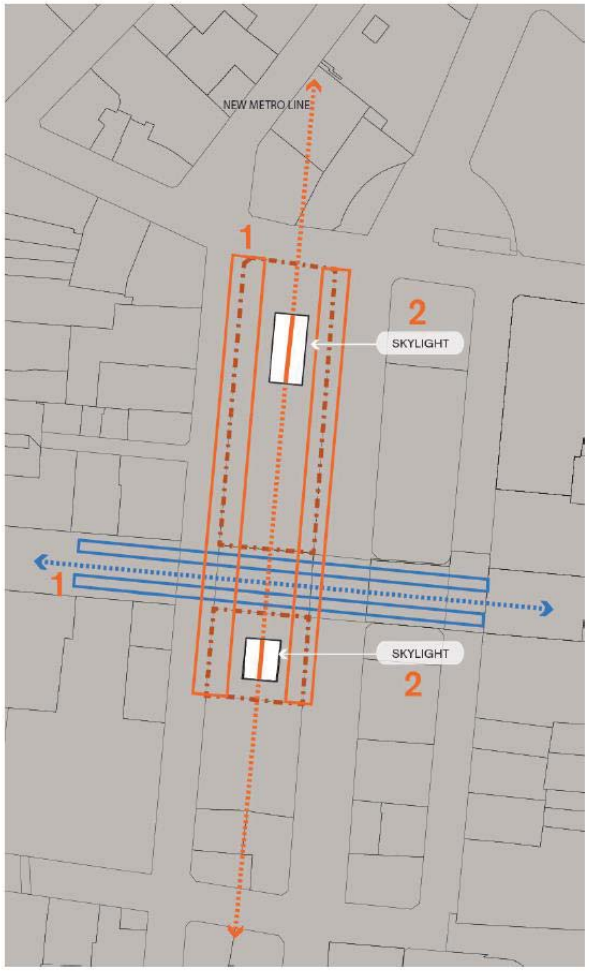


Diagram illustrating urban design principles for below ground

Urban design principles - below ground

Controls

1. Align circulation with street network over
2. Bring natural daylight into station concourse

Legend

- Existing Sydney Rail
- Proposed Metro Rail
- Existing Condition
- Proposed Condition

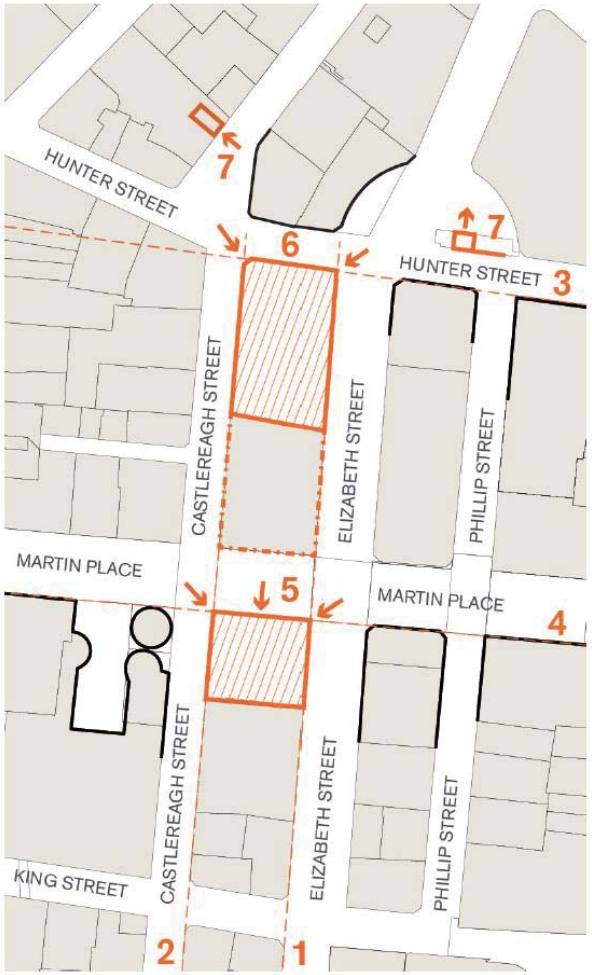


Diagram illustrating urban design principles for street level

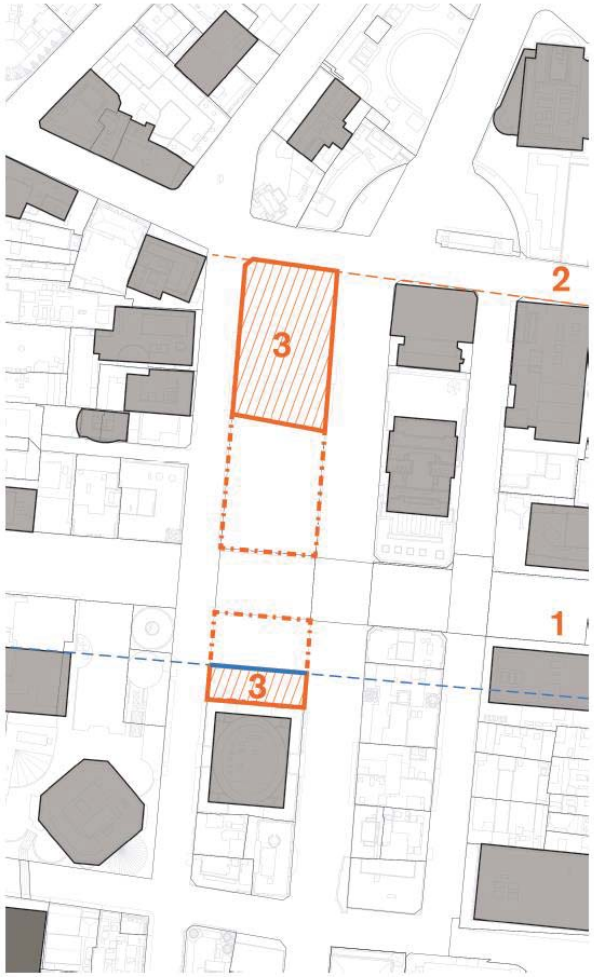
Urban design principles - street level

Controls

1. Align with streetwall on Elizabeth Street
2. Align with streetwall on Castlereagh Street
3. Match the general alignment of the streetwall to the east on Hunter Street
4. Align with streetwall on Martin Place
5. Entries to South Site from Martin Place and corners
6. Entries to North Site from corners
7. Limit impacts on Chifley and Richard Johnson Squares of new Metro entries

Consolidated Design Guidelines

Tower level urban design principles



Urban design principles - tower level

Controls

1. Note: A compliant 25m Northern setback for South Site. This is not a Principle.
2. Northern face of North Site to match the general alignment of towers to the east on Hunter Street
3. Building heights defined by SAP

Legend

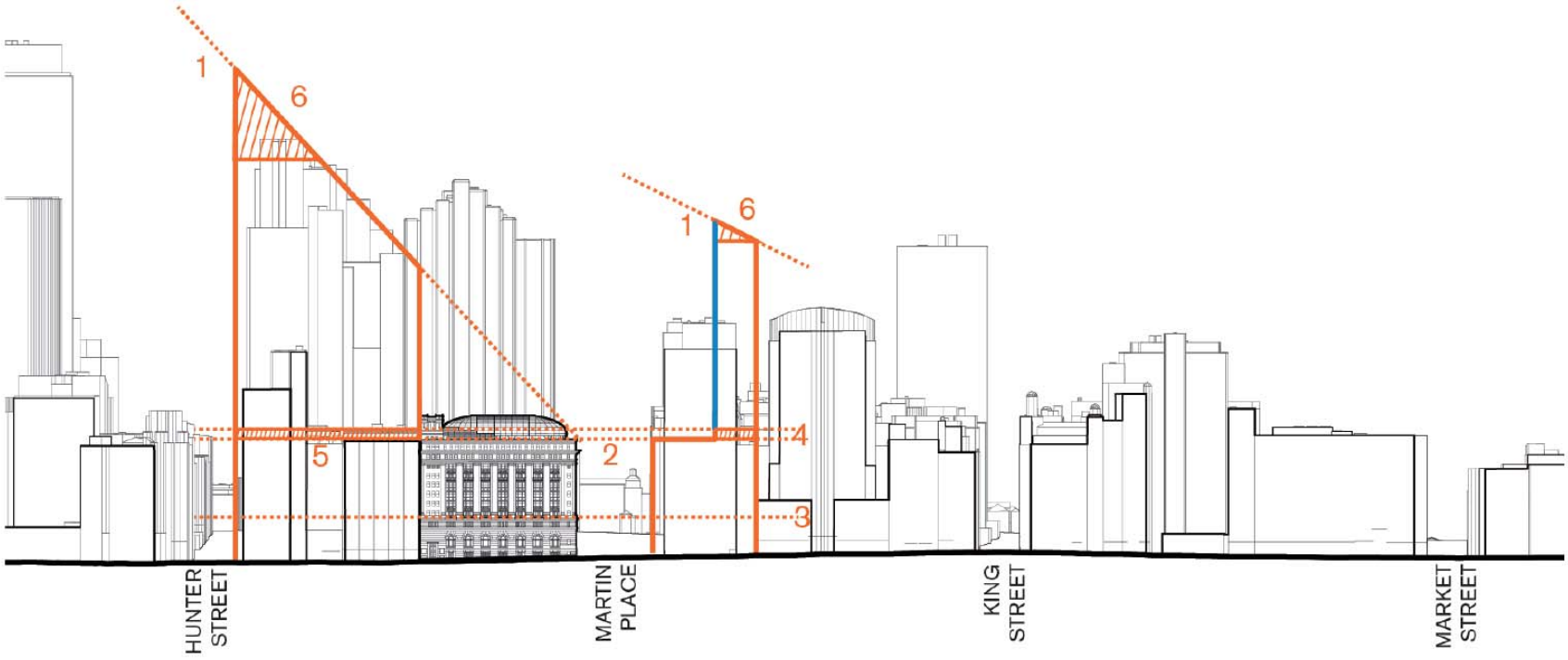
25m setback line in current LEP and DCP Control

Proposed Condition

Diagram illustrating urban design principles for tower level

Consolidated Design Guidelines

West elevation design principles

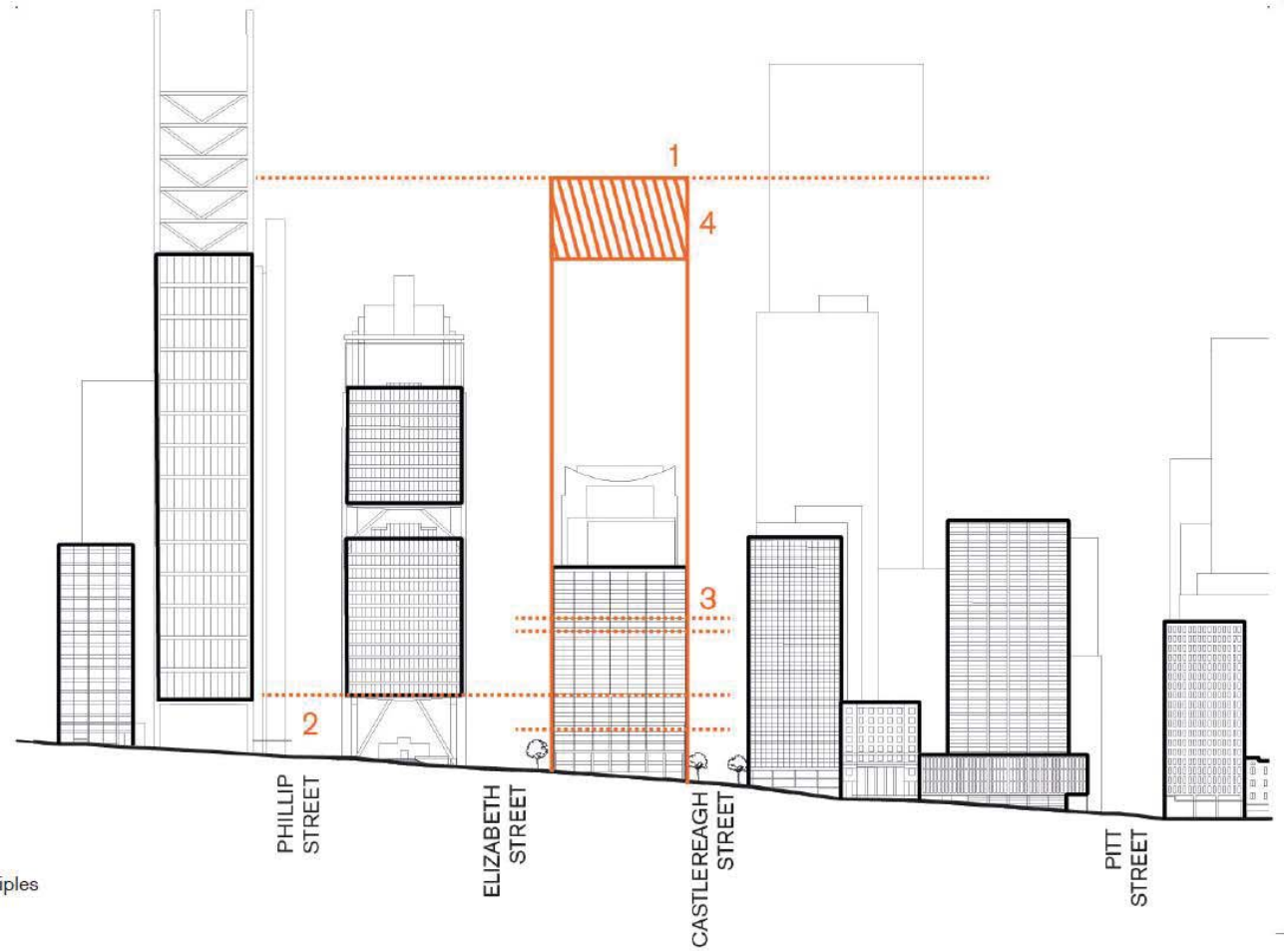


West Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design

Consolidated Design Guidelines

North Site north elevation design principles

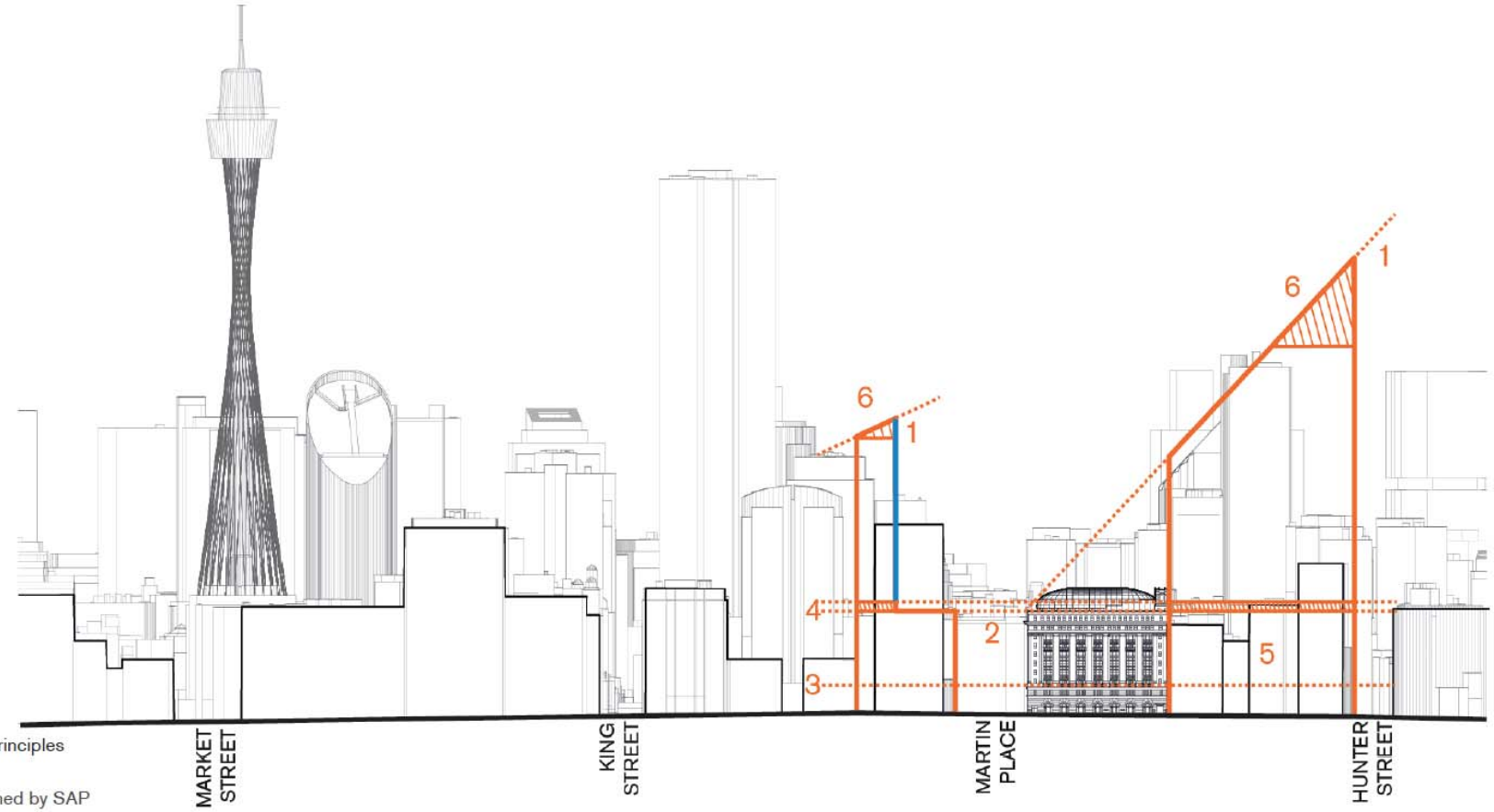


North Site North Elevation Design Principles

1. Building heights defined by SAP
2. Base of northern tower to respond to the reverse podium of 8 Chifley and Deutsche Bank building
3. Base of northern tower to respond to height and articulation of 50 Martin Place
4. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design

Consolidated Design Guidelines

East elevation design principles

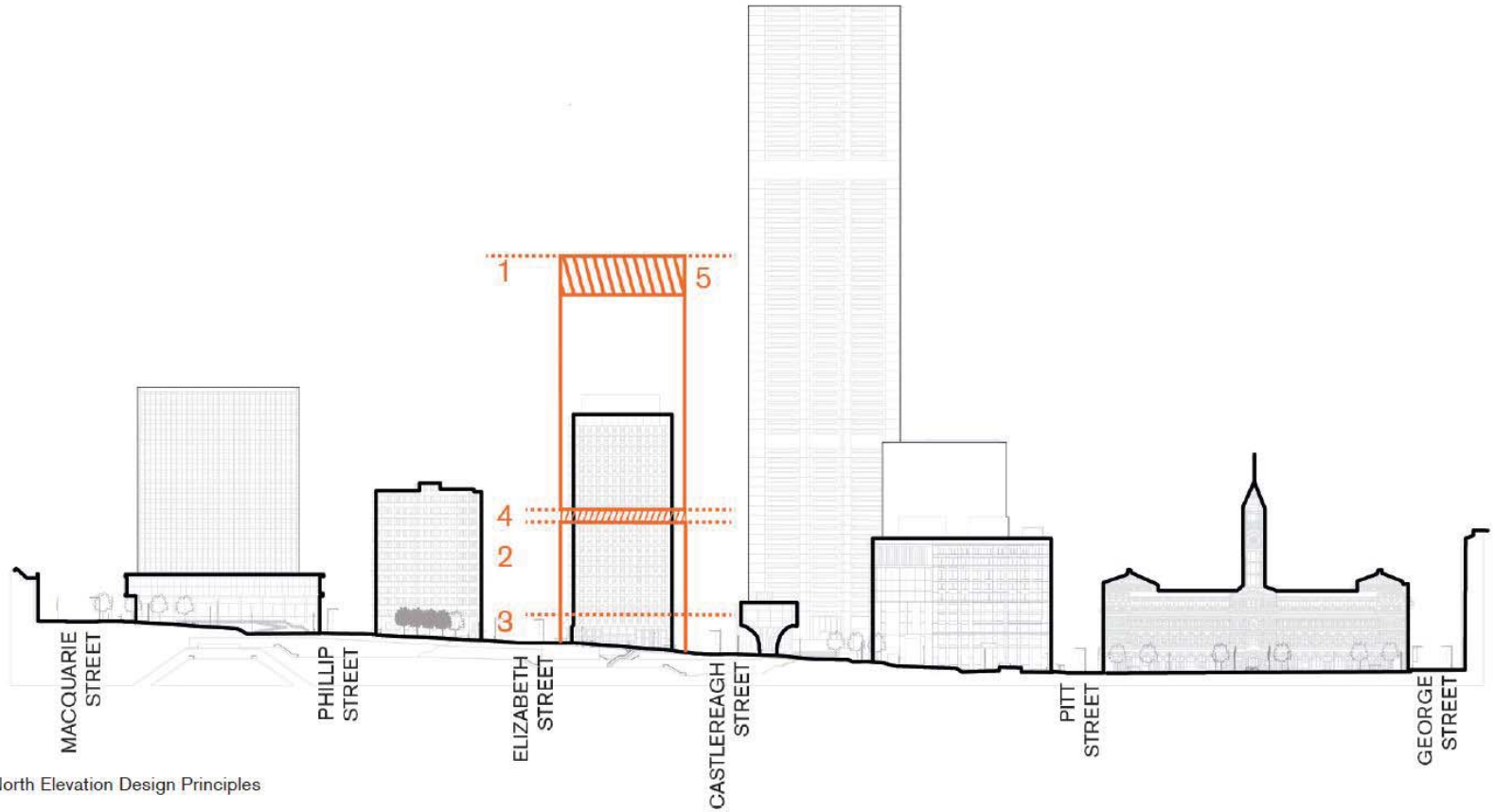


East Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design

Consolidated Design Guidelines

South Site north elevation design principles



South Site North Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design

C

Sydney Metro DRP Open Items

C. Sydney Metro DRP – Open Items

A summary of the outstanding items taken from the previous slides outlining the issues discussed by the Sydney Metro DRP to date

Sydney Metro DRP items yet to be further developed

Precinct & Metro Station (CSSI)

- South Tower ground plane
  - Extent to which the podium is enclosed at street level
  - Extent to which the podium ground level is integrated as part of the public domain or as a transition space to the station
- North Tower ground plane
  - In general, the Panel supports the improved planning on the ground plane. However, further information is required at the next review session that demonstrates how retail analysis and pedestrian modelling have informed the design direction
  - Through-site link – There is insufficient information to understand the likely success of this link, the panel anticipates that this issue will be addressed in detail in a future session and that presentation material should demonstrate how this area will operate in three dimensions

North Tower (SSDA)

- Proposed tower form as single form to ground – further review required
- Wind impacts – further review required as design evolves

South Tower (SSDA)

- Pending outcome of the Planning Proposal
- Materials and articulation of the tower form require further and substantial development

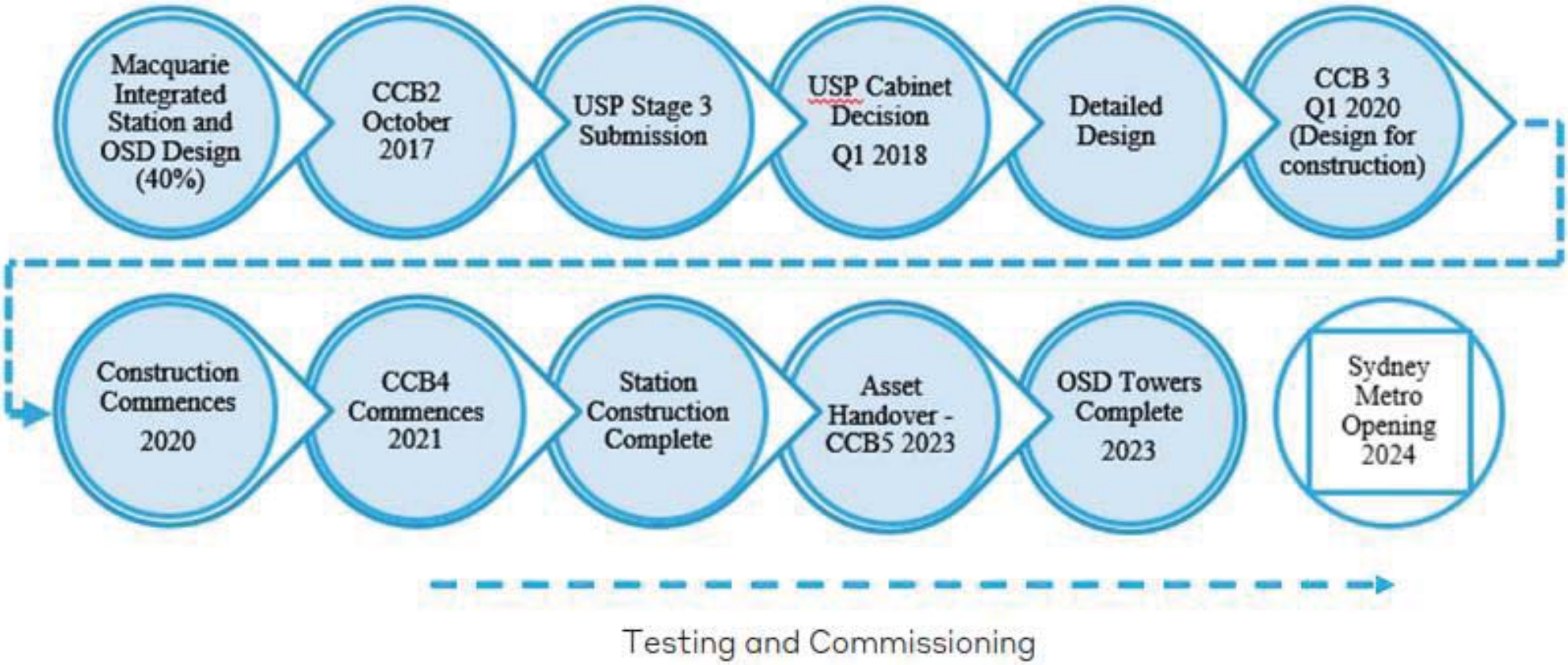
Document Ref: Sydney Metro Design Review Panel Minutes – 10 October 2017 & Metro Martin Place Design Review Panel Response Version 2 10th October 2017

3

Sydney Metro Martin Place Station

Configuration Control Board Process

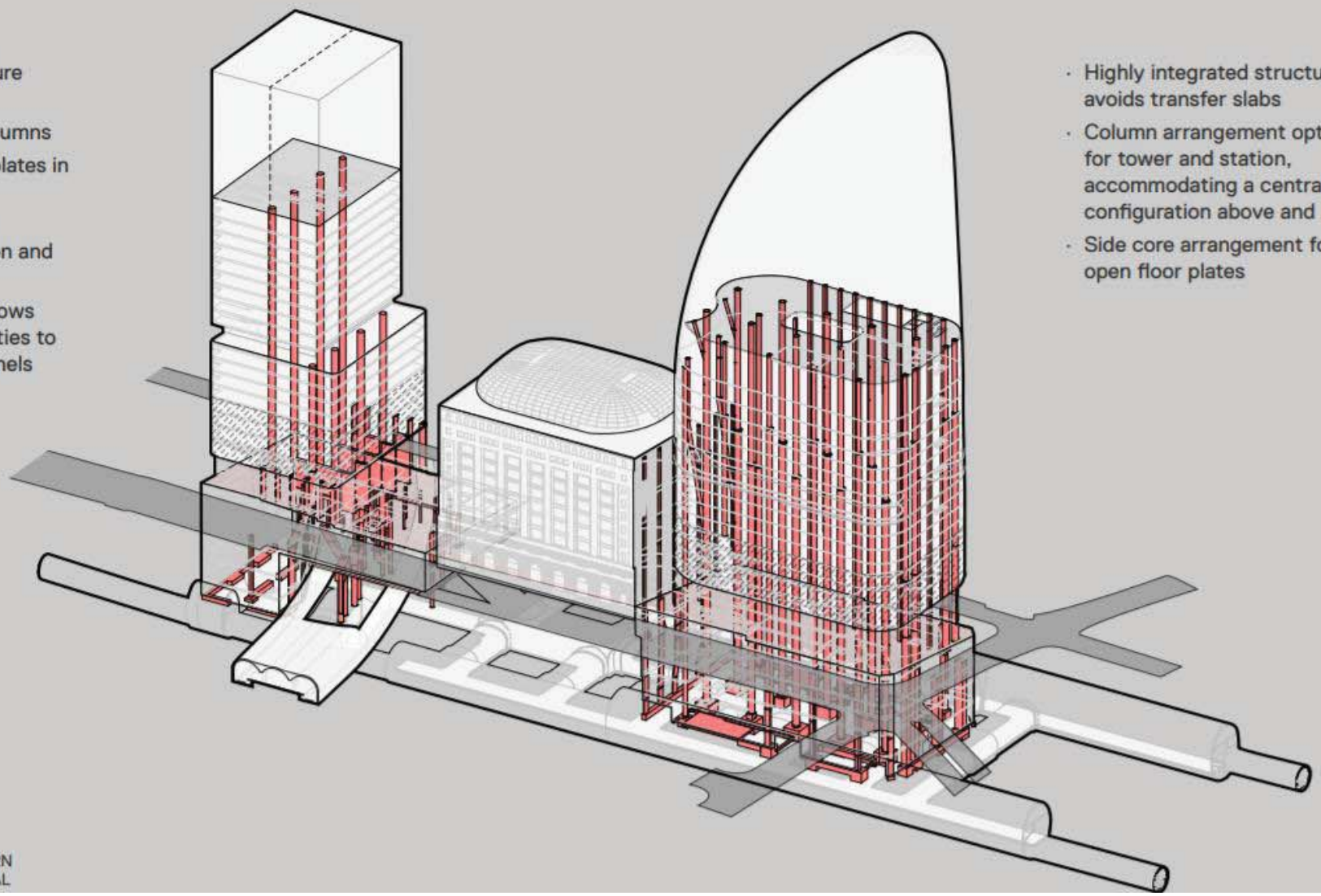
The design and safety assurance process is a mandated gateway system where the station design must pass through Configuration Control Board ‘gates’. The intricate processes involved with the CSSI impose obligations on the design of the OSD.



Design Constraints

Structural integration

- Highly integrated structure avoids transfer slabs
- Minimised number of columns
- Large, clear, open floor plates in the south
- Rear core arrangement, optimised for both station and tower
- Structural integration allows more efficient opportunities to transfer around ESL tunnels



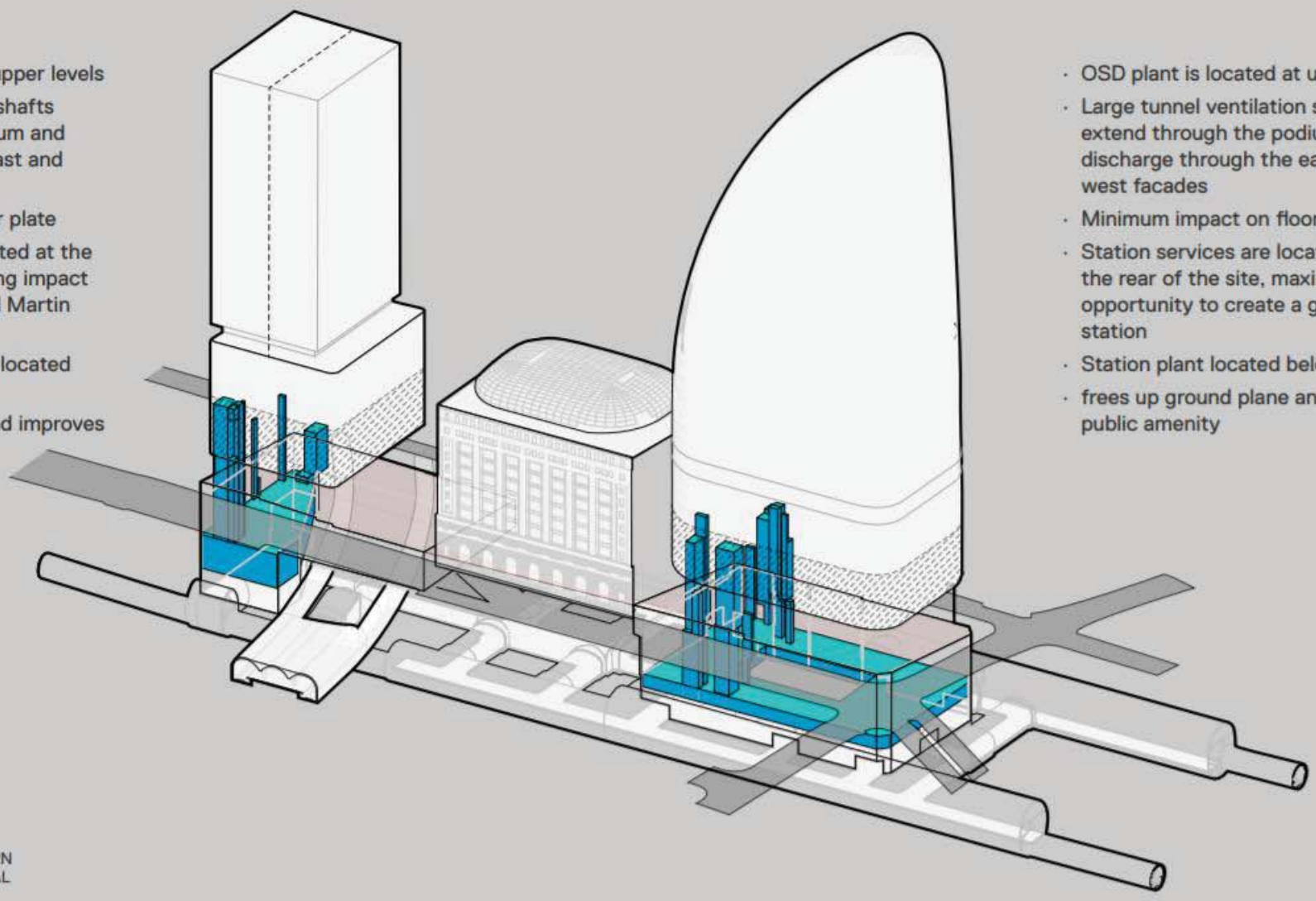
- Highly integrated structure avoids transfer slabs
- Column arrangement optimised for tower and station, accommodating a central atria configuration above and below
- Side core arrangement for clear open floor plates

NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Design Constraints

Station services integration

- OSD plant is located at upper levels
- Large tunnel ventilation shafts extend through the podium and discharge through the east and west facades
- Minimum impact on floor plate
- Station services are located at the rear of the site, minimising impact on station entrances and Martin Place.
- Majority of station plant located below ground
- frees up ground plane and improves public amenity



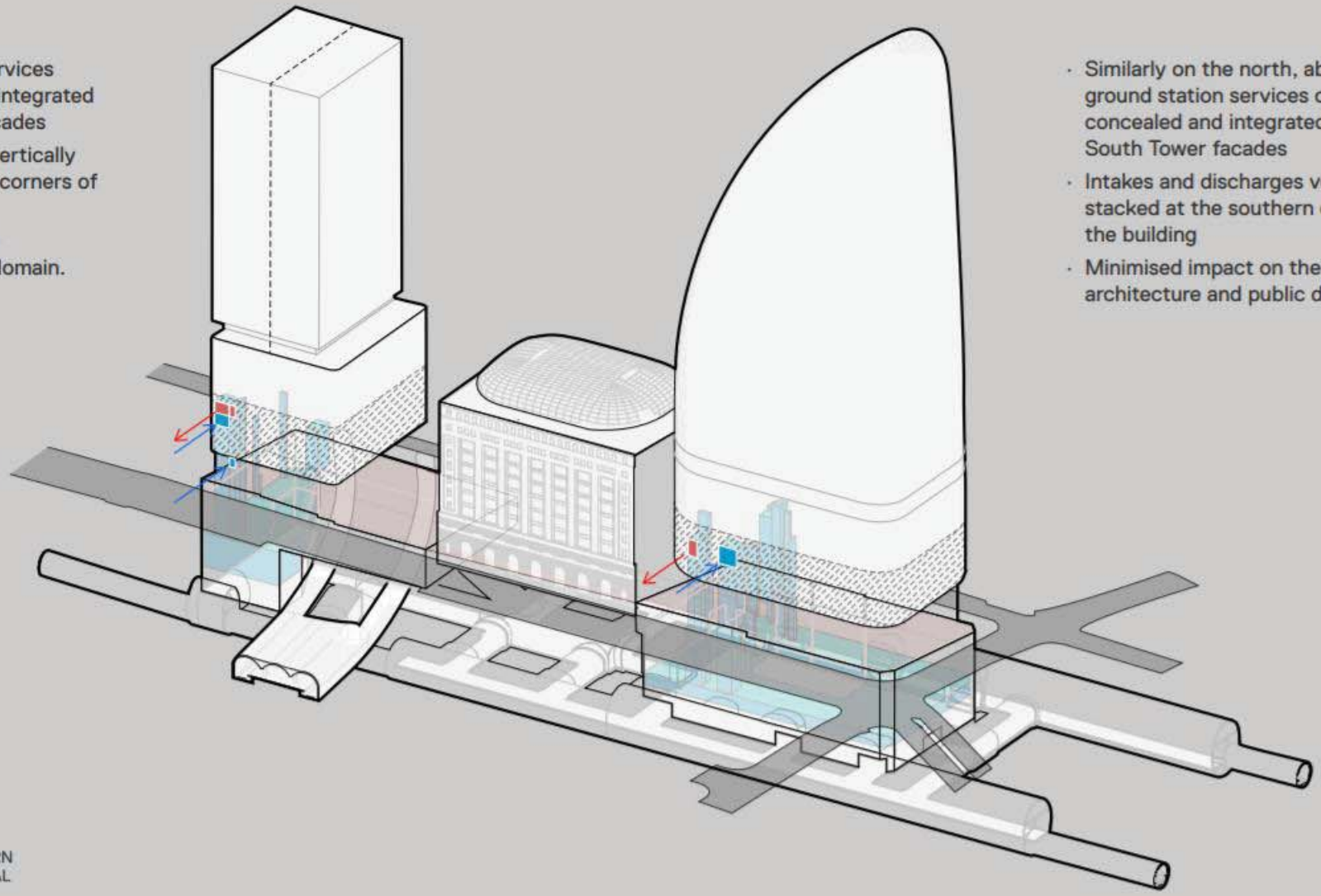
- OSD plant is located at upper levels
- Large tunnel ventilation shafts extend through the podium and discharge through the east and west facades
- Minimum impact on floor plate
- Station services are located at the rear of the site, maximising opportunity to create a grand station
- Station plant located below ground
- frees up ground plane and improves public amenity

NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Design Constraints

Facade integration

- Above ground station services carefully concealed and integrated into the South Tower facades
- Intakes and discharges vertically stacked at the southern corners of the building
- Minimised impact on the architecture and public domain.



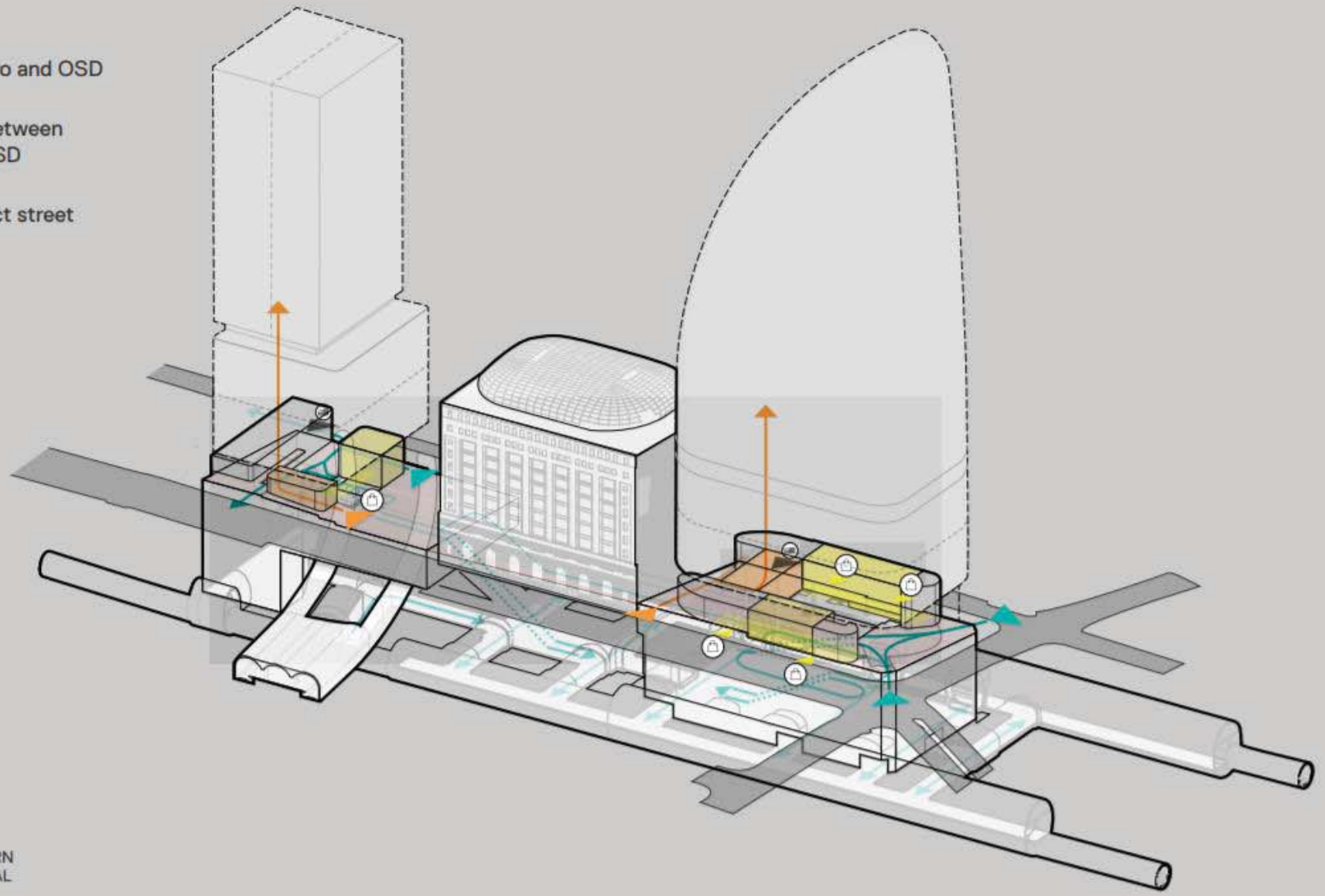
- Similarly on the north, above ground station services carefully concealed and integrated into the South Tower facades
- Intakes and discharges vertically stacked at the southern corners of the building
- Minimised impact on the architecture and public domain.

NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Design Constraints

Pedestrian flow integration

- Clear separation of Metro and OSD entrances
- Minimising cross-flow between Metro customers and OSD occupants
- OSD lobbies have distinct street addresses



NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Sydney Metro Critical State Significant Infrastructure

Station Design and Precinct Plan is required as part of the CSSI Consent and is the responsibility of the Sydney Metro DRP

Note: Grimshaw presentation for Martin Place Station under separate cover

GRIMSHAW

DRP 1
Station Overview

—

Metro Martin Place

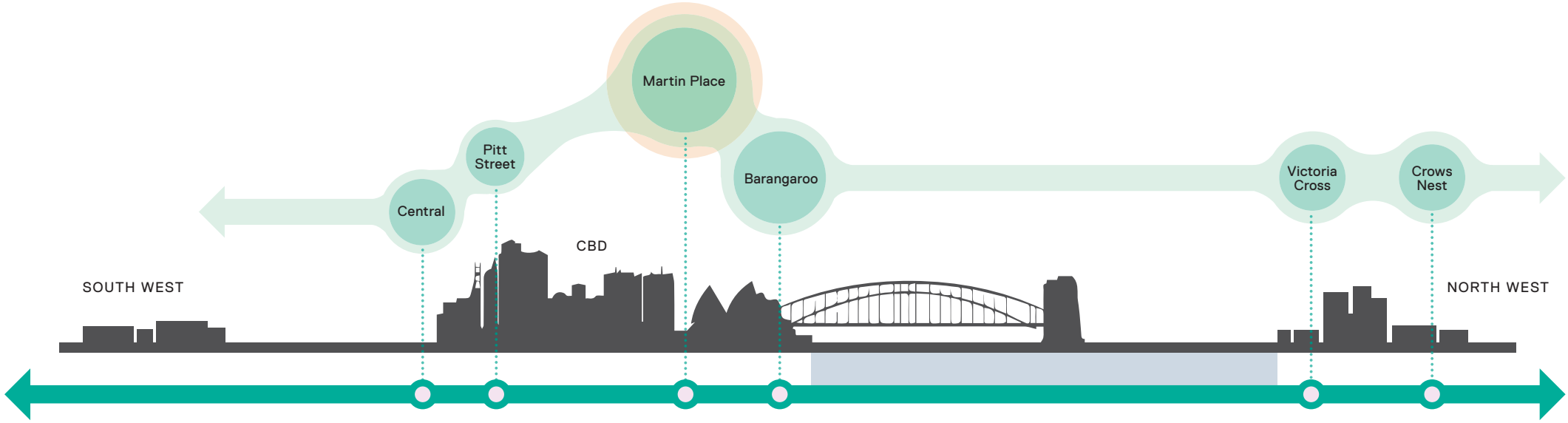
May 2018

Station

- Setting the scene
- Where we are today
- How does it work?
- Customer experience
- Next steps

A Flagship Station

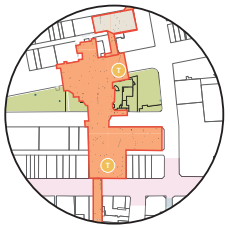
A once in a generation opportunity



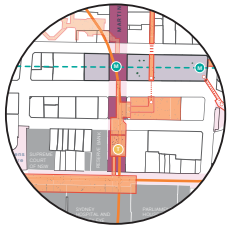
A connected precinct

Connecting major public spaces

Barangaroo



Wynyard

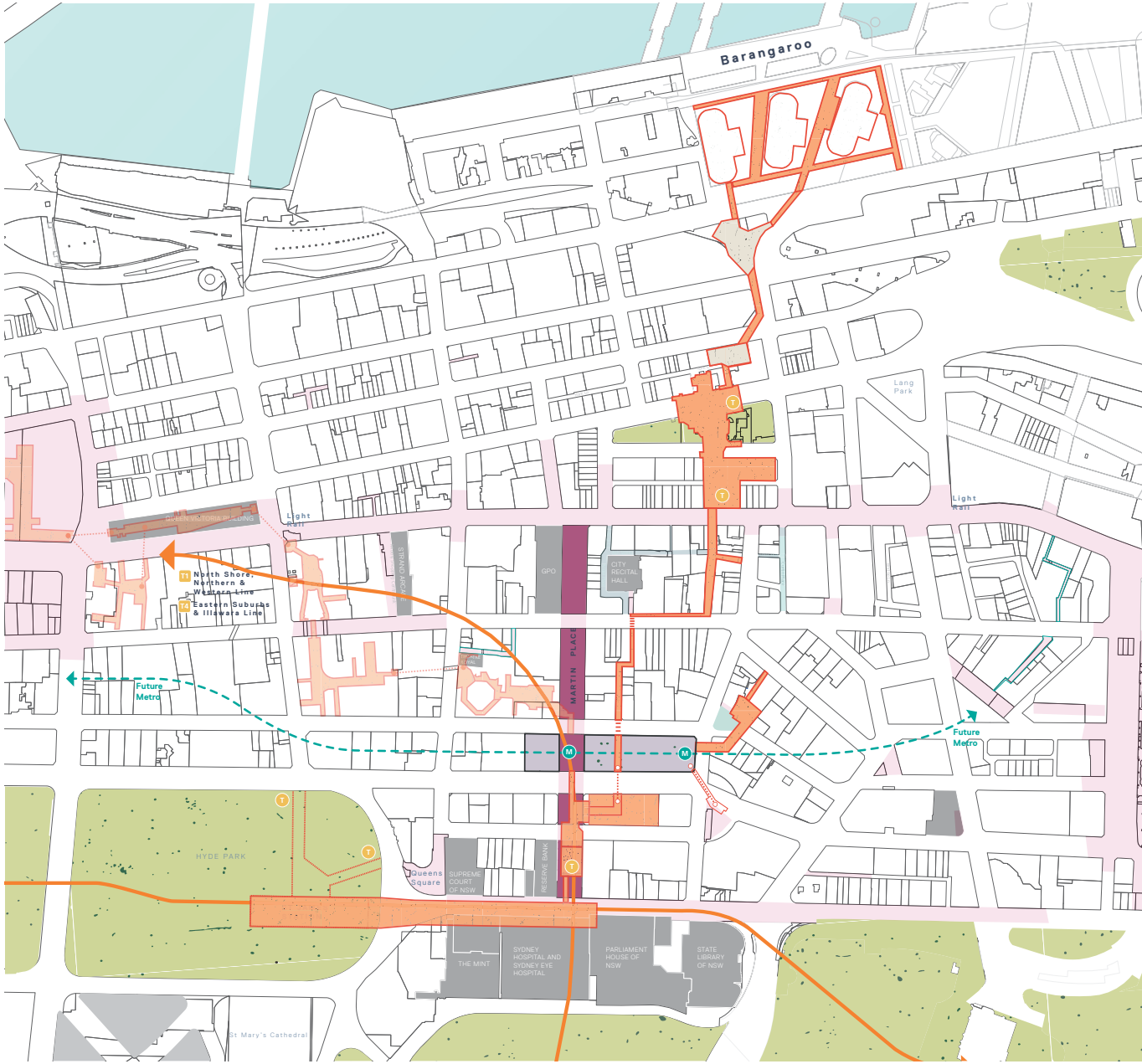


Martin Place

St James Station

Pitt Street Mall

Bligh Street



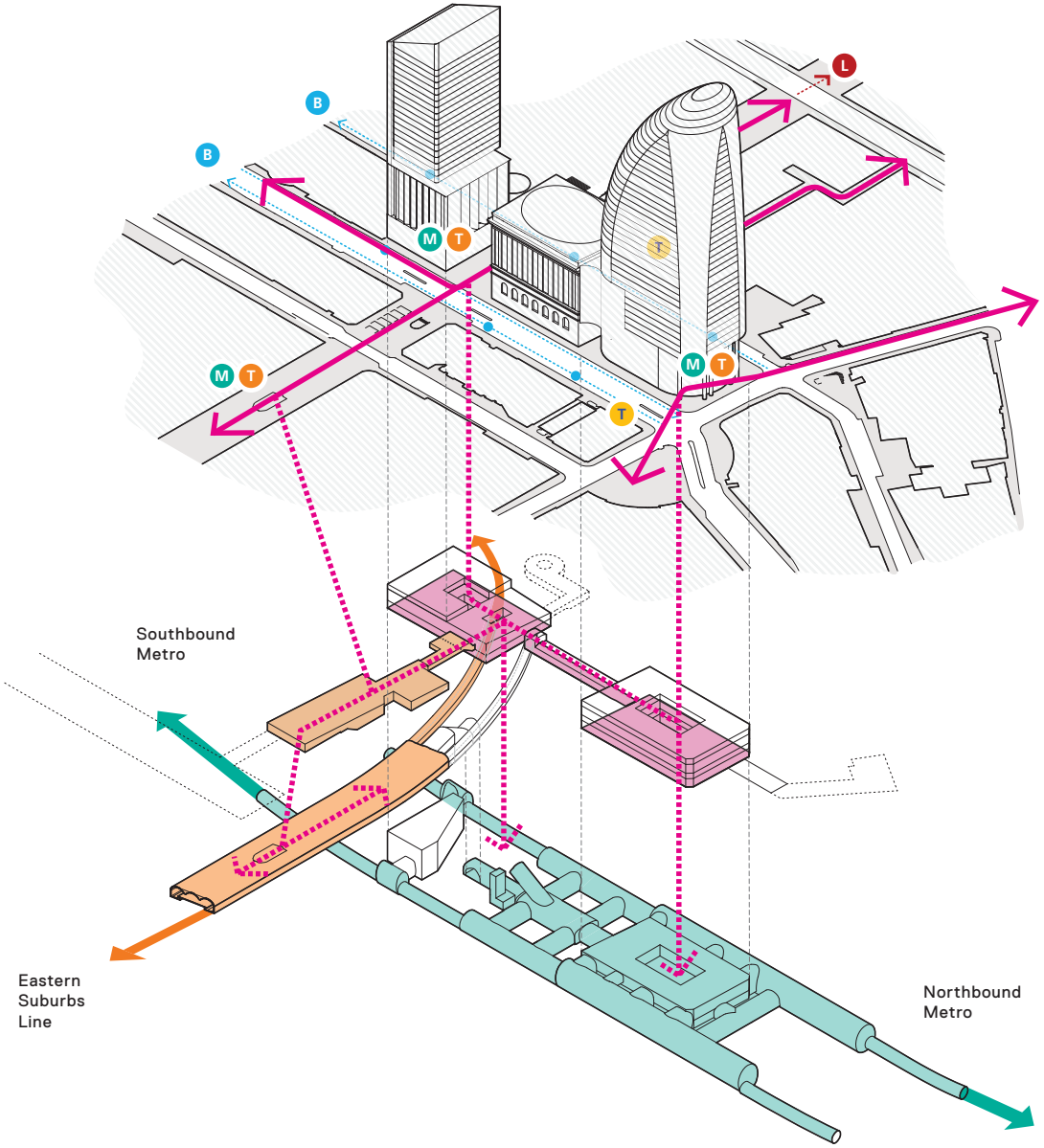
A connected station

The pedestrian link enables connections locally and far beyond

Redefining a civic destination

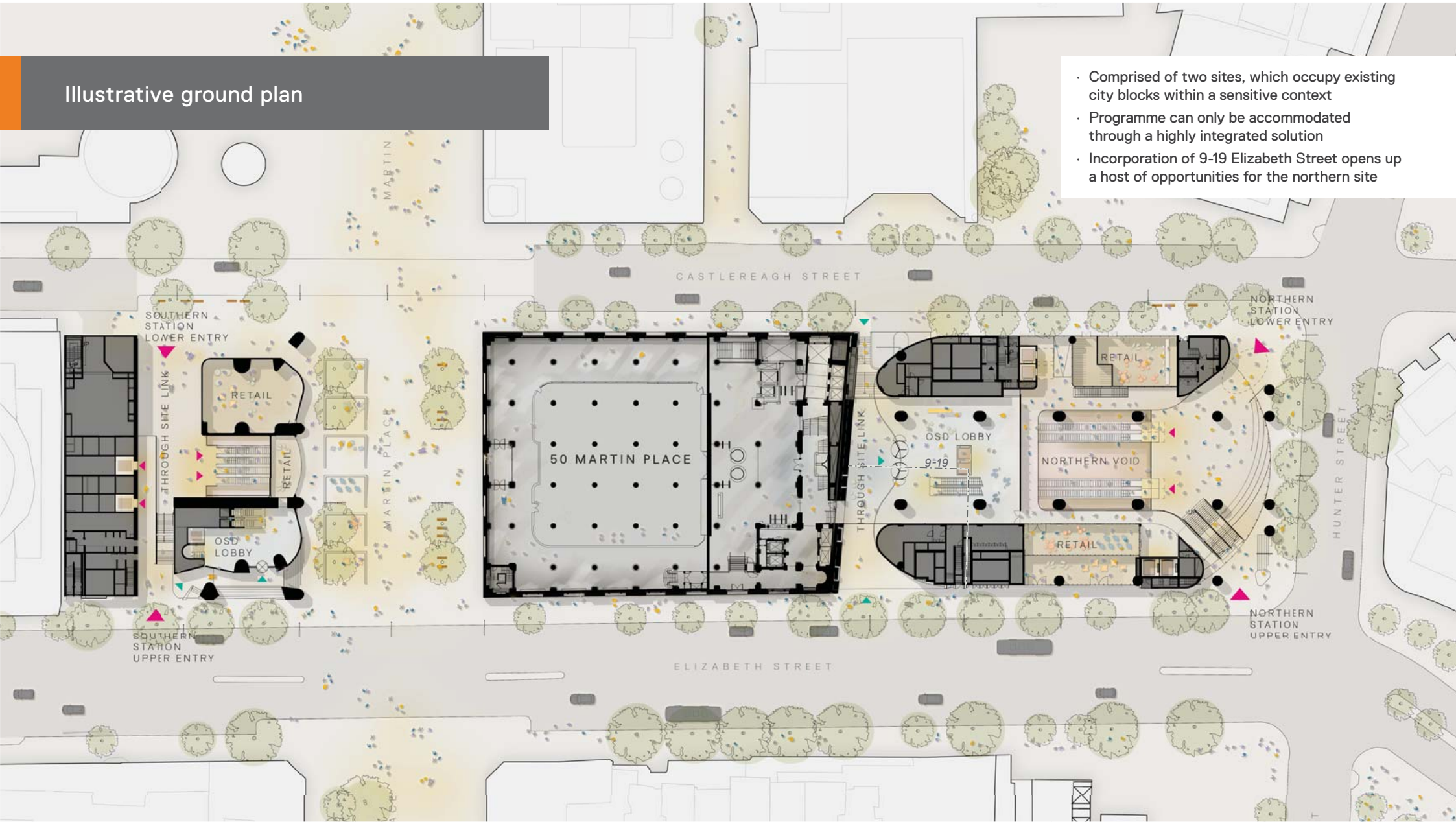
Facilitating cross precinct communication

Providing a gateway to the heart of Sydney



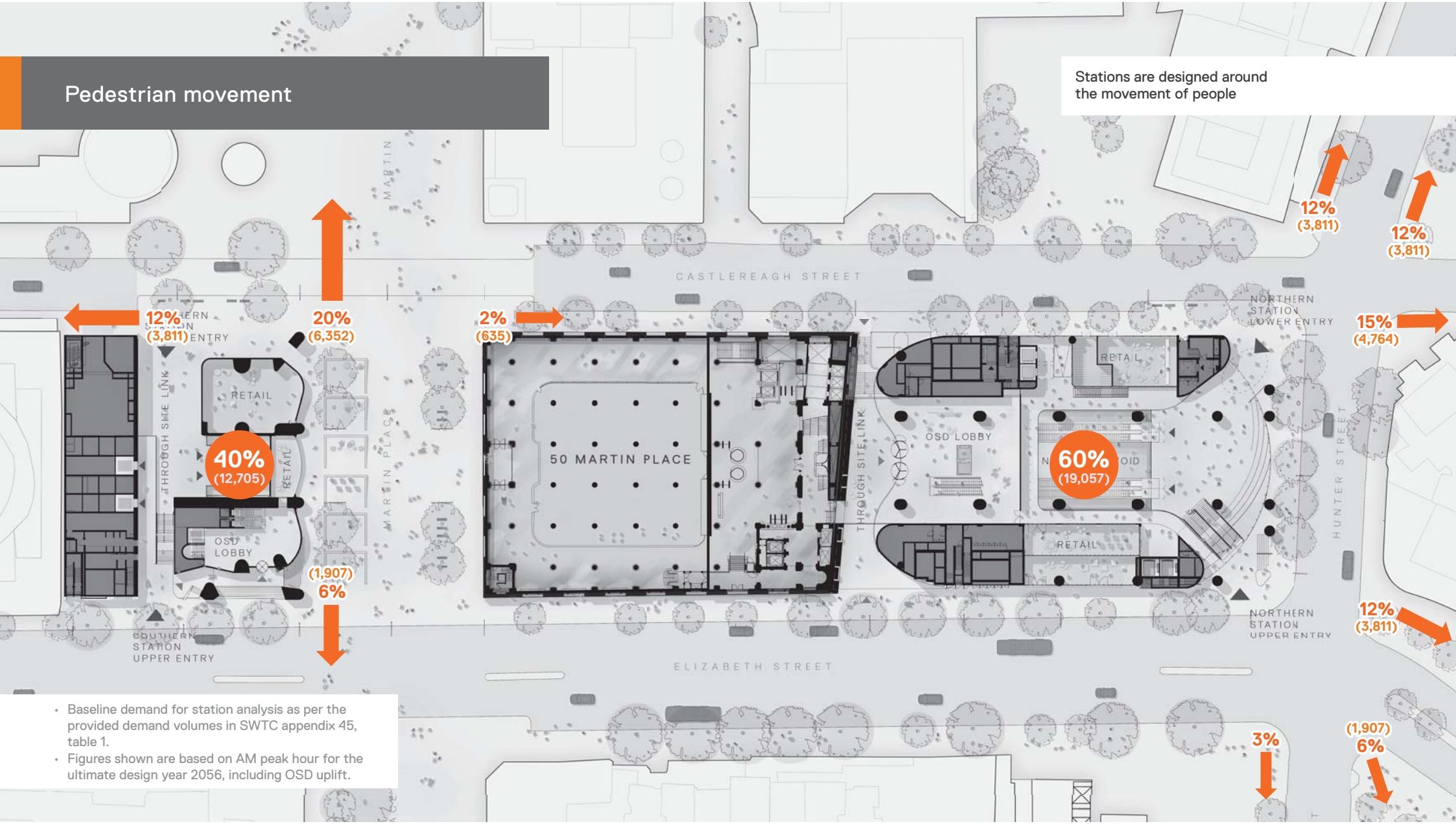
Illustrative ground plan

- Comprised of two sites, which occupy existing city blocks within a sensitive context
- Programme can only be accommodated through a highly integrated solution
- Incorporation of 9-19 Elizabeth Street opens up a host of opportunities for the northern site



Pedestrian movement

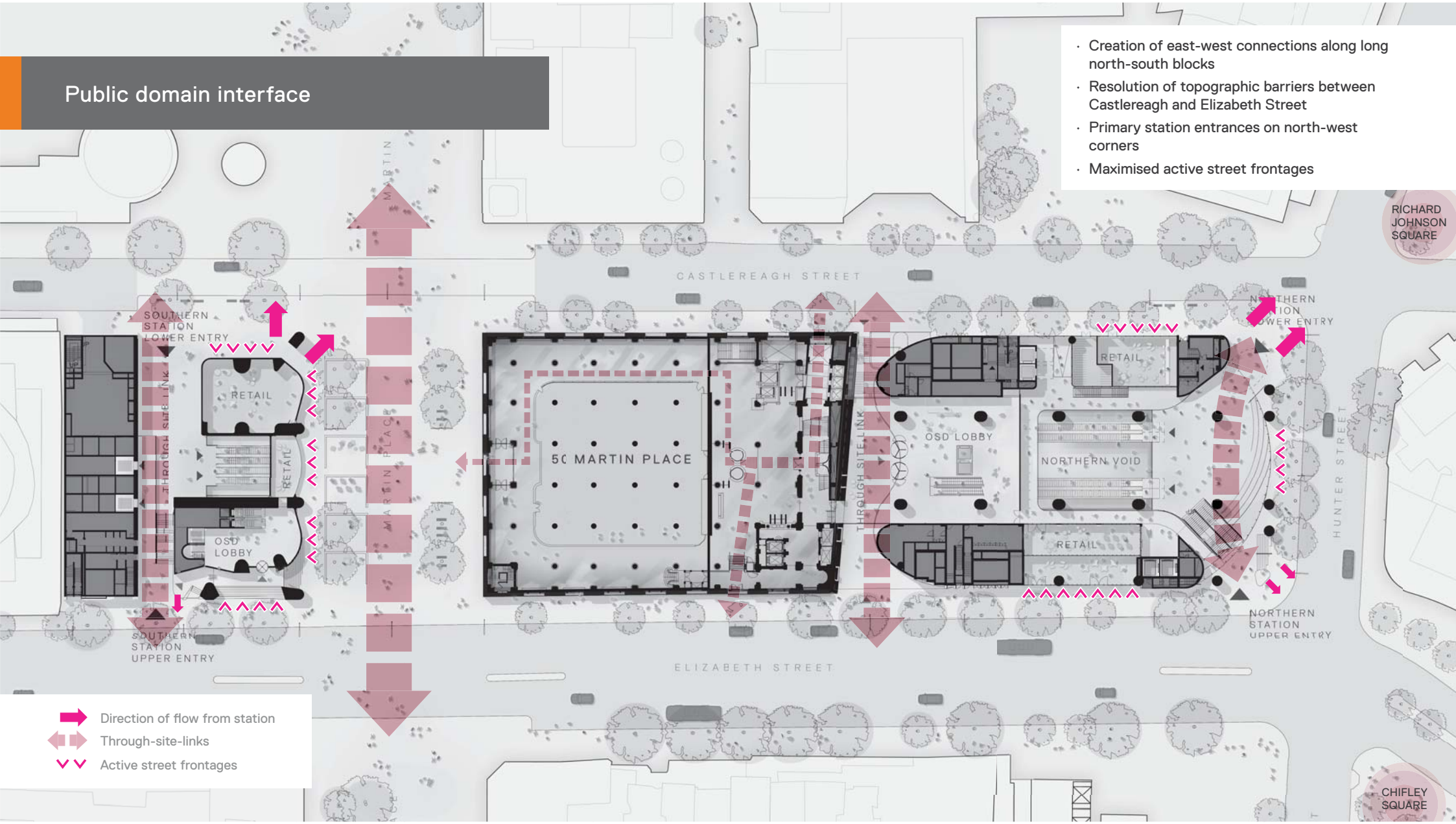
Stations are designed around the movement of people



- Baseline demand for station analysis as per the provided demand volumes in SWTC appendix 45, table 1.
- Figures shown are based on AM peak hour for the ultimate design year 2056, including OSD uplift.

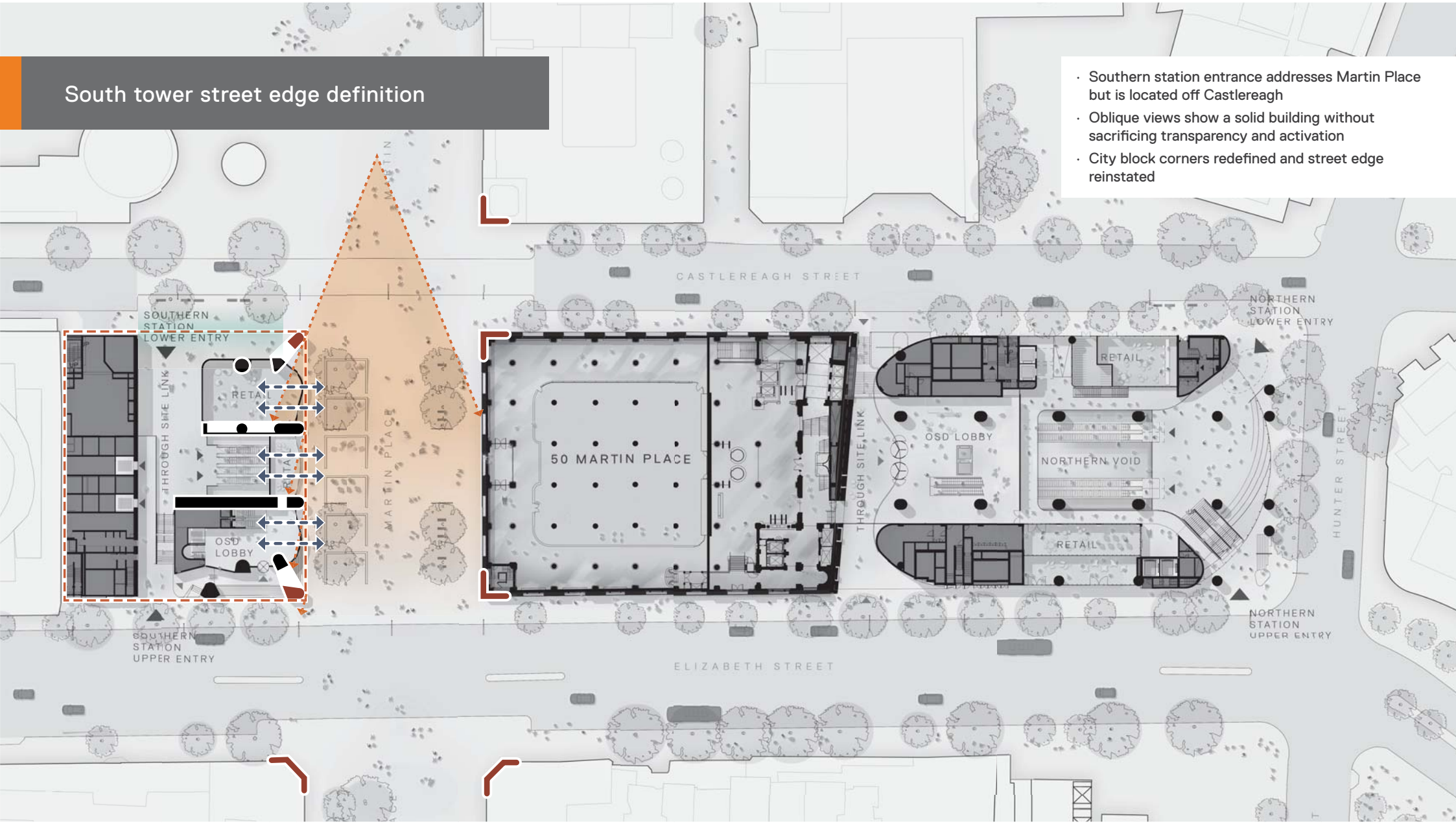
Public domain interface

- Creation of east-west connections along long north-south blocks
- Resolution of topographic barriers between Castlereagh and Elizabeth Street
- Primary station entrances on north-west corners
- Maximised active street frontages



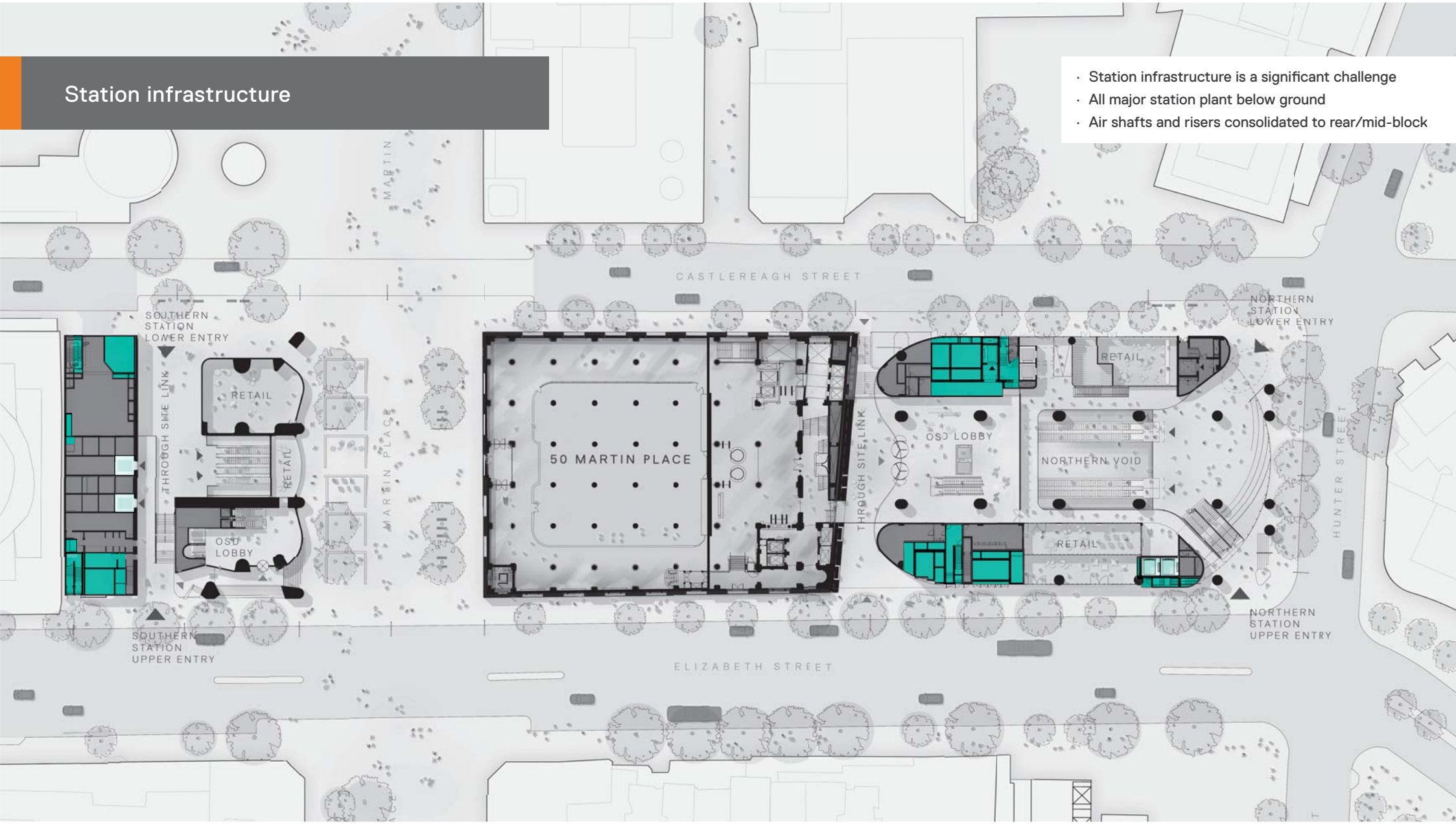
South tower street edge definition

- Southern station entrance addresses Martin Place but is located off Castlereagh
- Oblique views show a solid building without sacrificing transparency and activation
- City block corners redefined and street edge reinstated



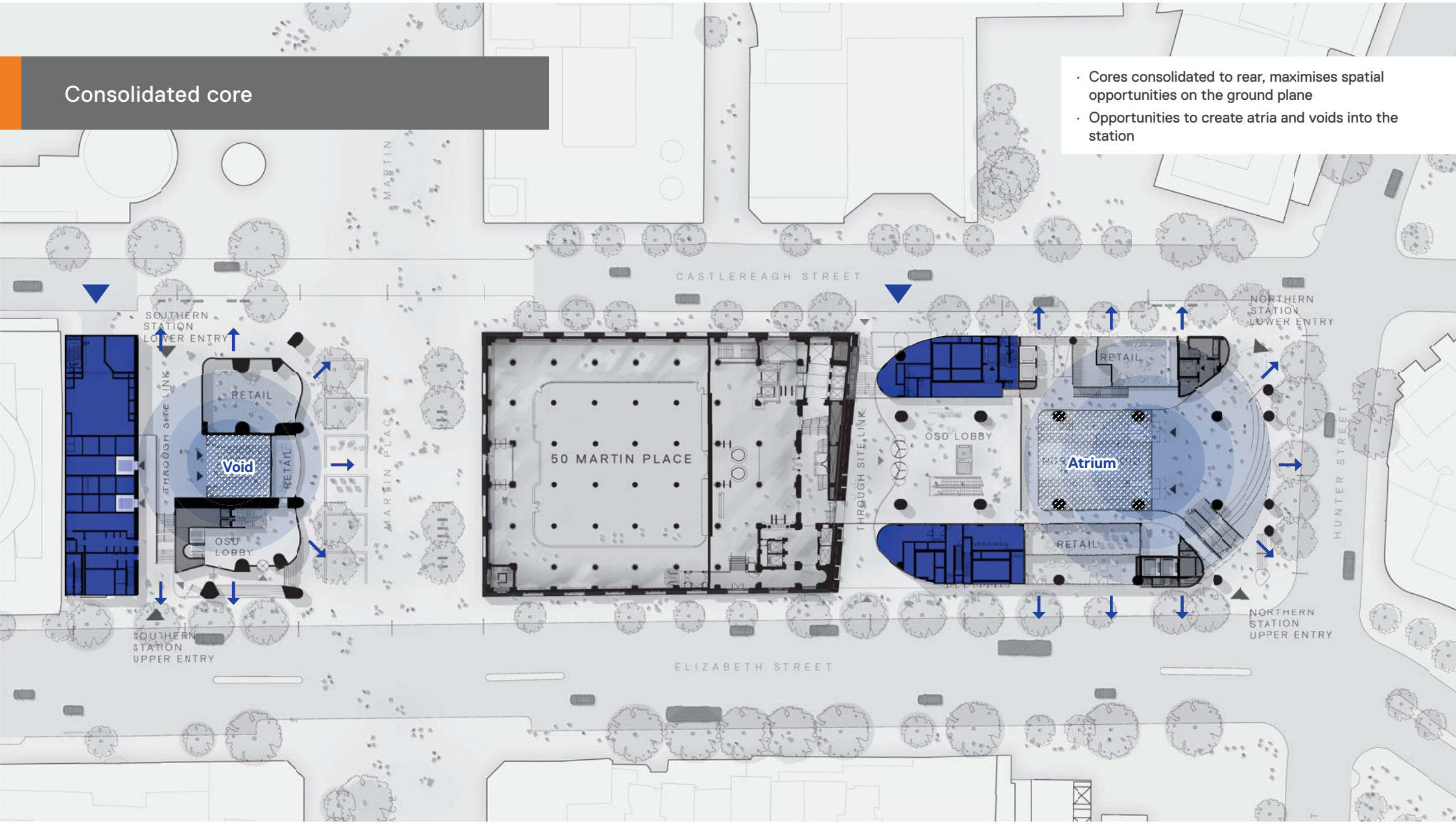
Station infrastructure

- Station infrastructure is a significant challenge
- All major station plant below ground
- Air shafts and risers consolidated to rear/mid-block



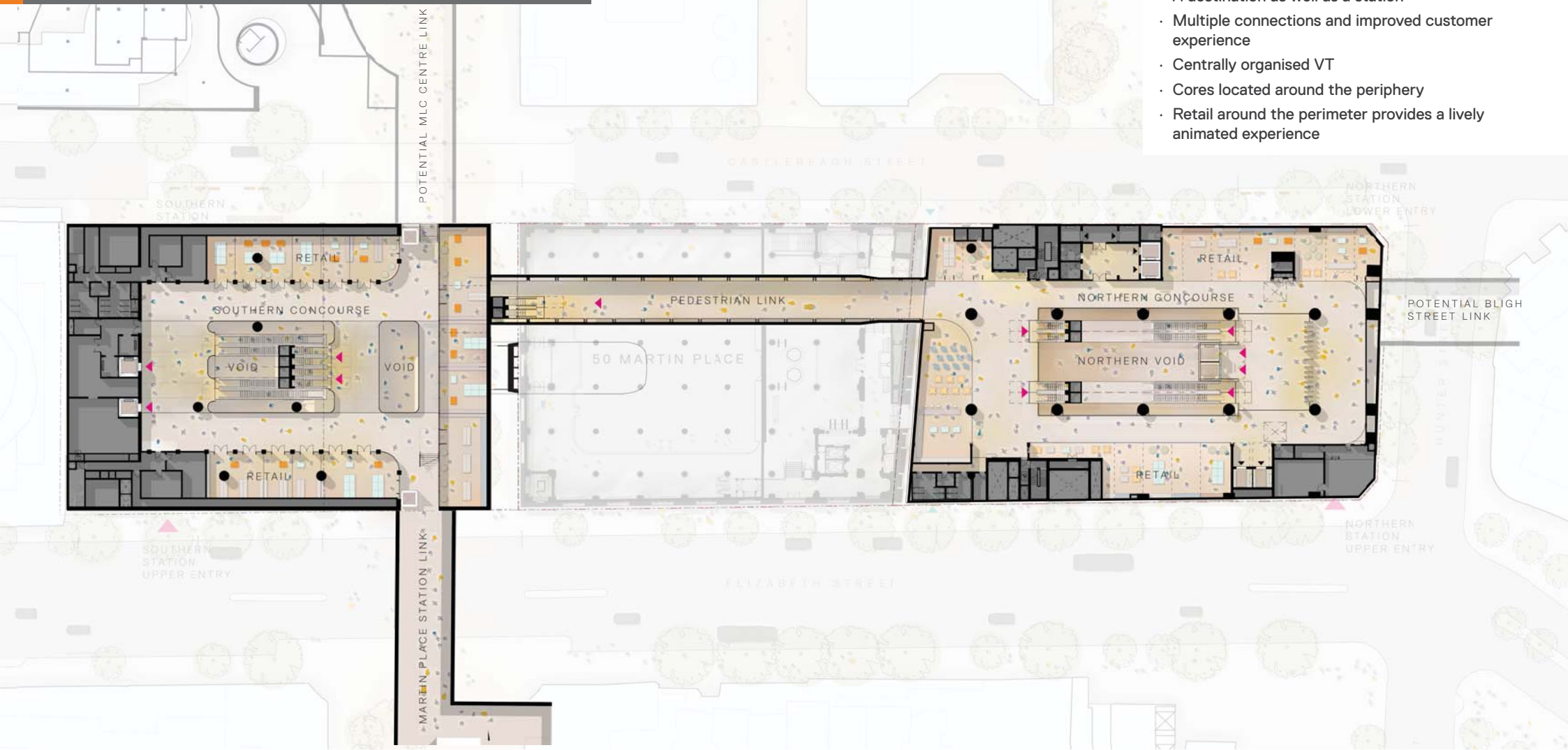
Consolidated core

- Cores consolidated to rear, maximises spatial opportunities on the ground plane
- Opportunities to create atria and voids into the station



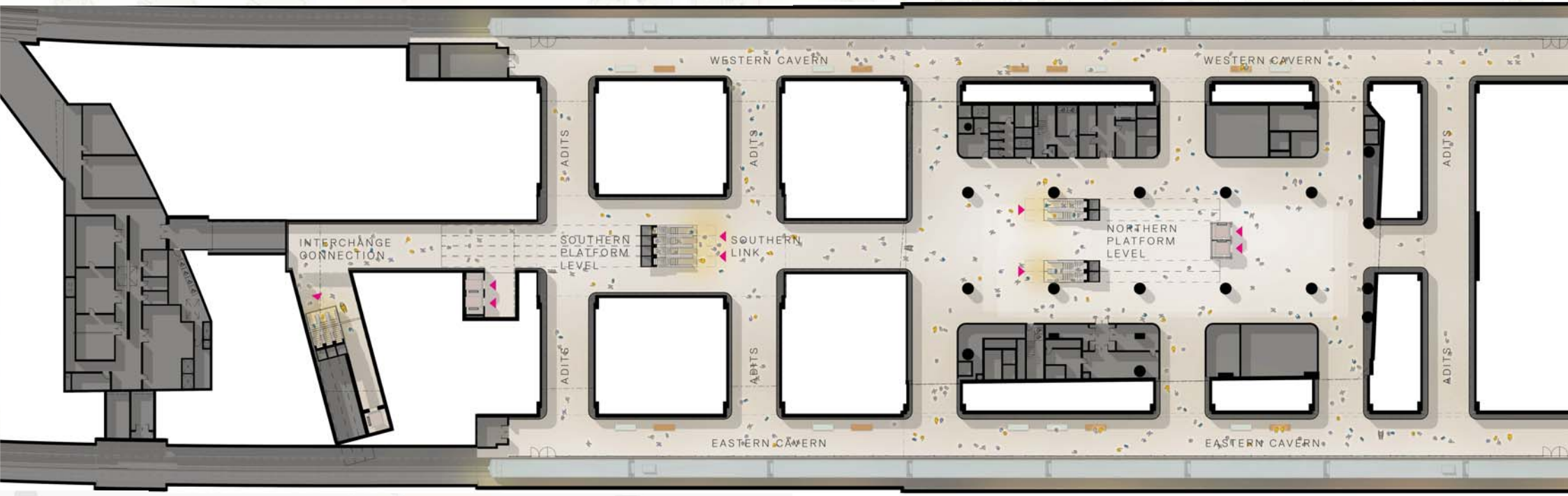
Illustrative concourse plan

- A connected concourse, a unique offering
- Concourse is an extension of the public realm
- A destination as well as a station
- Multiple connections and improved customer experience
- Centrally organised VT
- Cores located around the periphery
- Retail around the perimeter provides a lively animated experience



Illustrative platform plan

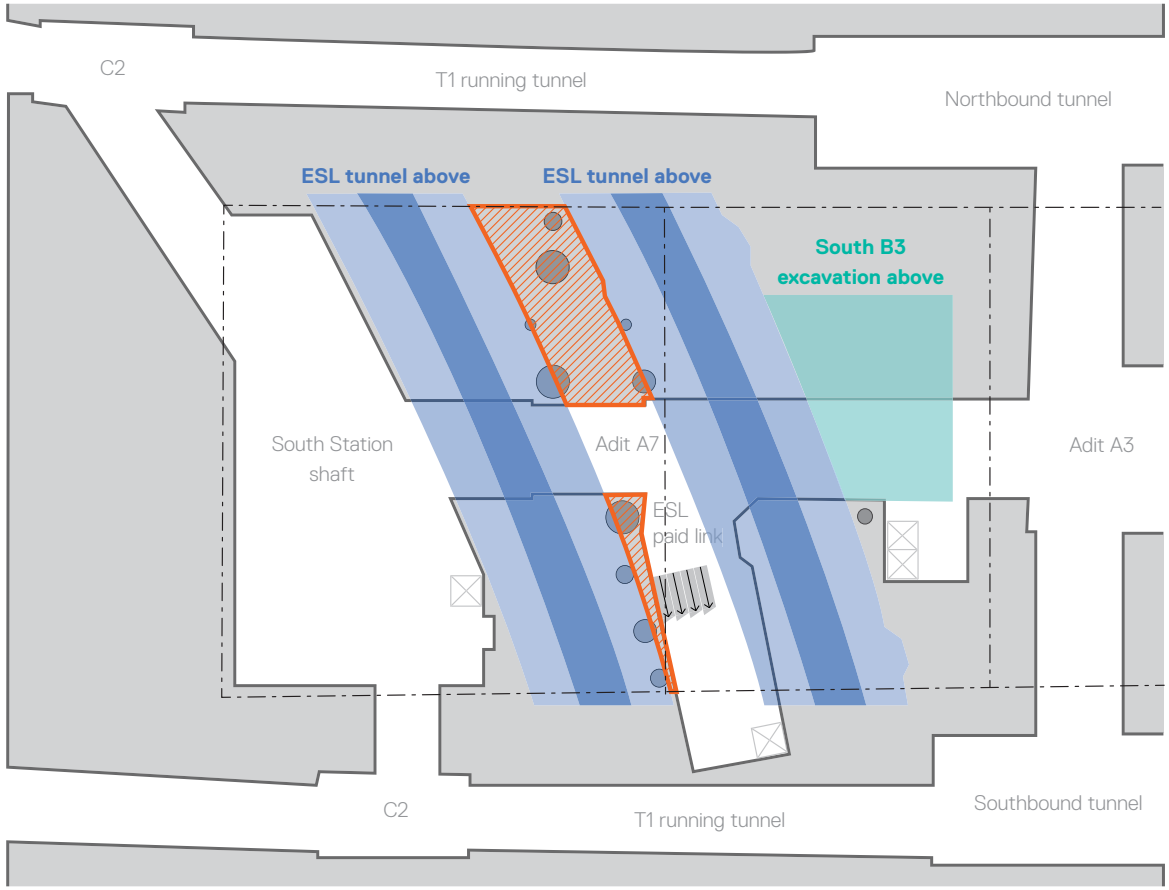
- Permeable platform level
- Central adit configuration ties all circulation together
- Visual clarity and intuitive wayfinding
- Cross-adits evenly distributed along platform



Structural constraints

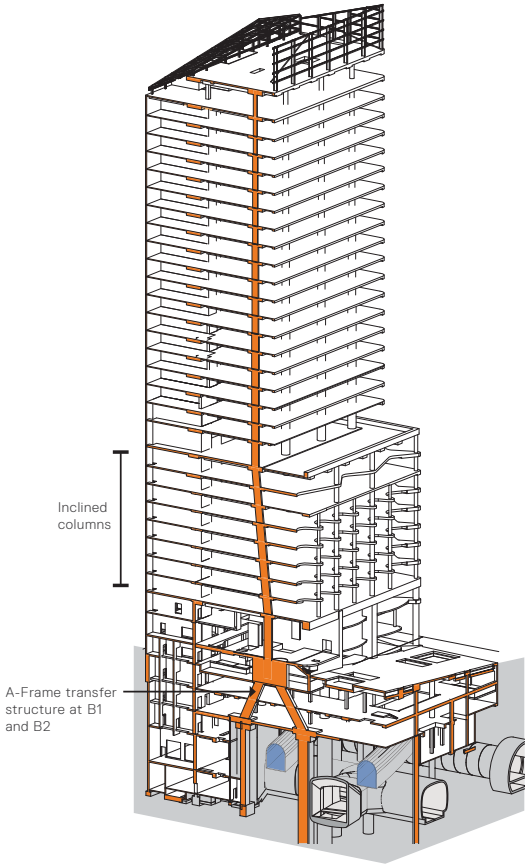
South Shaft excavation and ESL tunnels

- Significant structural constraints affect the south site
- ESL tunnels traverse the site imposing considerable constraints on pile foundations and footing locations
- Limited opportunities to drop structure
- Necessitates various transfer solutions

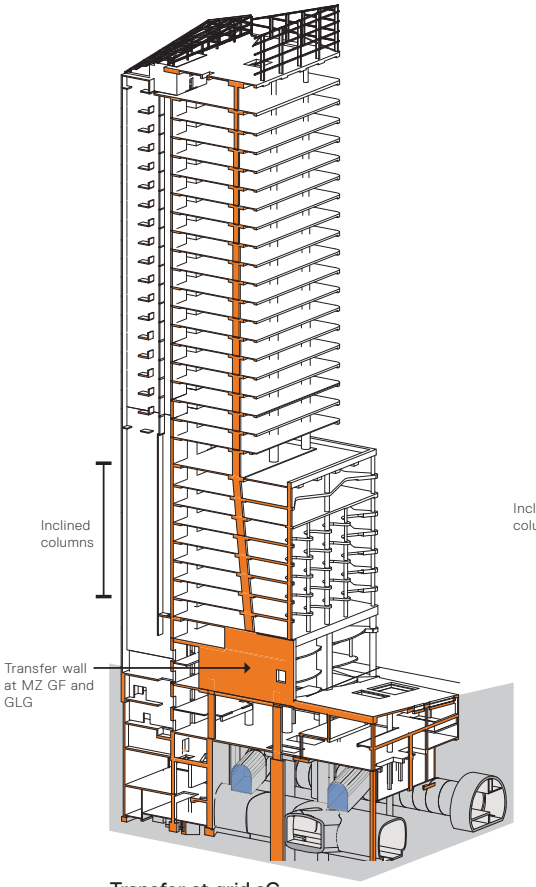


Available zones for structural landing point opportunities

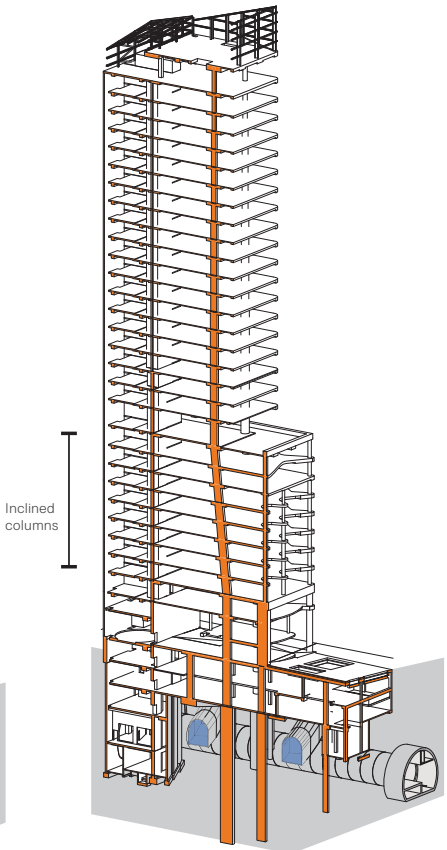
South site structural strategy



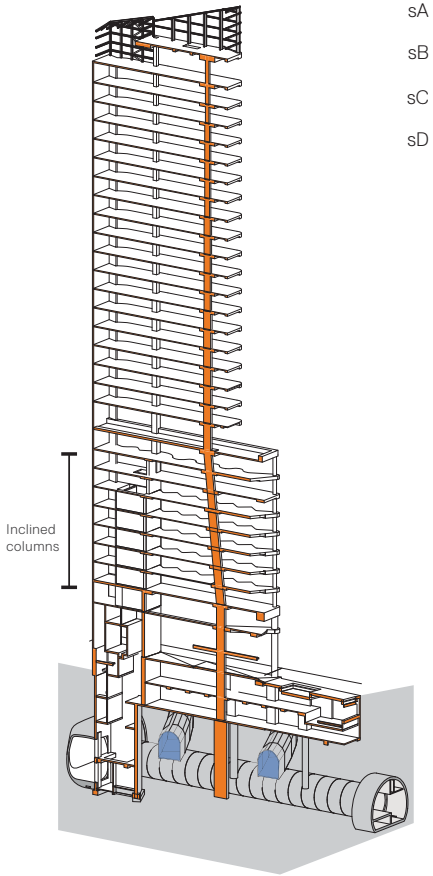
Transfer at grid sD



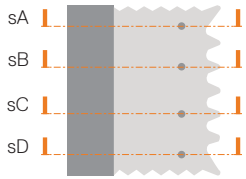
Transfer at grid sC



Transfer at grid sB



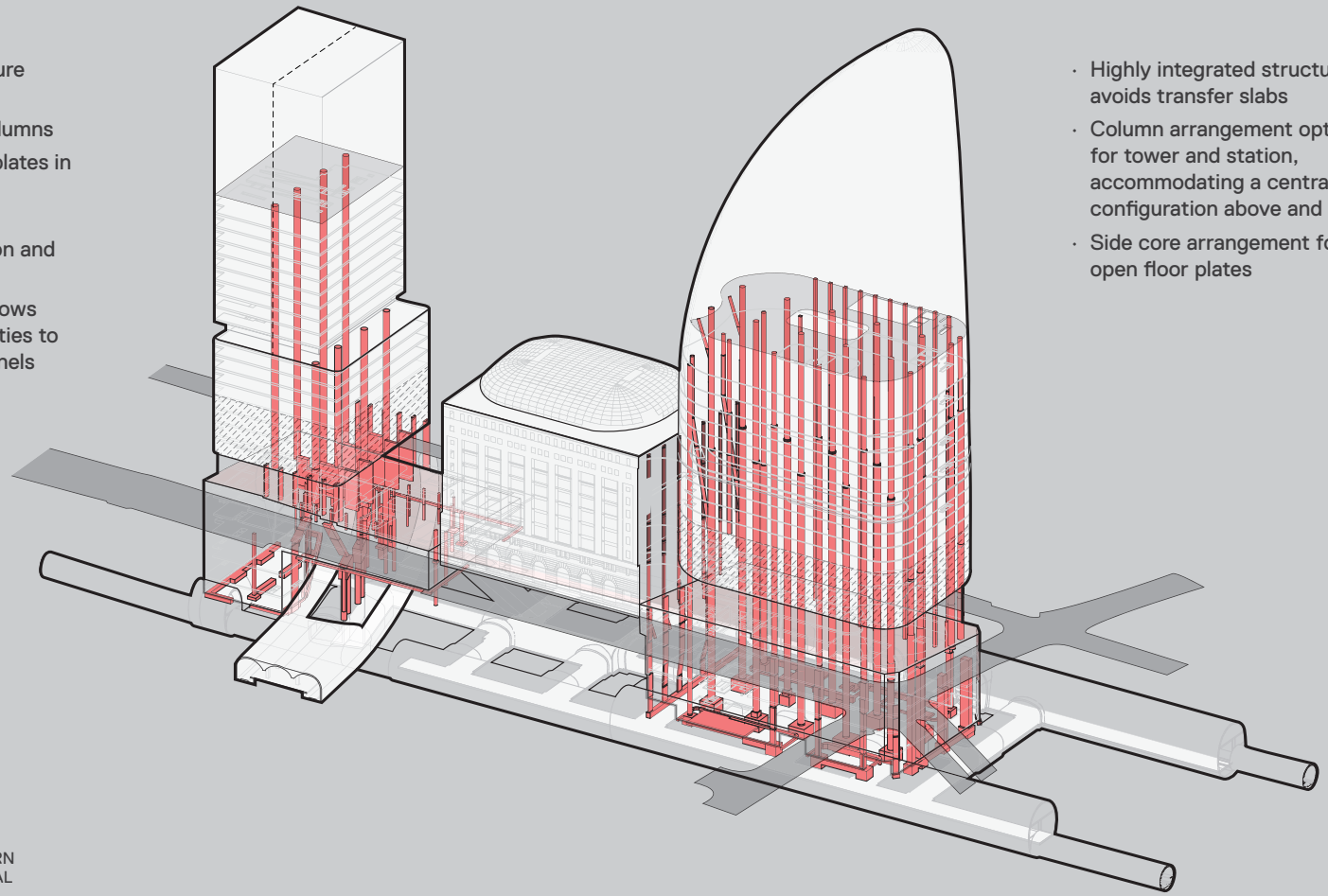
Transfer at grid sA



Key plan

Structural integration

- Highly integrated structure avoids transfer slabs
- Minimised number of columns
- Large, clear, open floor plates in the south
- Rear core arrangement, optimised for both station and tower
- Structural integration allows more efficient opportunities to transfer around ESL tunnels

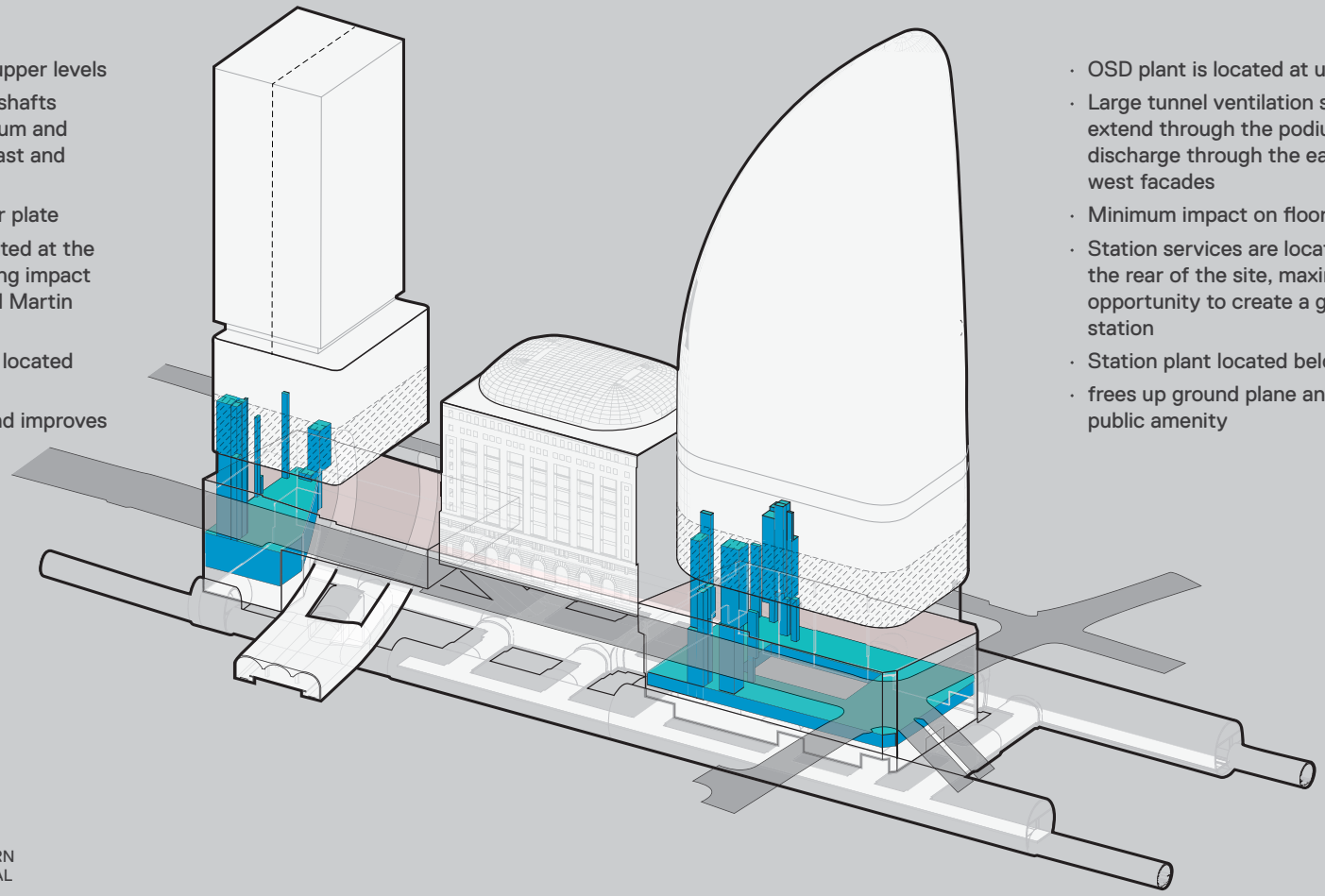


- Highly integrated structure avoids transfer slabs
- Column arrangement optimised for tower and station, accommodating a central atria configuration above and below
- Side core arrangement for clear open floor plates

NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Station services integration

- OSD plant is located at upper levels
- Large tunnel ventilation shafts extend through the podium and discharge through the east and west facades
- Minimum impact on floor plate
- Station services are located at the rear of the site, minimising impact on station entrances and Martin Place.
- Majority of station plant located below ground
- frees up ground plane and improves public amenity

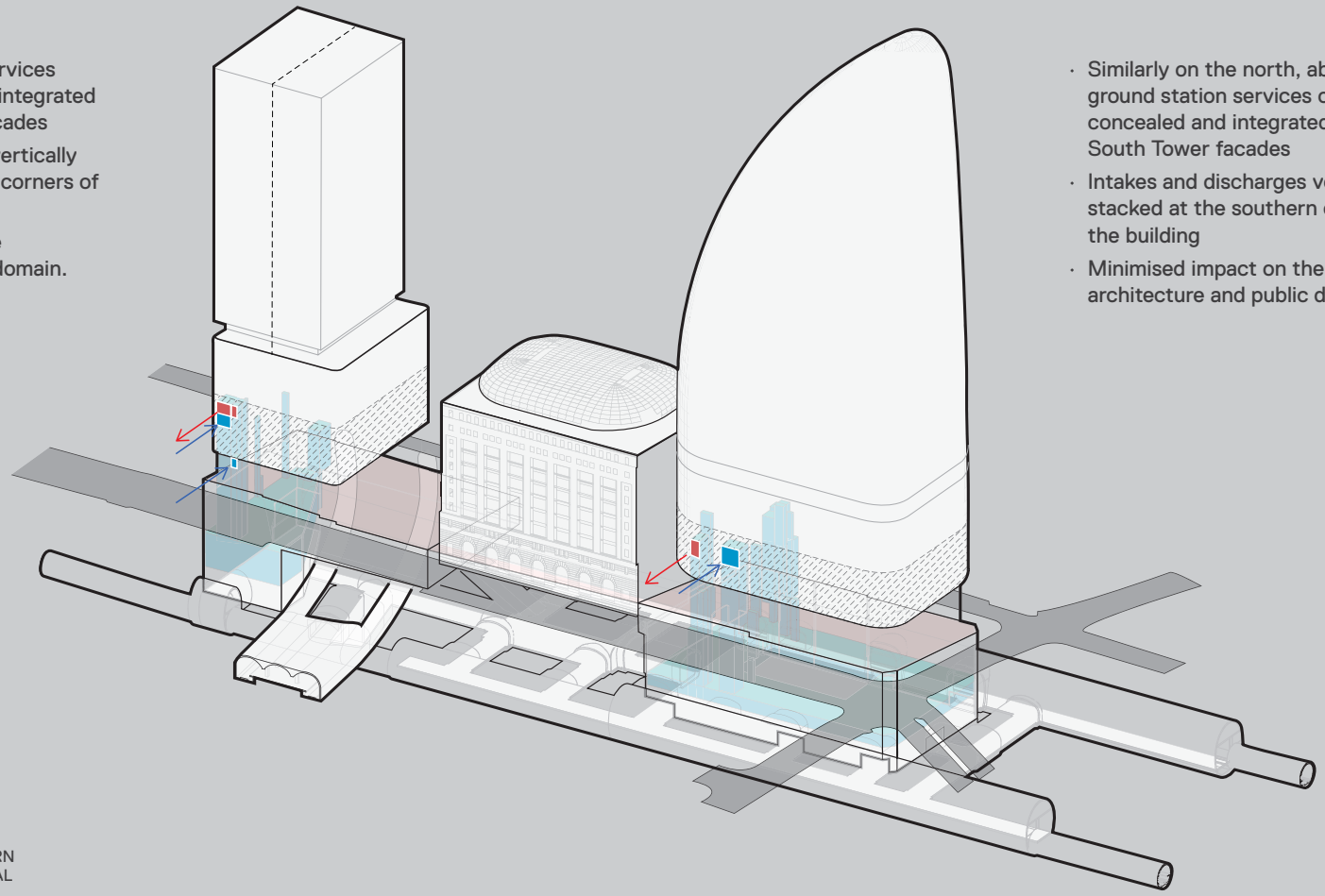


- OSD plant is located at upper levels
- Large tunnel ventilation shafts extend through the podium and discharge through the east and west facades
- Minimum impact on floor plate
- Station services are located at the rear of the site, maximising opportunity to create a grand station
- Station plant located below ground
- frees up ground plane and improves public amenity

NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Facade integration

- Above ground station services carefully concealed and integrated into the South Tower facades
- Intakes and discharges vertically stacked at the southern corners of the building
- Minimised impact on the architecture and public domain.

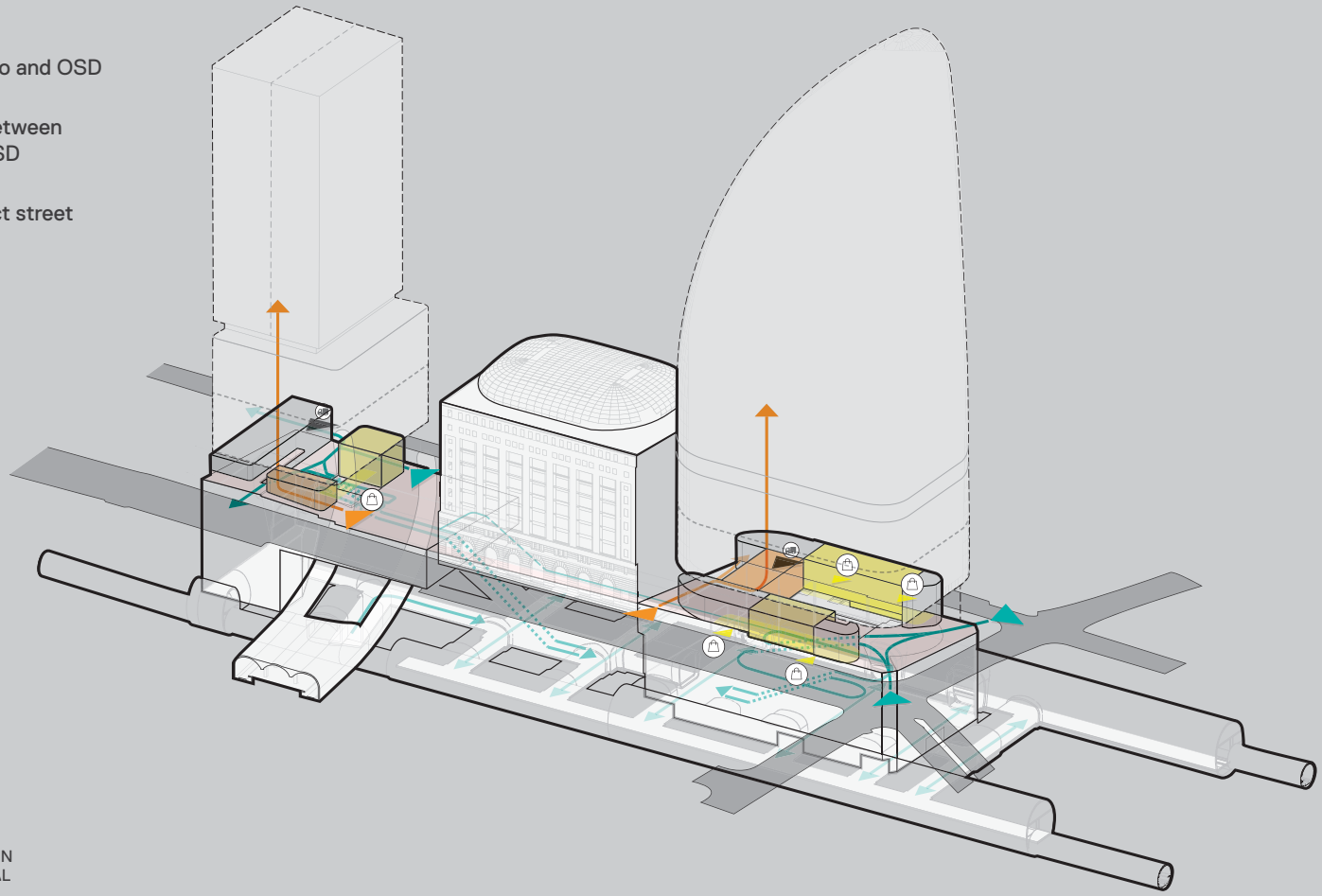


- Similarly on the north, above ground station services carefully concealed and integrated into the South Tower facades
- Intakes and discharges vertically stacked at the southern corners of the building
- Minimised impact on the architecture and public domain.

NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Pedestrian flow integration

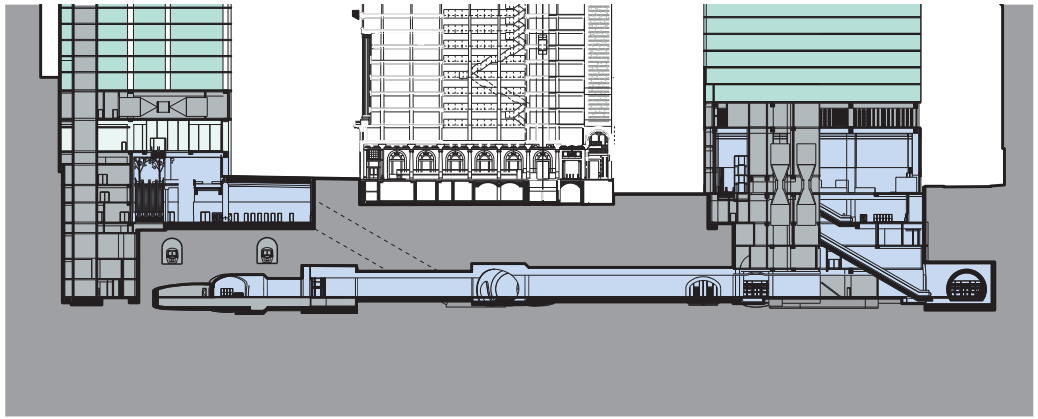
- Clear separation of Metro and OSD entrances
- Minimising cross-flow between Metro customers and OSD occupants
- OSD lobbies have distinct street addresses



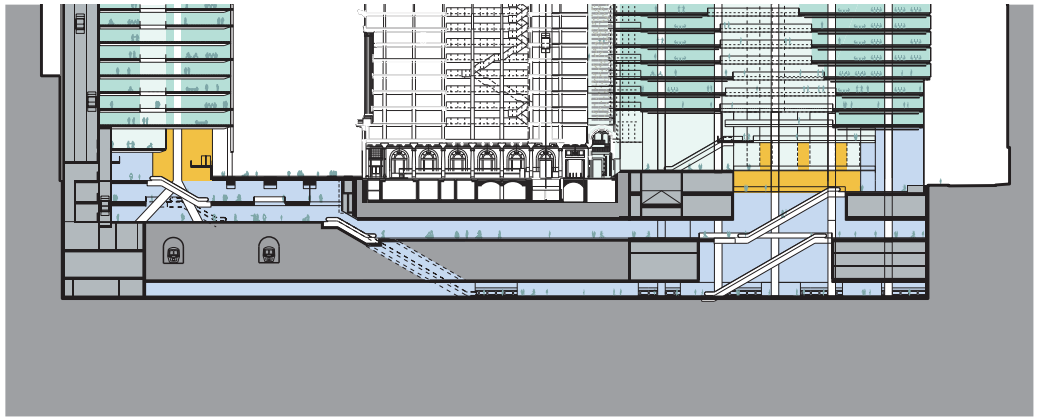
NOTE: SOUTH TOWER NORTHERN SETBACK SUBJECT TO APPROVAL

Optimised station design

1. Larger station offering many public benefits and enhanced customer experience
2. Generous entry halls and with daylit atria
3. Rationalised customer circulation on centralised alignment, offering intuitive wayfinding
4. Opportunities for daylight and natural ventilation to subterranean station
5. Views to outside from platform level are possible for enhanced wayfinding
6. Station entrances sensitively integrated in the architecture
7. Re-allocation of most station plant below ground for improved urban outcome
8. Highly coordinated and integrated structure and services between the station and OSD



Reference scheme

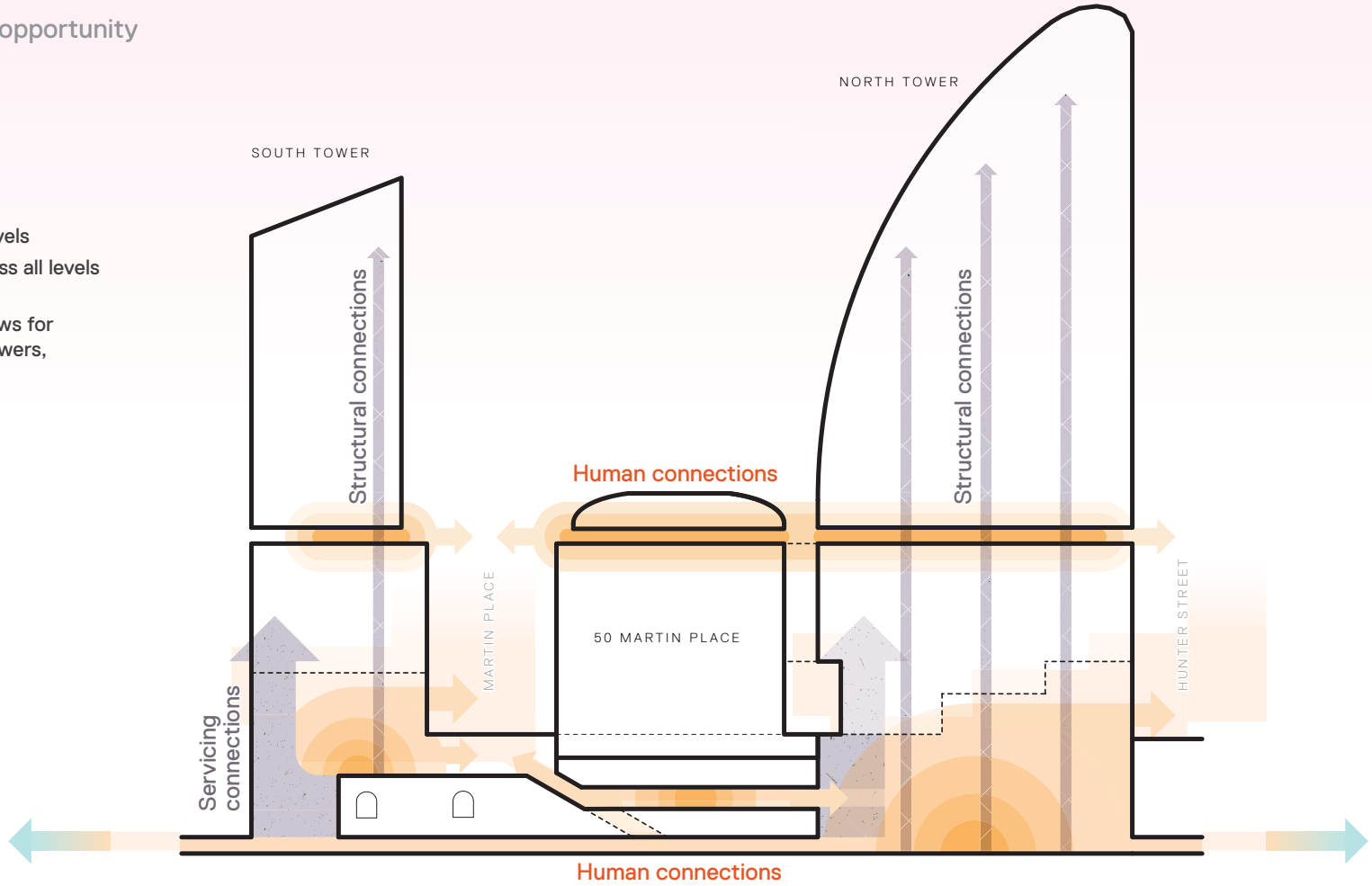


Macquarie scheme

Integrating the station with the OSD

Integration creates opportunity

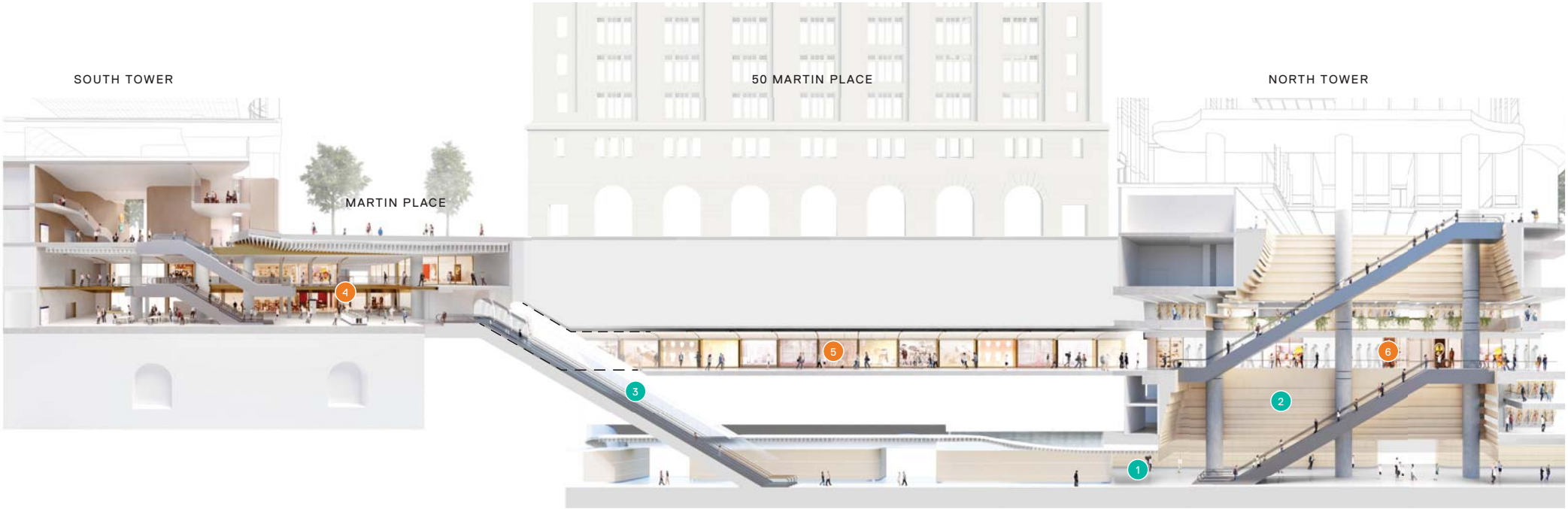
- Integration of multiple levels
- Human connections across all levels of the precinct
- An integrated design allows for convergence between towers, street and station



A station that works

A world class metro experience

- Each part has its own identity but ties together through common components and materiality
- VT all orientated in direction of travel
- Multiple horizontal connections

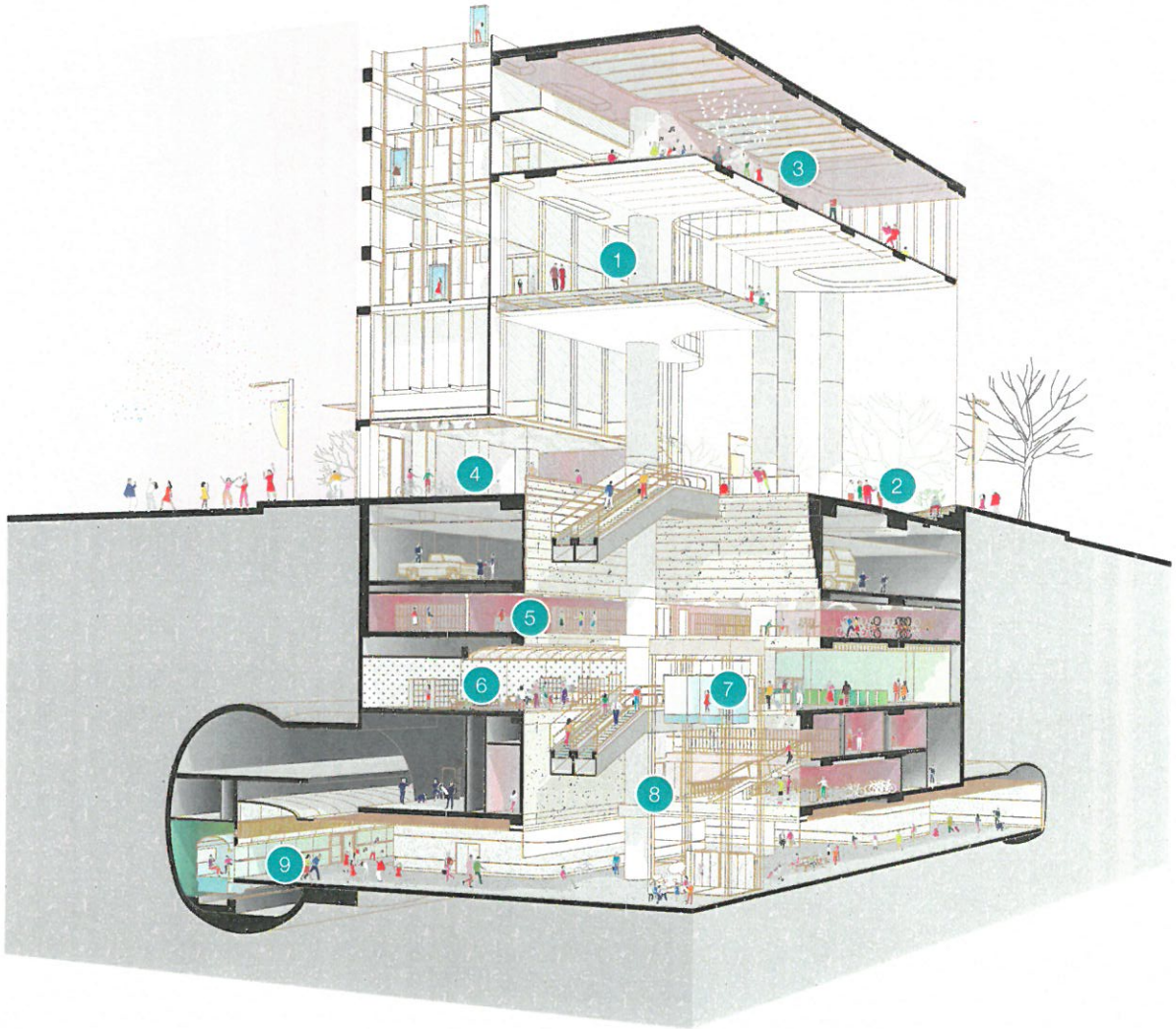


1. Platform level
2. Northern atrium
3. Inclined adit
4. Southern concourse
5. Pedestrian link
6. Northern concourse

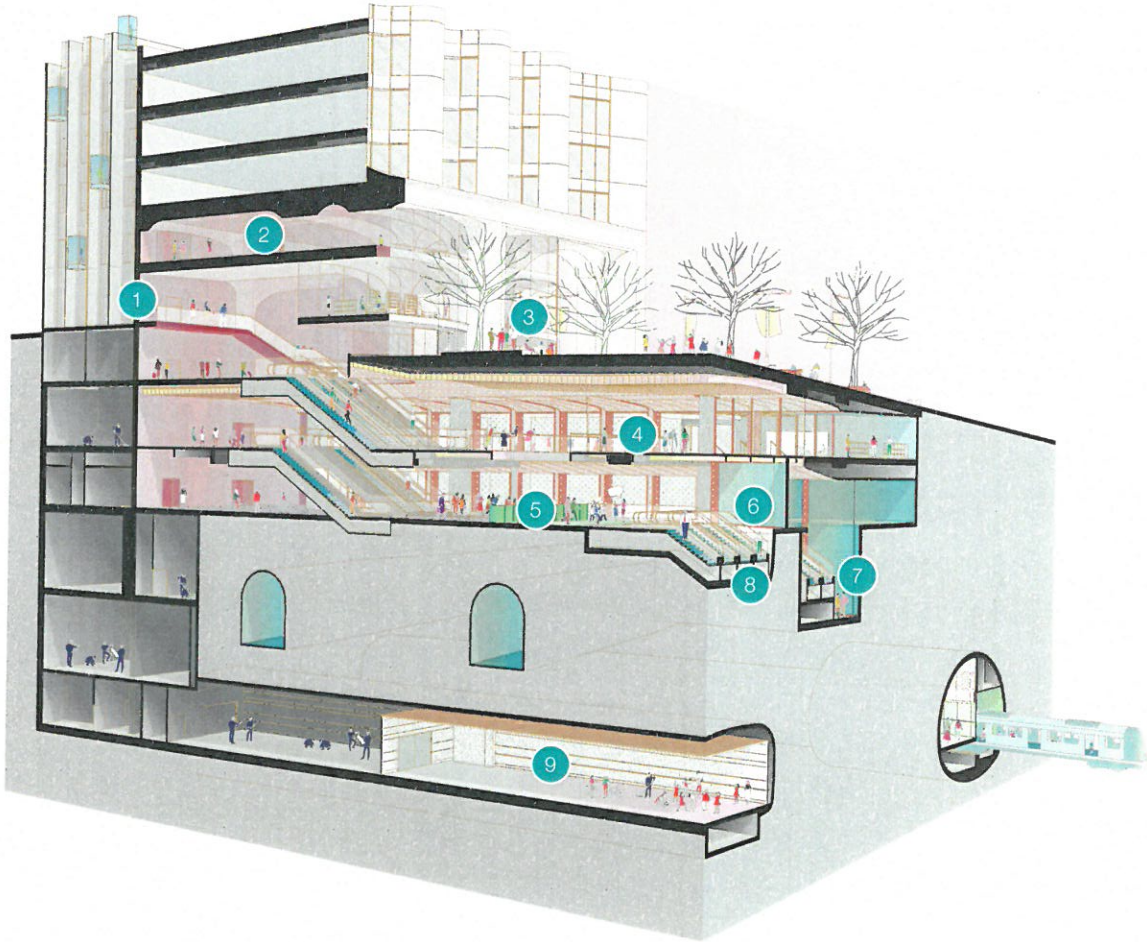
Putting the customer at the centre

1. OSD Lobby
2. Station Entrance
3. Auditorium
4. Castlereagh Retail
5. EoTF
6. Concourse/Retail
7. Gateline
8. Northern Atrium
9. Platform

- Station design is driven by customer experience
- Varied programme that interweaves around central atrium
- Variety, transparency and drama



Putting the customer at the centre



1. Elizabeth Street Station Entrance
2. OSD Lobby
3. Retail
4. B1 Southern Concourse/Retail
5. Gateline
6. B2 Southern Concourse/Retail
7. Pedestrian link connection
8. Inclined adit to platform
9. Platform

- Maximises opportunities within a constrained site
- Emphasis on transparency and intuitive wayfinding
- Heightened customer experience

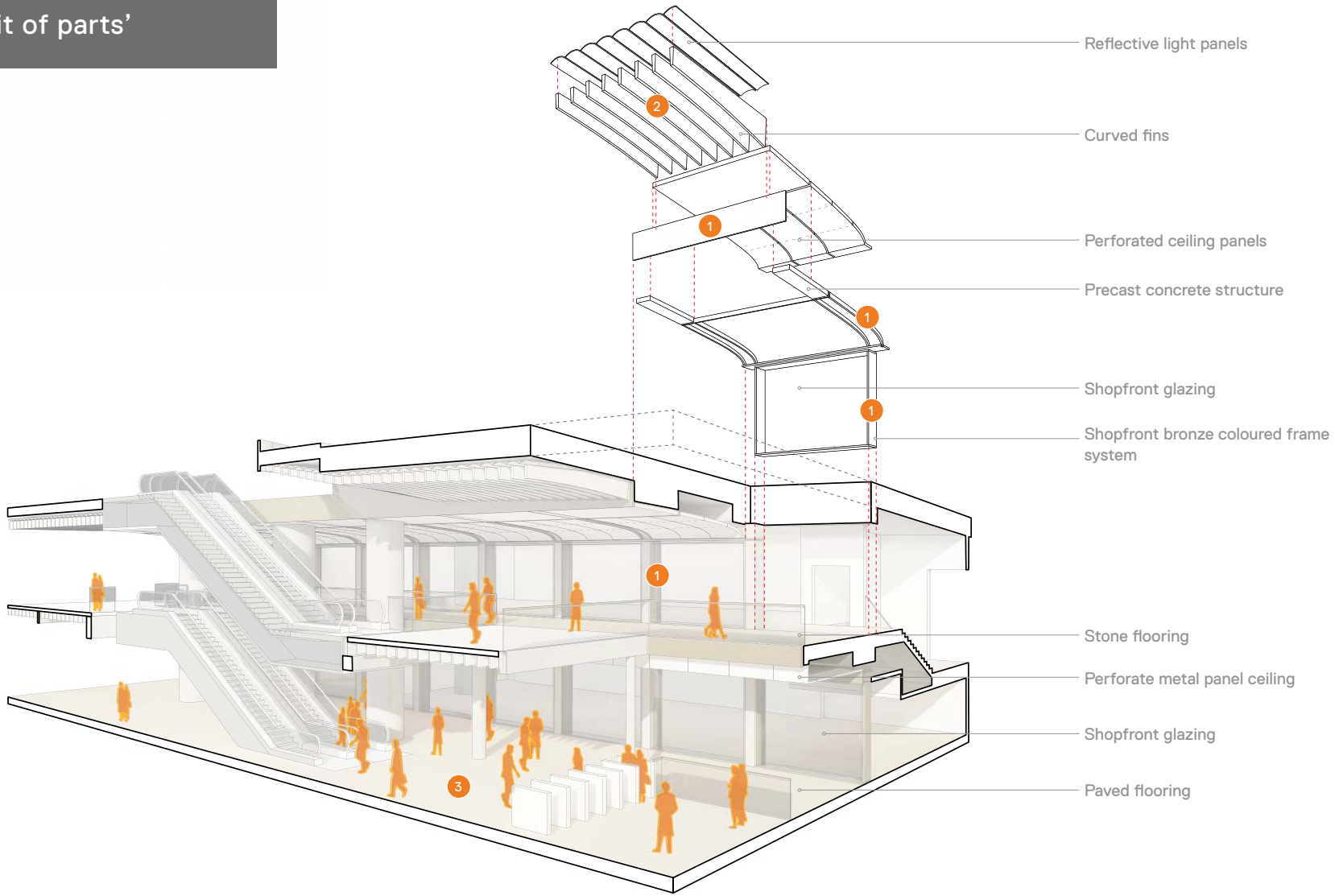
A high quality modular ‘kit of parts’

The retail experience

1 High Quality Framing

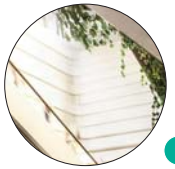
2 Toplit Ceiling

3 Paved Flooring

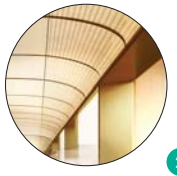


A high quality modular ‘kit of parts’

The metro experience

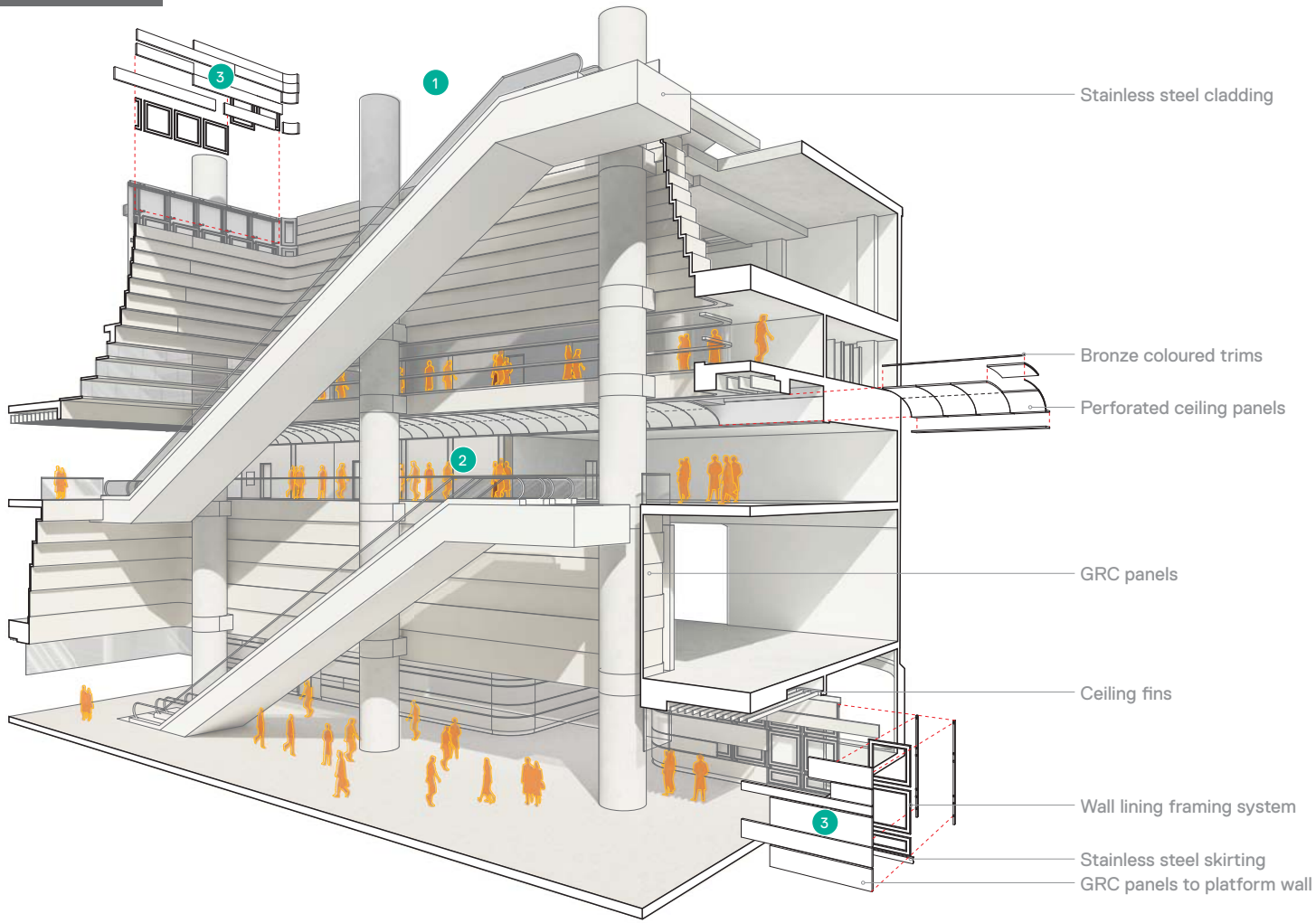


1 Natural Air + Light



2 Bronzed Framing

3 GRC Wall Panels



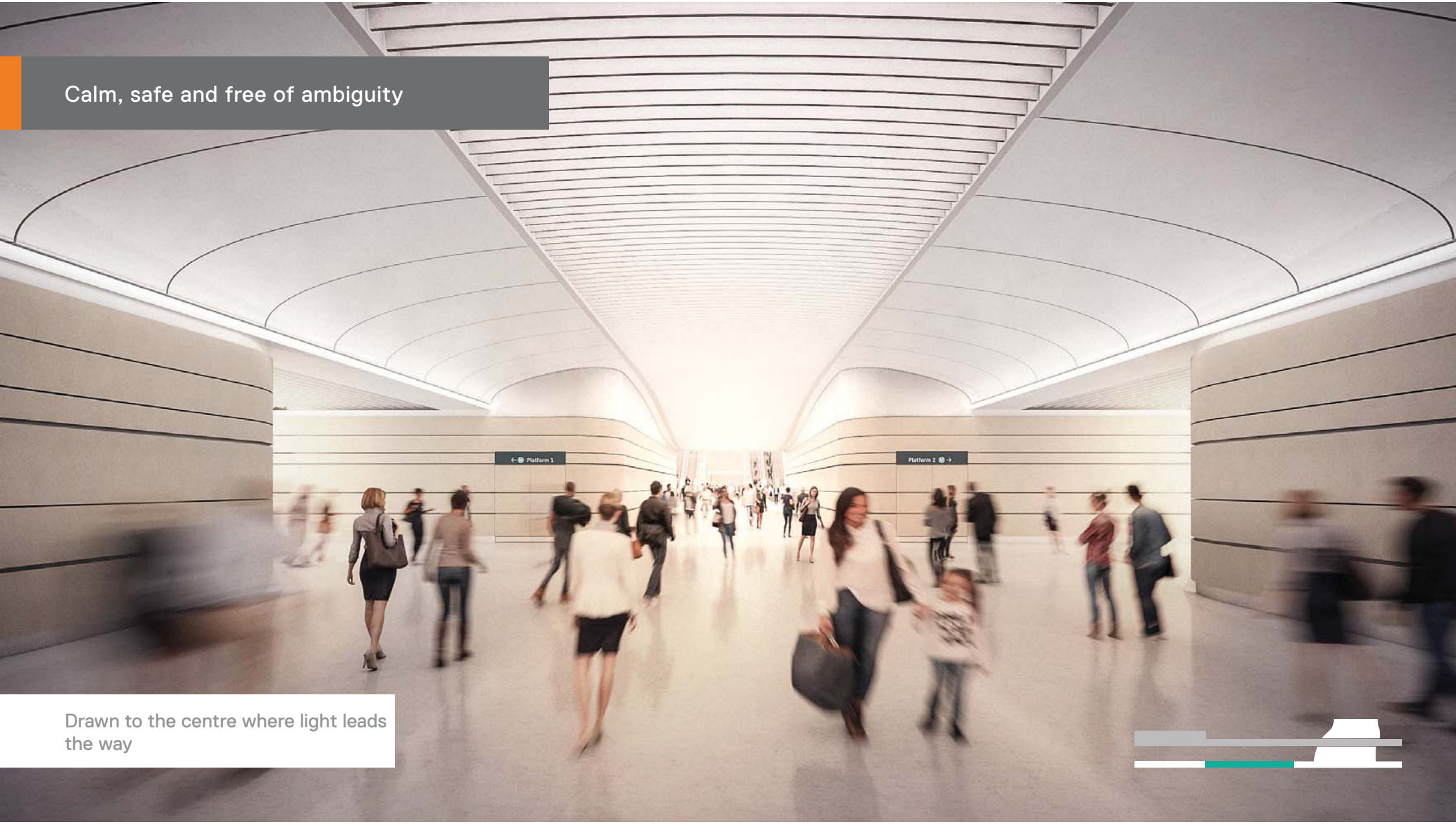
Customer experience

Arrival

Customers are gently led between sentinels marking entry

A place to inspire

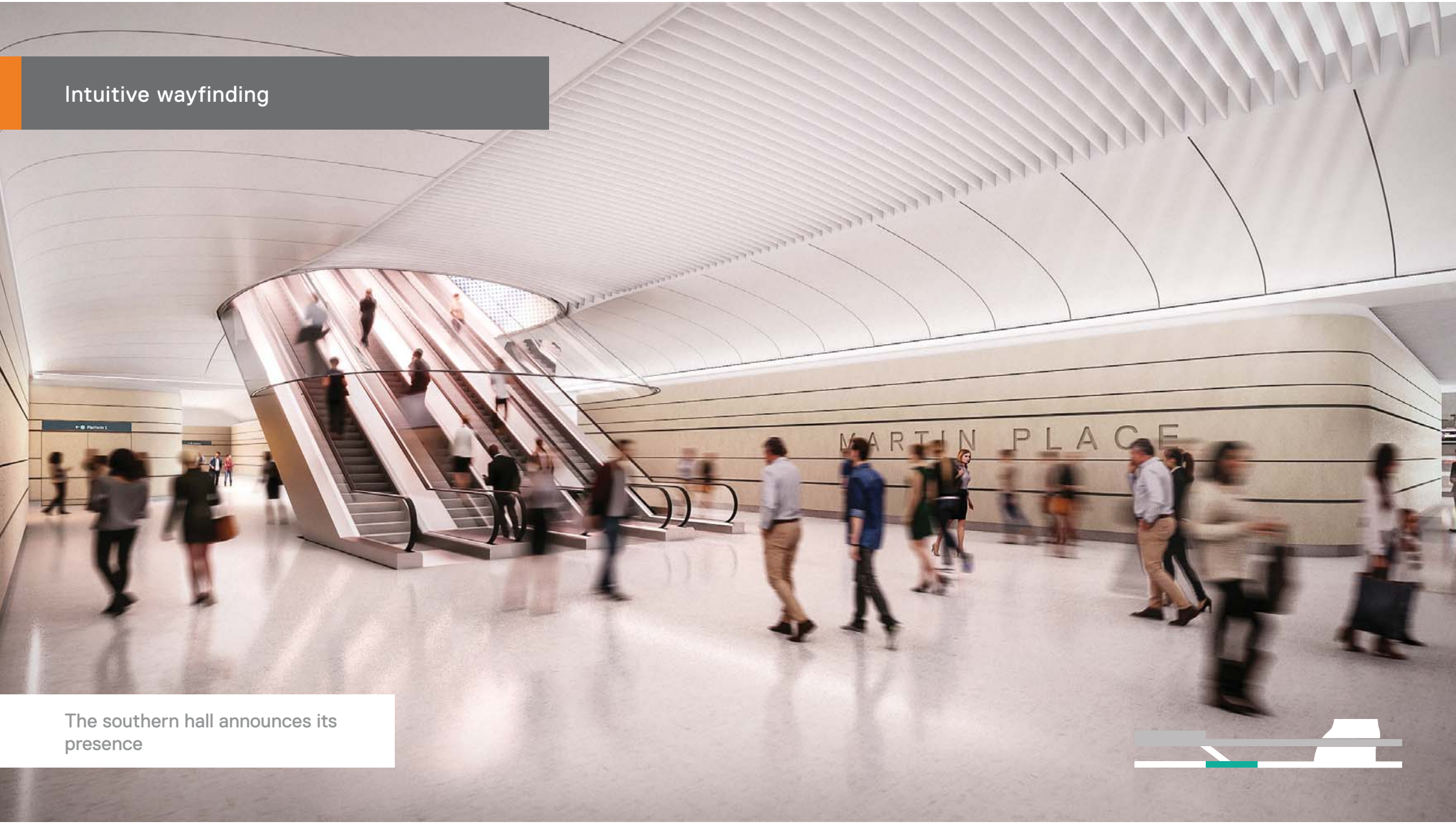
Emerging into the top lit volume of the northern atrium



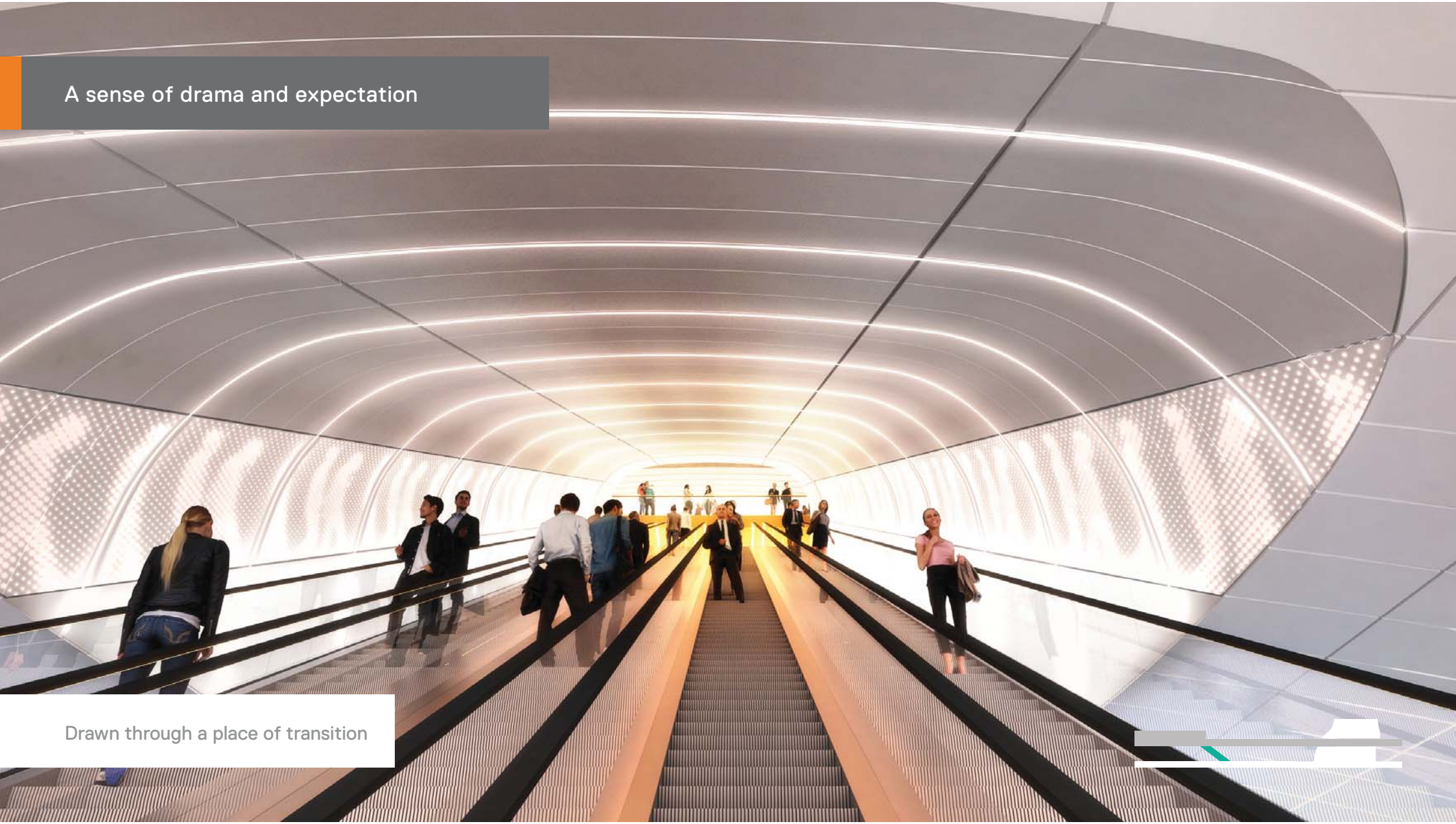
Calm, safe and free of ambiguity

Drawn to the centre where light leads the way

Intuitive wayfinding



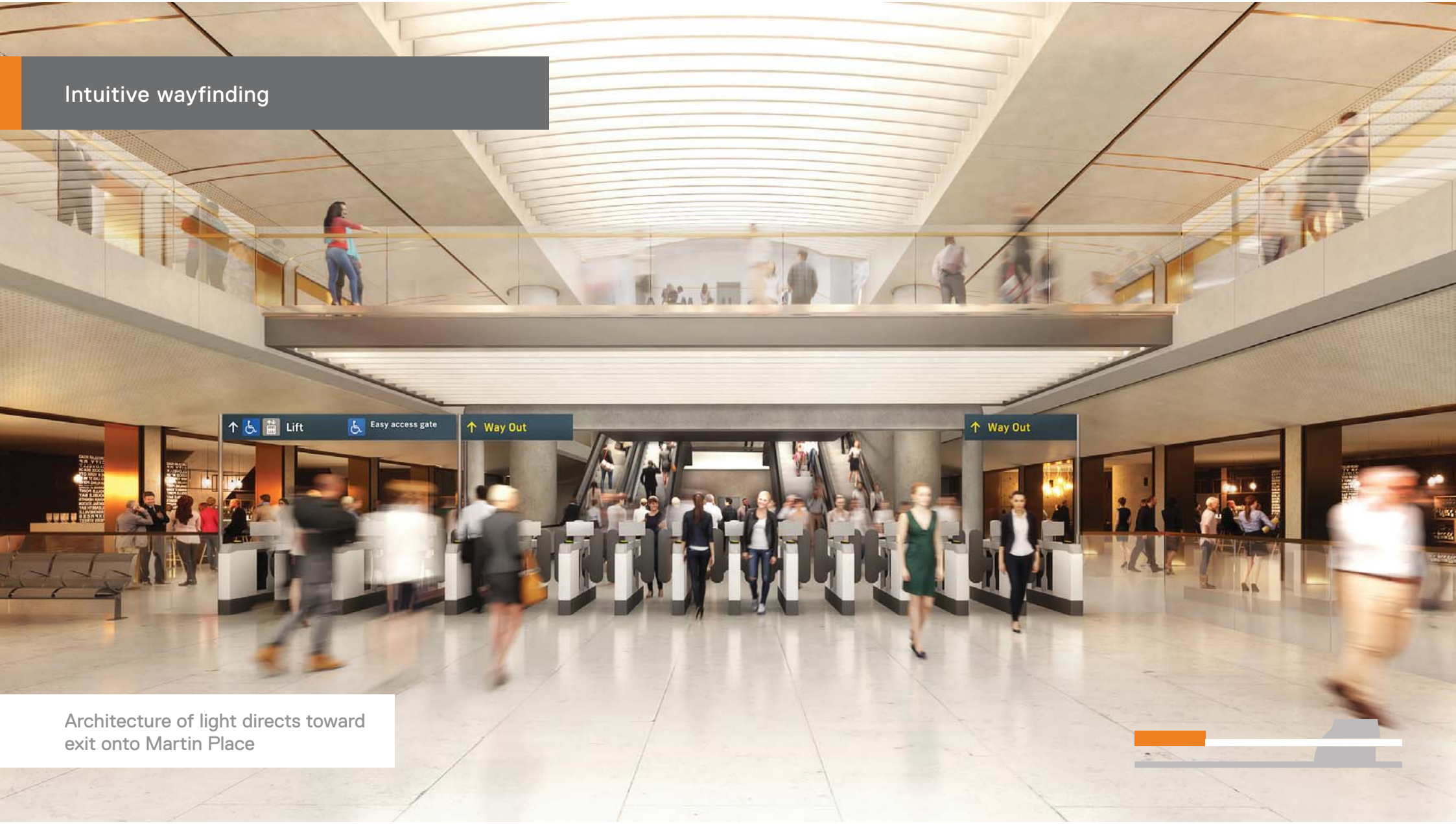
The southern hall announces its presence



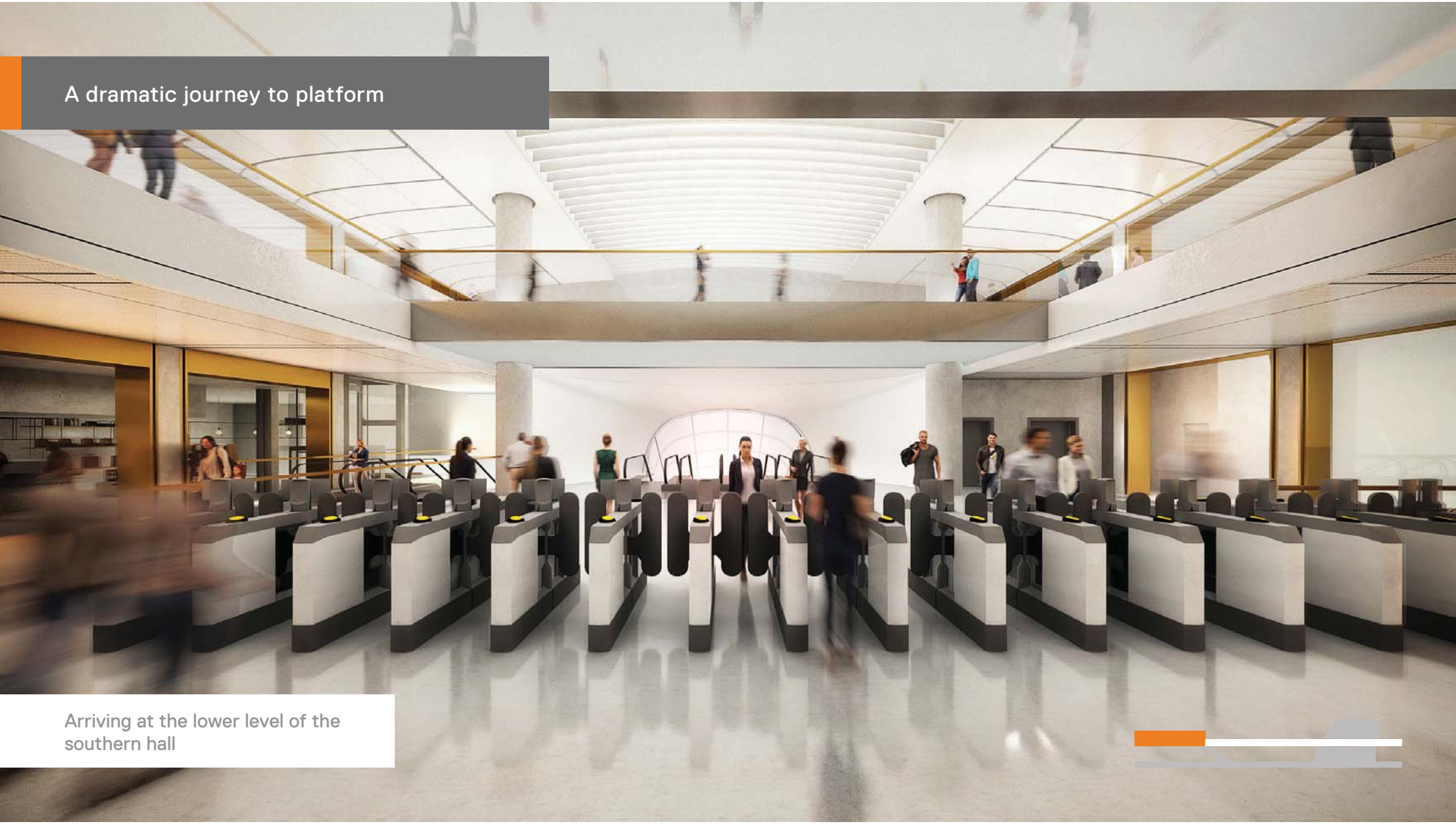
A sense of drama and expectation

Drawn through a place of transition

Intuitive wayfinding



Architecture of light directs toward exit onto Martin Place

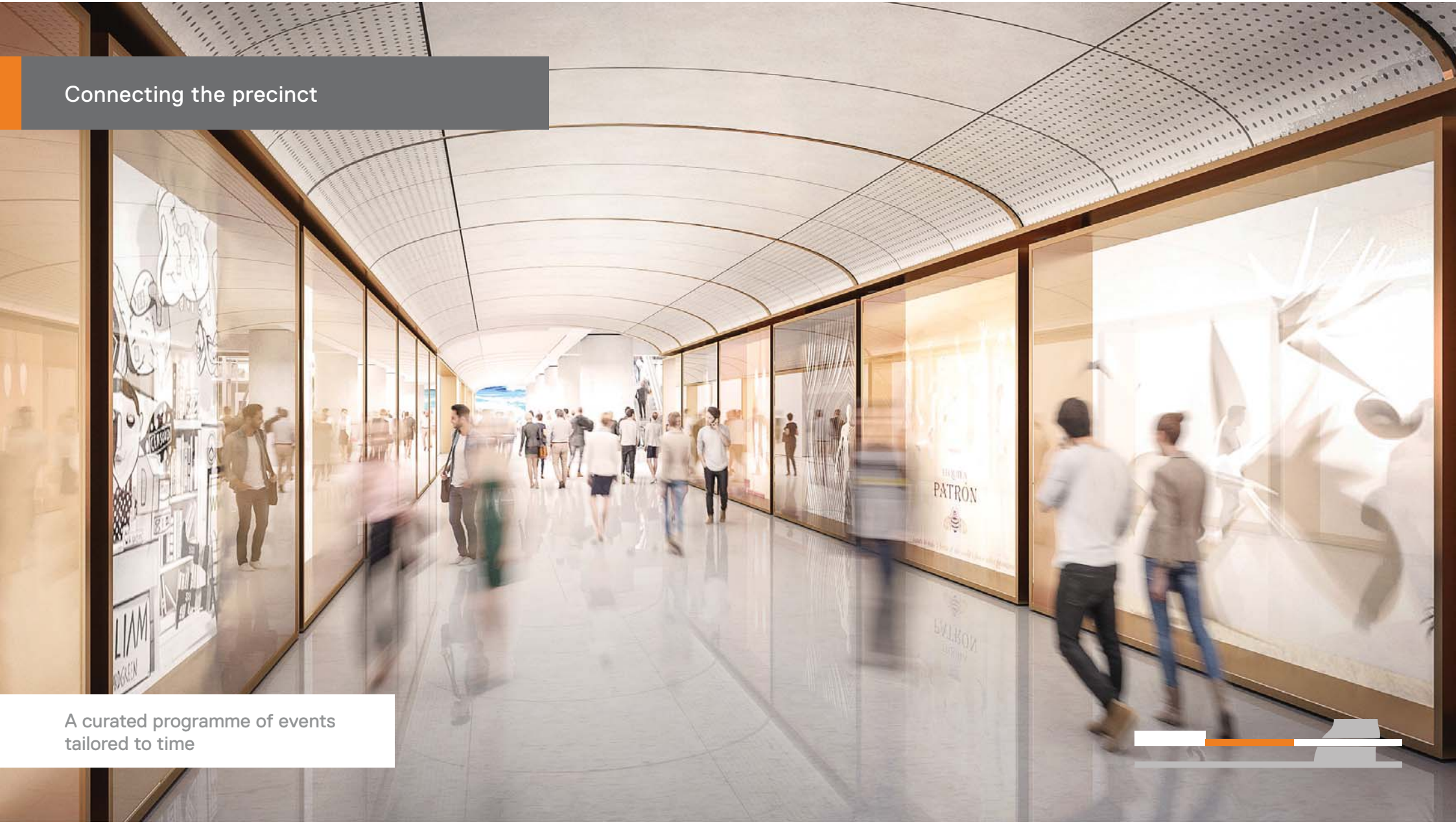


A dramatic journey to platform

Arriving at the lower level of the southern hall

A market hall destination

Station identity is drawn from its relationship with Martin Place above



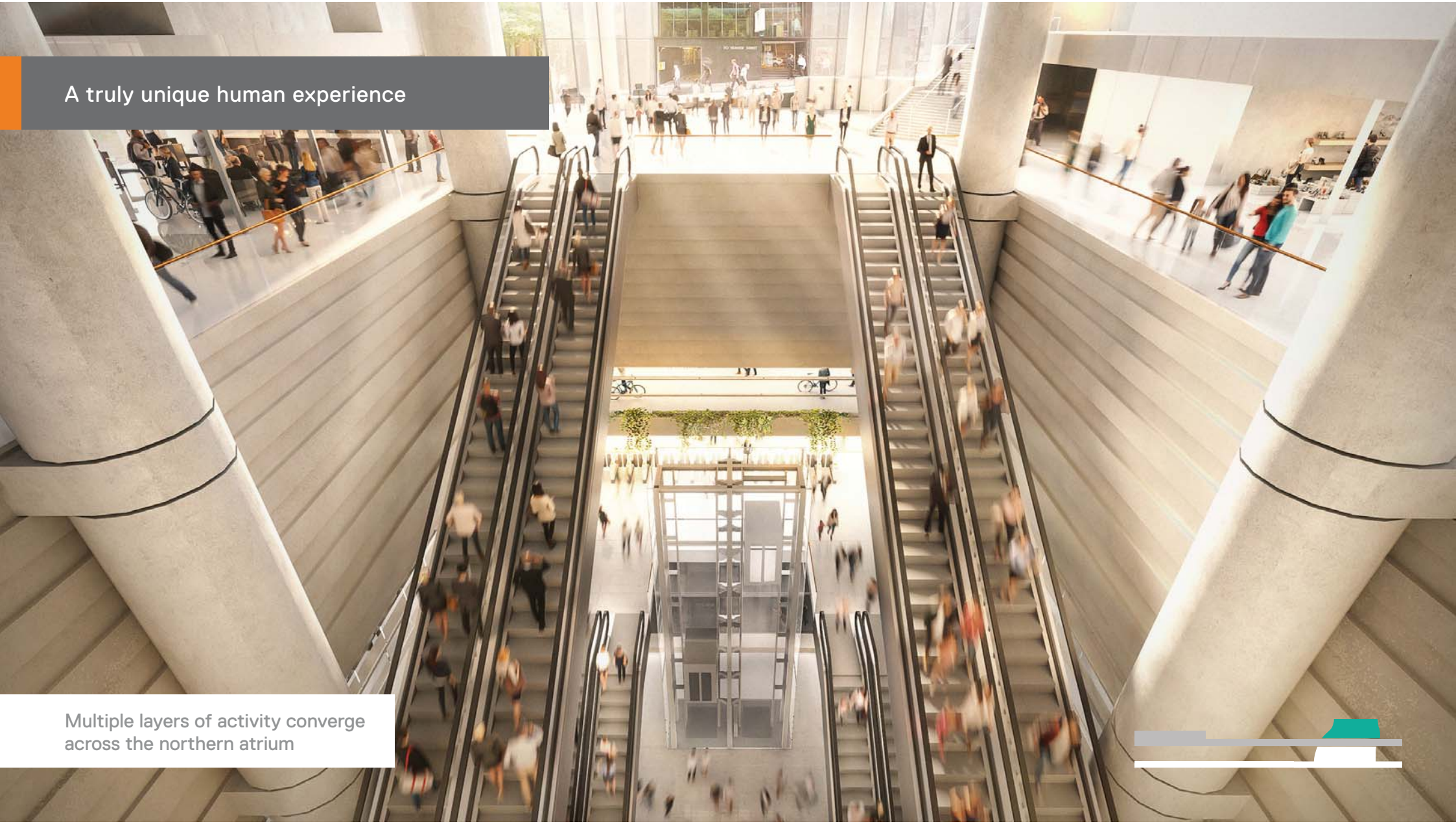
Connecting the precinct

A curated programme of events tailored to time

A sense of drama

Intimate retail opens out to naturally lit atria

A truly unique human experience



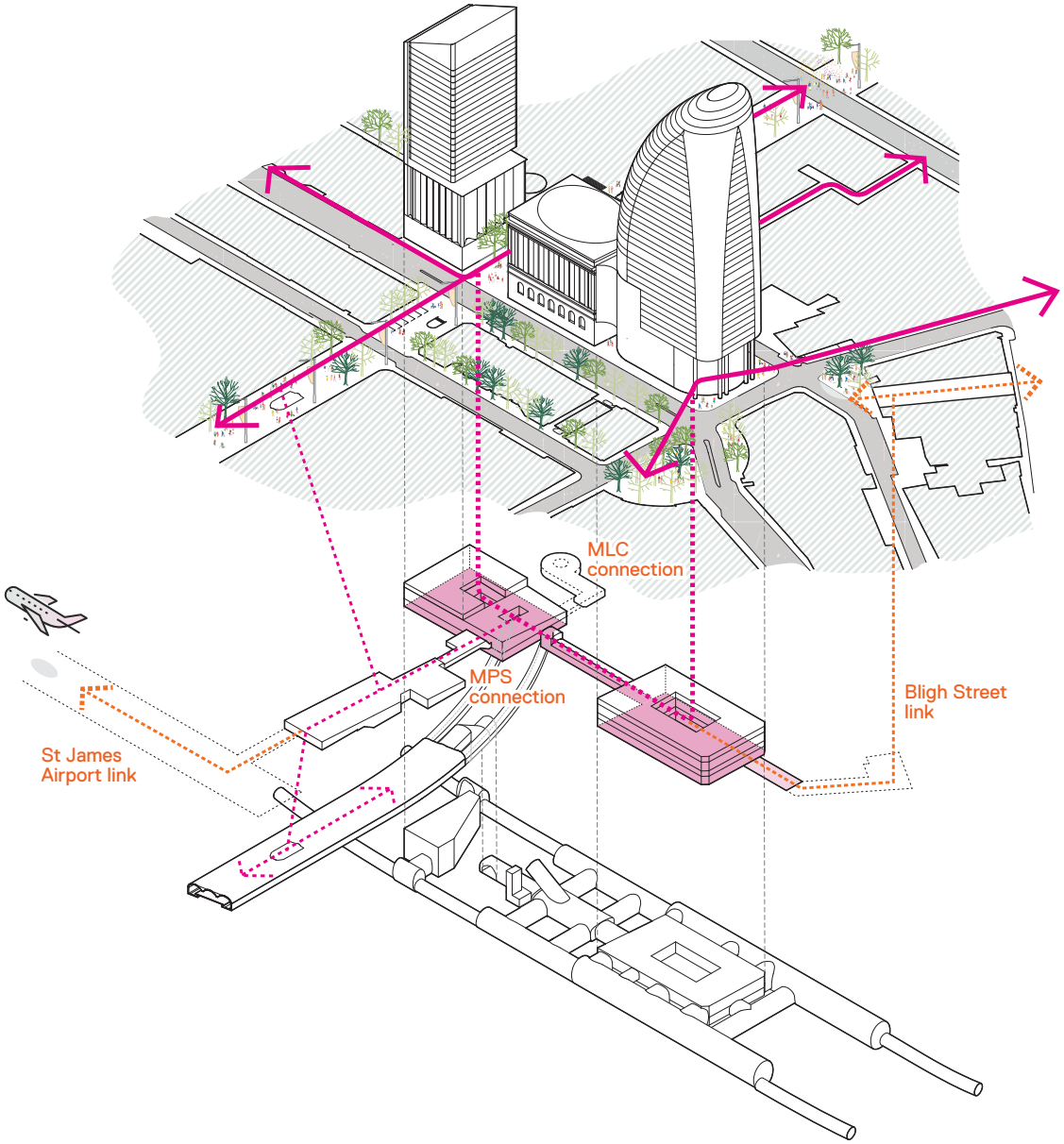
Multiple layers of activity converge across the northern atrium

Next steps

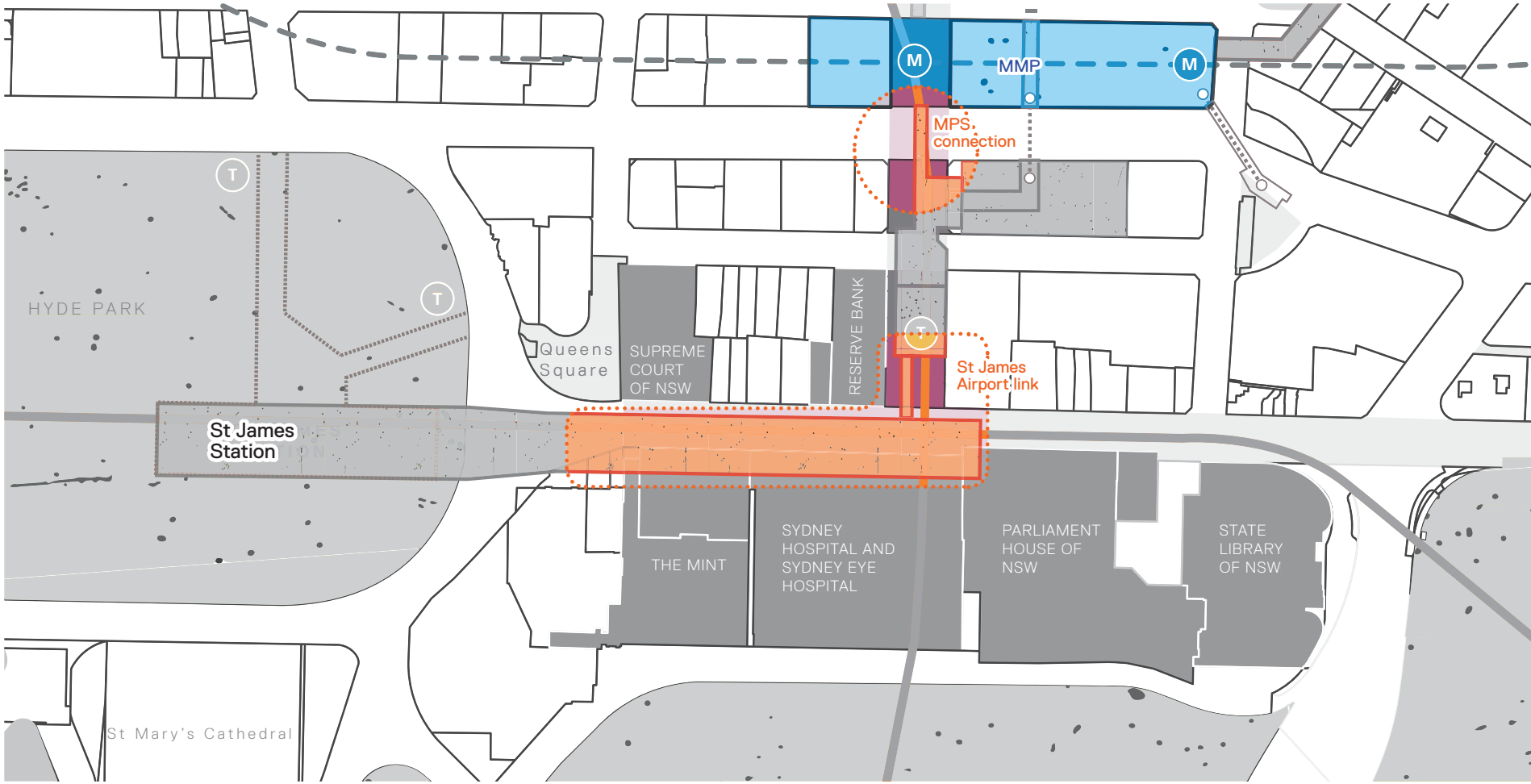
Potential precinct connections

Aspirational precinct links for future development

- St James Airport link
- Martin Place Station connection
- MLC connection
- Bligh Street link



St James airport link + MPS connection

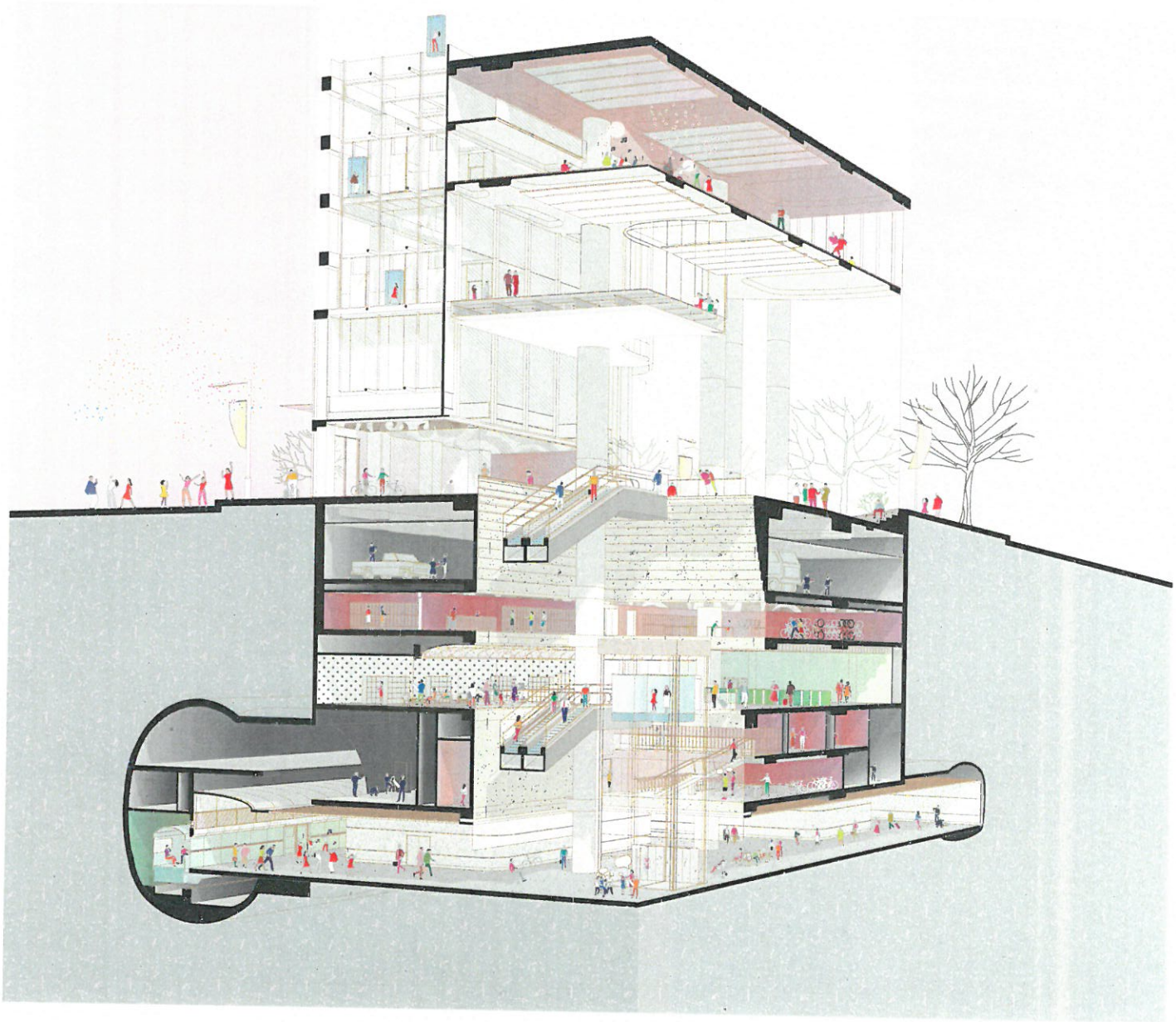


MLC connection and Bligh Street link

Potential MLC connection

- 1x stairs
- 1x lift (whether DDA platform or full lift subject to further coordination)

Thank you



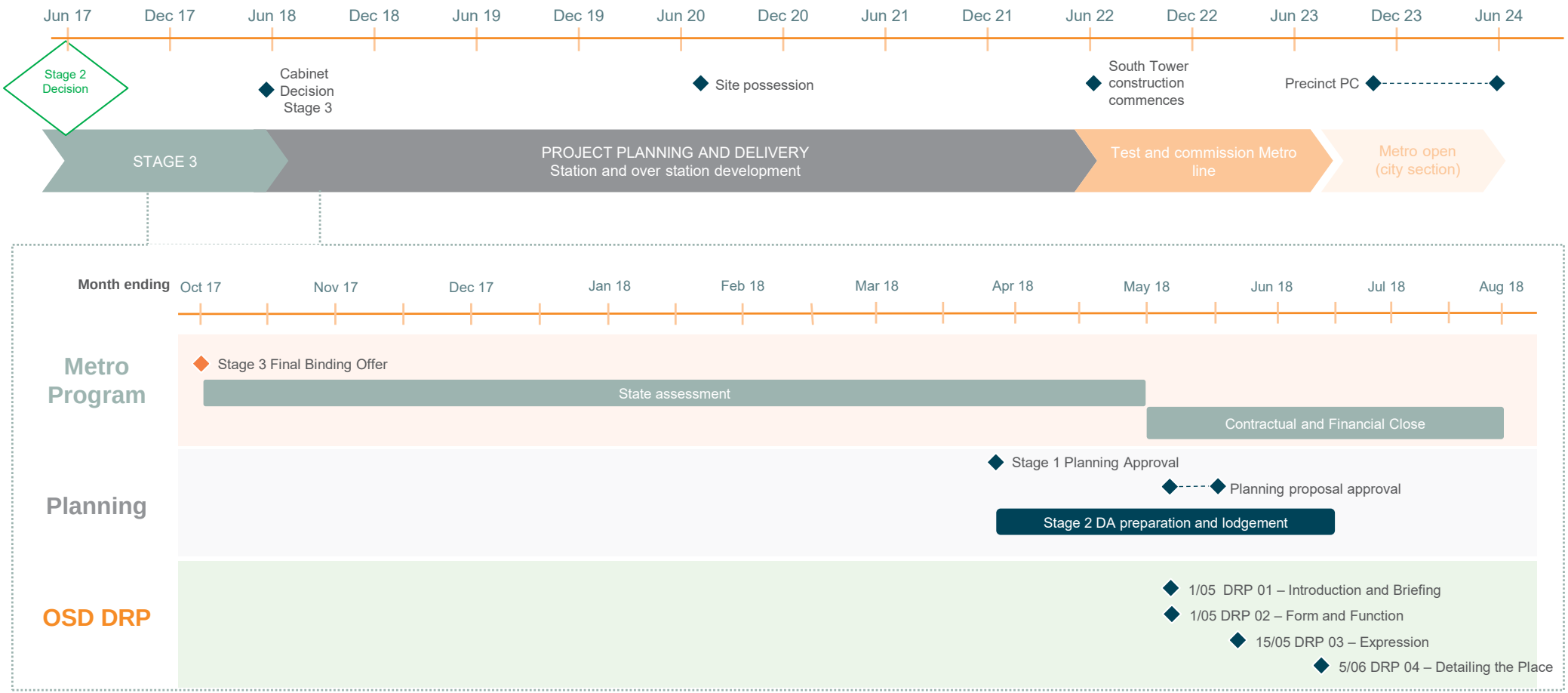
4

Integrated Metro Programme

Next steps

The Design Review Panel and planning processes are closely tied to the Metro Program design

Martin Place OSD DRP indicative timeline



Review of the design development process

The Design Review Panel underpins the design excellence process and will ensure the highest standard of architectural, urban and landscape design

FORM & FUNCTION

- Massing
- Bulk
- GFA
- Setbacks

EXPRESSION

- Podium
- Scale to 50 Martin Place
- Materials
- Ground plane
- Engineering

DETAILING THE PLACE

- Feasibility
- Constructability
- Materials
- Environmental conditions

STAGE 2 DAs

Detailed and comprehensive submission

PUBLIC DOMAIN, NORTH-SOUTH LINK & ACTIVATION

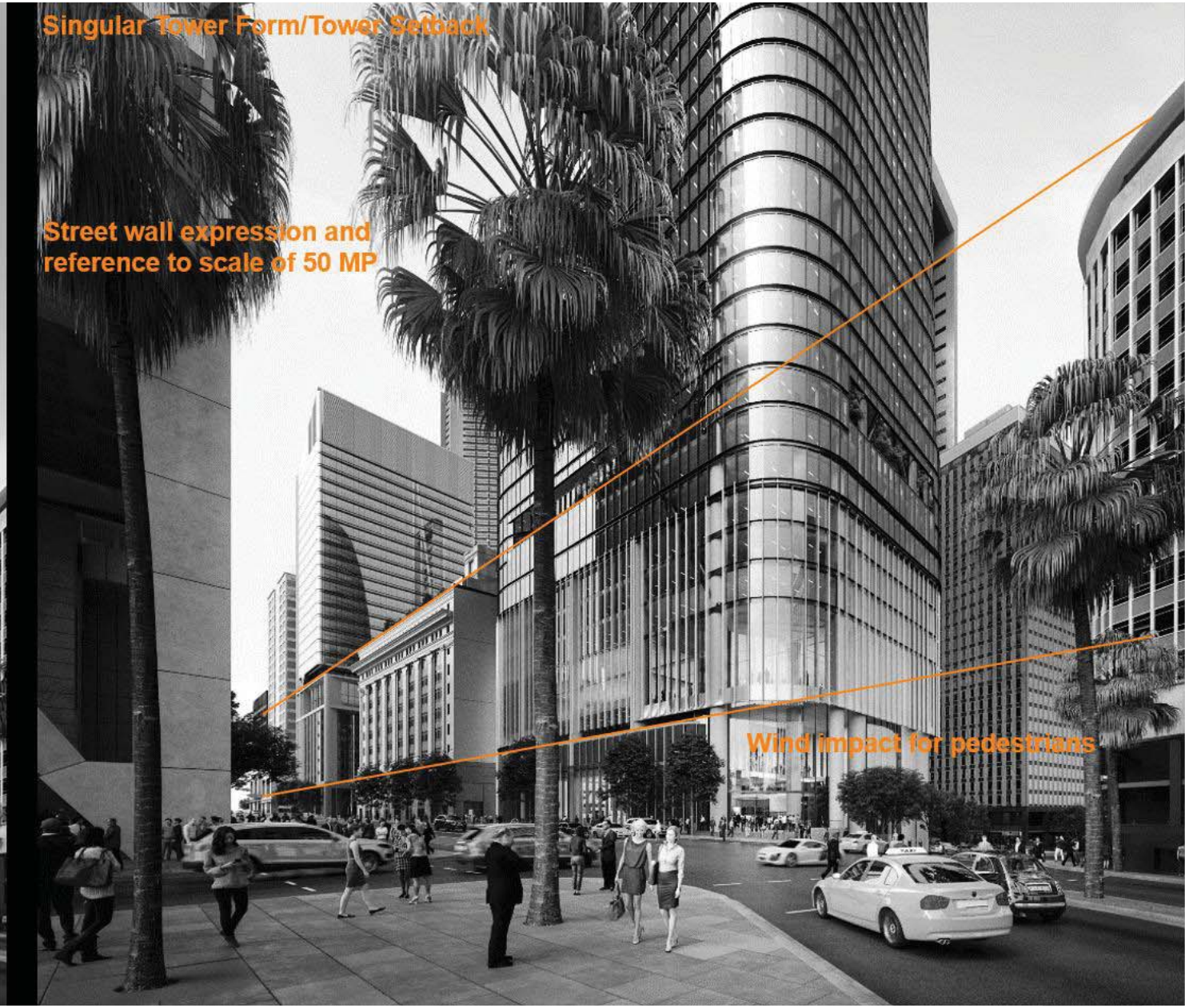
HIGH INTEGRATION WITH METRO → CUSTOMER & TECHNICAL SPECIFICATIONS

Increased detail through each design meeting

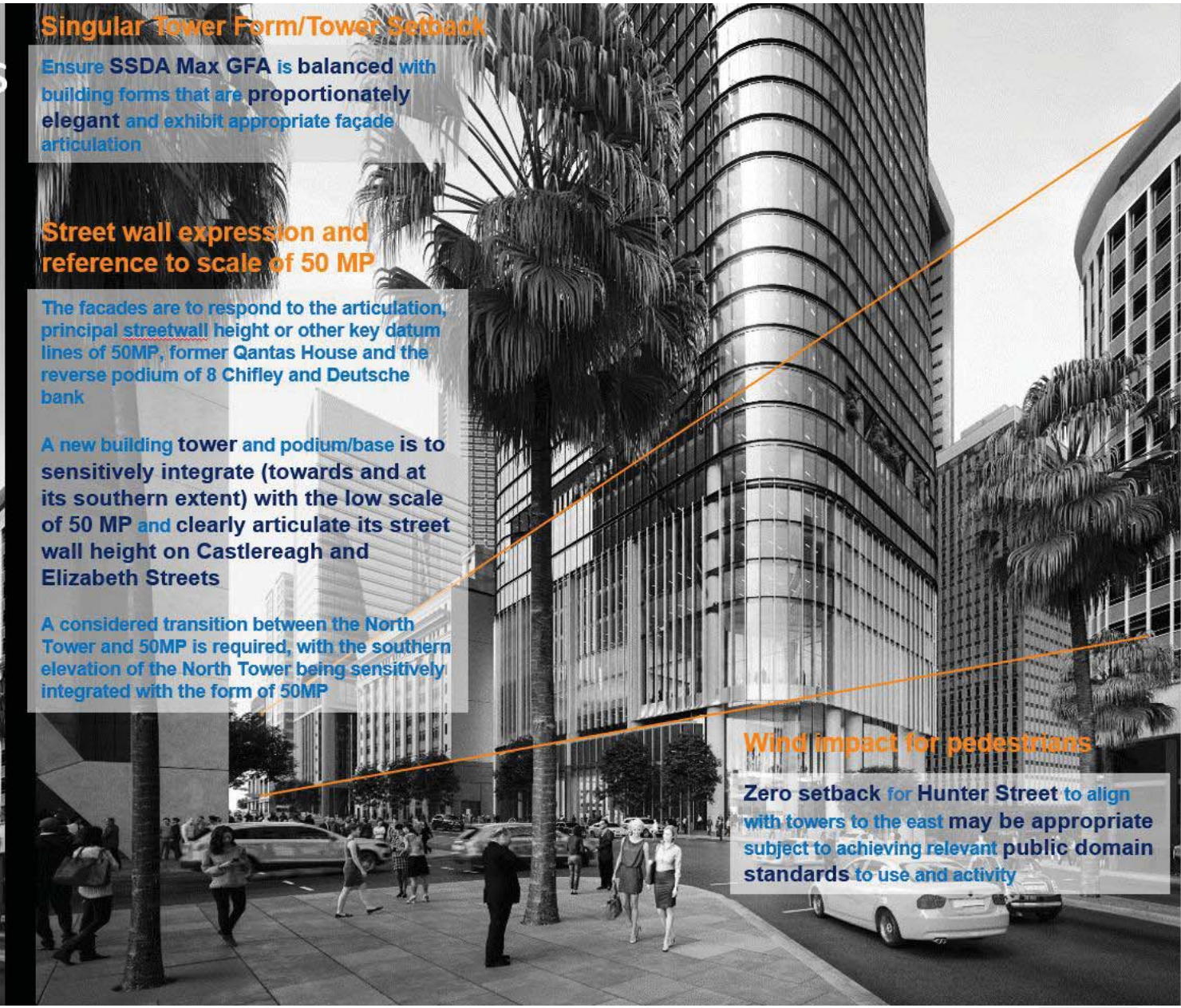
5
Design Update

North Tower Design Update

JPW has commenced working through the Sydney Metro DRP feedback for the North Tower



North Tower Design Update (continued)



Singular Tower Form/Tower Setback

Ensure SSDA Max GFA is balanced with building forms that are proportionately elegant and exhibit appropriate façade articulation

Street wall expression and reference to scale of 50 MP

The facades are to respond to the articulation, principal streetwall height or other key datum lines of 50MP, former Qantas House and the reverse podium of 8 Chifley and Deutsche bank

A new building tower and podium/base is to sensitively integrate (towards and at its southern extent) with the low scale of 50 MP and clearly articulate its street wall height on Castlereagh and Elizabeth Streets

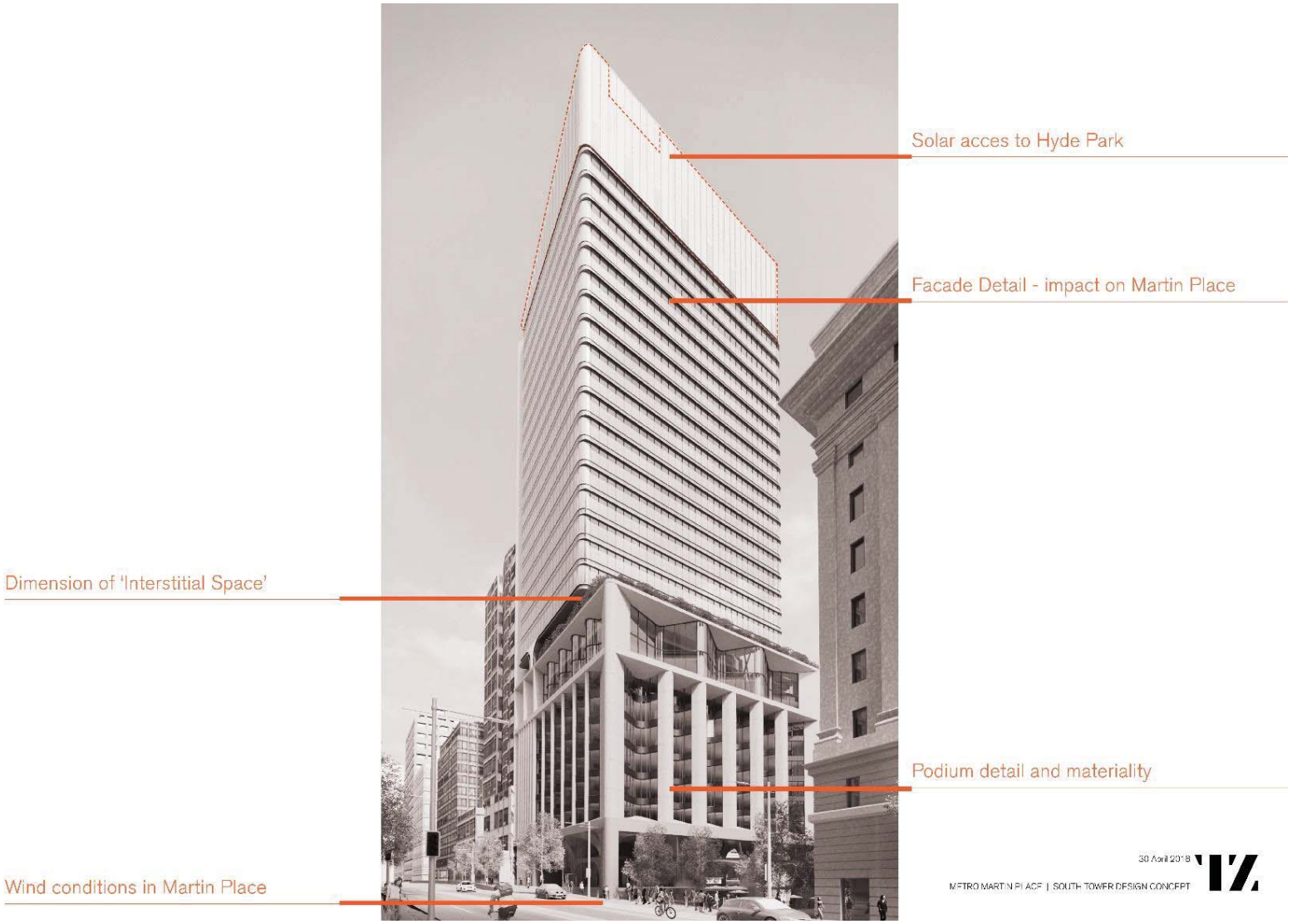
A considered transition between the North Tower and 50MP is required, with the southern elevation of the North Tower being sensitively integrated with the form of 50MP

Wind impact for pedestrians

Zero setback for Hunter Street to align with towers to the east may be appropriate subject to achieving relevant public domain standards to use and activity

South Tower Design Update

Tzannes has commenced working through the Sydney Metro DRP feedback for the South Tower



6

Questions & Discussion

7
Site Visit

Metro Martin Place

Sydney Metro Martin Place Over Station Development Design Review Panel

DRP #02

1 May 2018

1
North Tower

North Tower

- Refresher to site design approach
- Key diagrams to explain building
- Datum lines
- Podium/tower – relationship to 50MP, building and ground plane sections
- Through site link
- Sketch form – where we were to changes being made
- Next steps

Note: JPW presentation for North Tower under separate cover

NORTH TOWER
OSD DRP discussion

- Functional Brief and Urban Response

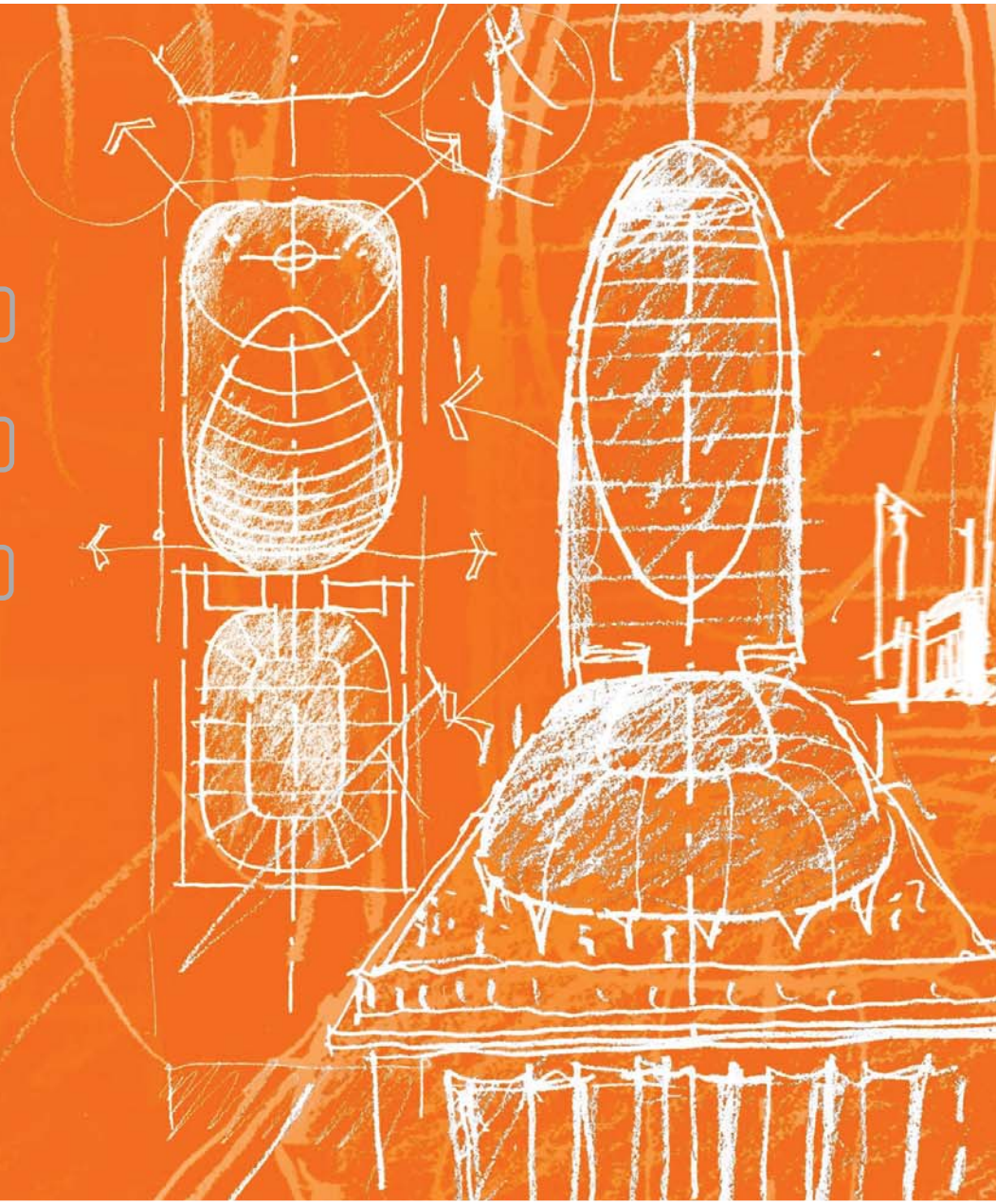
  DRP Feedback

- Building Expression and Organisation

  DRP Feedback

- Materials, Finishes and Detailing

  DRP Feedback



NORTH TOWER
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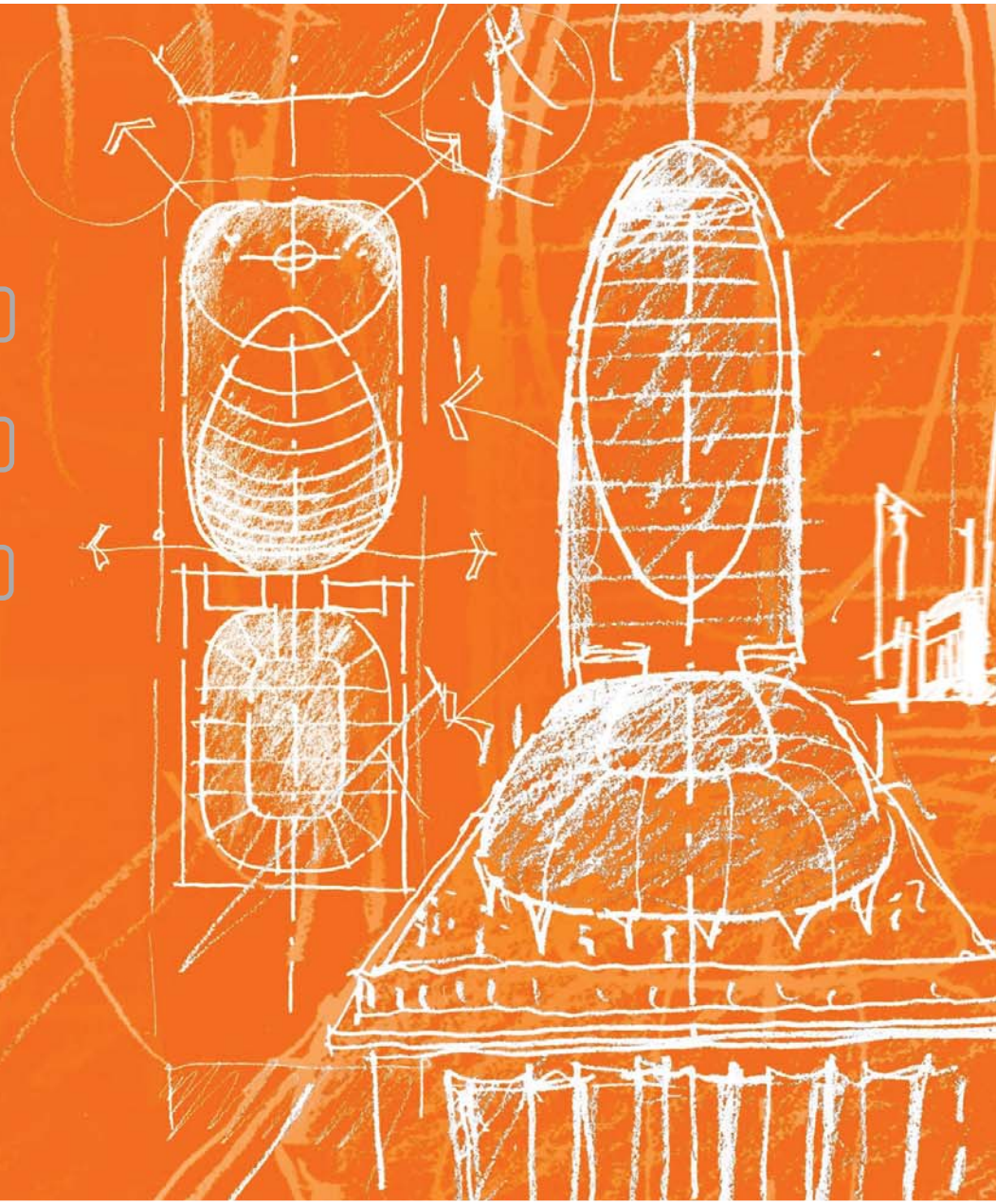
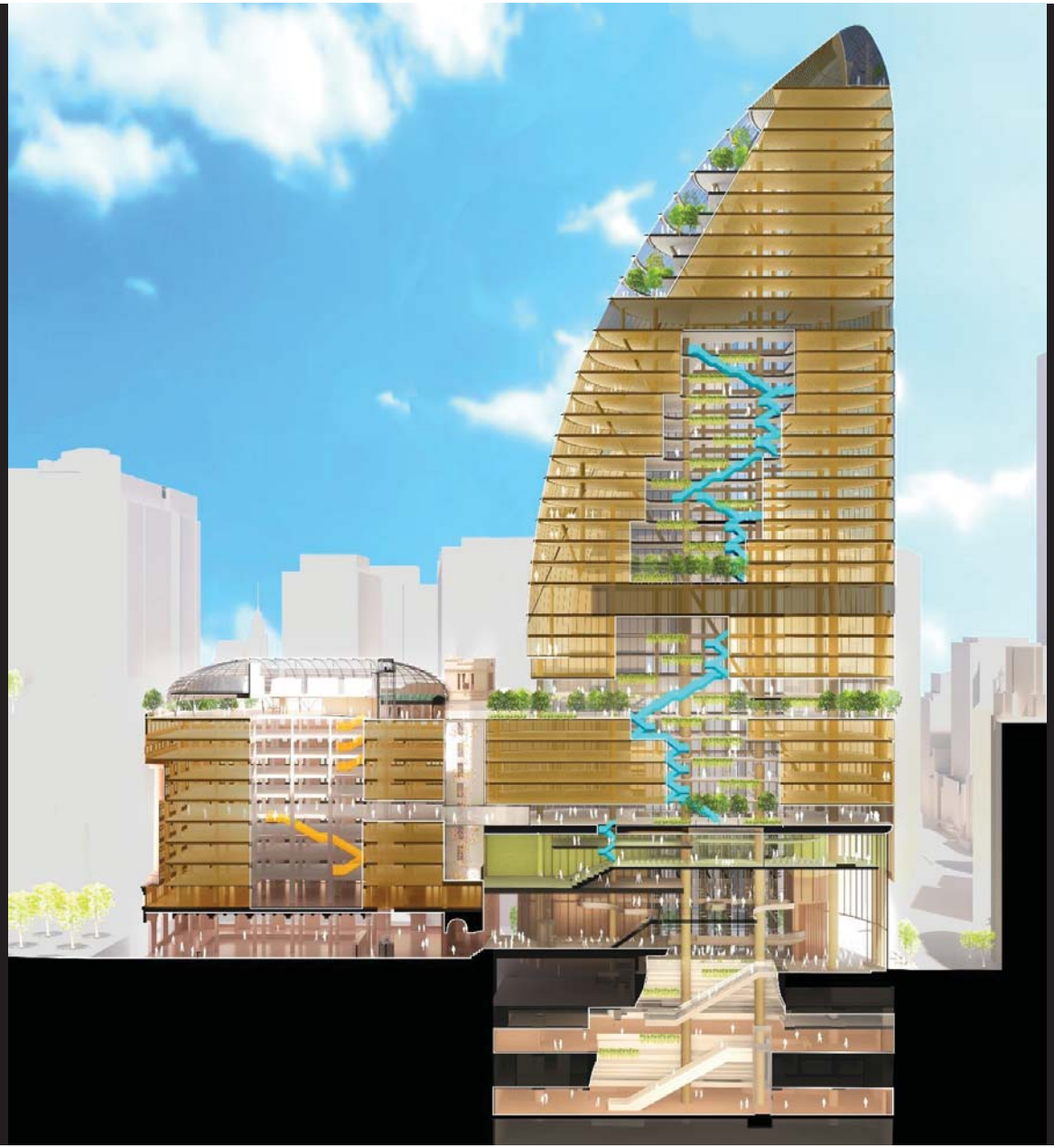
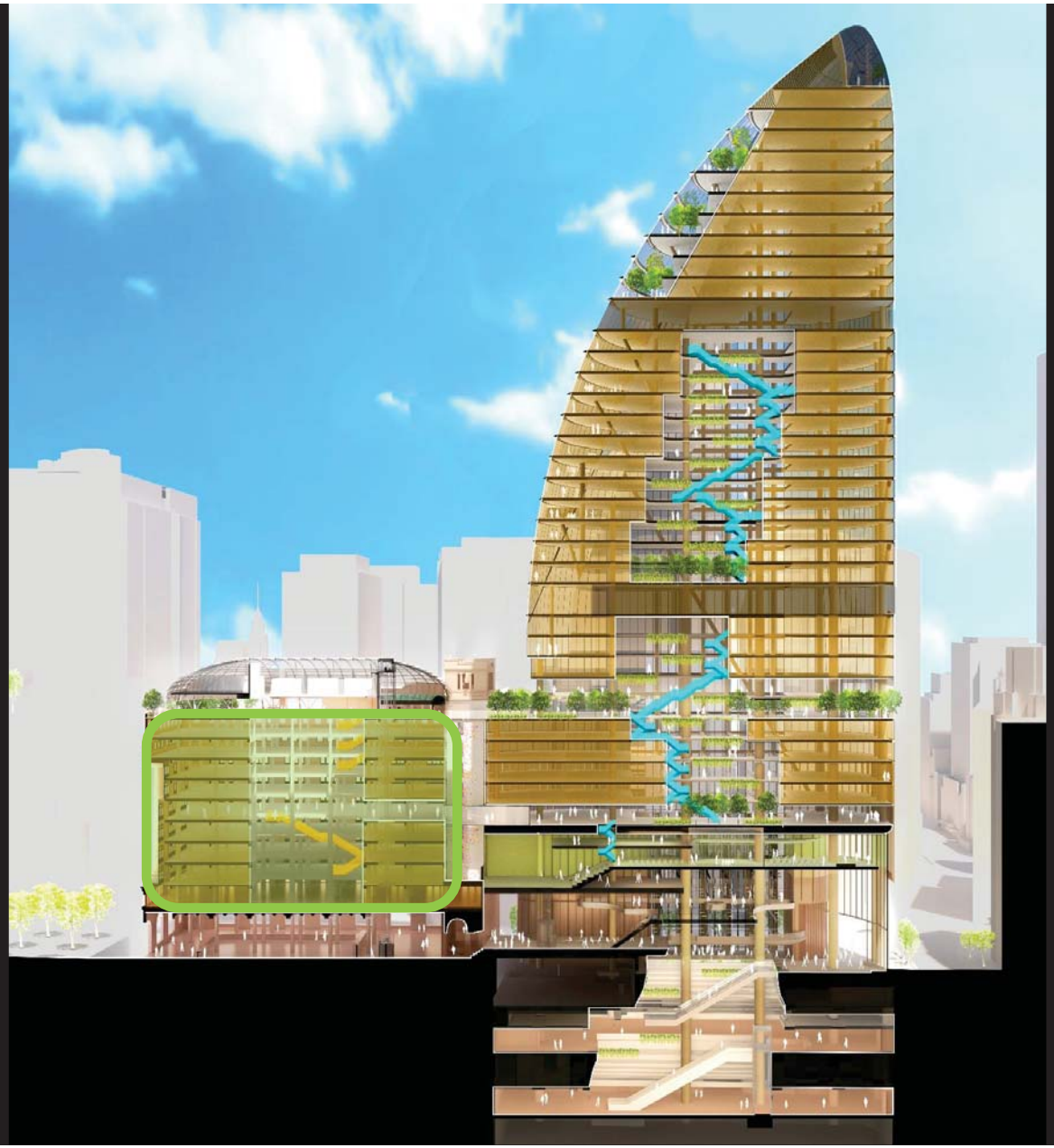
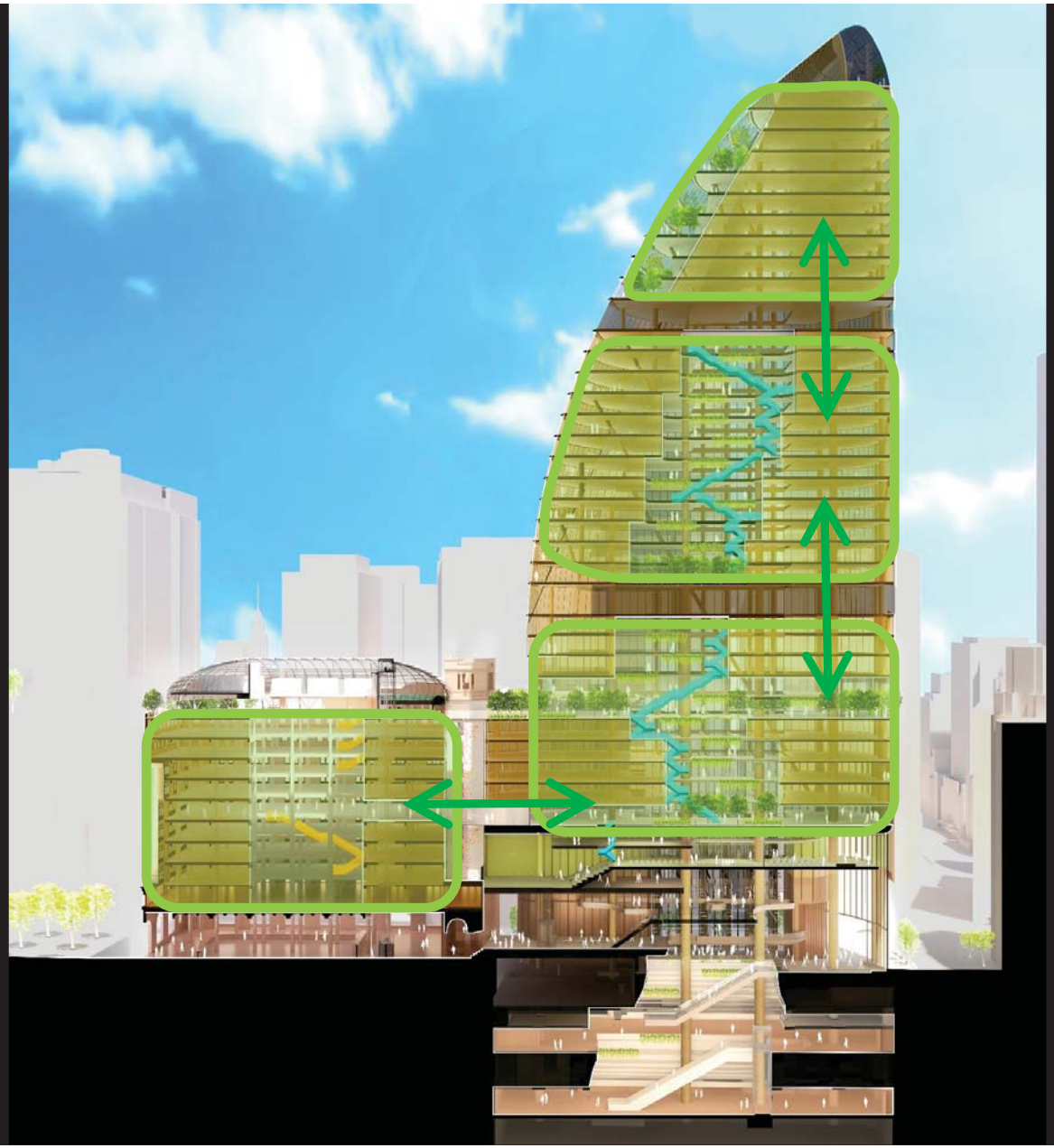


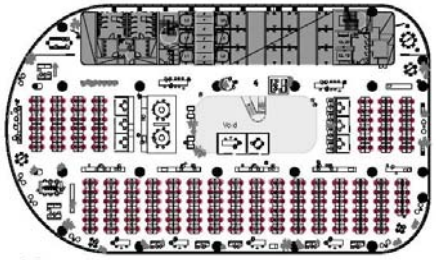
NORTH TOWER
Functional Brief Opportunities



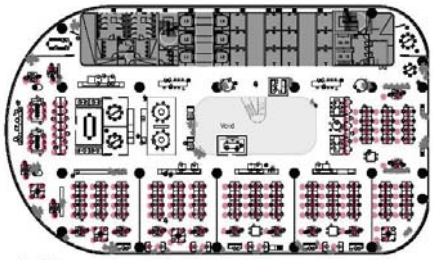




04 Test Fit
Headcount - Central Void



Dealing



Non-Dealing
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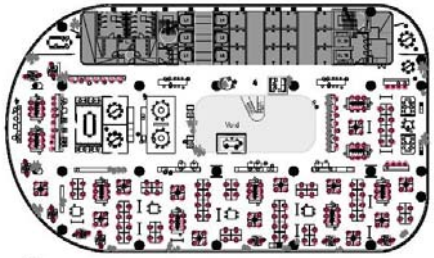

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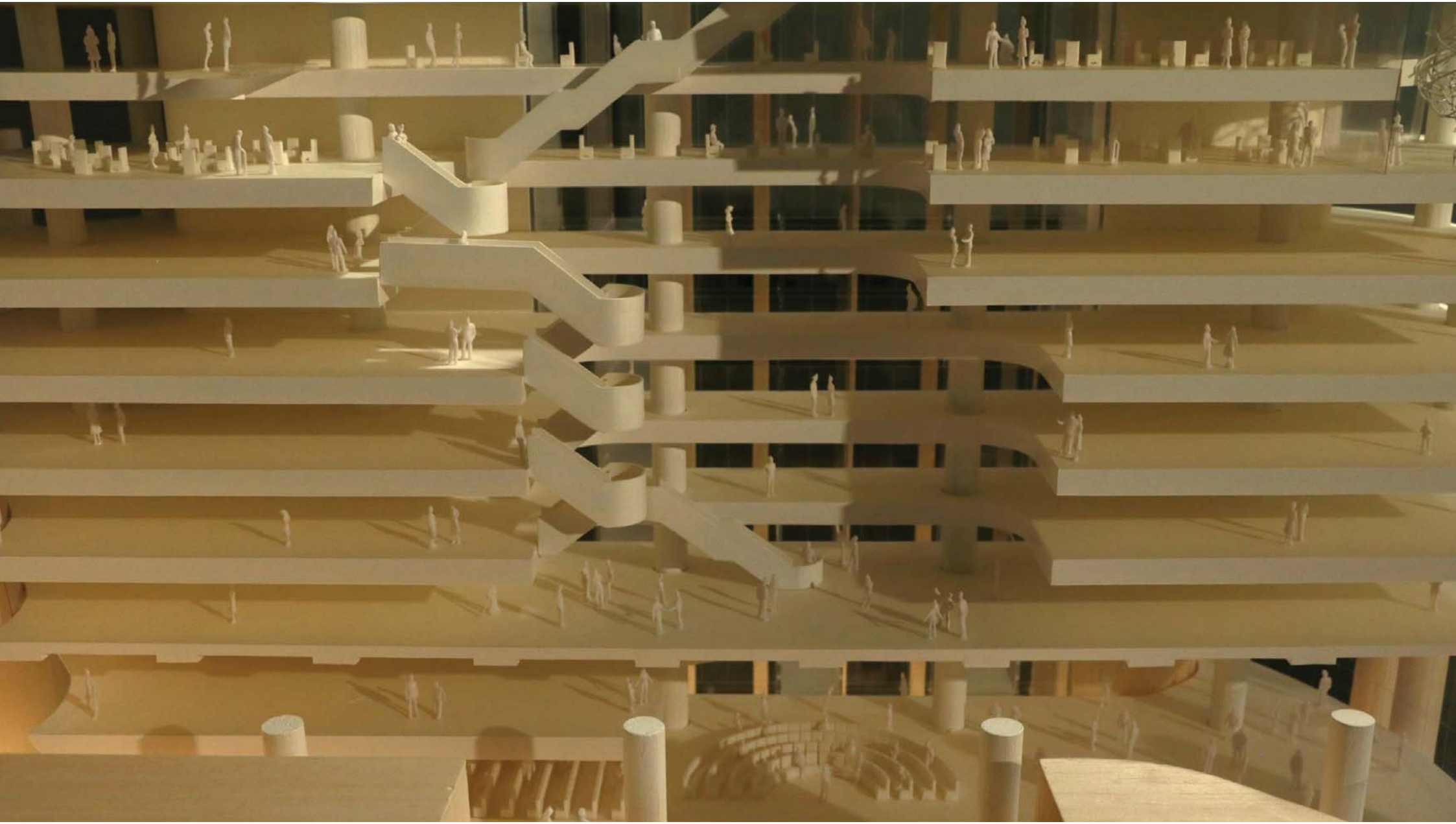
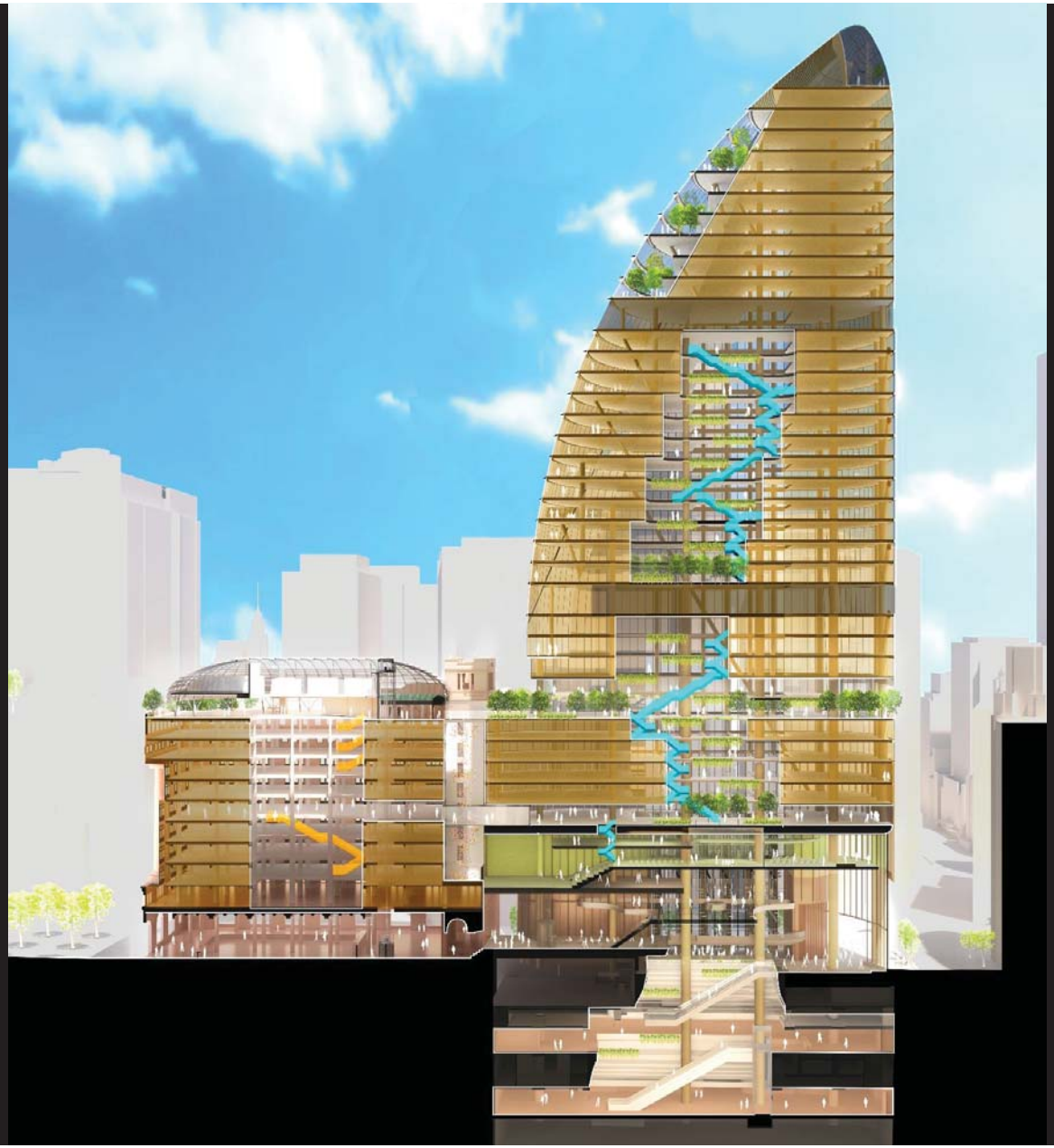
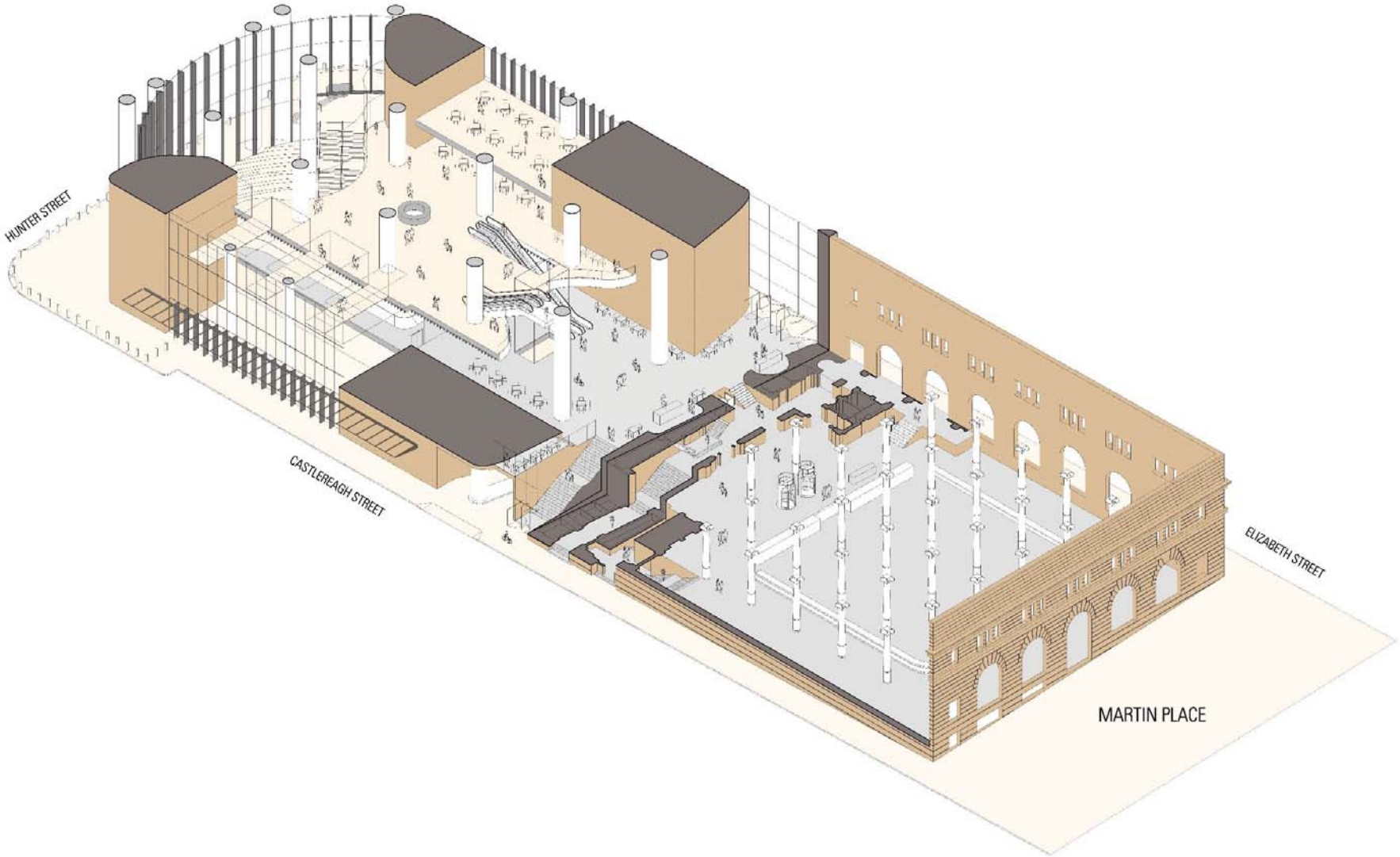





HUNTER STREET
CASTLEREAGH STREET
ELIZABETH STREET
MARTIN PLACE

NORTH TOWER
DRP discussion

- Functional Brief and Urban Response

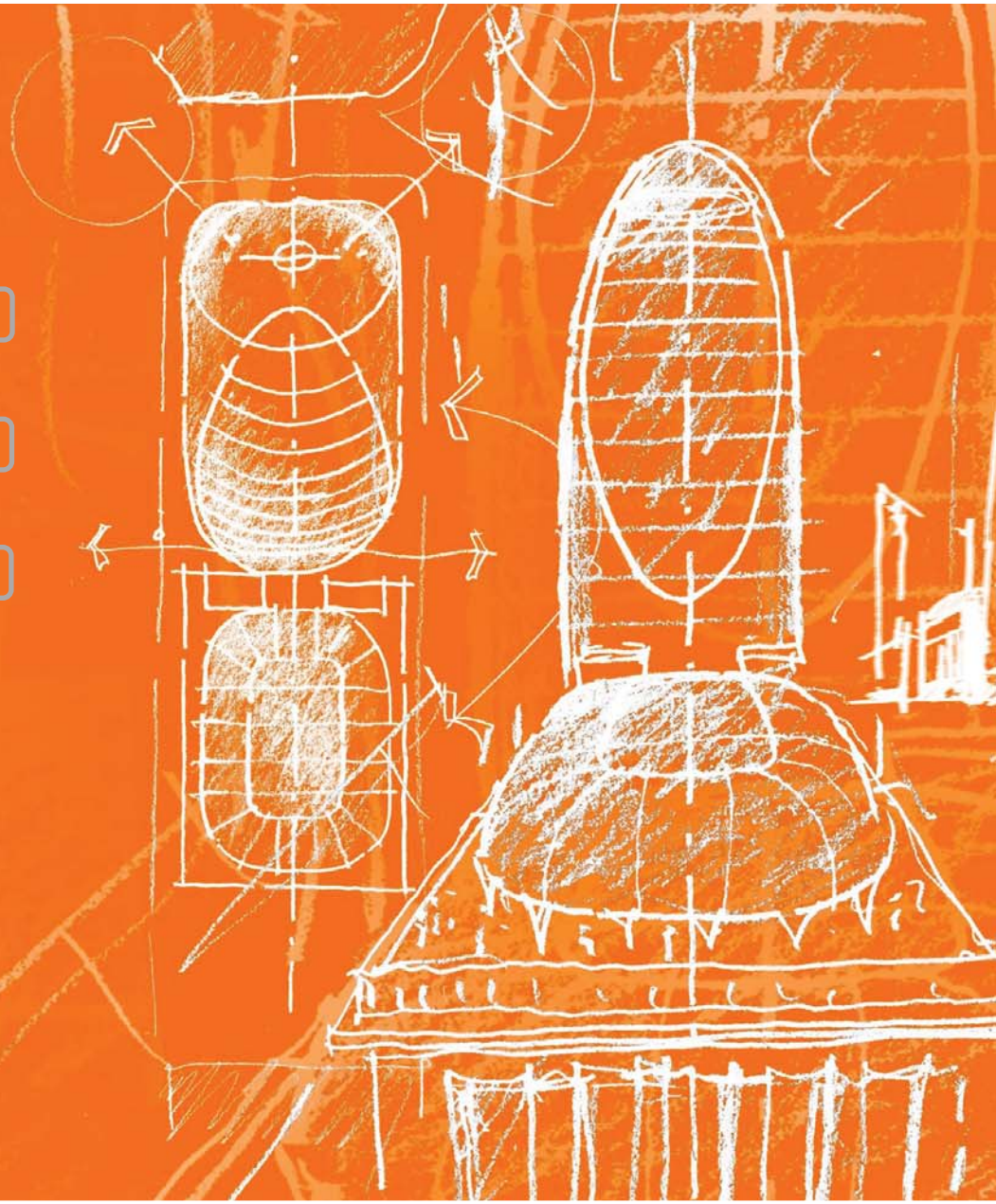
DRP Feedback

- Building Expression and Organisation

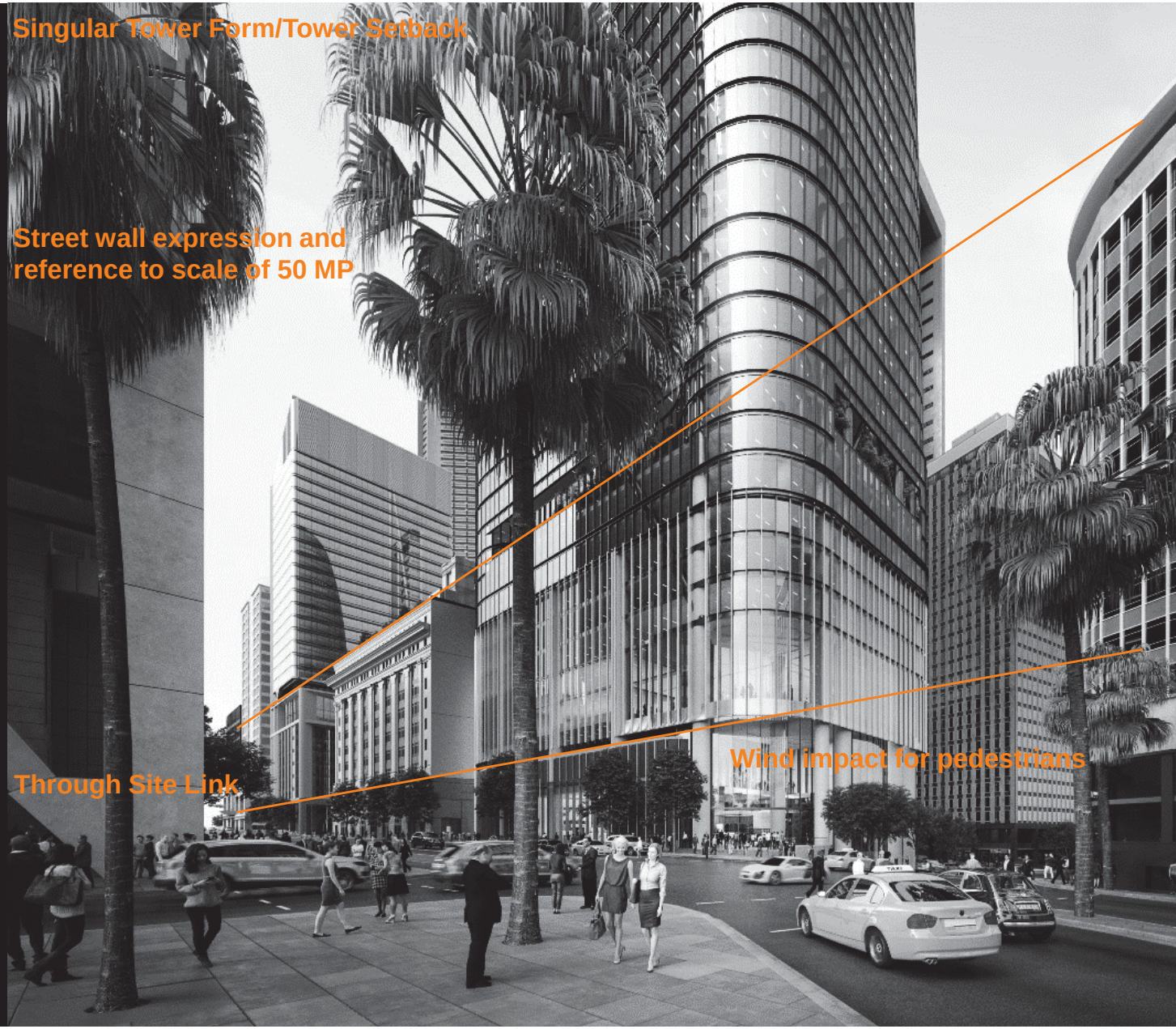
DRP Feedback

- Materials, Finishes and Detailing

DRP Feedback



Metro DRP Open Points



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NORTH TOWER

Development of Building Form

- Initial Response
- Developed ideas – relationship to 50MP
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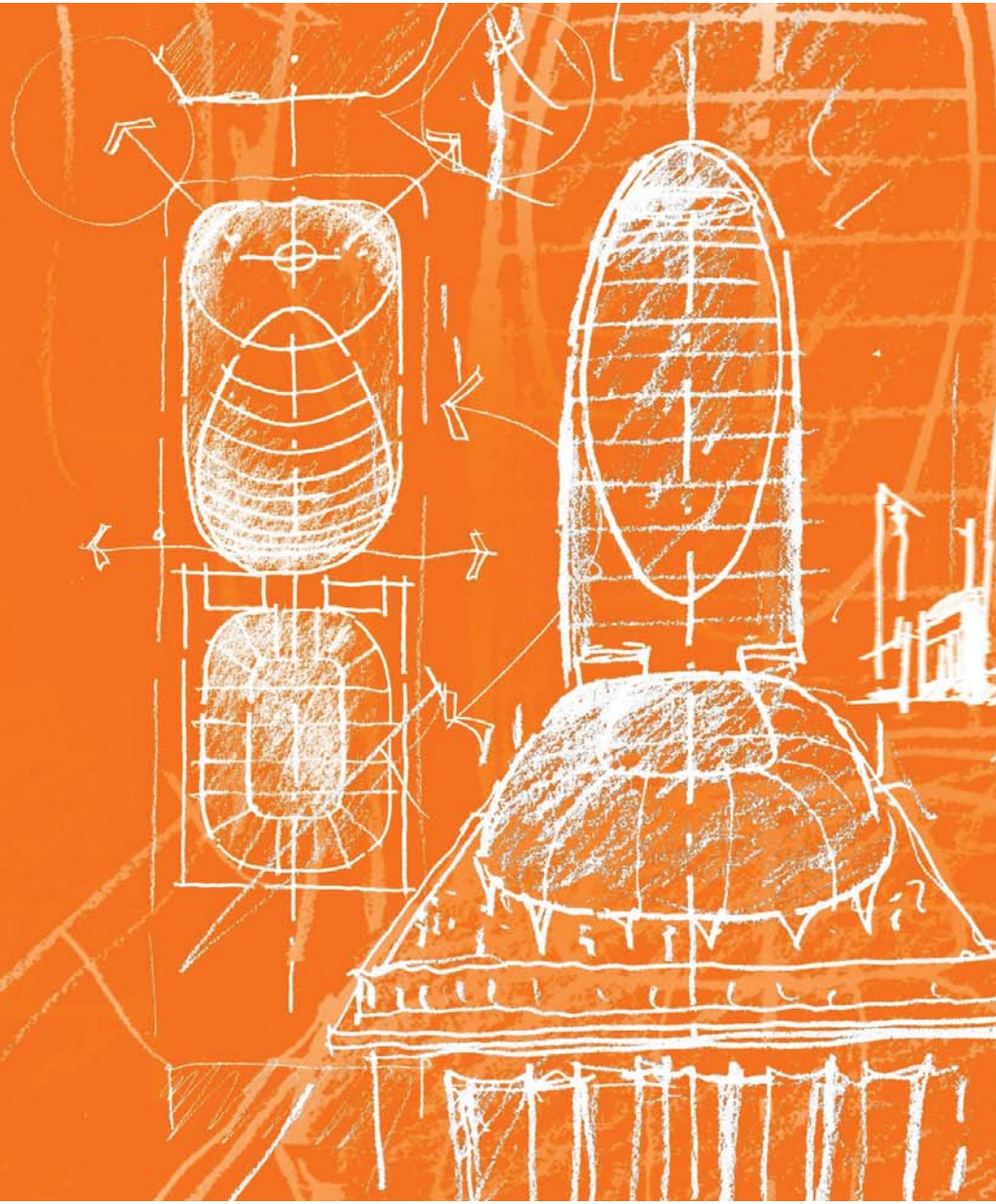
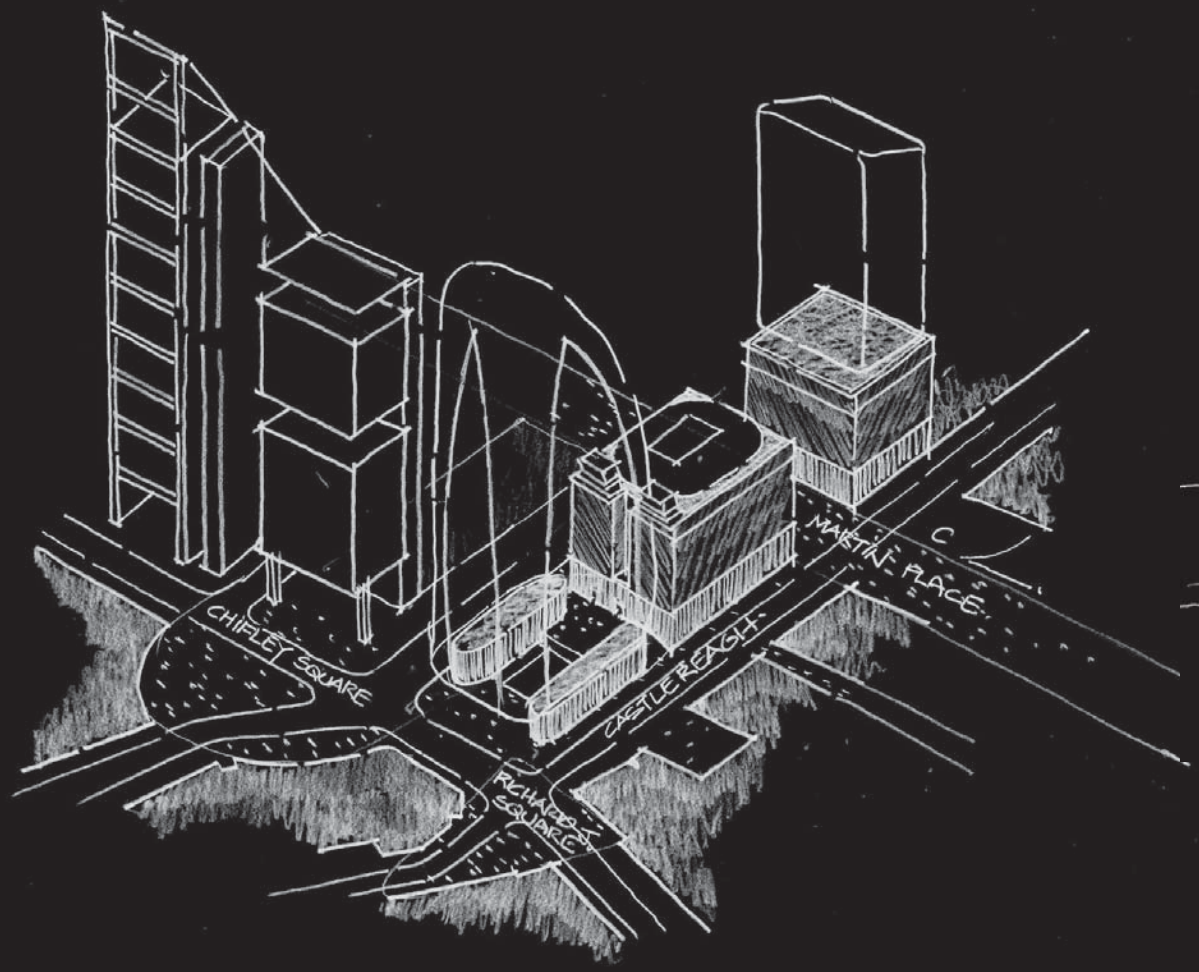
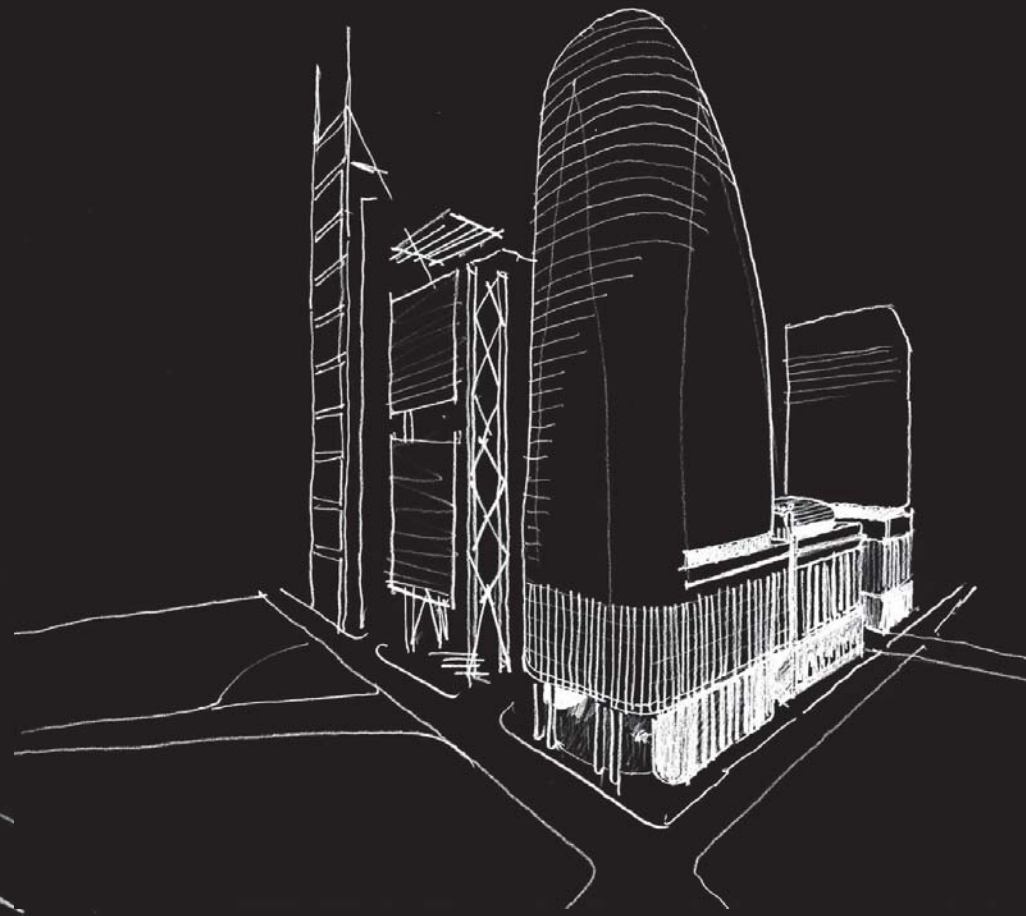
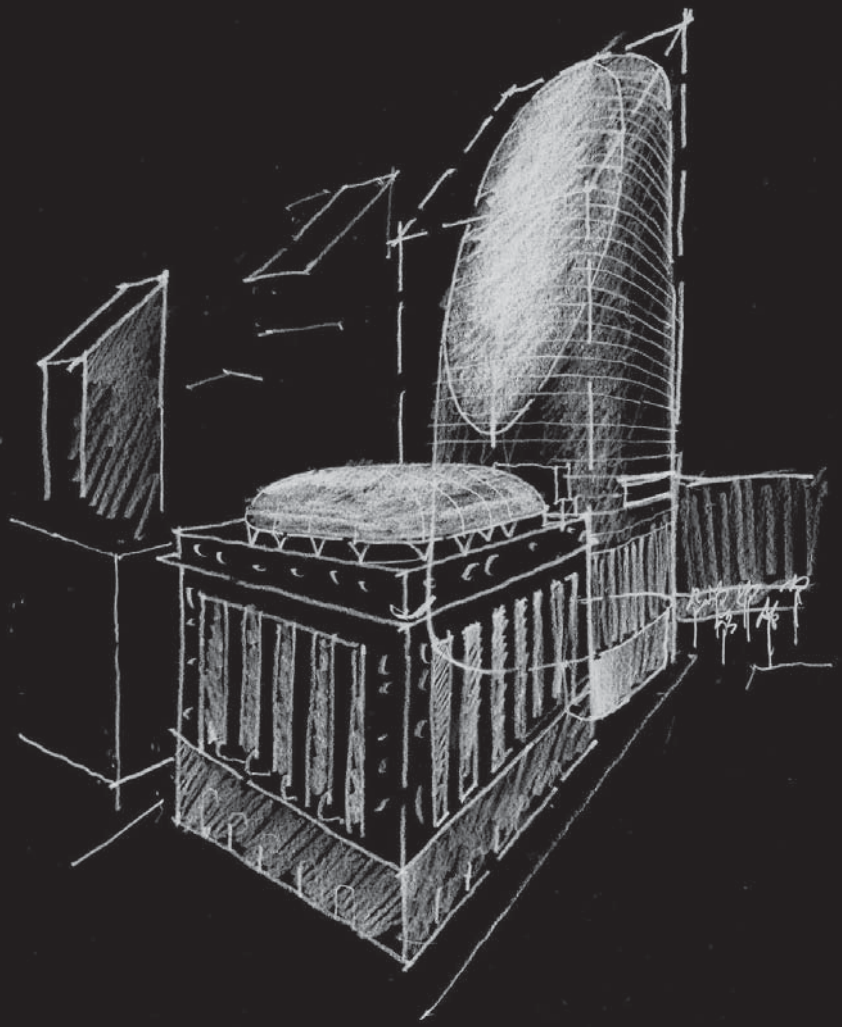
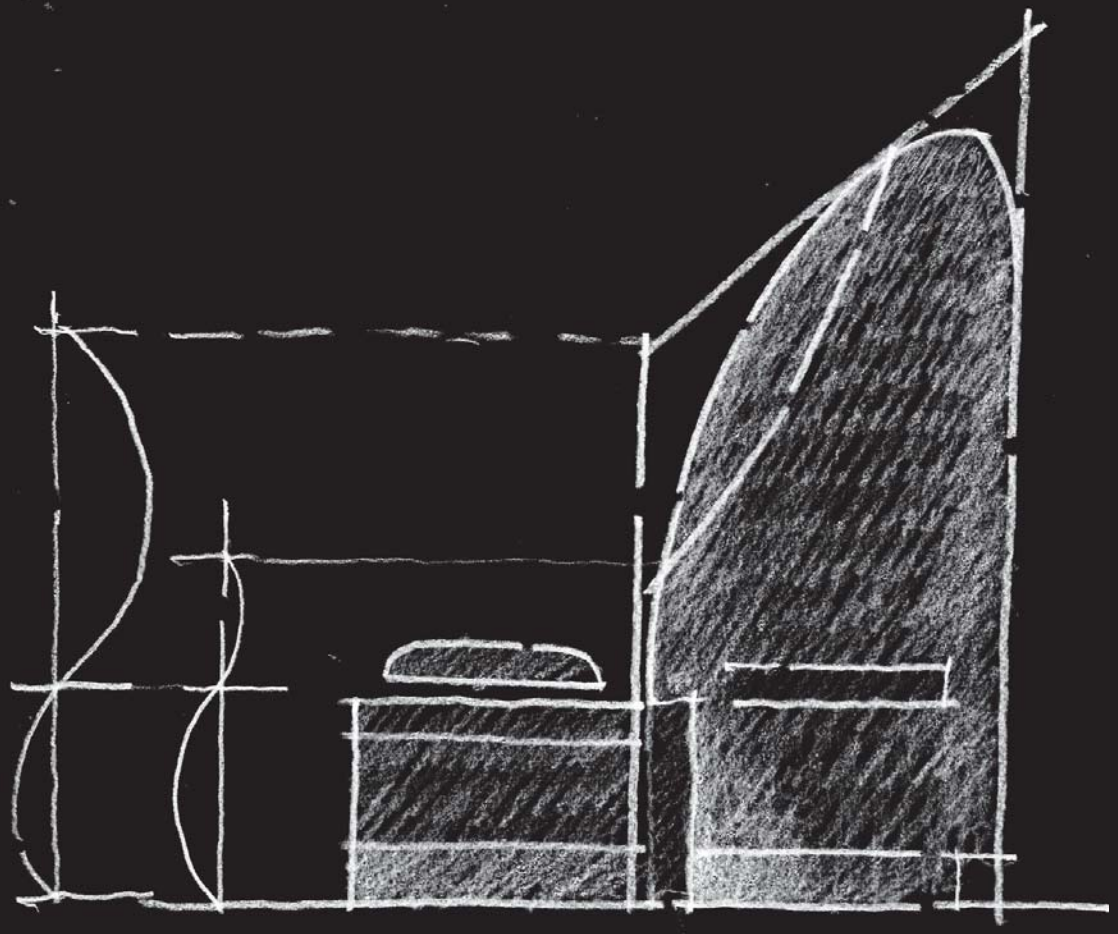
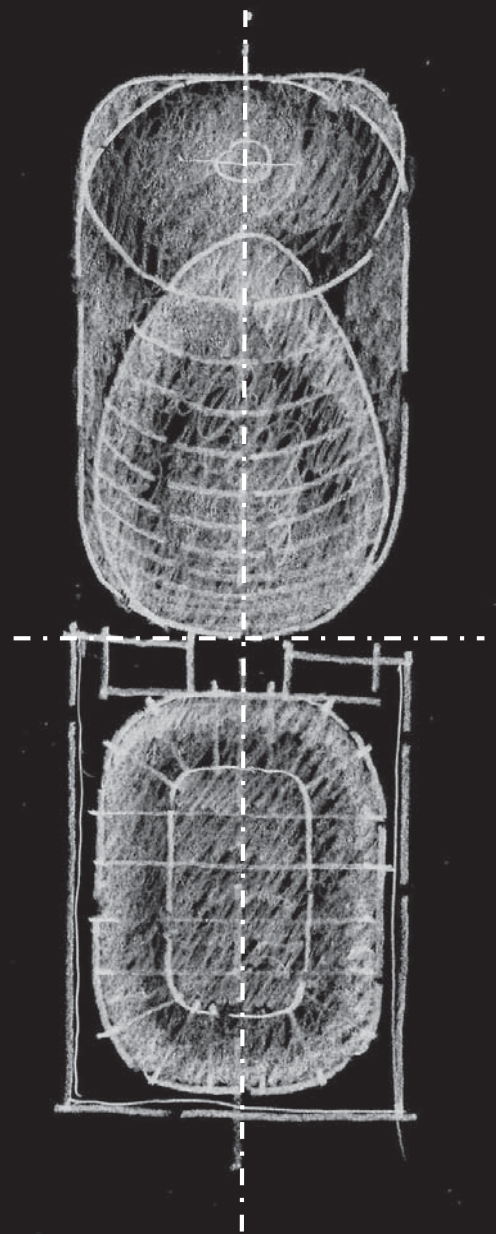


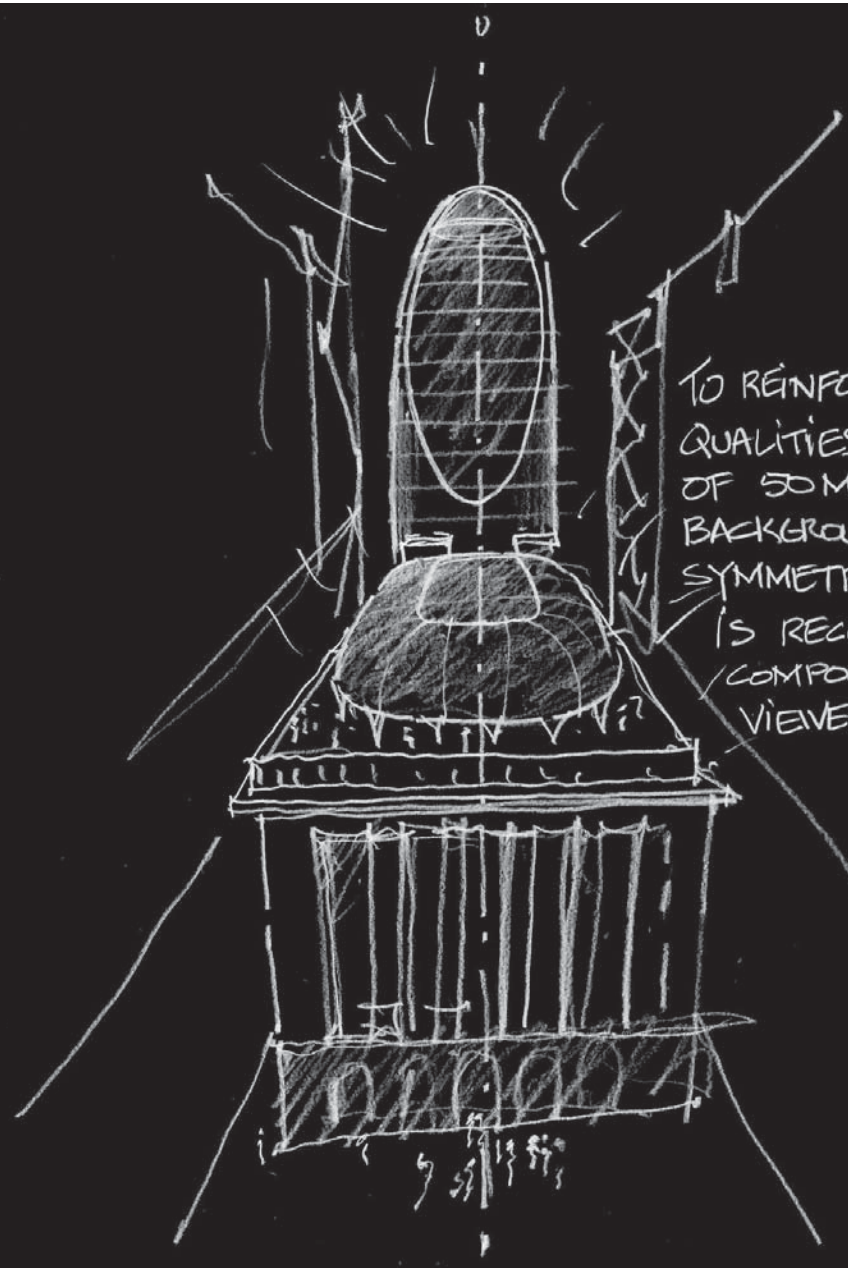

CHIFFLEY SQUARE
CASTLEREAGH
MARTIN PLACE
RICHARDS SQUARE



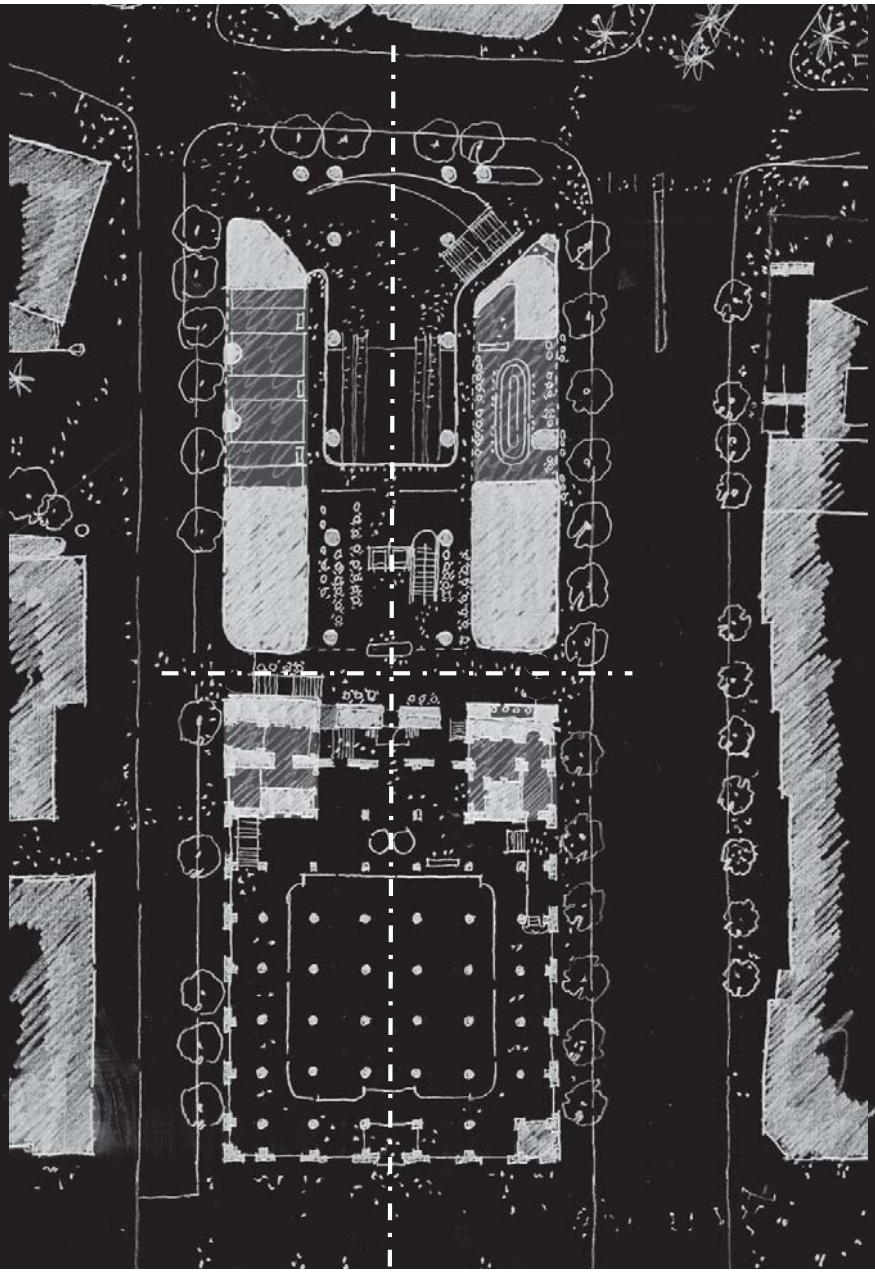


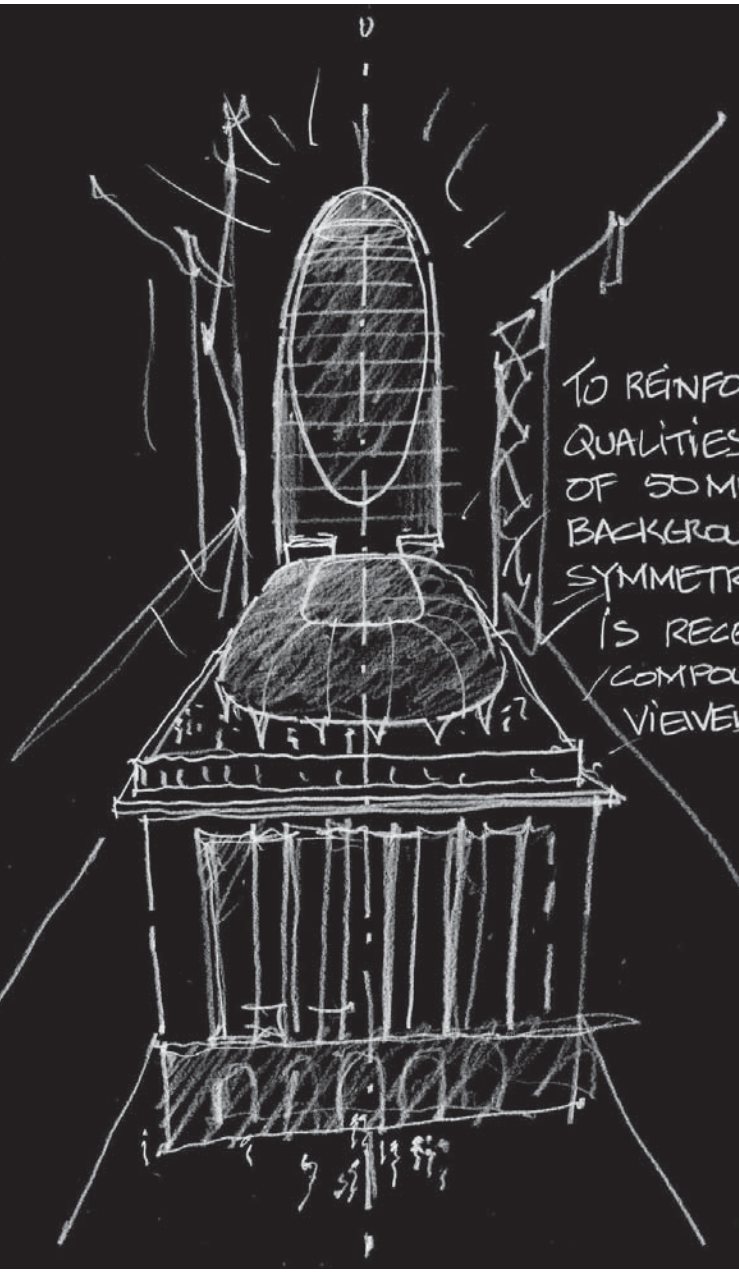






TO REINFORCE THE LANDMARK QUALITIES & CIVIC PRESENSE OF 50 MP AS A FORM IN THE BACKGROUND THAT IS STRICTLY SYMMETRICAL, AXIAL, & IS RECESSIVE THROUGH COMPOUND CURVES WHEN VIEWED FROM MARTIN PLACE.





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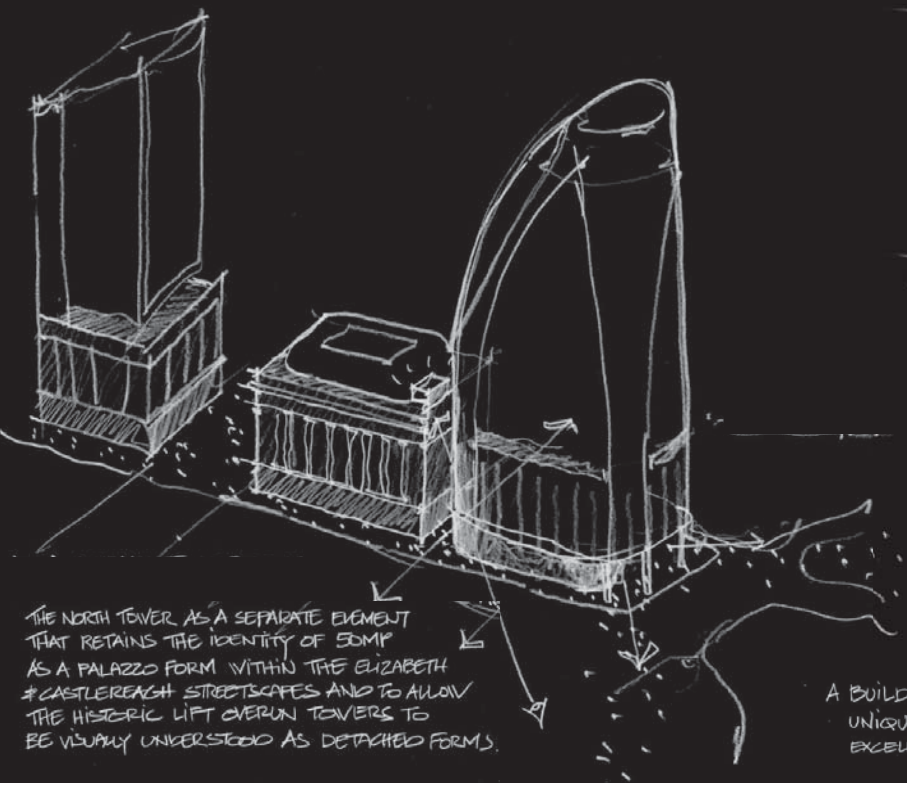
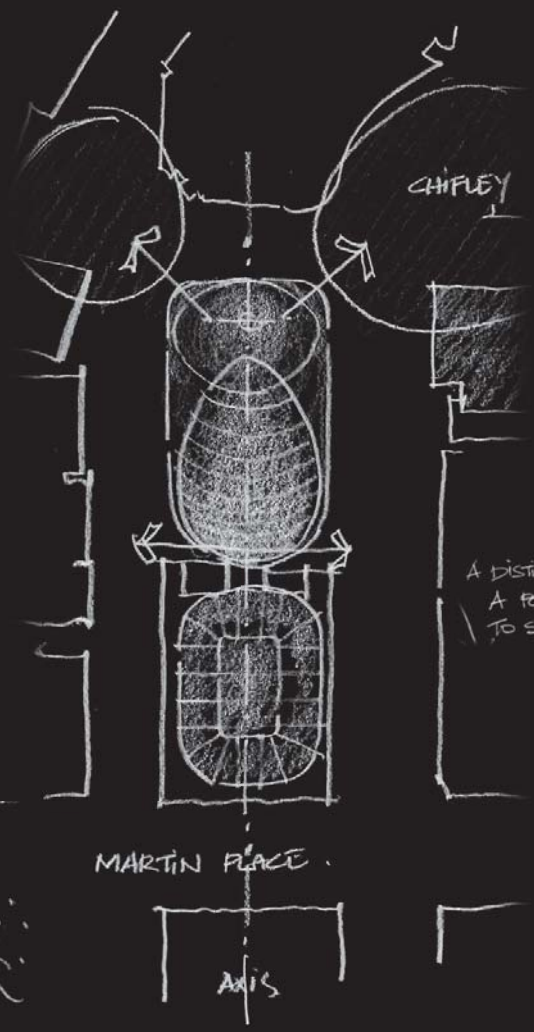
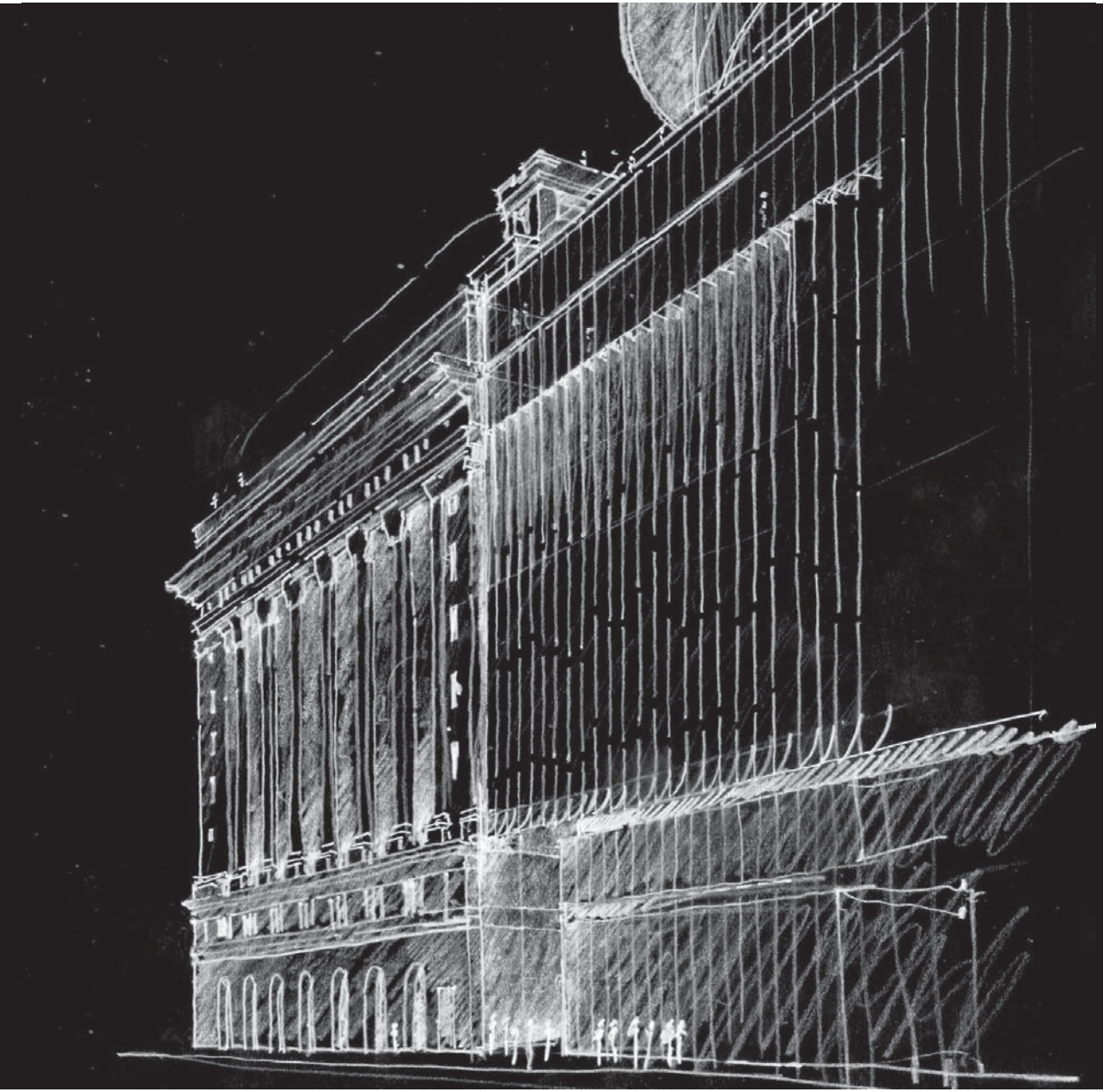


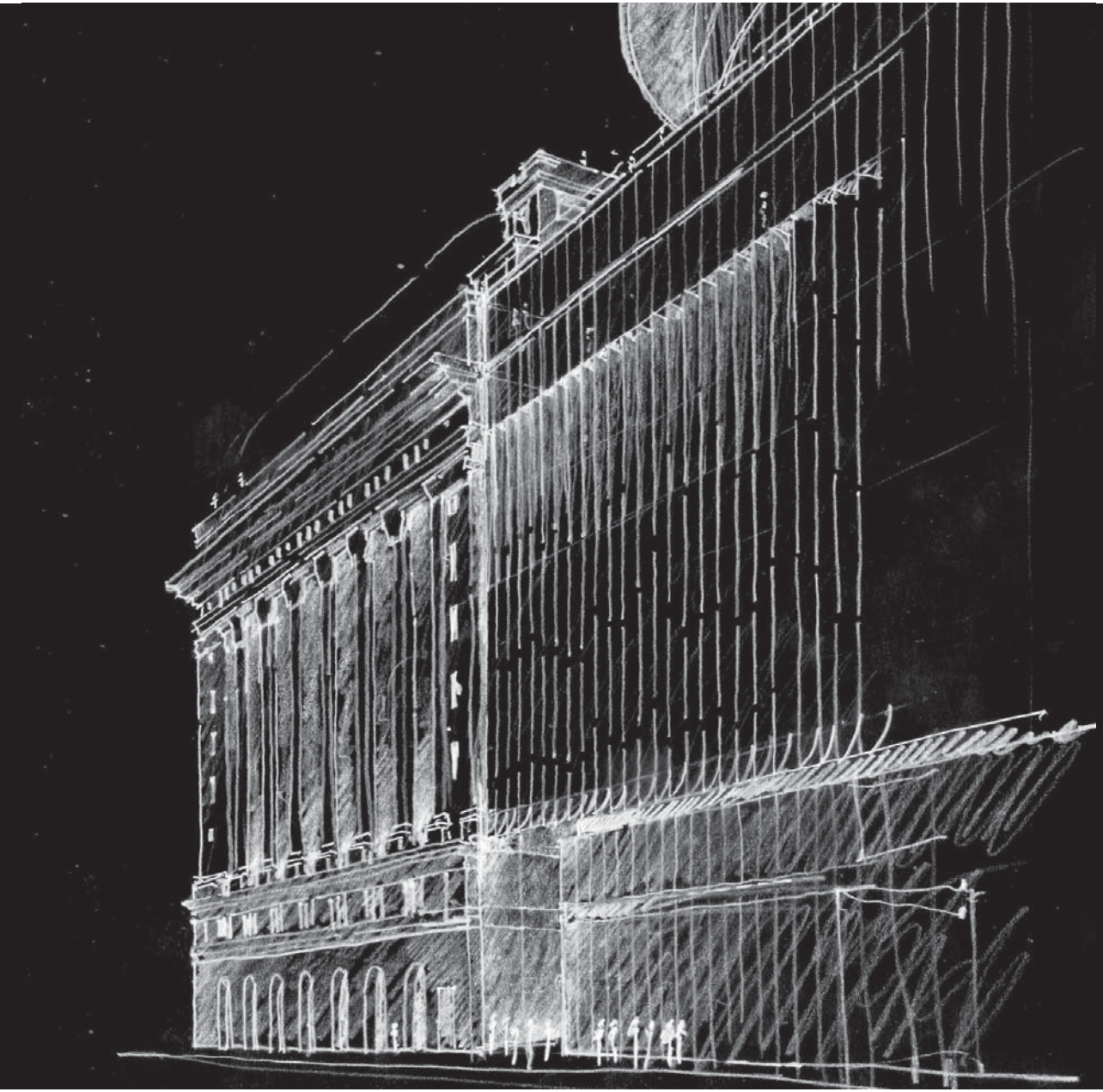
THE NORTH TOWER AS A SEPARATE ELEMENT THAT RETAINS THE IDENTITY OF 50MP AS A PALAZZO FORM WITHIN THE ELIZABETH & CASTLEREAGH STREETSCAPES AND TO ALLOW THE HISTORIC LIFT OVERRUN TOWERS TO BE VISUALLY UNDERSTOOD AS DETACHED FORMS.

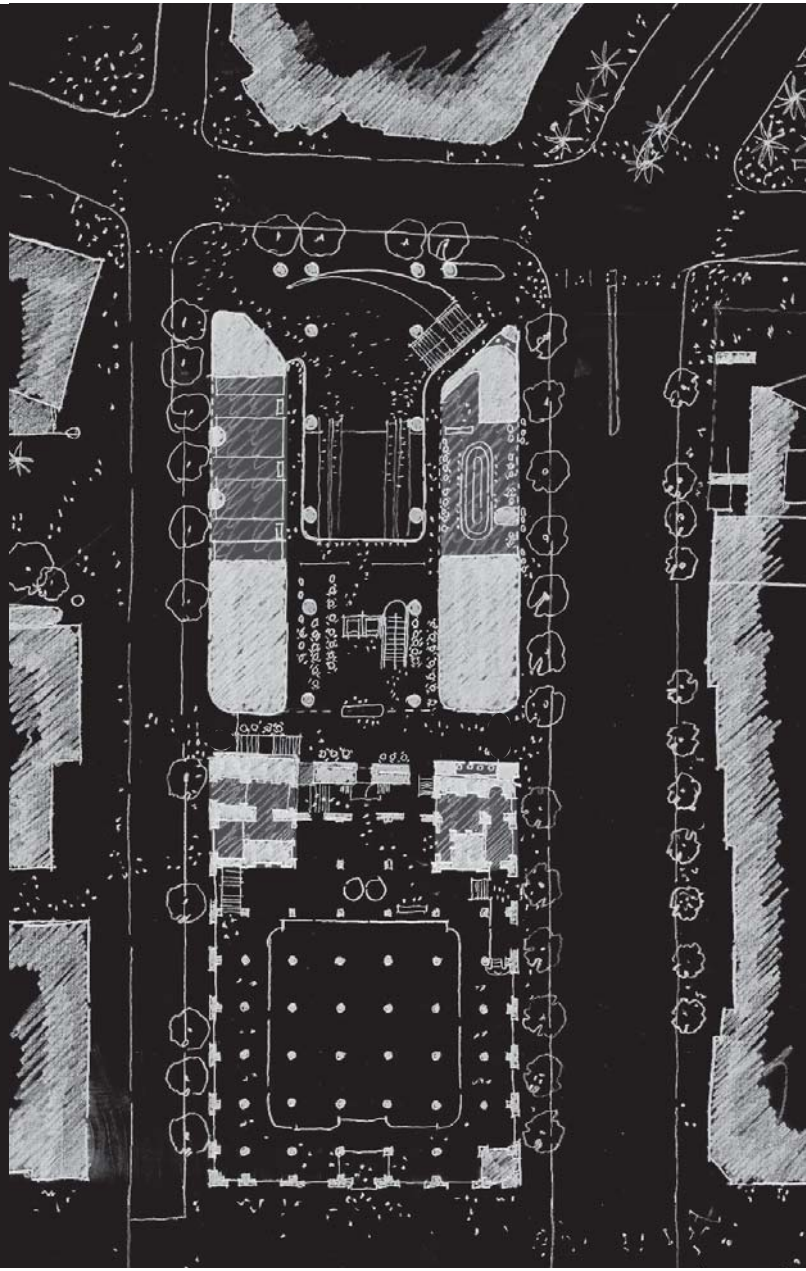


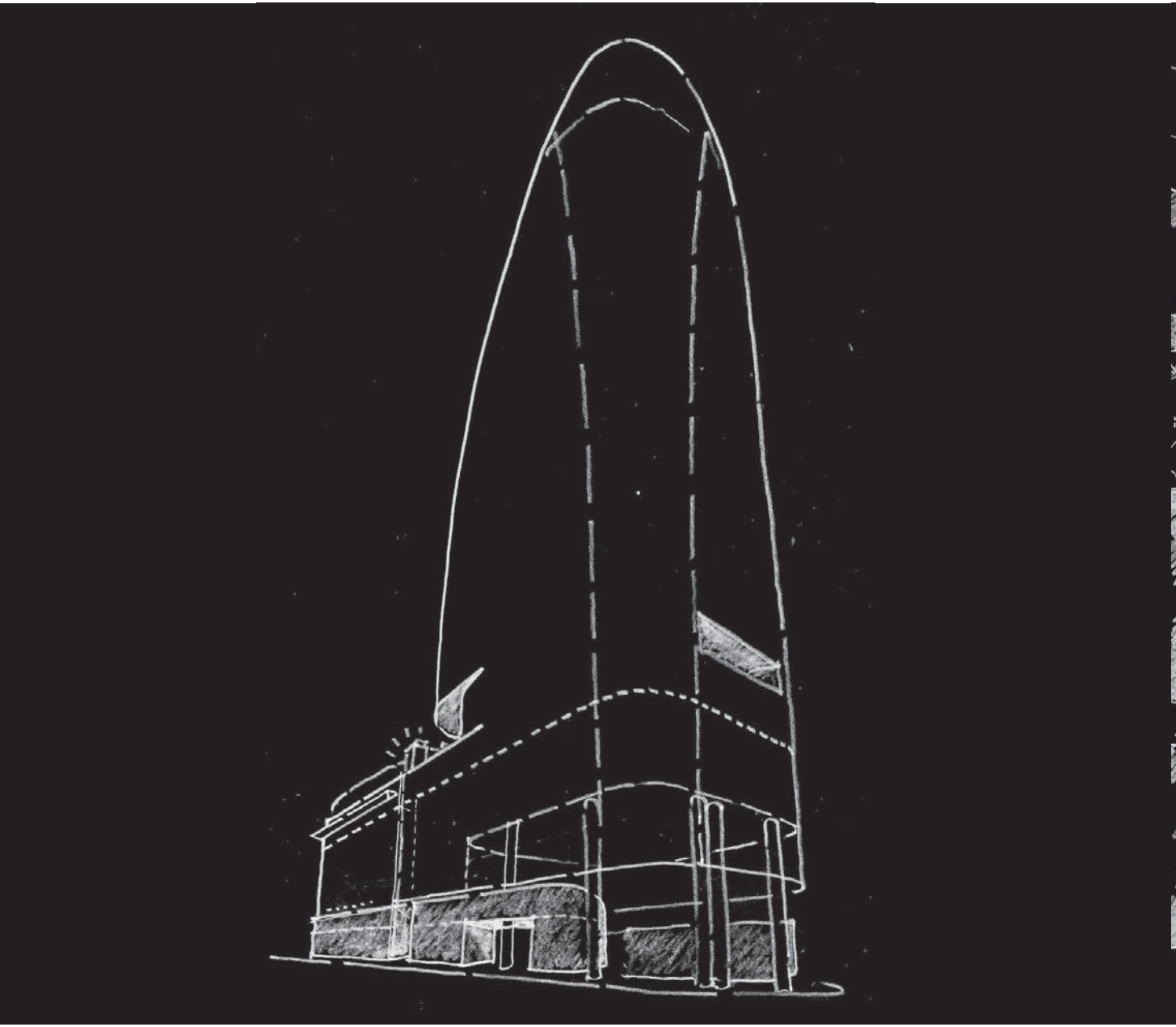
A BUILDING OF HIGHEST GLOBAL STANDARDS & DISTINCTION UNIQUELY SHAPED TO IT'S SYDNEY CONTEXT AND ARCHITECTURAL EXCELLENCE OF 50MP

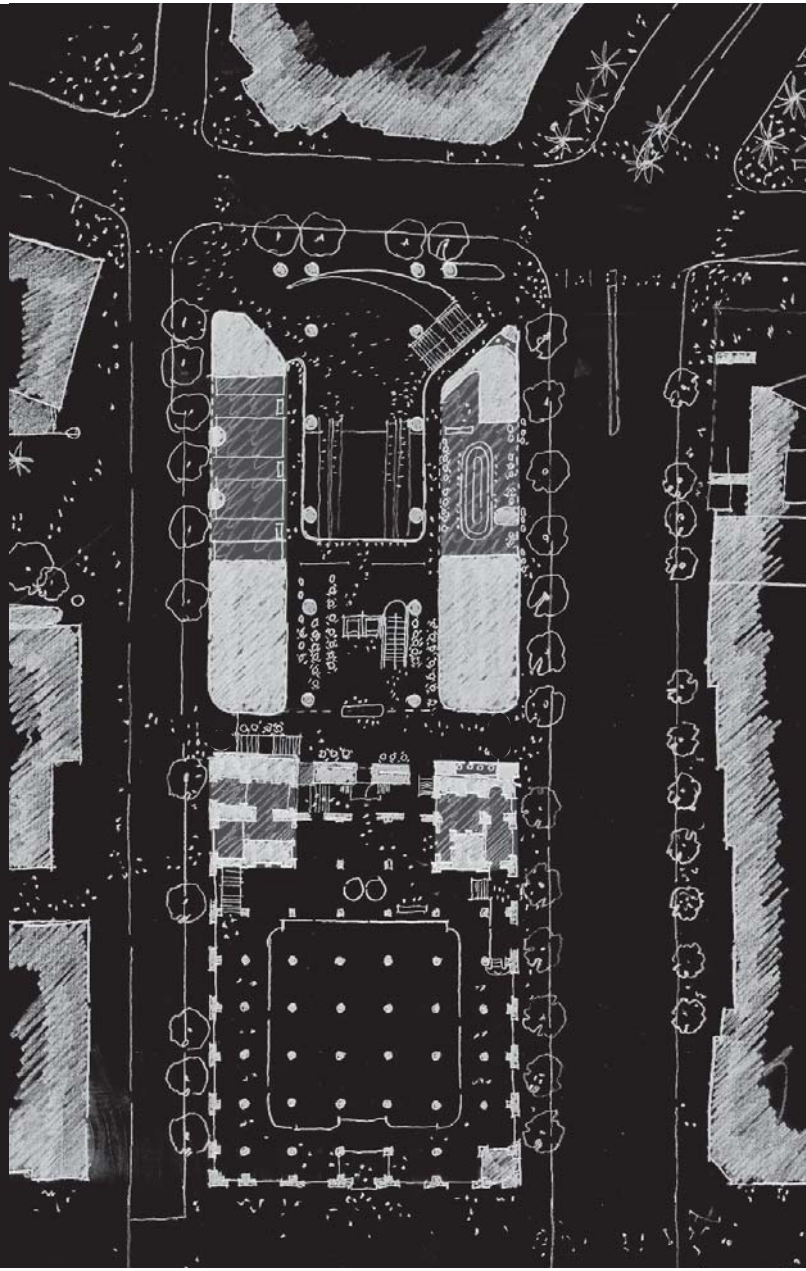
A DISTINGUISHED AND AERODYNAMIC FORM THAT CREATES A POSITIVE AND MEMORABLE ADDITION TO SYDNEY'S SKYLINE.











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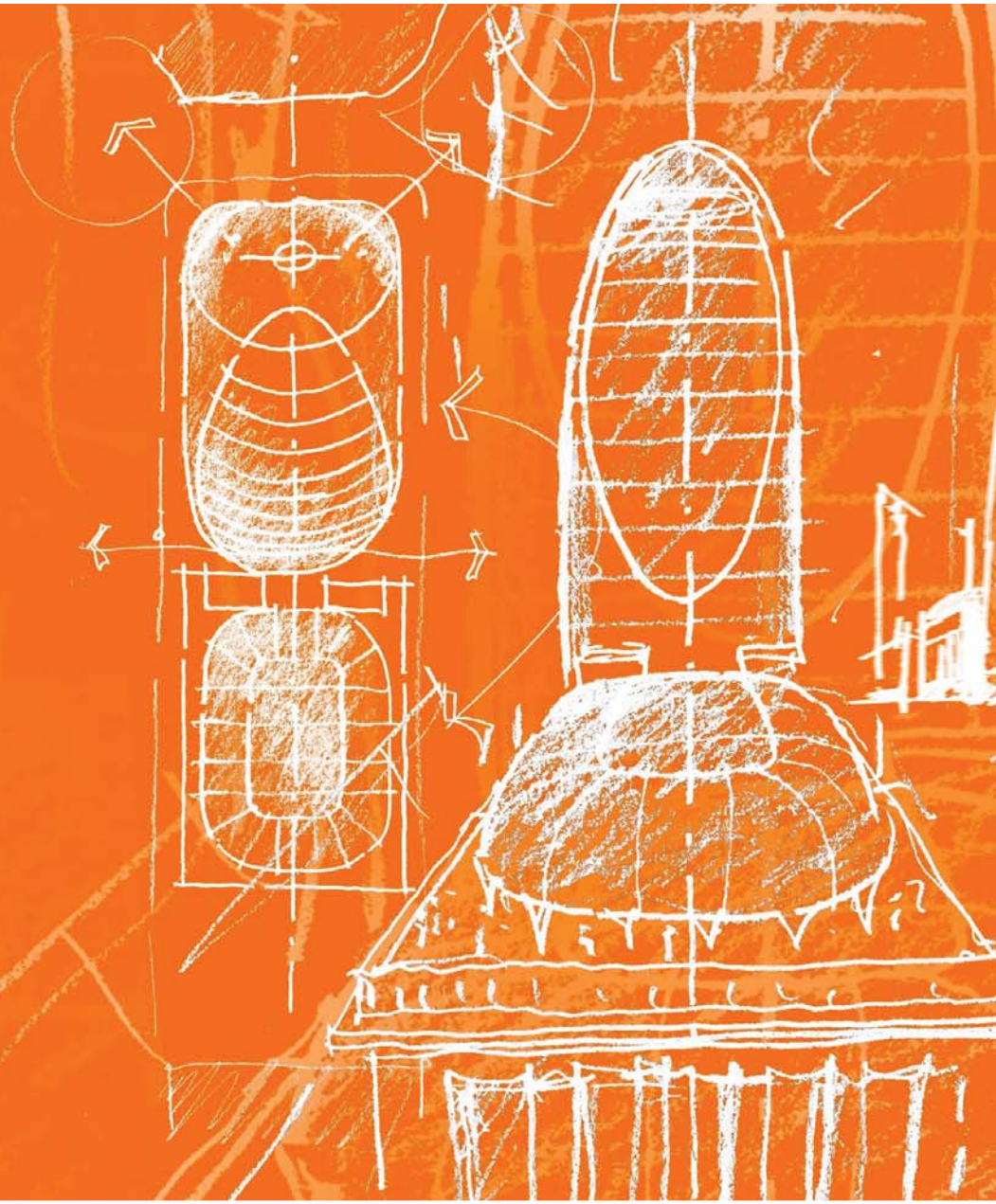
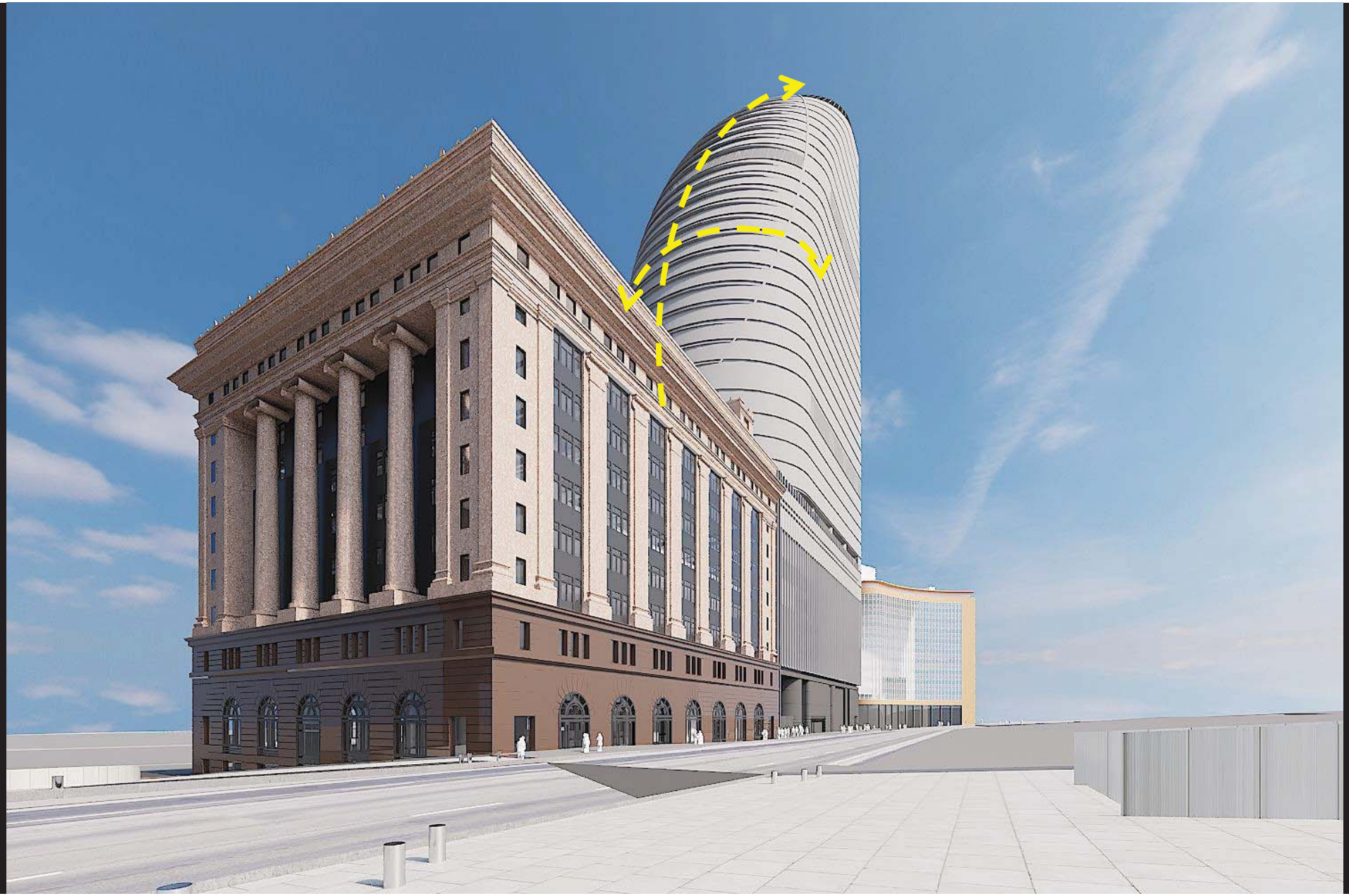
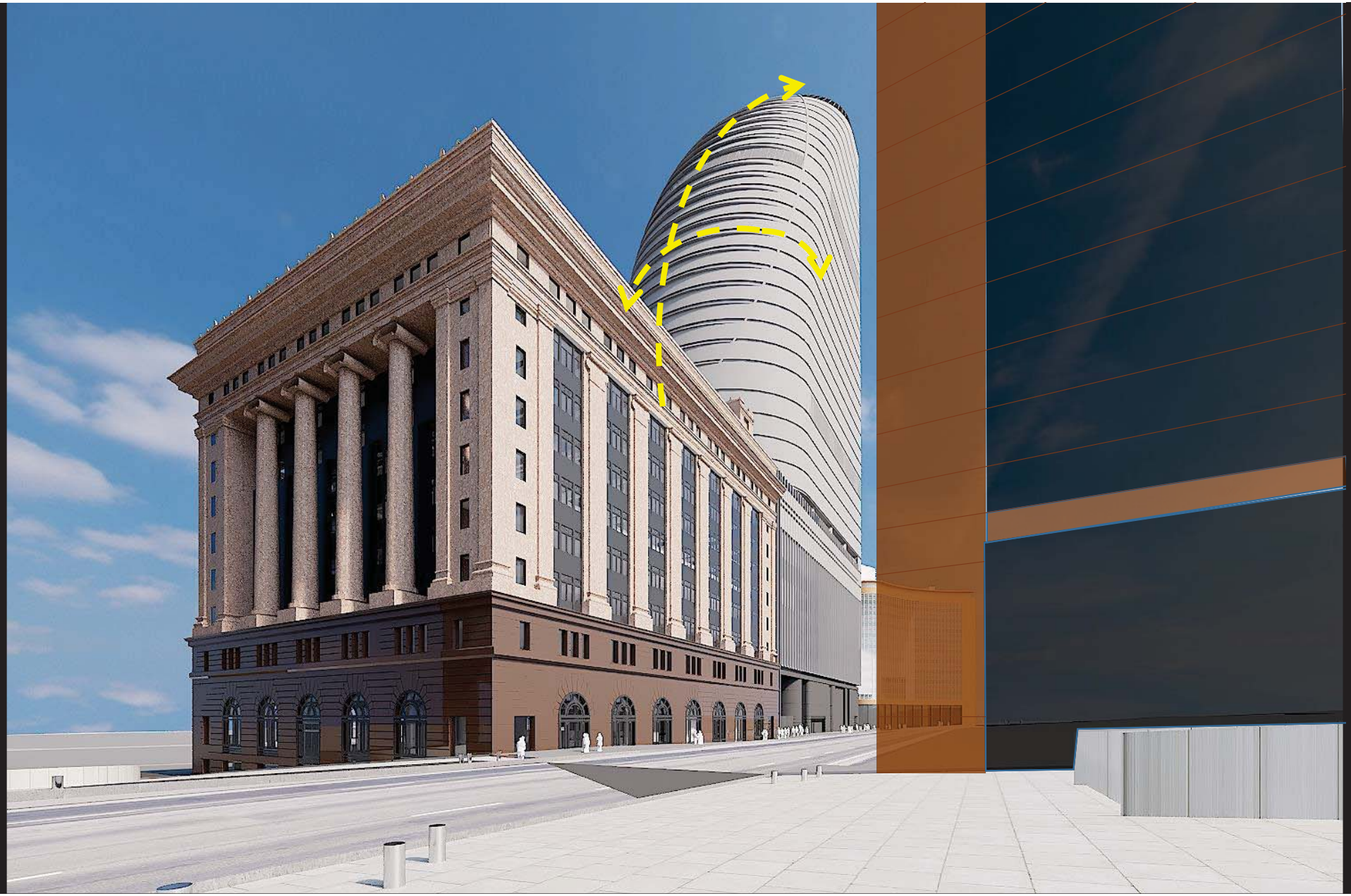
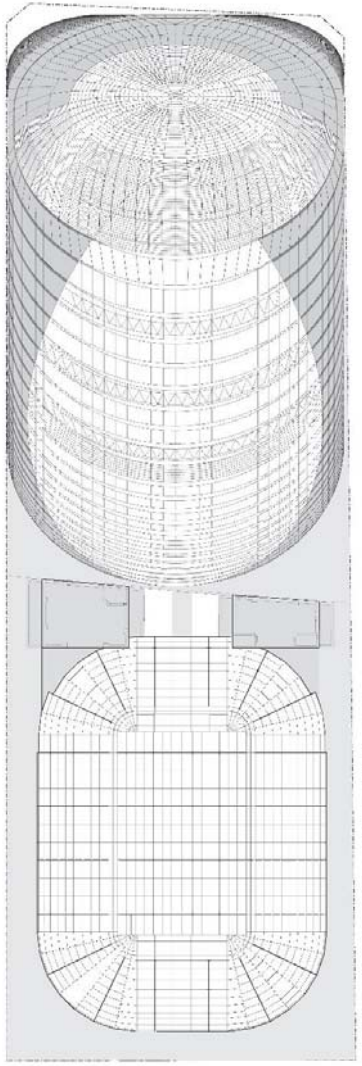
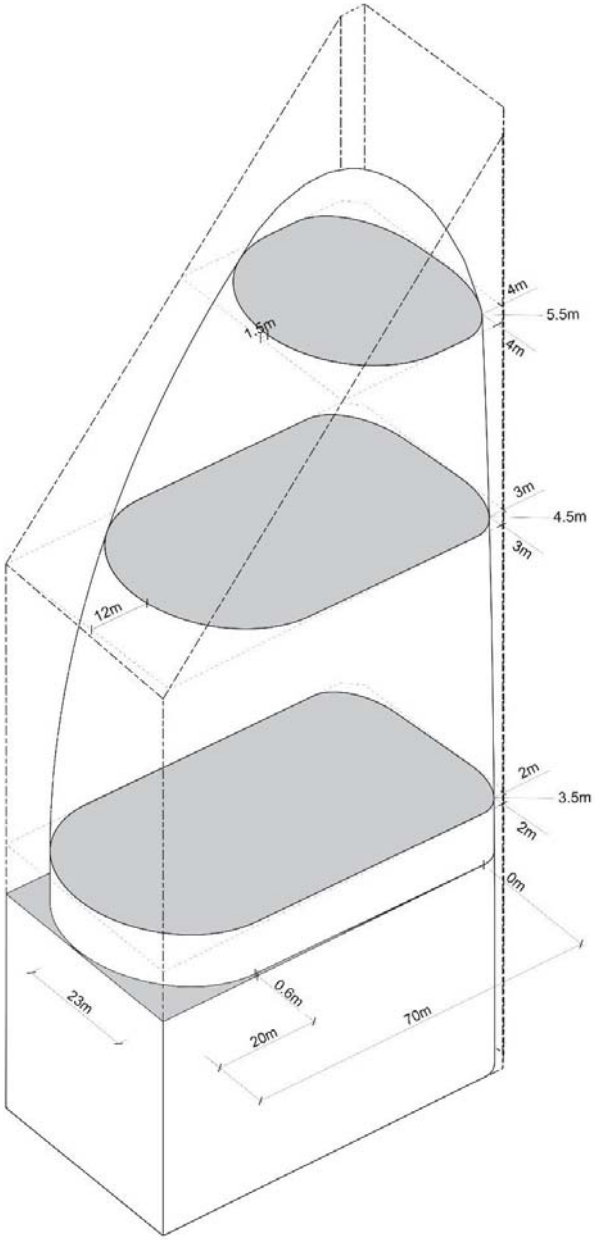


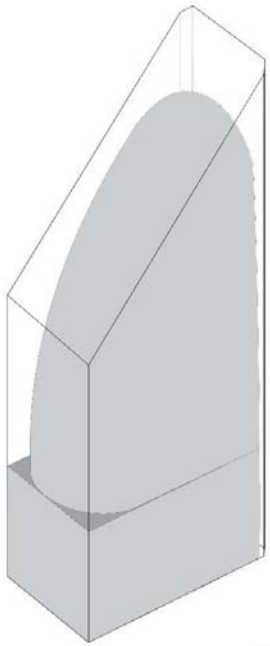


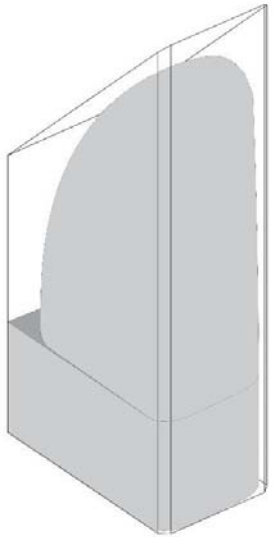


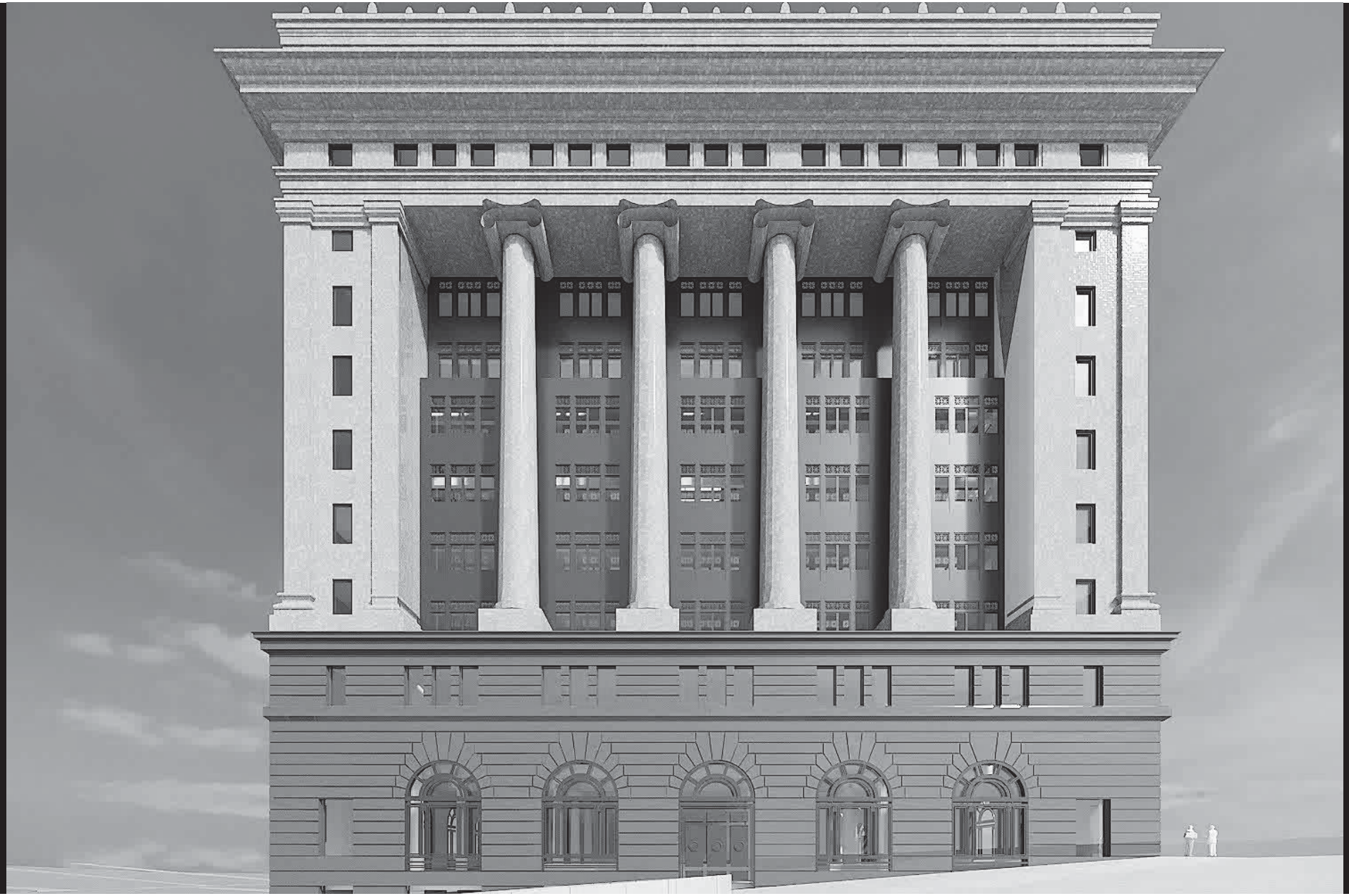
Proposed Setbacks











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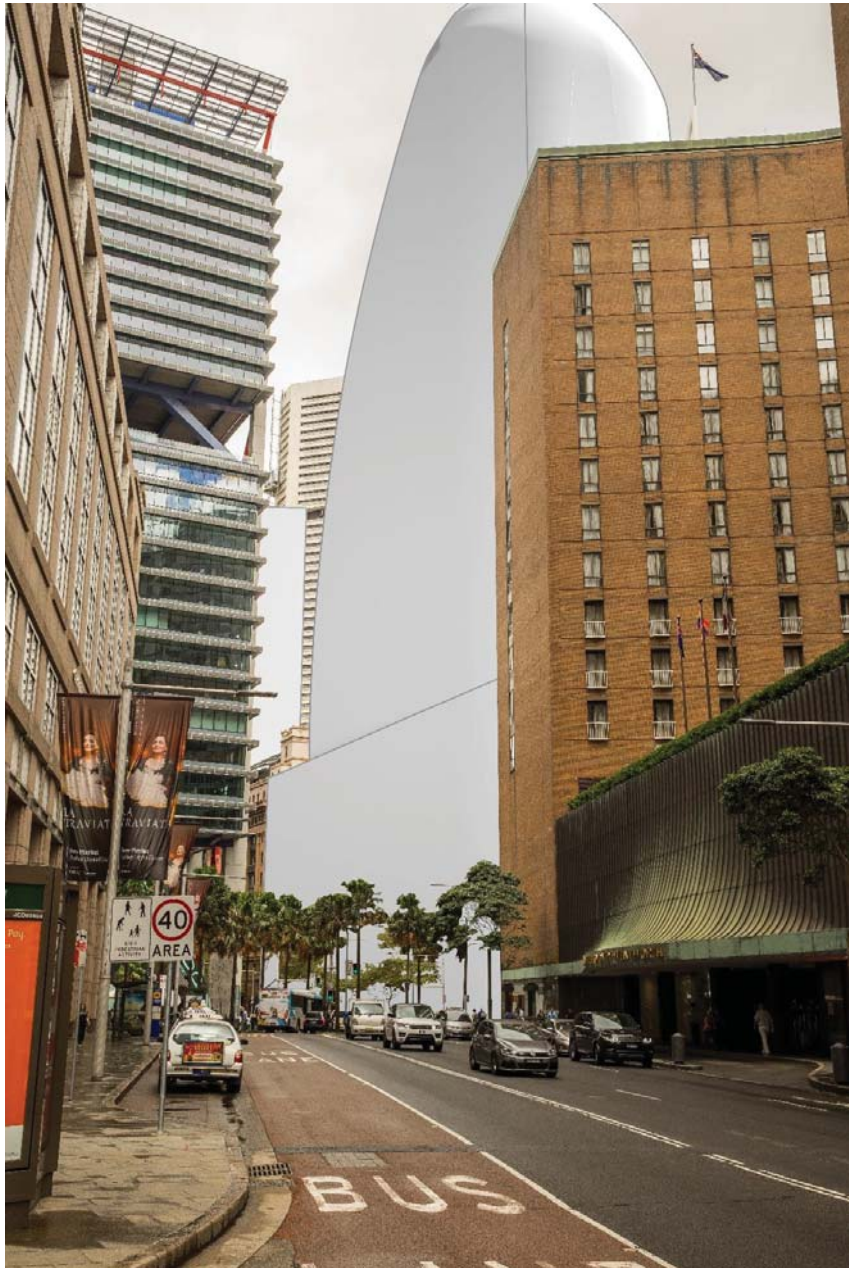
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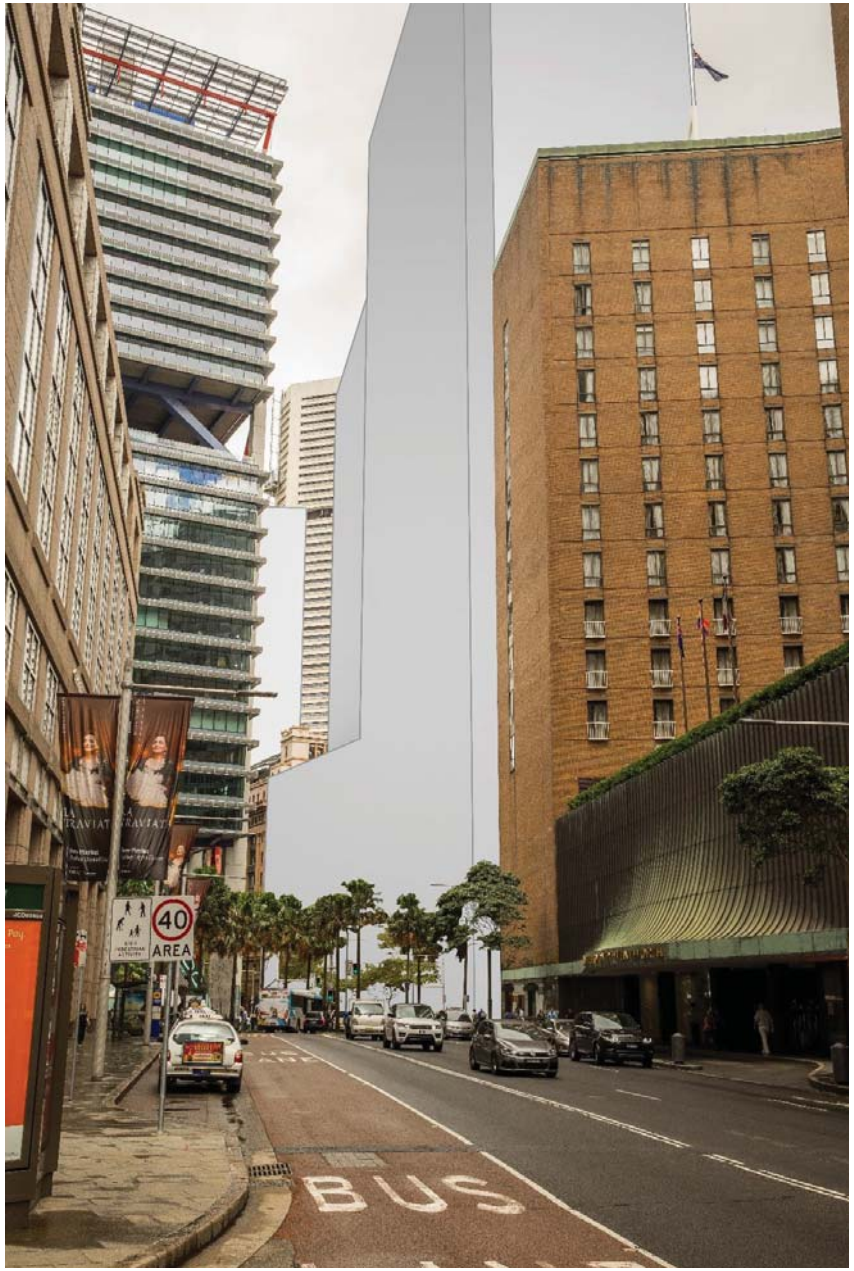
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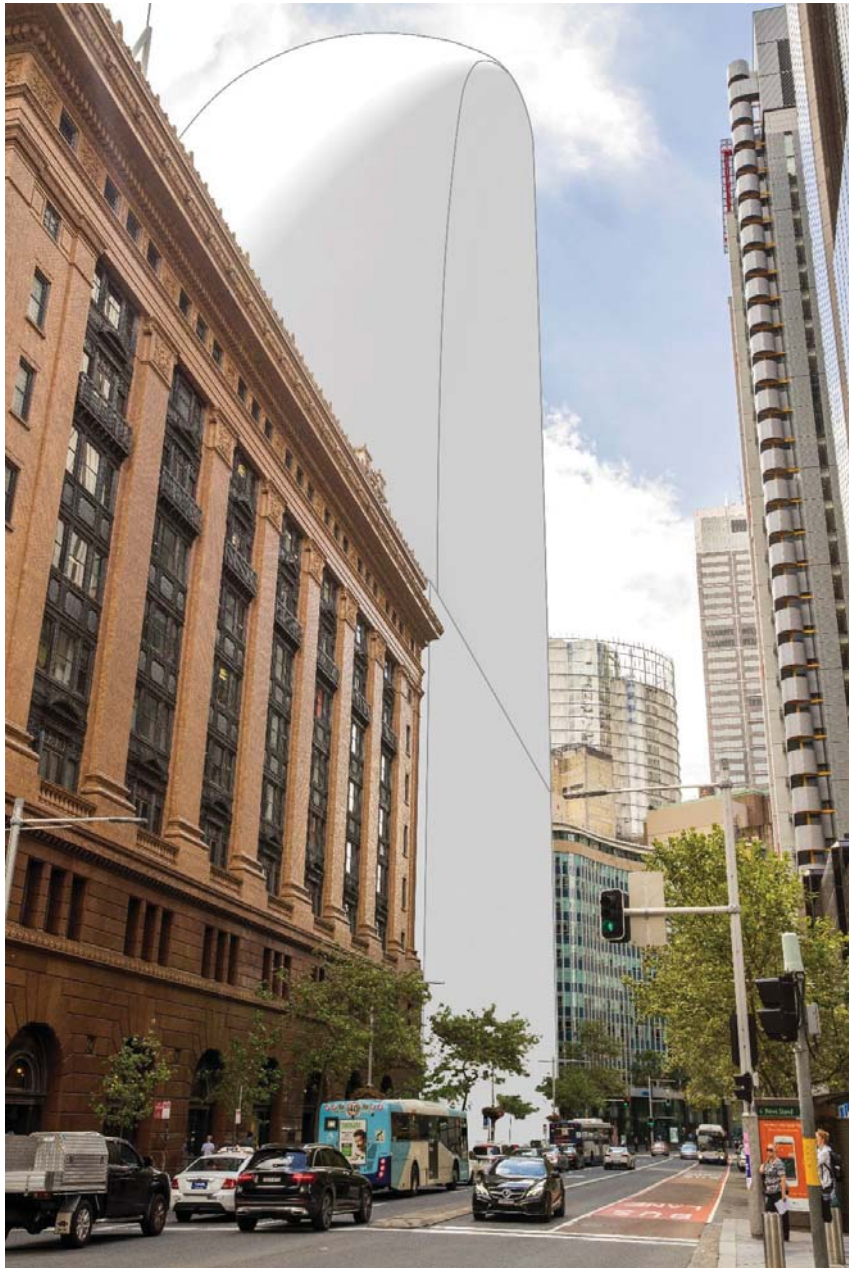

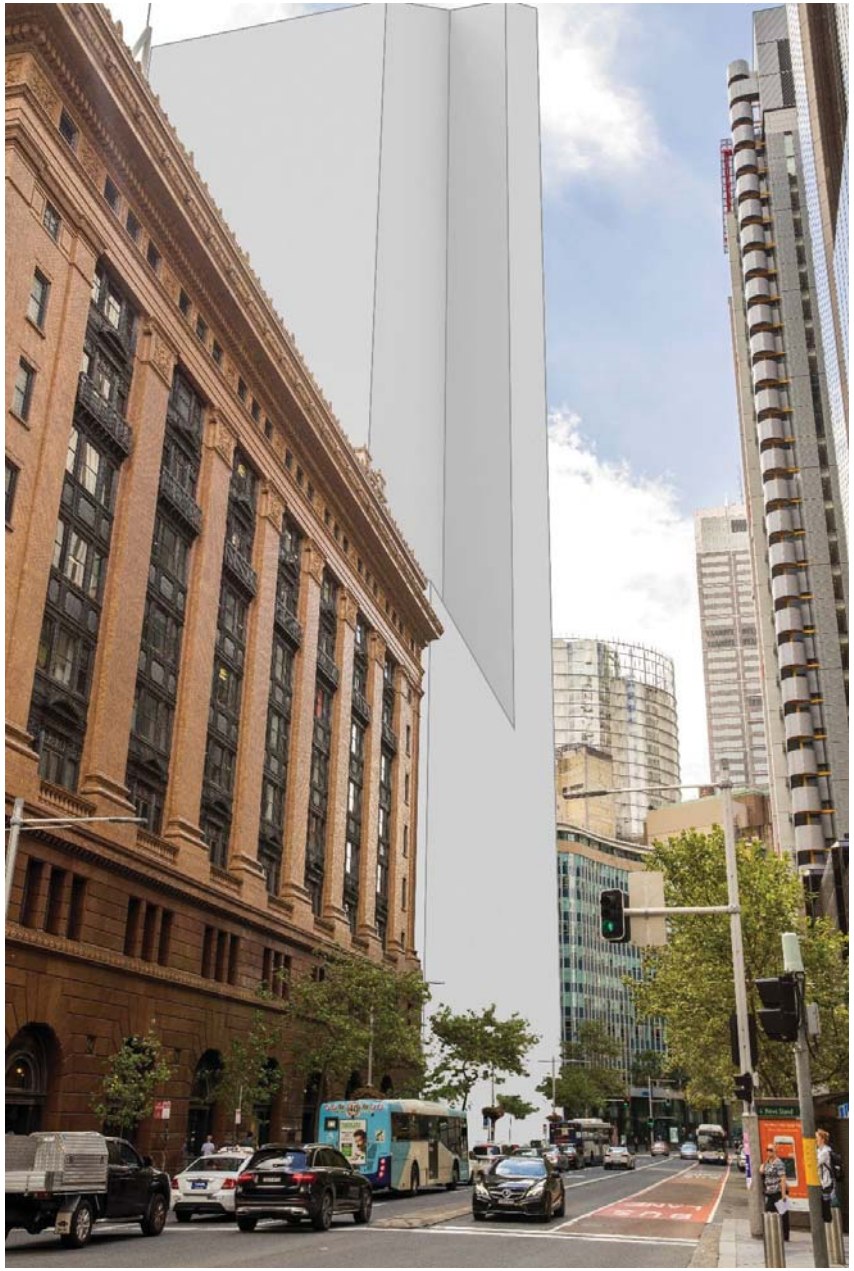

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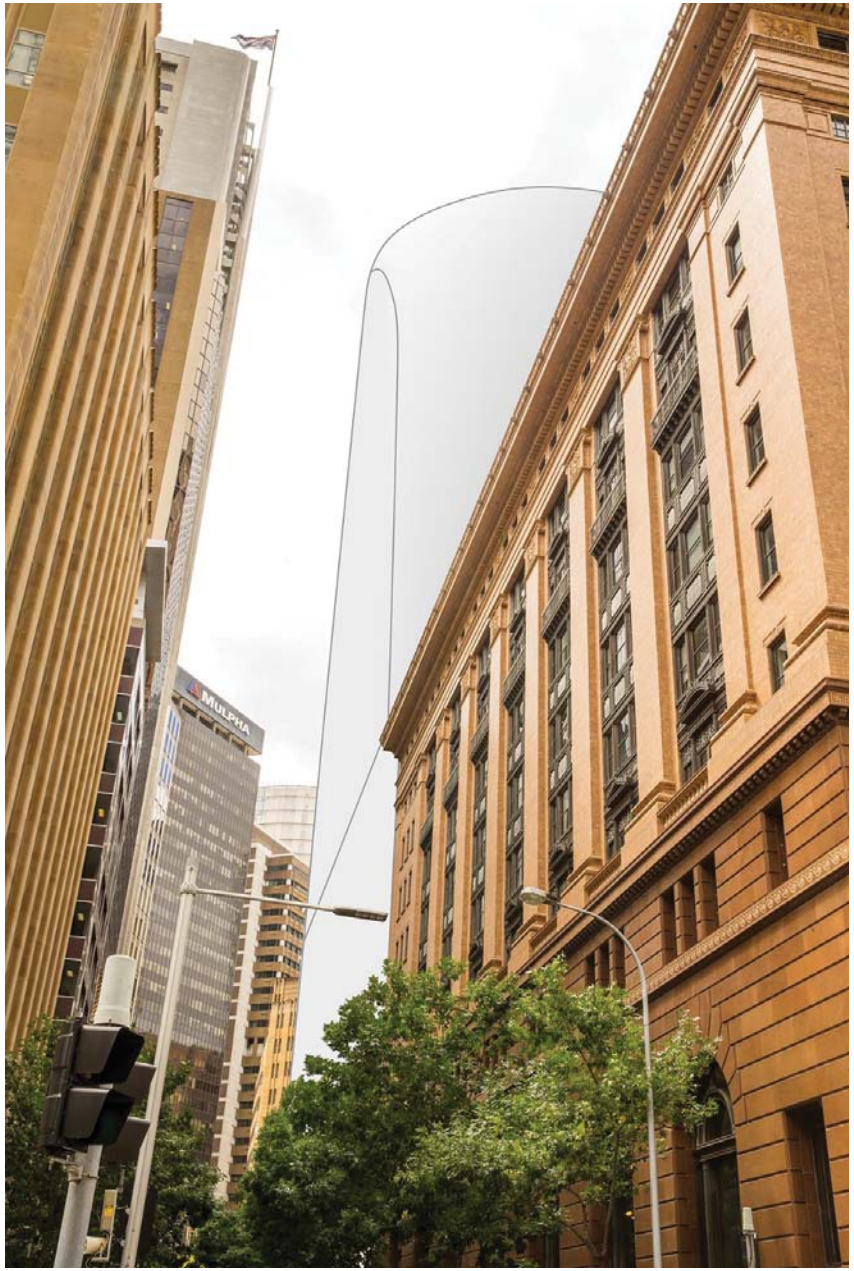
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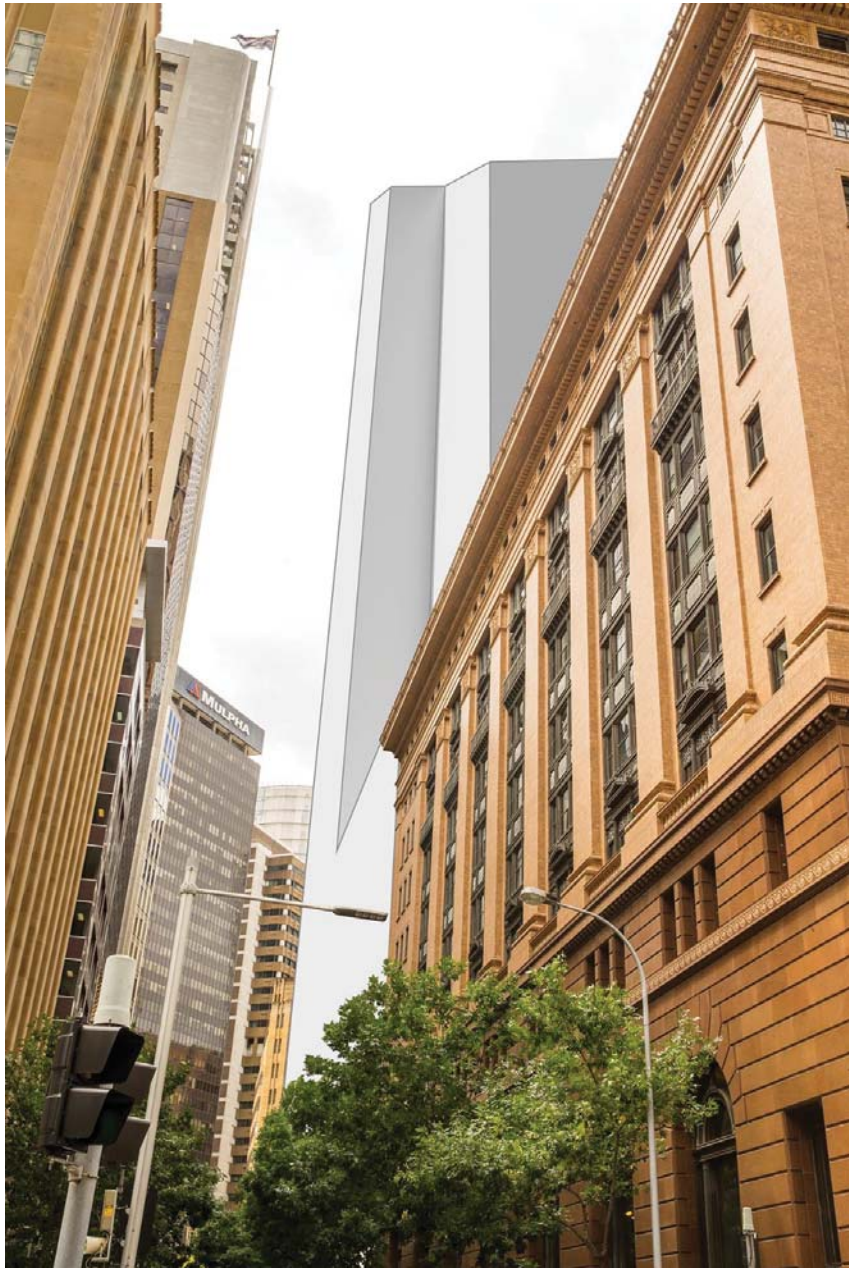
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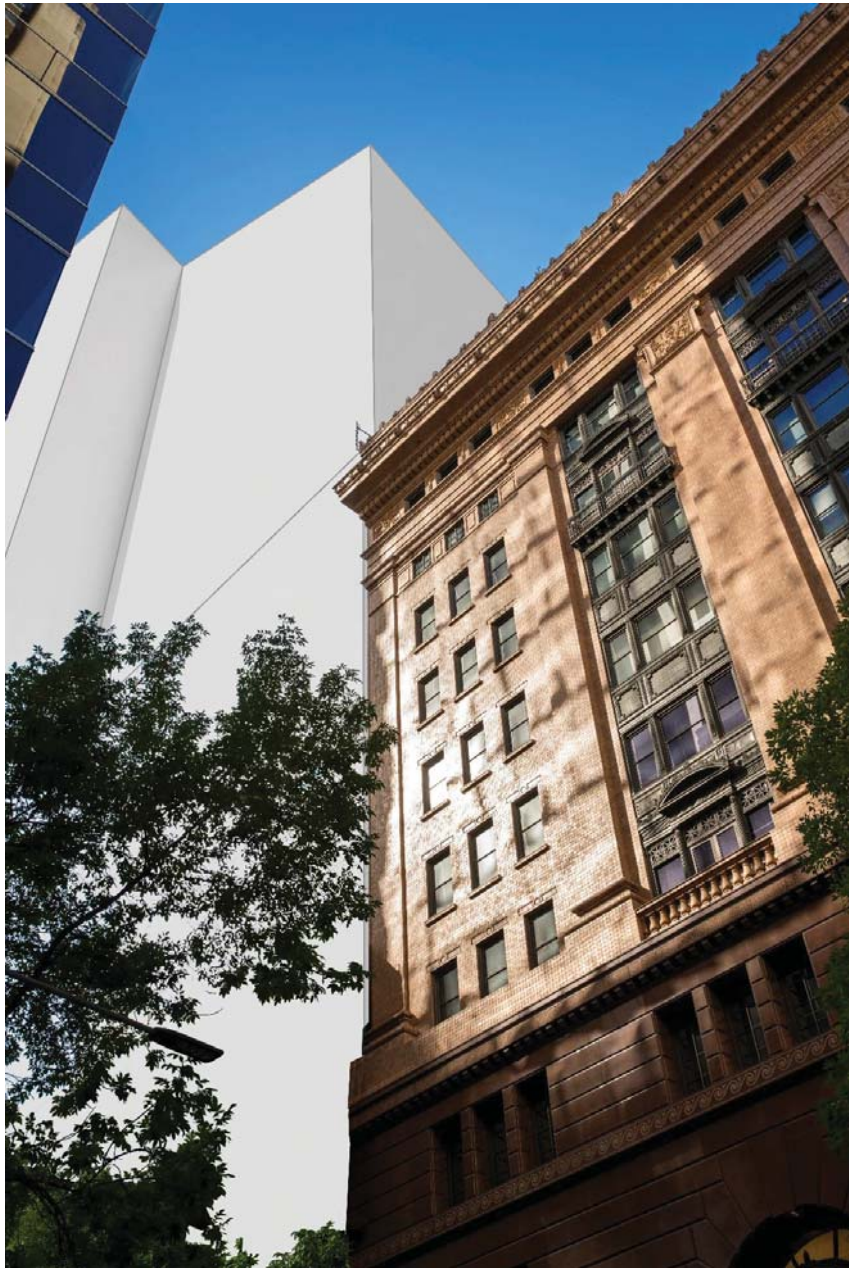

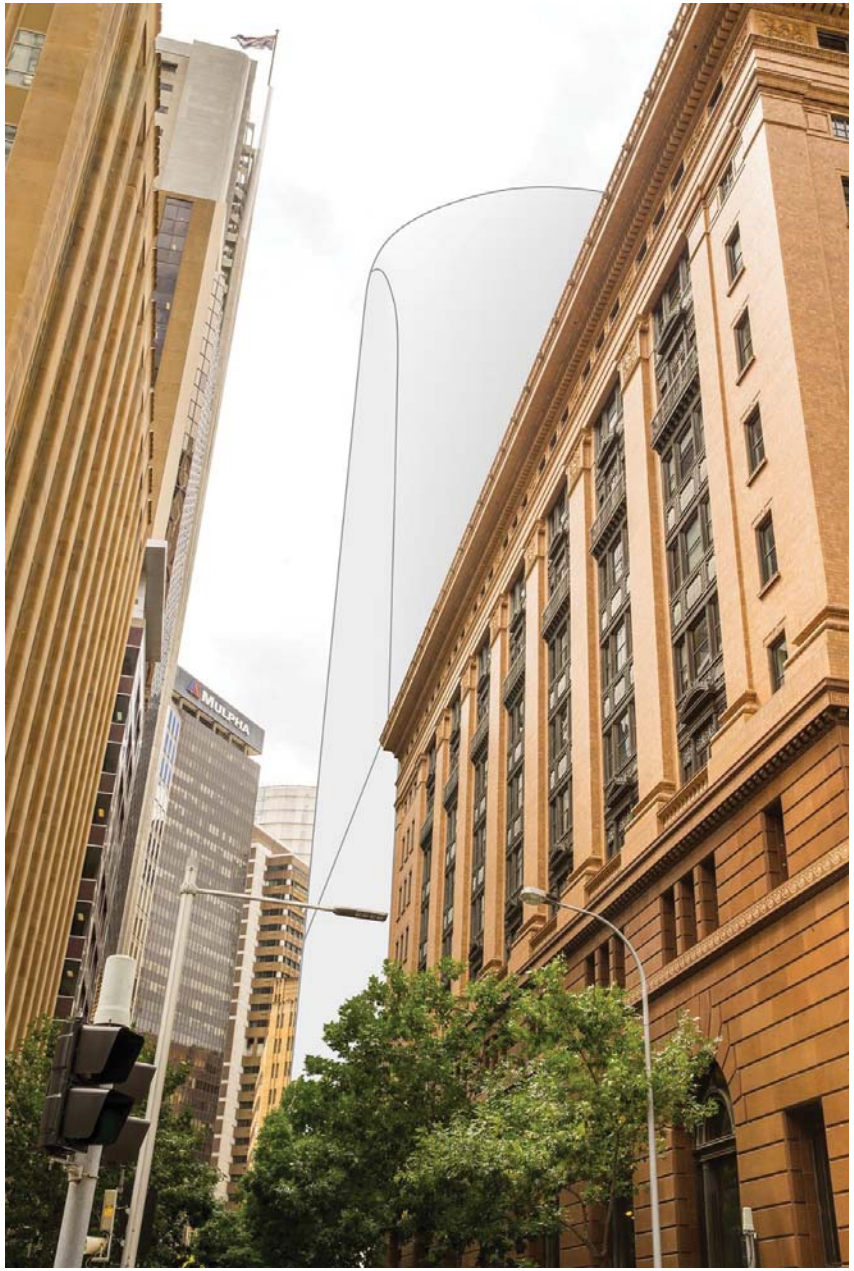
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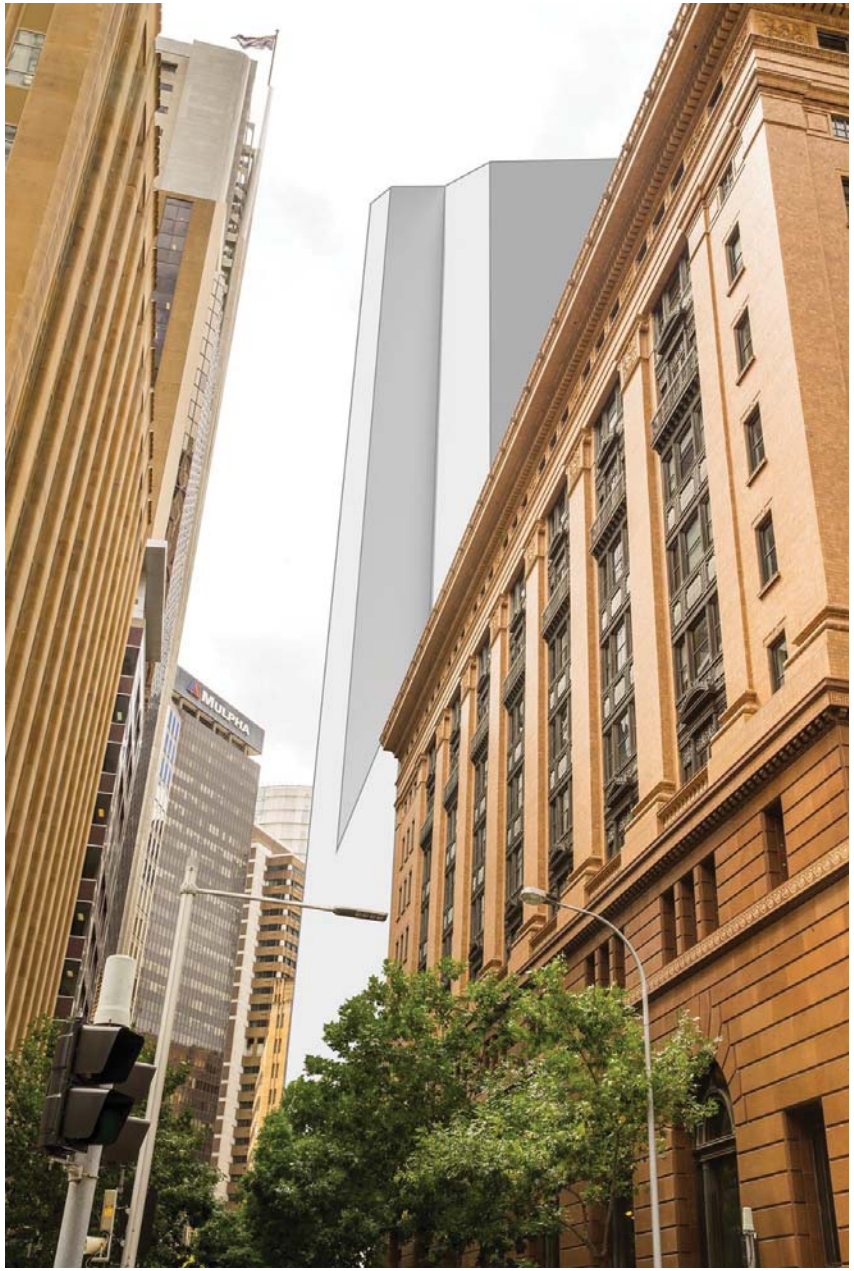

MULPHA

2
Imagery & Visuals

STRICTLY CONFIDENTIAL

North Tower

North Tower imagery and visuals

Note: JPW presentation for North Tower under separate cover

5

Questions & Discussion

6
Forward Agenda

Review of the design development process

The Design Review Panel underpins the design excellence process and will ensure the highest standard of architectural, urban and landscape design

FORM & FUNCTION

- Massing
- Bulk
- GFA
- Setbacks

EXPRESSION

- Podium
- Scale to 50 Martin Place
- Materials
- Ground plane
- Engineering

DETAILING THE PLACE

- Feasibility
- Constructability
- Materials
- Environmental conditions

STAGE 2 DAs

Detailed and comprehensive submission

PUBLIC DOMAIN, NORTH-SOUTH LINK & ACTIVATION

HIGH INTEGRATION WITH METRO → CUSTOMER & TECHNICAL SPECIFICATIONS

Increased detail through each design meeting

LAND USES:

1. This is Macquarie's HQ
2. Internal arrangements drive external form
3. Relationship to 50 Martin Place and potential to take up floor space in the South Tower

DRP 03 Forward Agenda - Expression

Proposed agenda for OSD DRP 03 Expression scheduled for 15 May 2018

Agenda Item	Details	Presenter
1. Introduction	• Where we got to at OSD DRP 02	Anthony Henry, Macquarie
2. Response to DRP feedback	• Response and analysis	
3. South Tower	• Refresher to site design approach • Key diagrams to explain building • Datum lines • Podium/tower – plans, sections, images of outcome of the process • Sketch form – where we were to changes being made • Next steps	Alec Tzannes, Tzannes
4. Wind and sun studies	• North Tower and South Tower analysis	Paul van Ratingen, JPW Alec Tzannes, Tzannes
5. Questions & discussion	• Panel questions and discussion	Facilitated Panel Chair
6. Next steps & OSD DRP forward agenda	• OSD DRP 04 Forward Agenda	Panel Chair/Anthony Henry, Macquarie

7
Next Steps

Metro Martin Place

Sydney Metro and Over Station Development Design Review Panels

DRP #03

15 May 2018

Sydney Metro Martin Place Station
Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Duration
1. Opening	• Welcome • Introduction and Panel Process overview • Current and Forward Agendas	Peter Poulet, Government Architect Anthony Henry, Macquarie	10 mins
2. Response to DRP Feedback	• Response to Metro DRP Feedback • Response to Over Station Development DRP 01 & 02	Anthony Henry, Macquarie	10 mins
Metro DRP			
3. Ground Plane Update	• Update on Metro station design • OSD interface and integrated development • Ground plane and public domain	Matthew Cochrane, Grimshaw	30 mins
4. North Tower Design Update	• Through Site Link • Tower to Ground	Paul van Ratingen, JPW	20 mins
5. Panel Questions/Clarifications		Peter Poulet, Government Architect	15 mins
6. Panel Review		Peter Poulet, Government Architect	10 mins
OSD DRP			
7. South Tower – Form, Function and Expression	• Tower and podium • Articulation • Materials	Alec Tzannes, Tzannes	30 mins
8. Wind Study and Sun Study – North and South Towers	• Wind study results • Sun study results	Anthony Henry, Macquarie	20 mins
9. Panel Questions/Clarifications		Peter Poulet, Government Architect	15 mins
10. Panel Review		Peter Poulet, Government Architect	10 mins
Feedback			
11. Chair Summary / Closing Statements	• Metro DRP Summary • OSD DRP Summary	Peter Poulet	10 mins

DRP Forward Agenda – Detailing the Place

Proposed agenda for Metro DRP and OSD DRP scheduled for 5 June 2018

Agenda Item	Details	Metro DRP	OSD DRP
1. Opening	• Welcome and introductions • Agenda overview	✓	✓
2. Response to DRP Feedback	• Response to Metro DRP Feedback • Response to Over Station Development DRP 03	✓	✓
3. Forward Agendas	• Forward Agendas for 18th June	✓	✓
Metro DRP			
4. Ground Plane Update	• Elizabeth Street and Castlereagh Street public domain • North Tower podium • South Tower podium • TBA (pending DRP feedback)	✓	n/a
5. Panel Questions/Clarifications	• Macquarie to respond to any aspect of the presentation	✓	n/a
6. Review and Summary	• Panel feedback and Chair Summary	✓	n/a
OSD DRP			
7. South Tower Design Update	• TBA (pending DRP feedback)	n/a	✓
8. North Tower Design Update	• TBA (pending DRP feedback)	n/a	✓
9. Detailing the Place	• Feasibility • Constructability • Materials • Environmental Conditions	n/a	✓
10. Panel Questions/Clarifications	• Macquarie to respond to any aspect of the presentation	n/a	✓
11. Review and Summary	• Panel feedback and Chair Summary	n/a	✓
Feedback			
10. Chair Summary/Closing Statements	• Chair Summary	✓	✓

2

Response to Metro DRP and OSD DRP Feedback

Metro and OSD DRP – Open Items

Macquarie has undertaken a first pass to attribute the Open Items to the relevant DRP

Metro DRP Open Items

South Tower

- Extent of podium enclosure at street level
- Extent of podium ground level integrated into public domain or as transition space to the station
- Tower materials and articulation

North Tower

- Retail activation
- Pedestrian movements
- Through site link

Common Open Items

Public Domain and Amenity

- Wind impacts
- Solar access

OSD DRP Open Items

North Tower

Form and mass

- Transition between podium and 50 Martin Place
- Greater vertical expression of tower
- Resolve discontinuous cutback at Level 5

Architectural expression

- Appropriateness of podium to 50 Martin Place
- Further celebration of the tower to ground - Hunter St
- Oculus - relationship to 50 Martin Place
- Singularity of expression to resolve the tension between formal elements
- Resolution of the transition from stone base to structural columns on Hunter St

More information

- Materials and details for the facade
- Lift pits on Hunter St
- Details for canopies
- Detailing of the louvres
- Width of footpath along Hunter St
- Vehicle access - Metro and others
- Pedestrian modelling

Through site link

- Detail of material palette
- Publicness of the connection
- Open up access on Castlereagh St
- Awnings

Macquarie Response to Metro DRP Open Items

Macquarie is working towards closing out both Sydney Metro DRP and OSD DRP open items

Metro DRP Open Items	Macquarie's Response
Extent of podium enclosure at street level	o North Tower – Design principles and design rationale presented by JPW as part of this DRP (including varied glazing setbacks/line depths, soffit treatments) o South Tower – Design principles and design rationale presented by Tzannes as part of this DRP
Extent of podium ground level integrated into public domain or as transition space to the station	o Design principles, benchmarks and design rationale presented by JPW and Tzannes as part of this DRP
Tower materials and articulation	o Further design development to be presented by JPW and Tzannes as part of this and future DRP(s)
Retail analysis	o Proposed to be presented at next DRP(s)
Pedestrian modelling	o Addressed by SSI and Stage 1 SSD DA
Through site link	o Design principles, benchmarks and design rationale presented by JPW as part of this DRP

Metro DRP and OSD DRP Common Items	Macquarie's Response
Wind impacts	o Wind modelling underway and will be presented as part of this DRP o Preliminary results demonstrate wind conditions at station entrances are suitable for standing and walking o Preliminary results are consistent with Stage 1 SSD DA consent conditions
Solar access	o Shadowing analysis underway for Hyde Park and Martin Place and will be presented as part of this DRP o Preliminary results demonstrate compliance with Stage 1 SSD DA consent

Metro DRP Open Item

OSD DRP Open Item

Macquarie Response to OSD Open Items

Macquarie is working towards closing out both Sydney Metro DRP and OSD DRP open items

OSD Open Items	Macquarie's Response
Oculus form and geometry (curvature and proportions)	o Further design development to be presented by JPW as part of future DRP(s).
Transition between tower and podium	o North Tower – Design principles and design rationale presented by JPW as part of this DRP (including varied glazing setbacks/line depths, soffit treatments) o South Tower – Design principles and design rationale presented by Tzannes as part of this DRP (including simplification of detailing, plant room relocation, and interstitial space dimensions)
Podium architecture and relationship to 50MP (including dome)	o Further design development to be presented by JPW as part of this and future DRP(s).
Form and expression on Castlereagh Street and Elizabeth Street corners	o North Tower – Design principles and design rationale presented by JPW as part of this DRP (including varied glazing setbacks/line depths, soffit treatments)
Vertical expression of tower Level 5 cutback	o Further design development to be presented by JPW as part of this and future DRP(s)
Hunter Street entrance, façade and elevation, particularly columns	o Further design development to be presented by JPW as part of this and future DRP(s)
Elizabeth Street façade	o Further design development to be presented by JPW as part of this and future DRP(s)
Louvre expression	o Louvre locations rationalised. JPW to present as part of this DRP.
Awnings/canopies expression	o CoS DCP minimum requirements reflected in the animation. JPW has commenced exploring various design options.
Pedestrian modelling	o Addressed by SSI and Stage 1 SSD DA
Through site link (materials, character/operation, access, awnings)	o Design principles, benchmarks and design rationale presented by JPW as part of this DRP

Metro DRP Open Item

OSD DRP Open Item

3

Metro DRP - Ground Plane Update

Ground Plane Update

The Station Design and Precinct Plan is required as part of the CSSI Consent and is the responsibility of the Sydney Metro DRP

Note: Grimshaw presentation for Martin Place Station under separate cover

4

Metro DRP - North Tower Design Update

North Tower Design Update

JPW has further developed designs for the north south link and tower to ground in the North Tower

Note: JPW presentation for North Tower Design Update under separate cover

NORTH TOWER
OSD DRP discussion

- Functional Brief and Urban Response

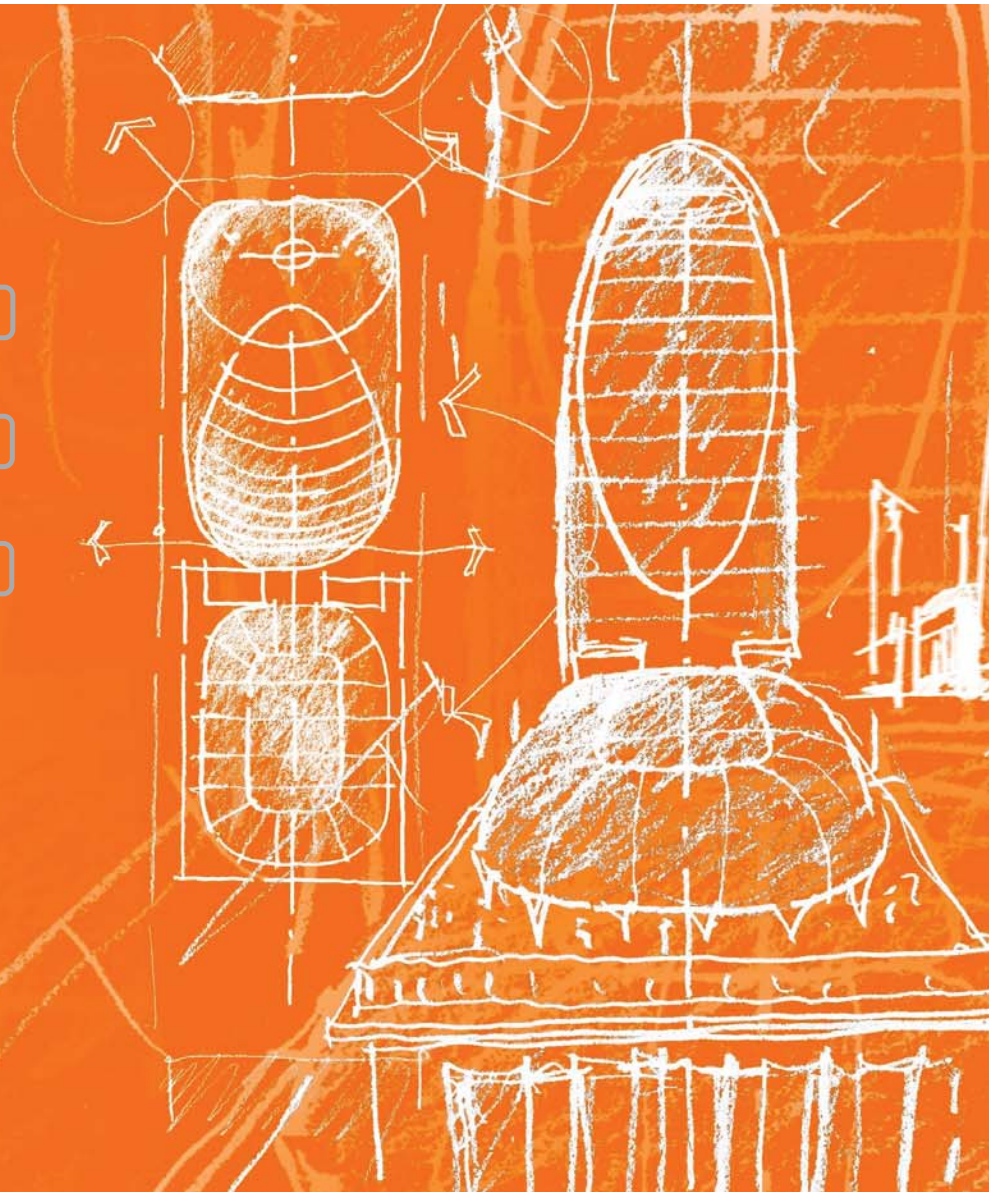
  DRP Feedback

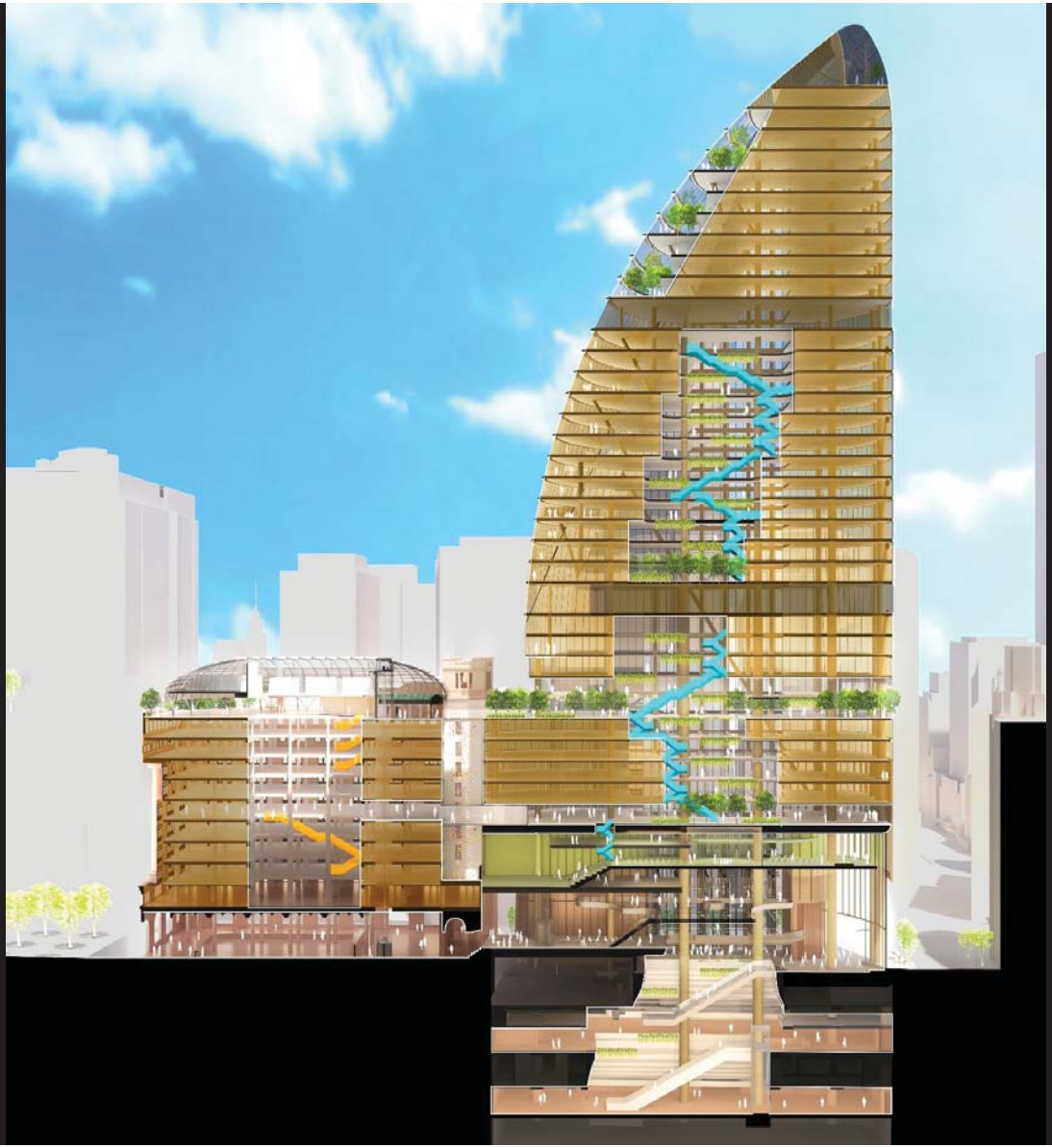
- Building Expression and Organisation

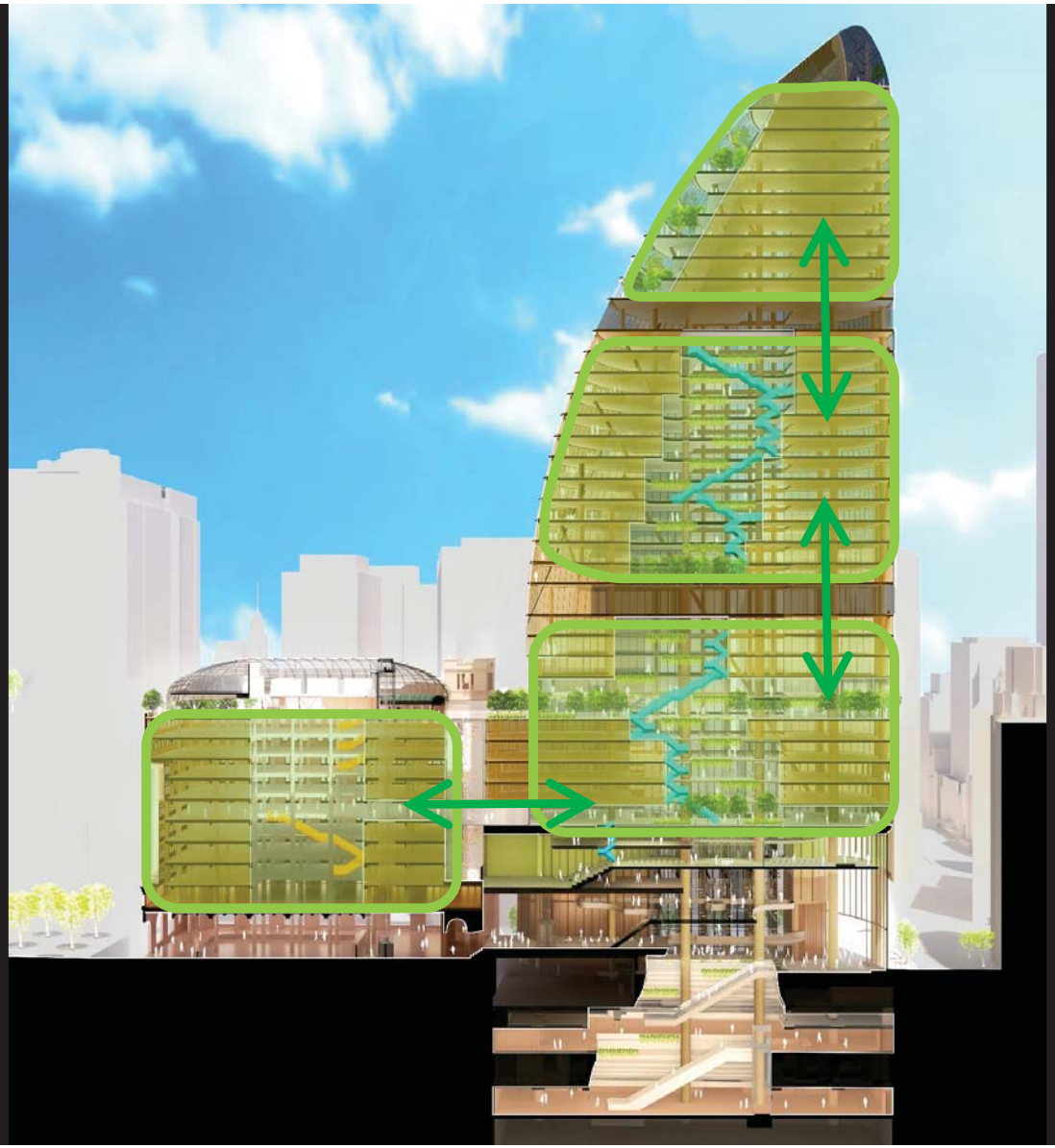
  DRP Feedback

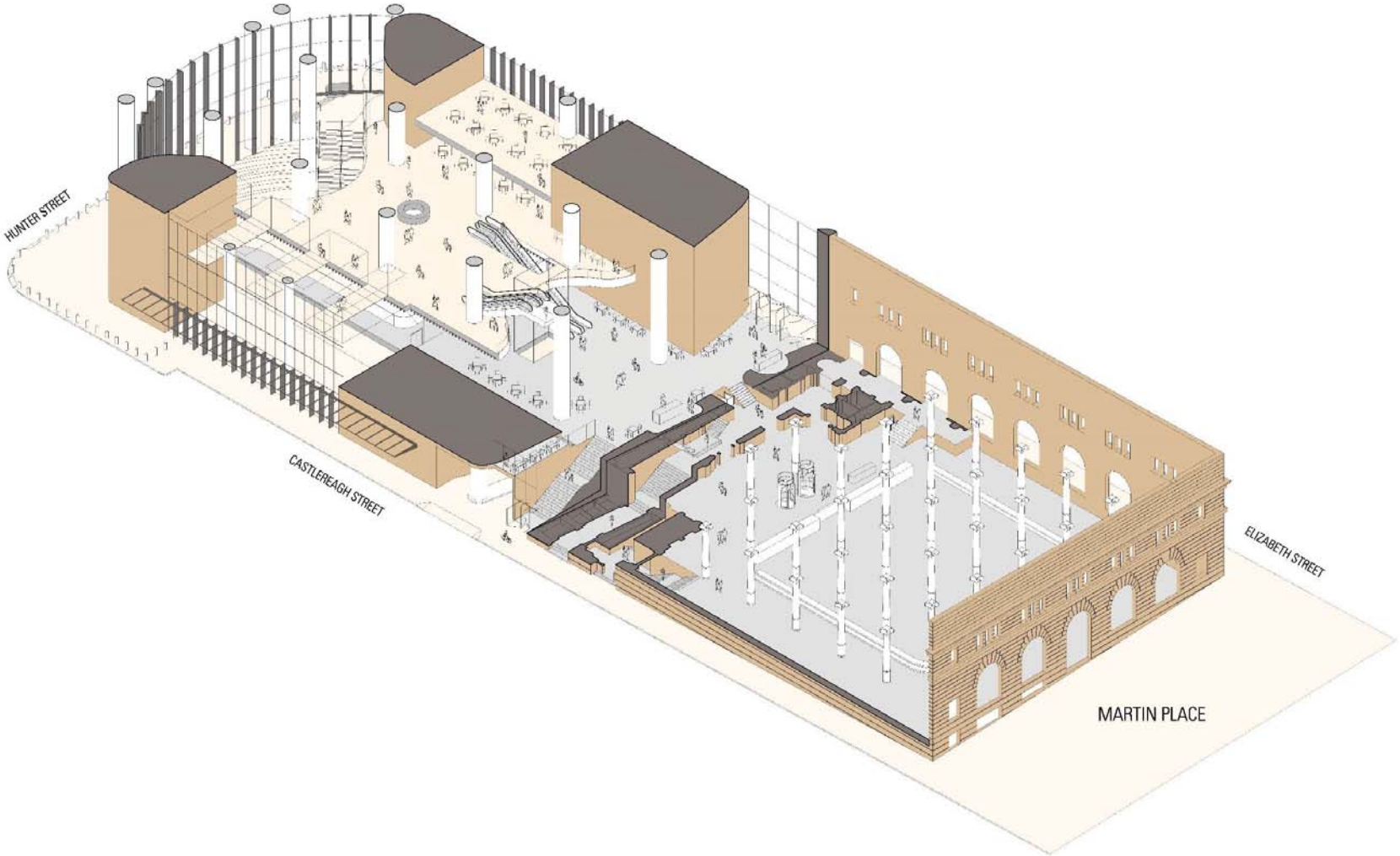
- Materials, Finishes and Detailing

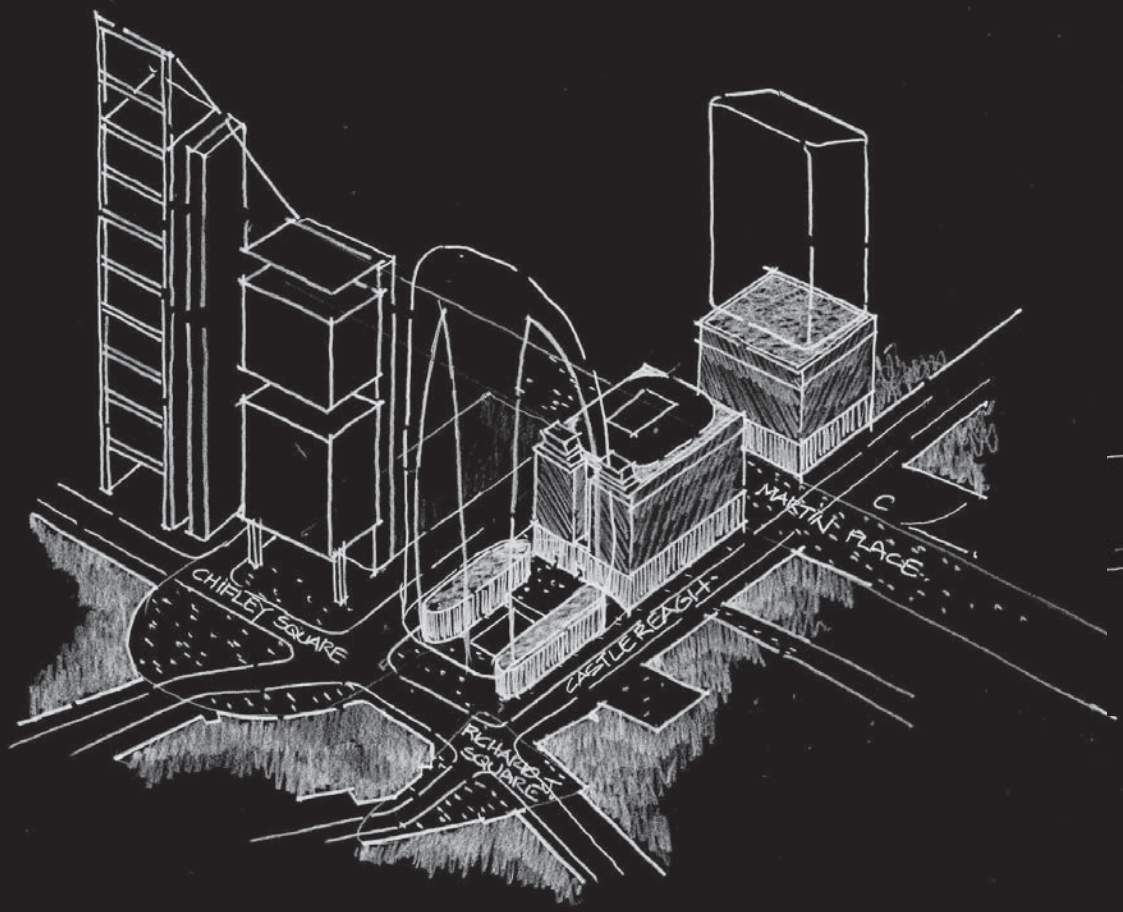
  DRP Feedback

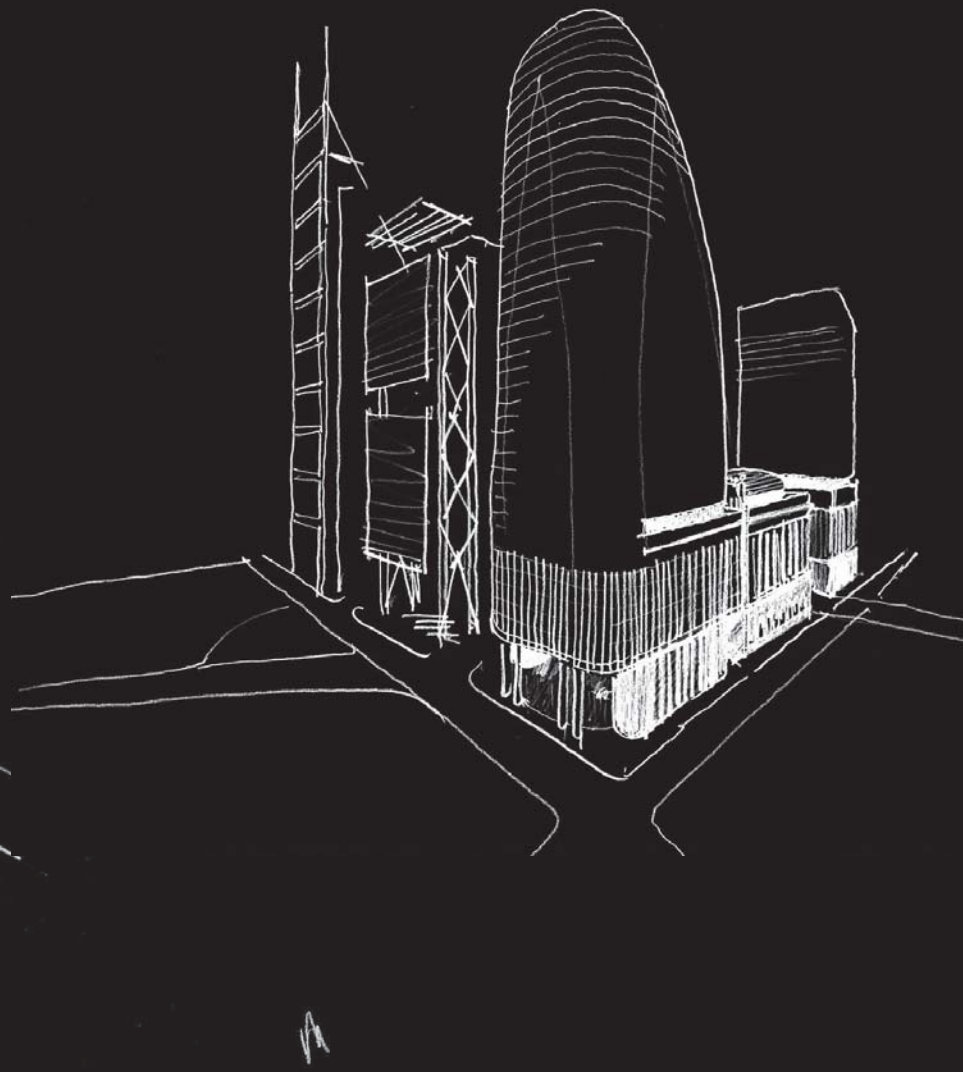


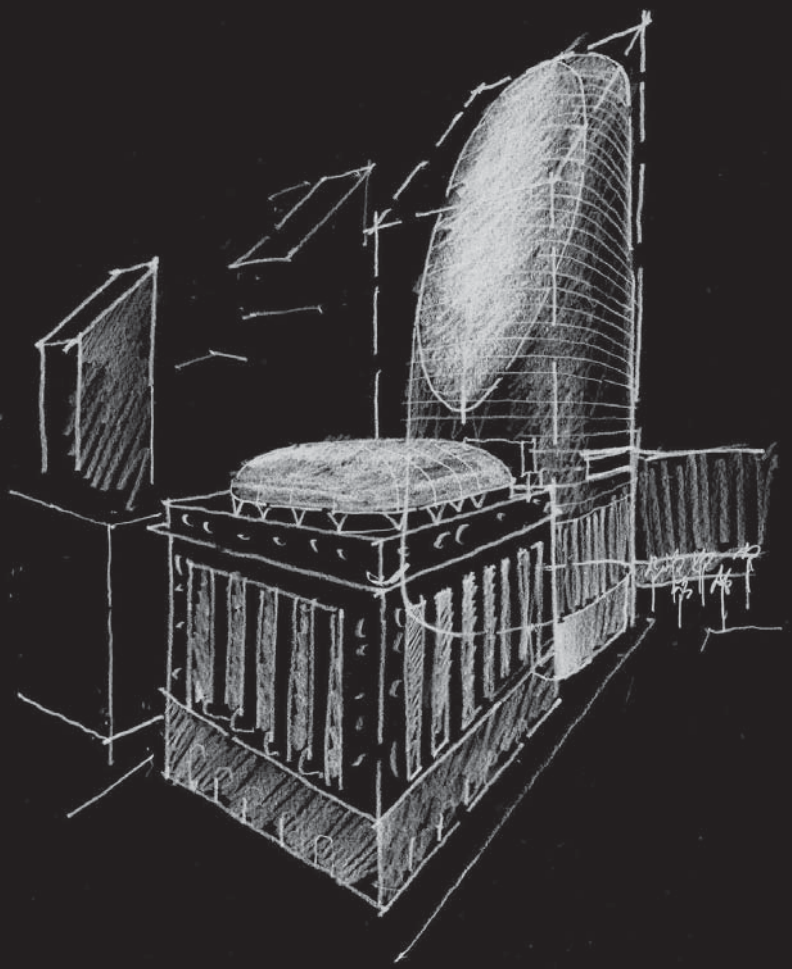


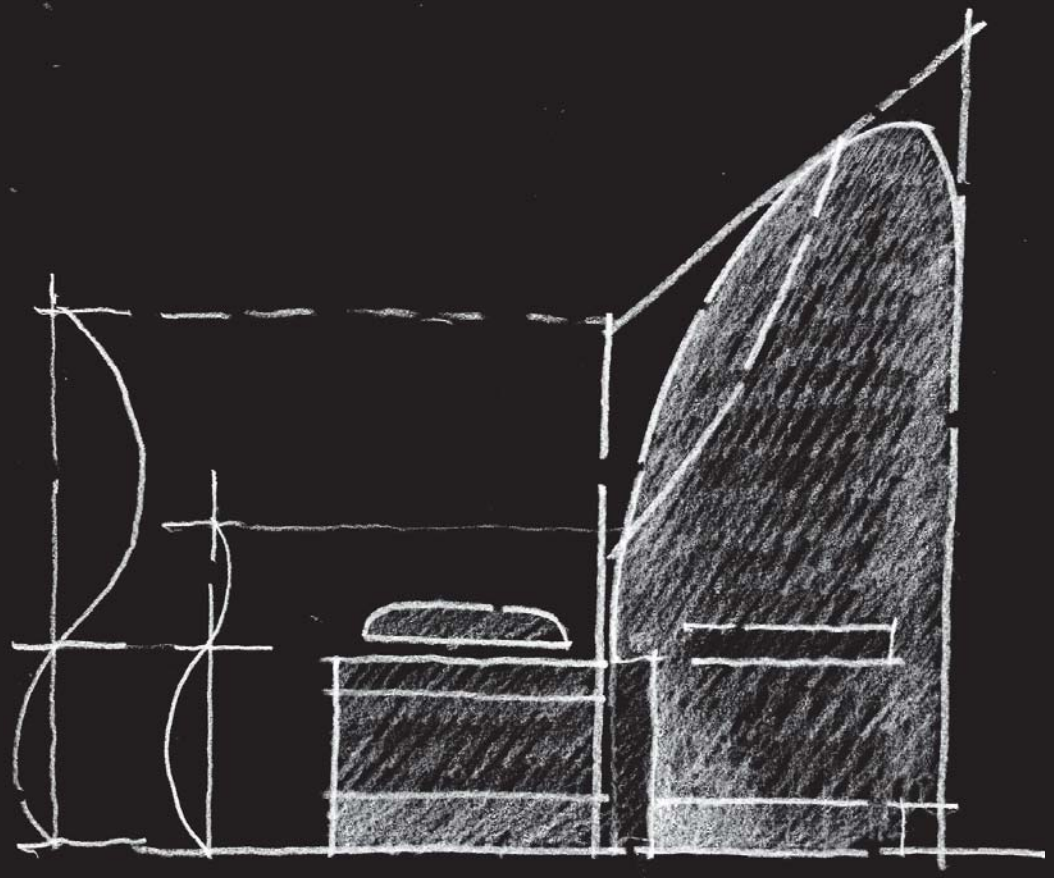


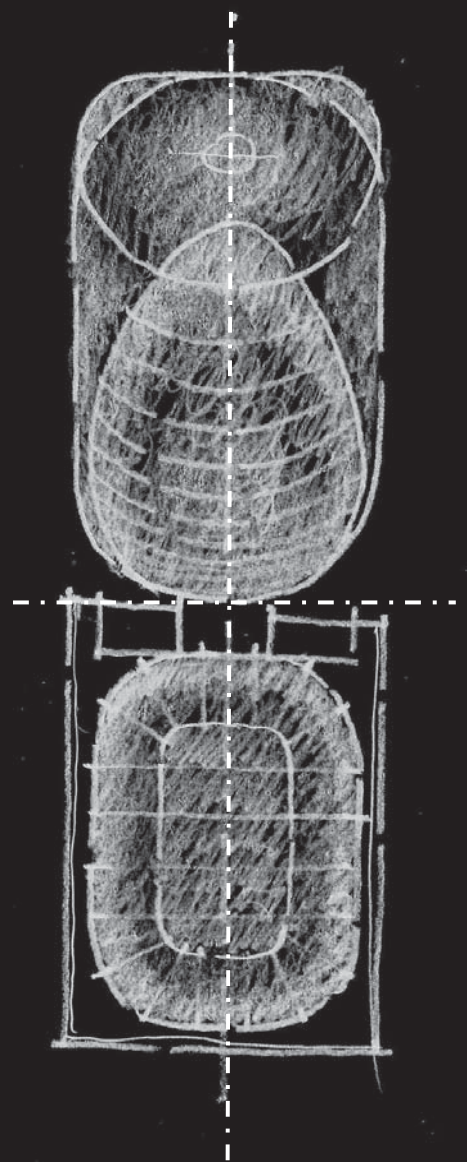

HUNTER STREET
CASTLEREAGH STREET
ELIZABETH STREET
MARTIN PLACE

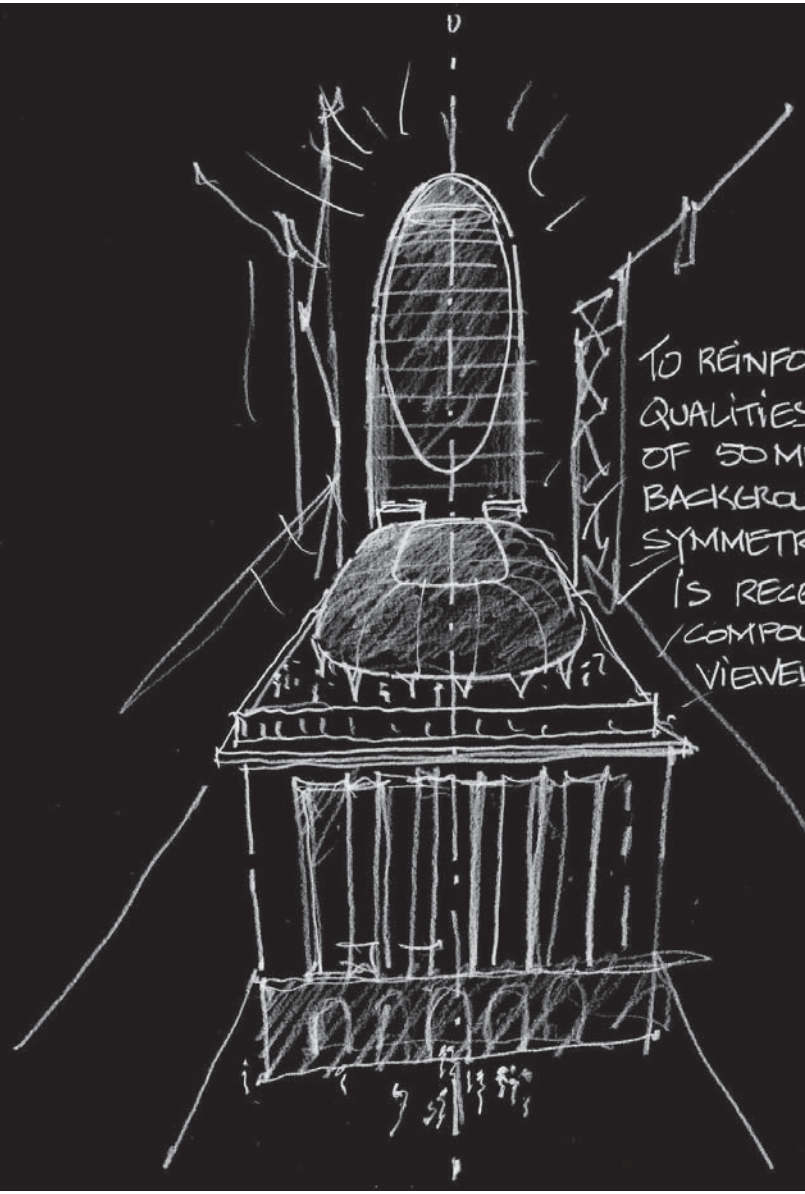

MARTIN PLACE
CHIFLEY SQUARE
CASTLEREAGH
RICHARDS SQUARE



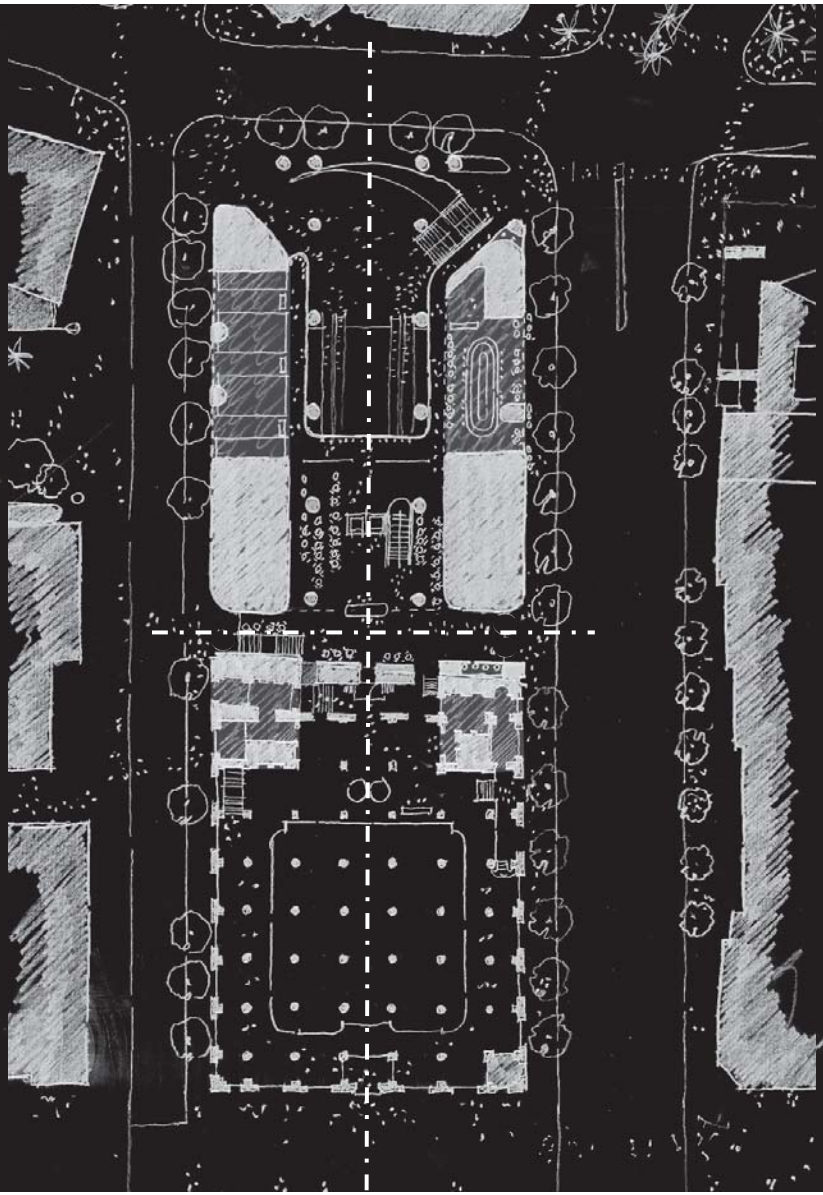


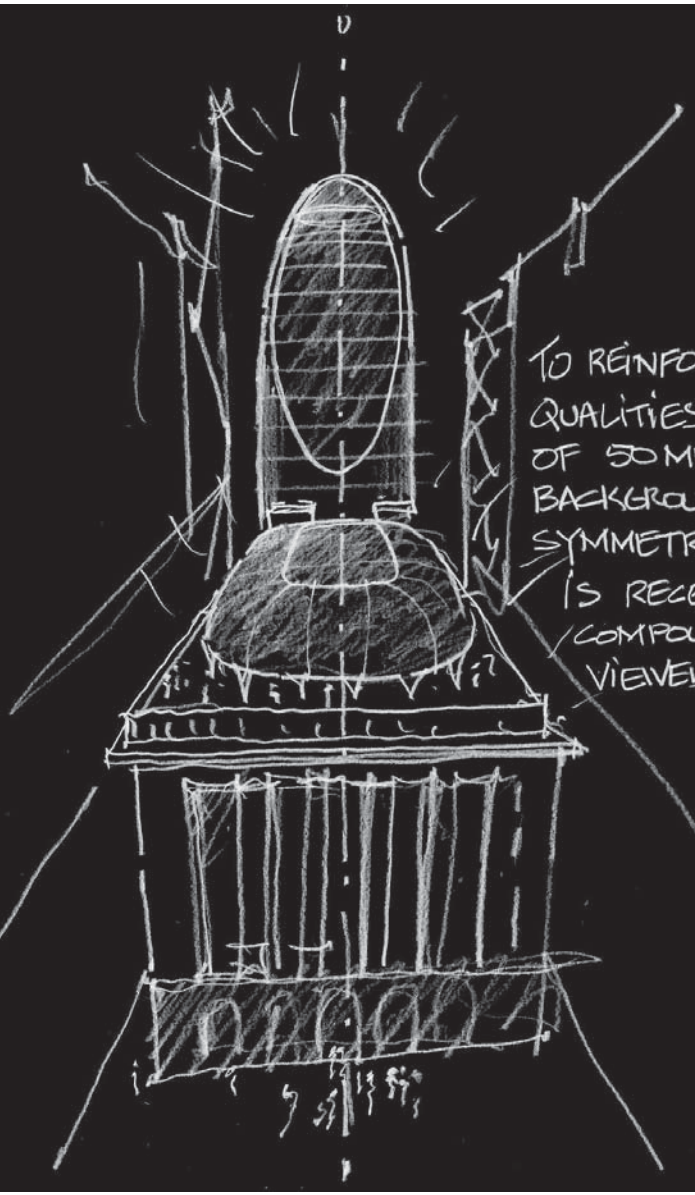






TO REINFORCE THE LANDMARK QUALITIES & CIVIC PRESENSE OF 50 MP AS A FORM IN THE BACKGROUND THAT IS STRICTLY SYMMETRICAL, AXIAL, & IS RECESSIVE THROUGH COMPOUND CURVES WHEN VIEWED FROM MARTIN PLACE.





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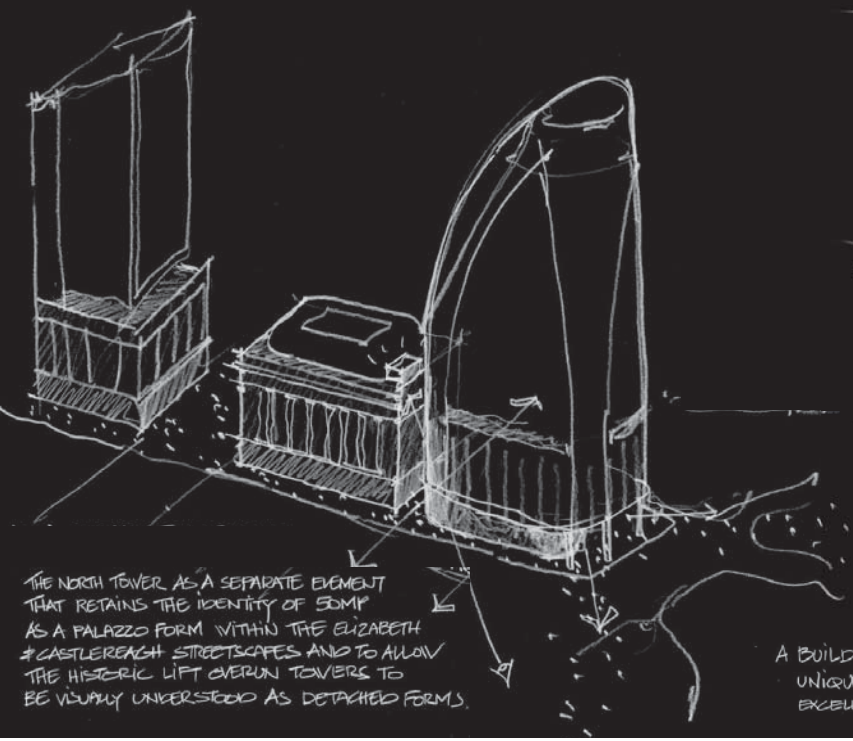
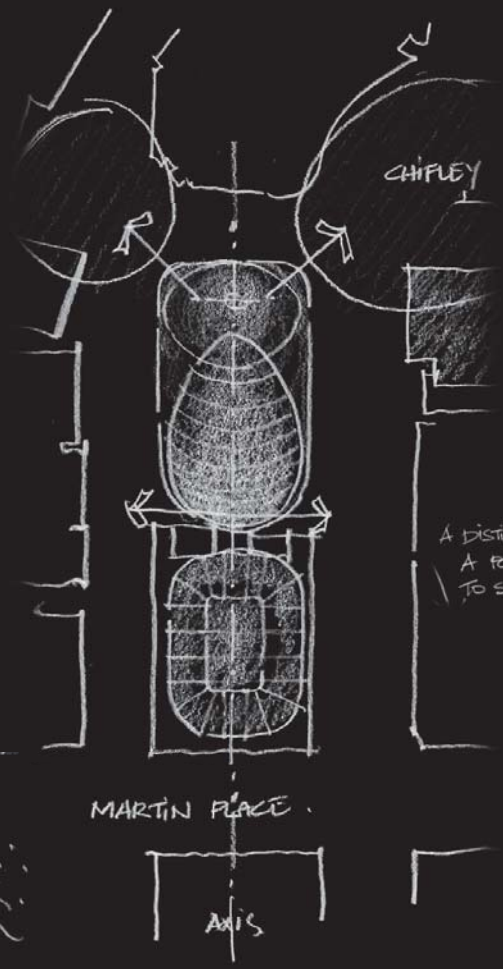


THE NORTH TOWER AS A SEPARATE ELEMENT THAT RETAINS THE IDENTITY OF 50MP AS A PALAZZO FORM WITHIN THE ELIZABETH & CASTLEREAGH STREETSCAPES AND TO ALLOW THE HISTORIC LIFT OVERUN TOWERS TO BE VISUALLY UNDERSTOOD AS DETACHED FORMS.



A BUILDING OF HIGHEST GLOBAL STANDARDS & DISTINCTION UNIQUELY SHAPED TO IT'S SYDNEY CONTEXT AND ARCHITECTURAL EXCELLENCE OF 50MP

A DISTINGUISHED AND AERODYNAMIC FORM THAT CREATES A POSITIVE AND MEMORABLE ADDITION TO SYDNEY'S SKYLINE.

50 Martin Place Interface

Design Principles

- Deemphasized rather than celebrated/expressed
- Negative infill curtain wall detail that allows the 50MP cornice and capital return details to be read from the street.
- Continuity of base

50 Martin Place Interface

Design Principles

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50 Martin Place Interface

Design Principles

- Deemphasized rather than celebrated/expressed
- Negative infill curtain wall detail that allows the 50MP cornice and capital return details to be read from the street.
- Continuity of base

Awning

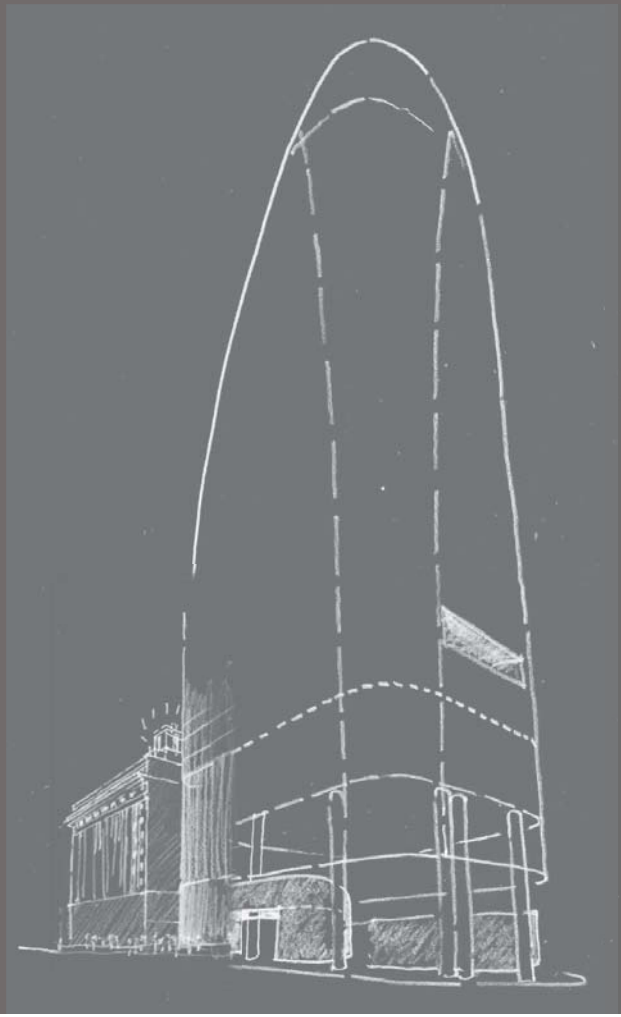
Design Principles

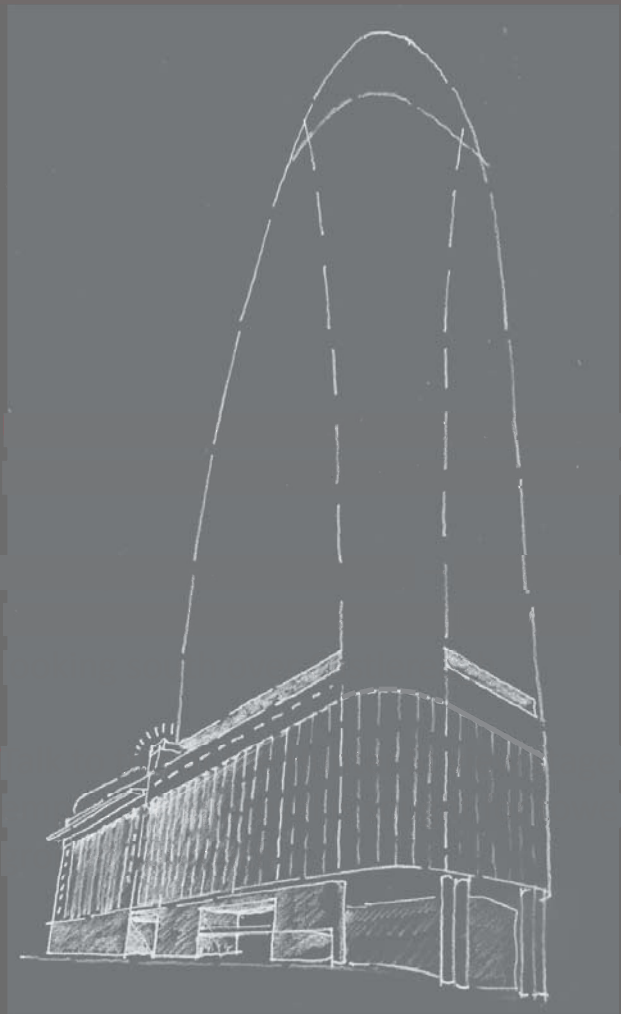
- Simple, attached, transparent
- Allows the visual continuity of heavy masonry base with the Beaux Arts 50 MP.
- Consideration of awning extending over TSL entrances

Podium Development

Design Principles

- varied glazing setback/fin depth to respond to tower, podium, and location





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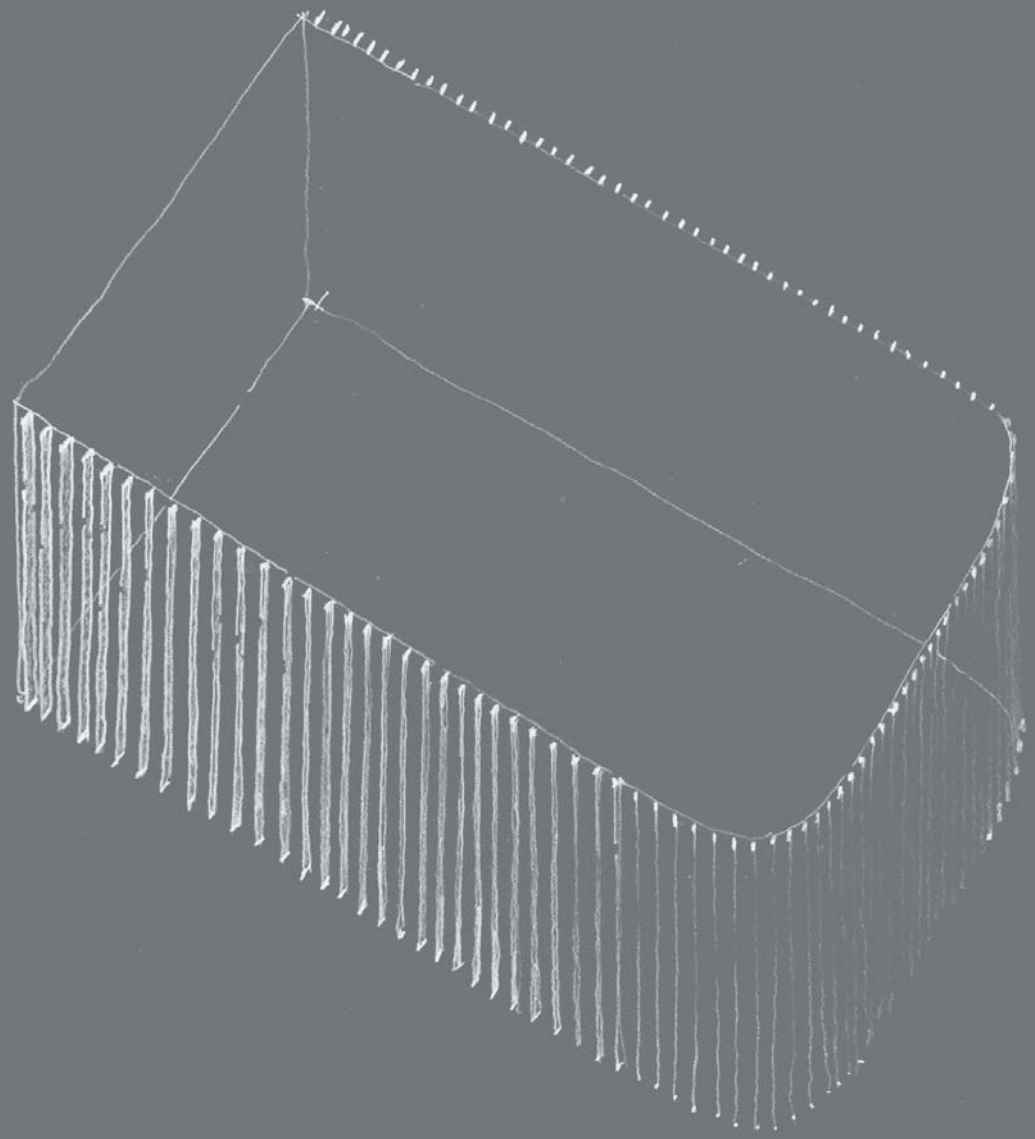


Podium Development

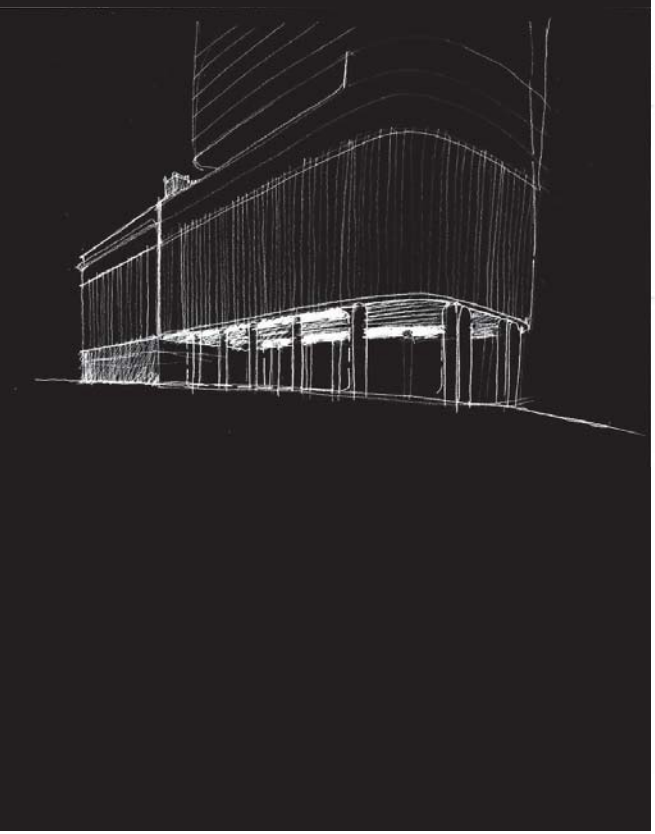
Design Principles

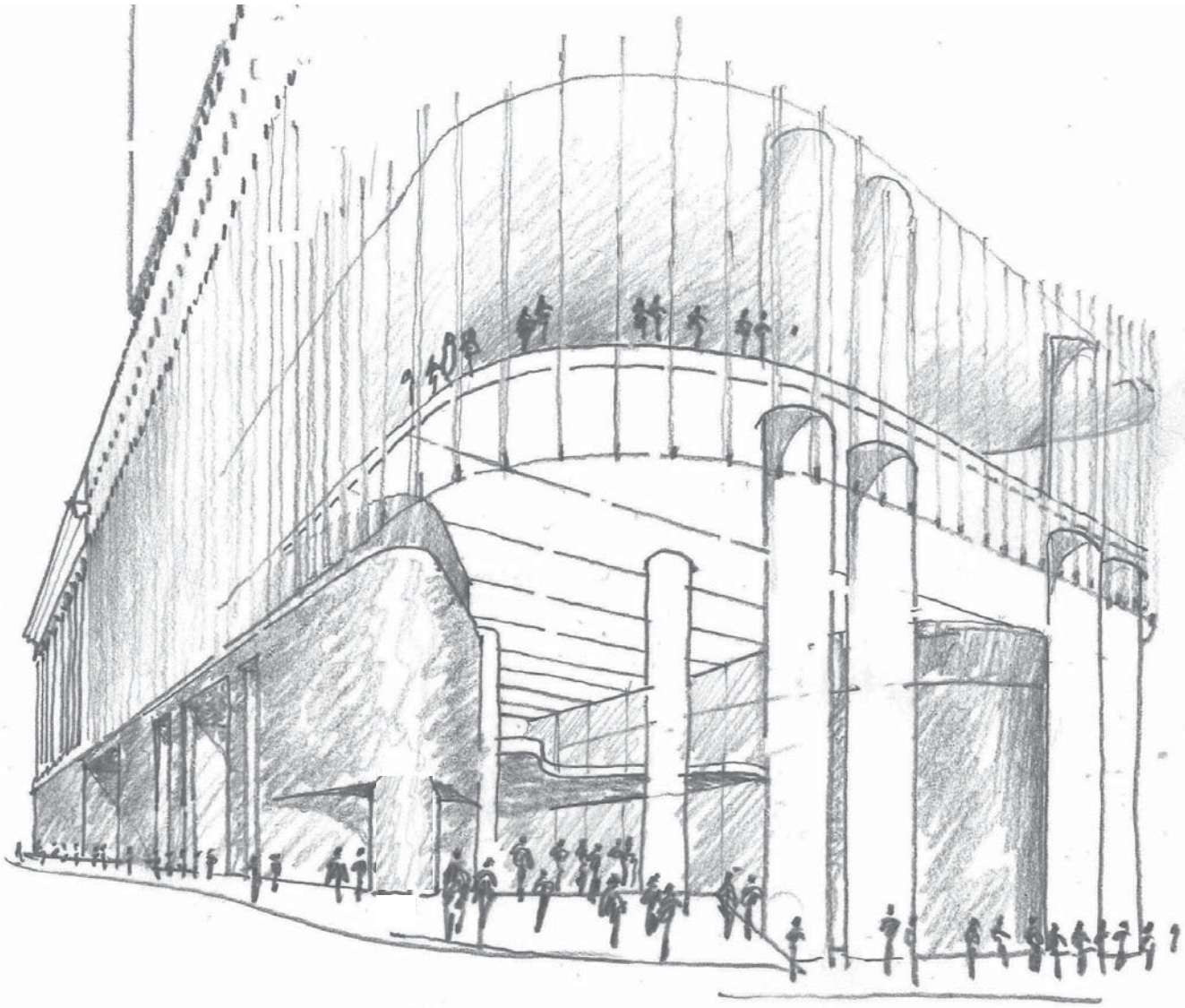
- varied glazing setback/fin depth to respond to tower, podium, and location

Podium Development

Design Principles

- Tower Soffit as unifying ceiling over public spaces
- Tower Soffit as one of three distinctive ceilings across precinct



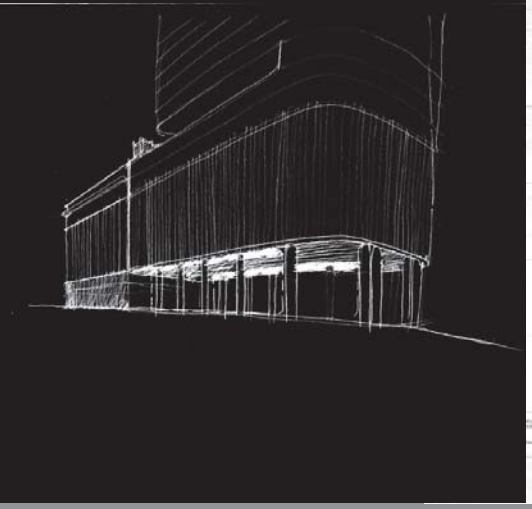


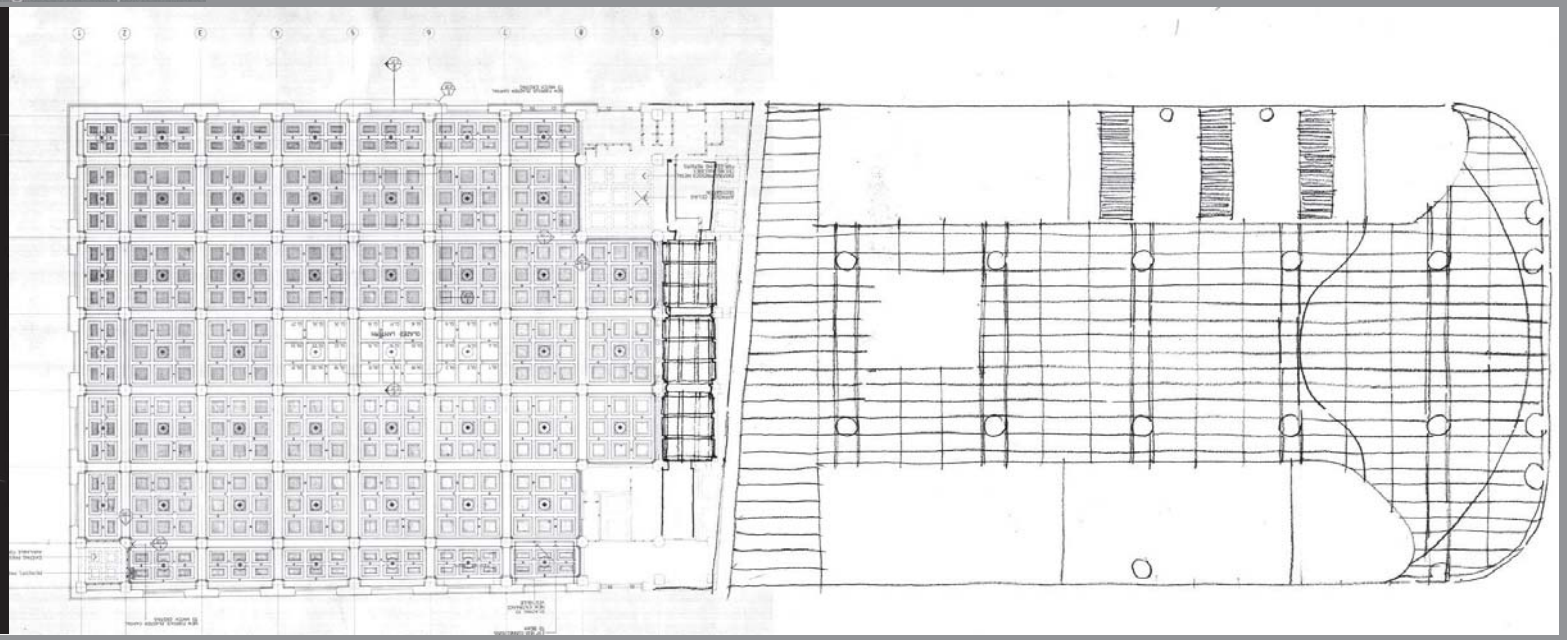
ELIZABETH / HUNTER

Podium Development

Design Principles

- Tower Soffit as unifying ceiling over public spaces
- Tower Soffit as one of three distinctive ceilings across precinct





Podium Development

Design Principles

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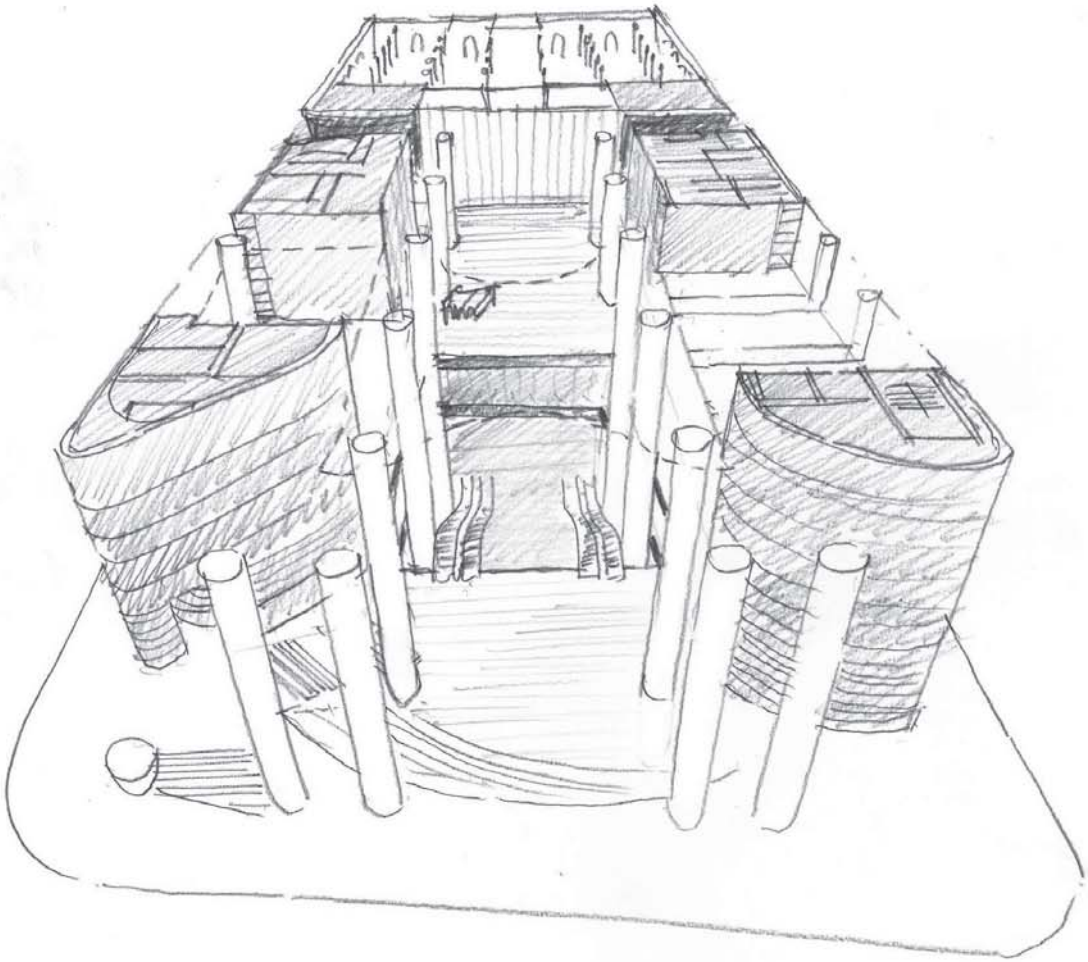
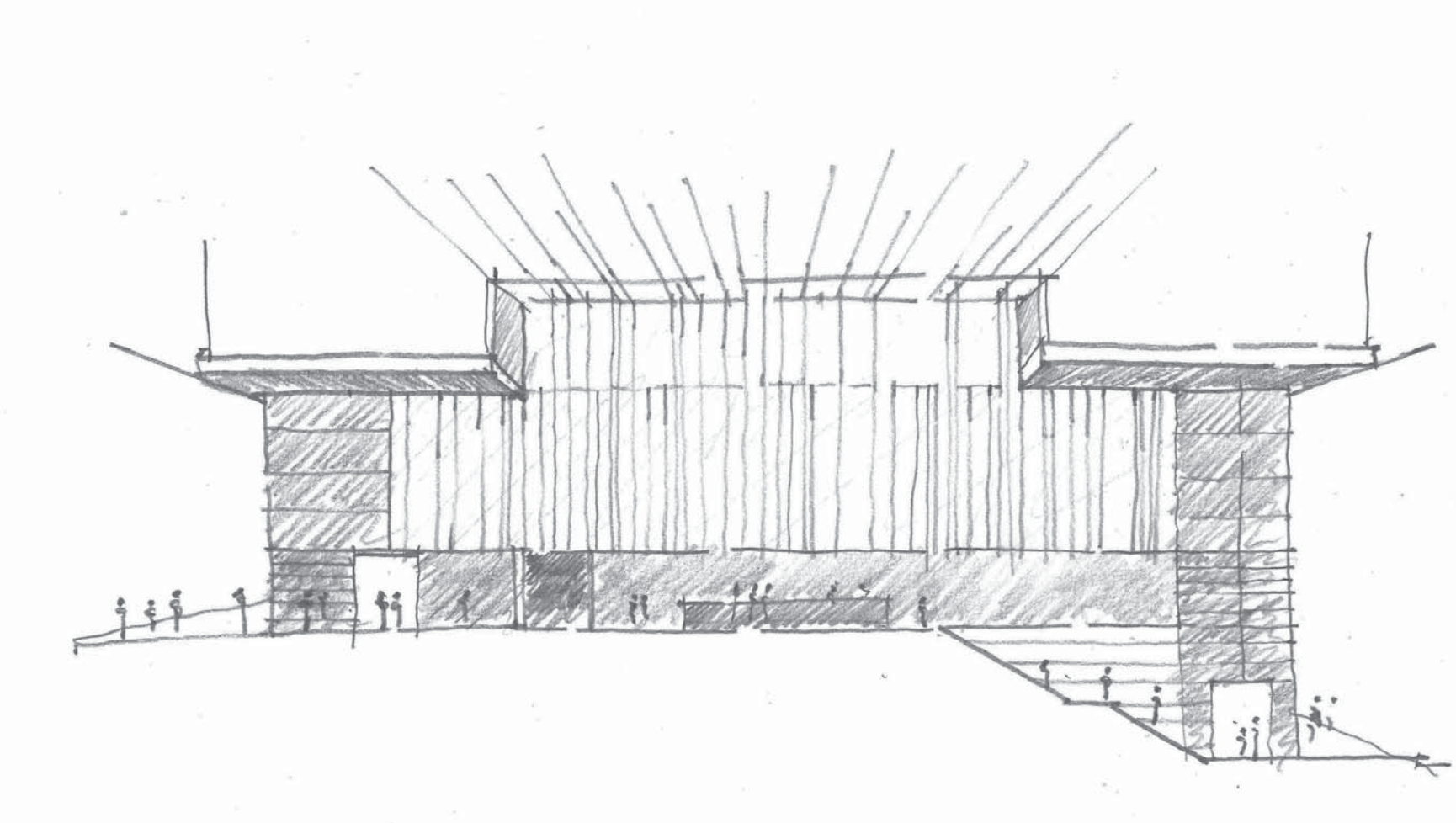
Podium Development



Podium Development



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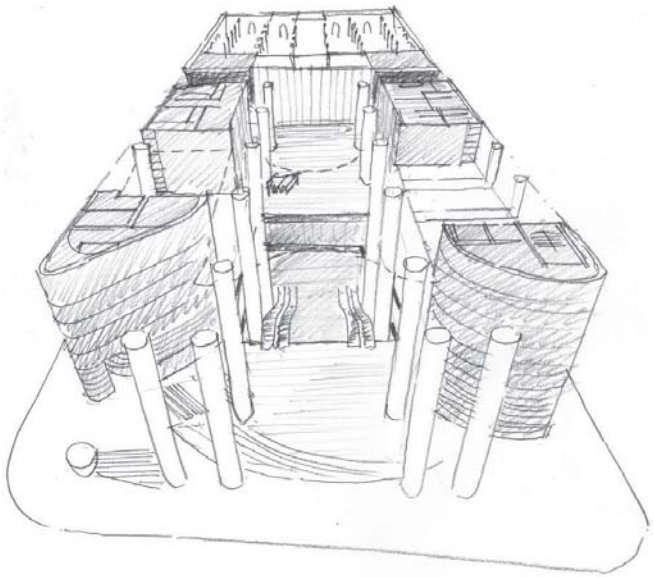
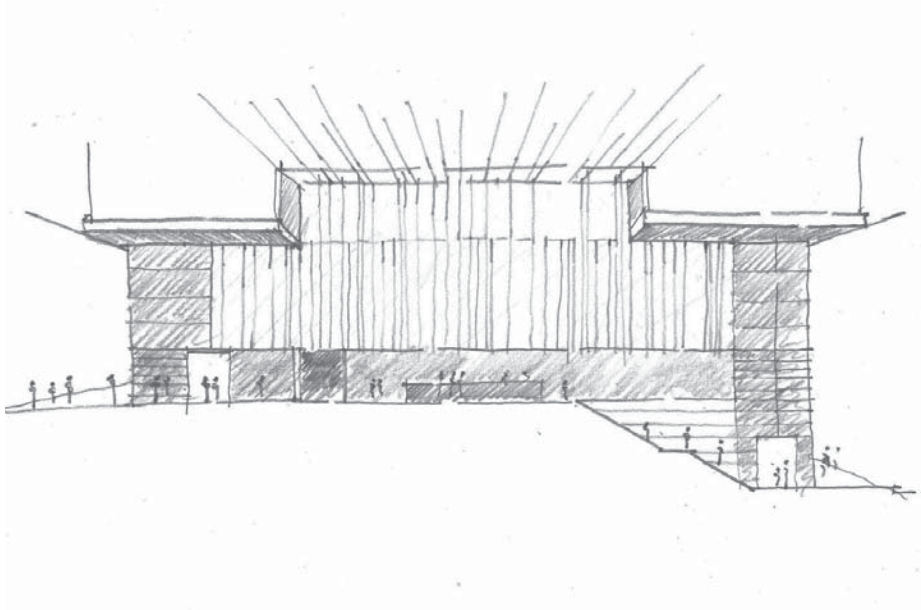
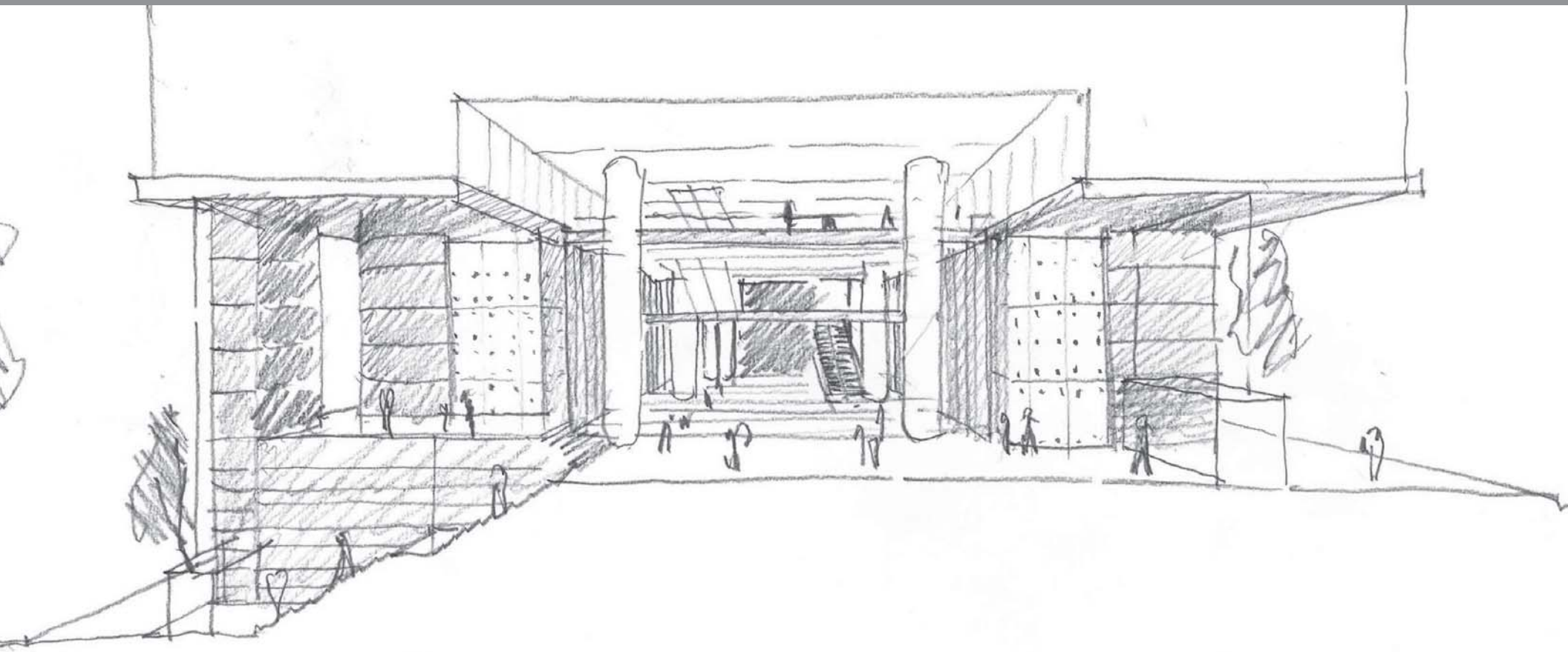




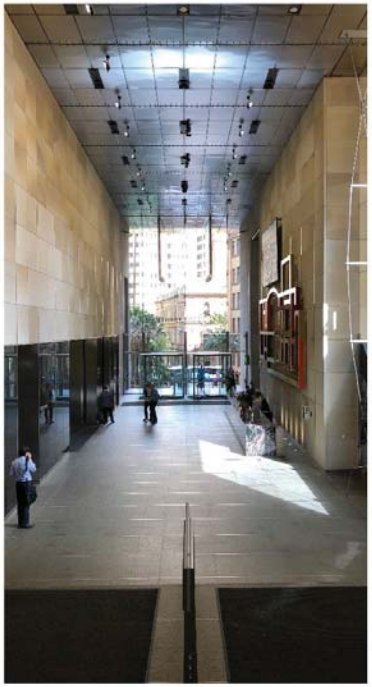
Through-Site Link

Design Principles

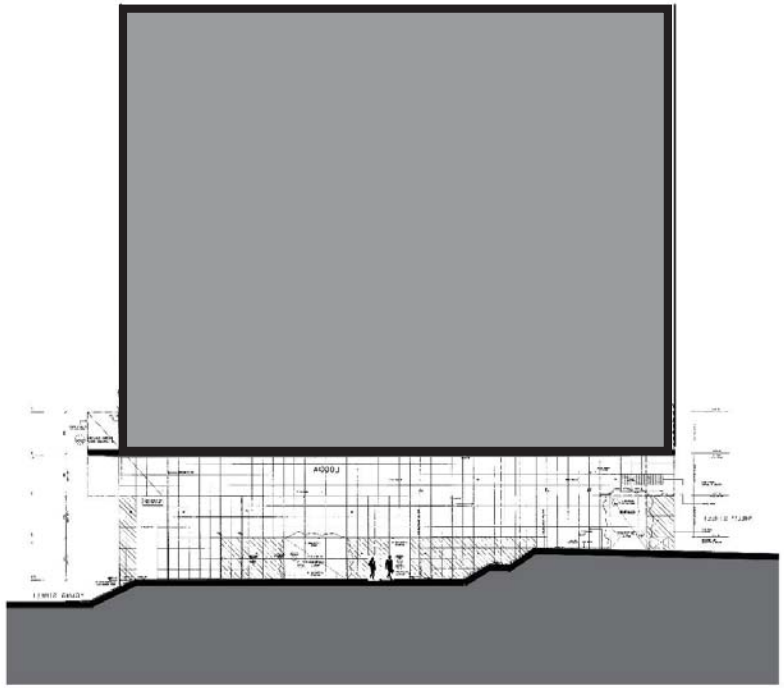
- Through-Site Link - interesting, active, multi-layered, interconnected and overlapping spaces



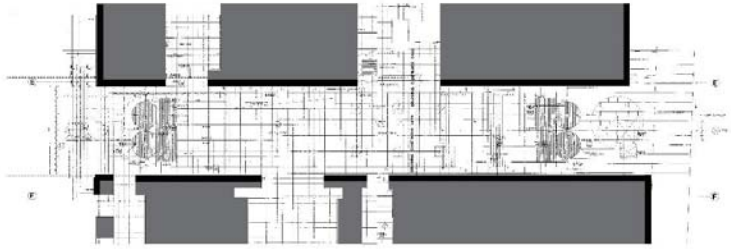
THROUGH SITE LINK
GOVERNOR PHILLIP TOWER



GOVERNOR PHILLIP TOWER
8.3m/12.0m

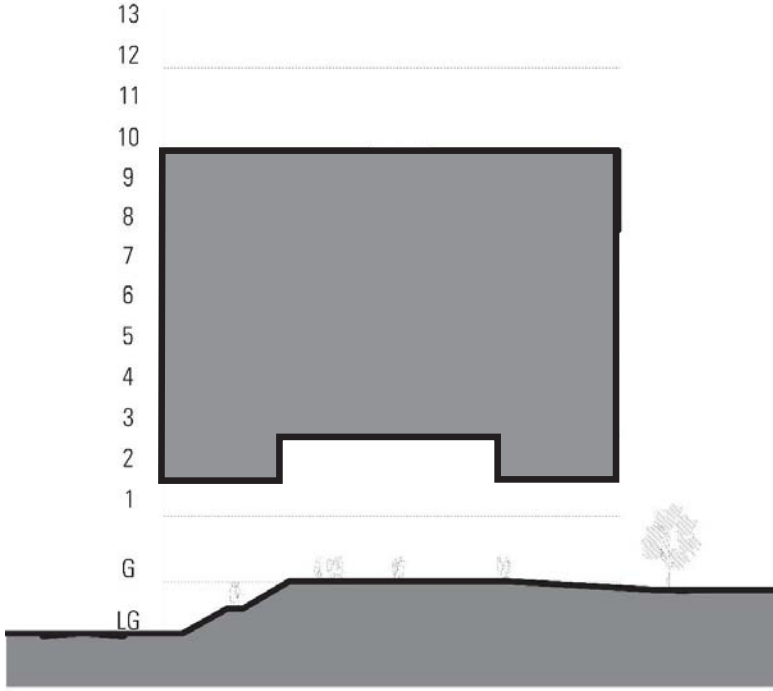


LONG SECTION



PLAN

NORTH TOWER
9.0m/13.0m



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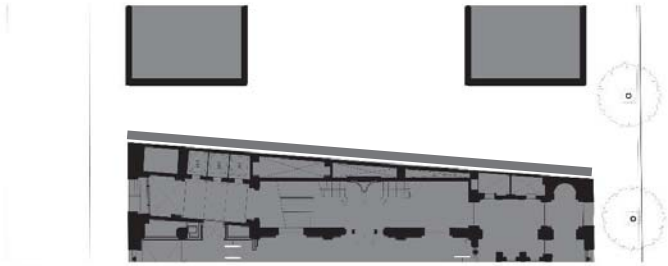
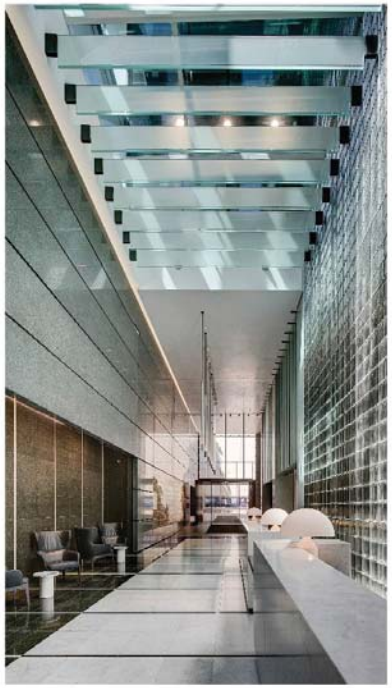
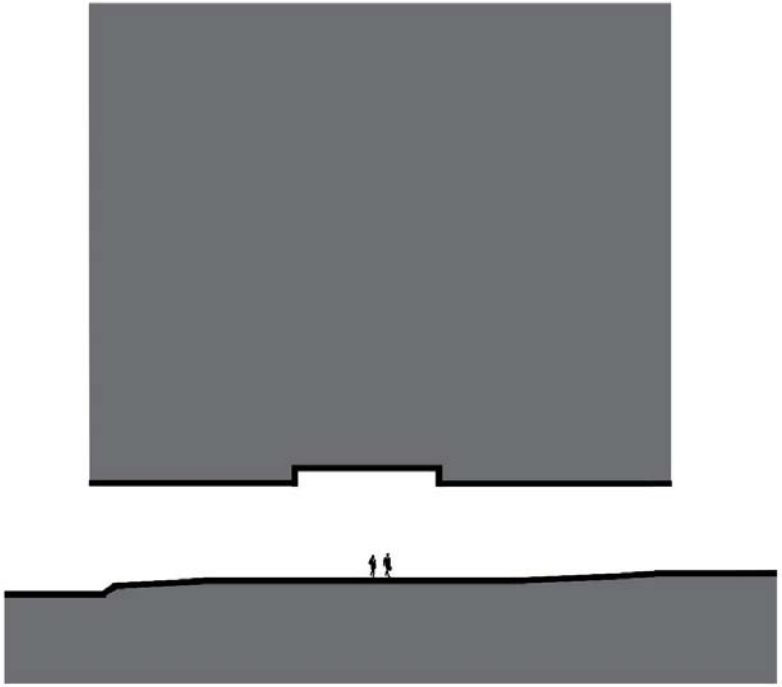


PLAN

THROUGH SITE LINK
5 MARTIN PLACE



5 MARTIN PLACE
5.5m/8.0m



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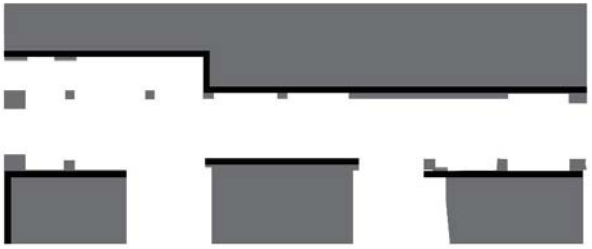
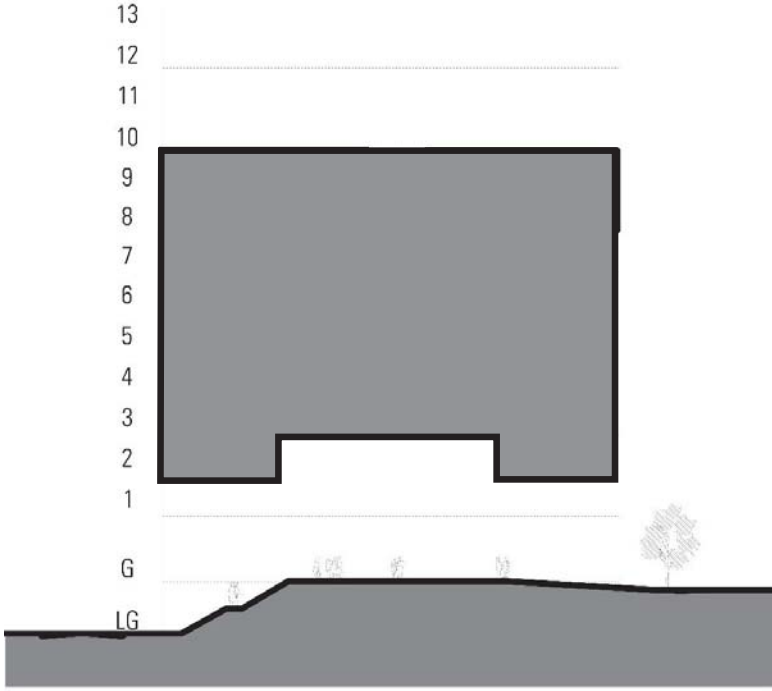
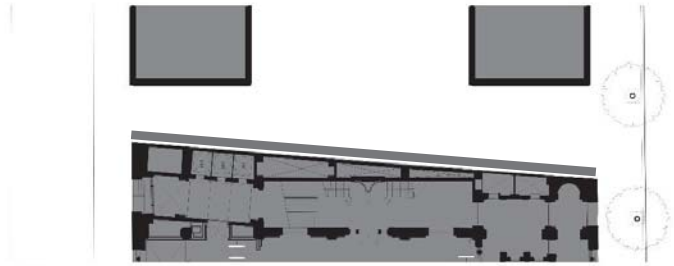


PLAN

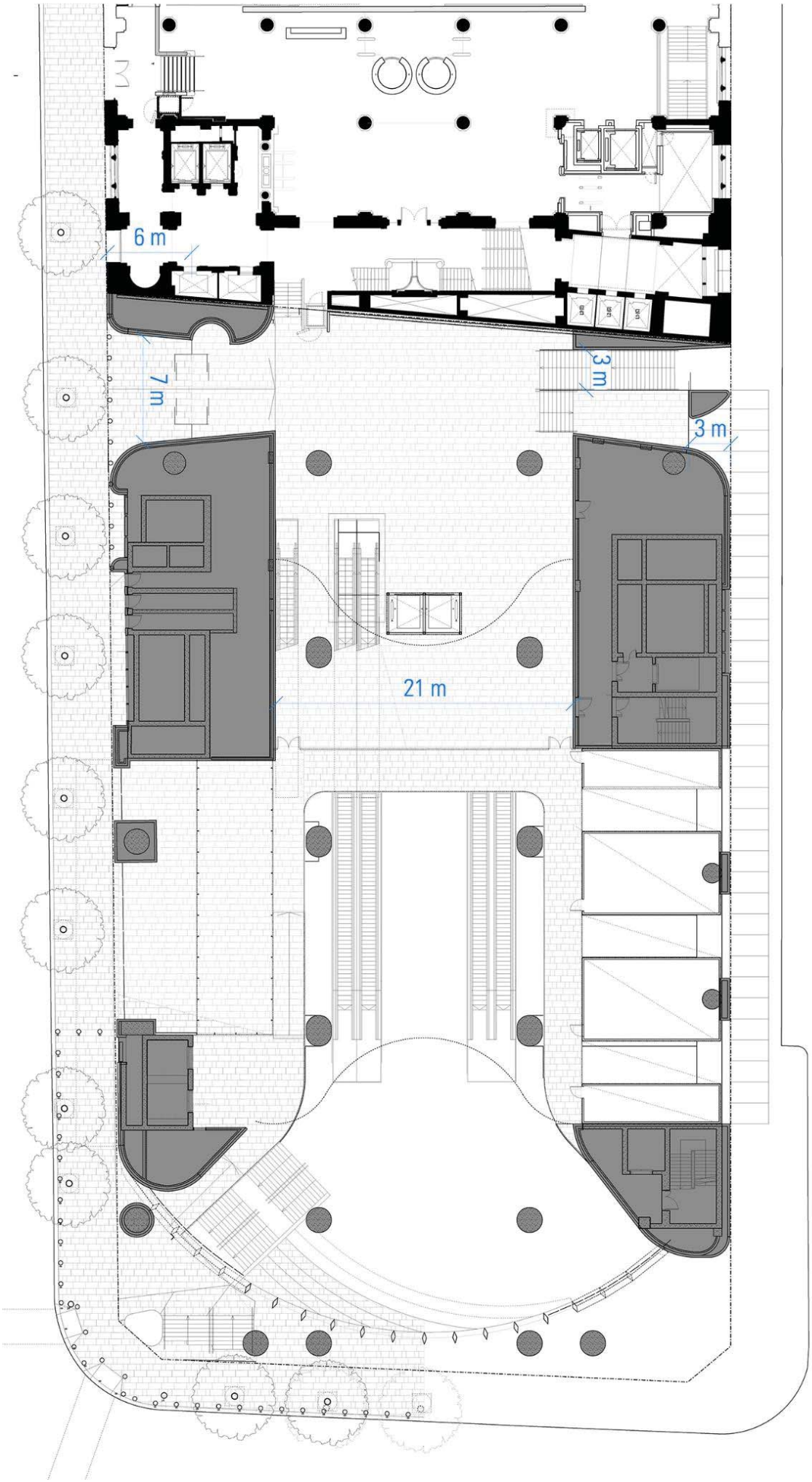
NORTH TOWER
9.0m/13.0m

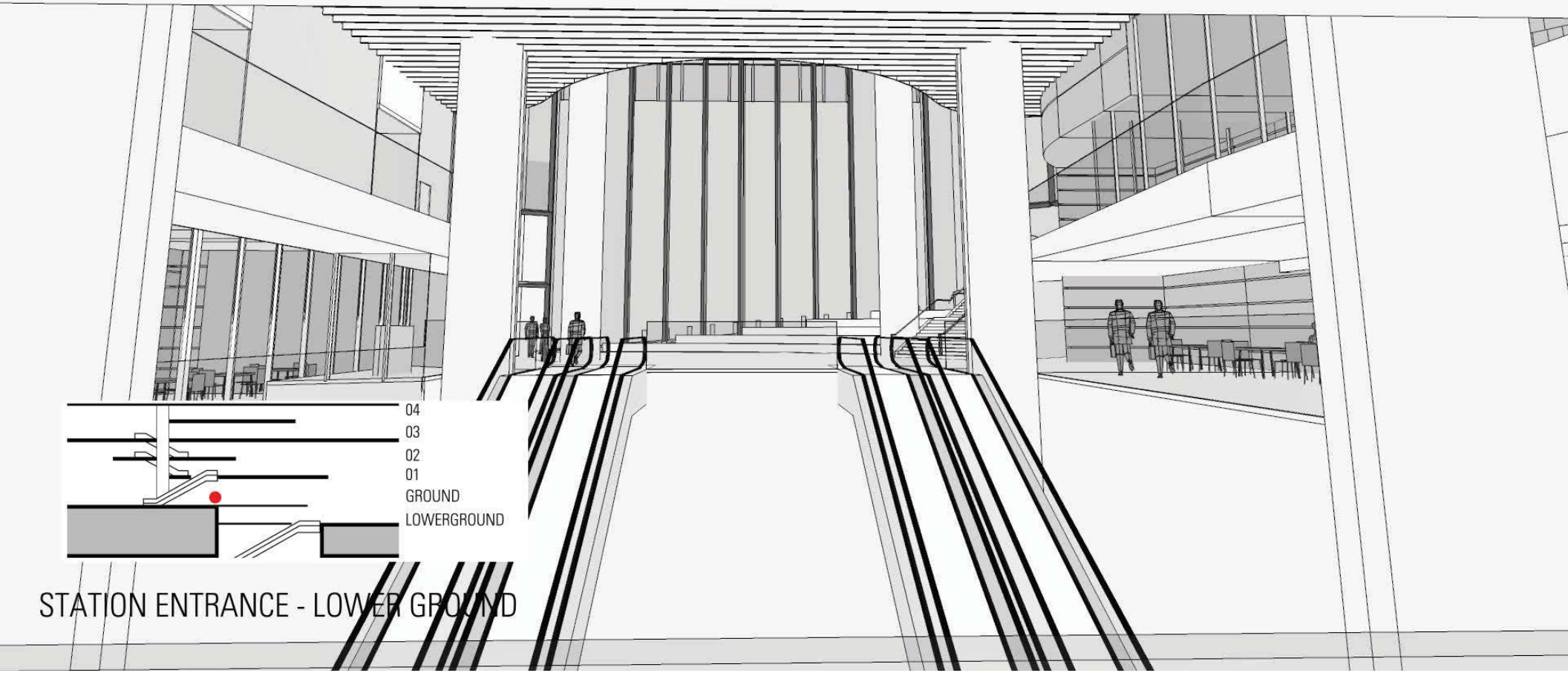


LONG SECTION



PLAN


6 m
7 m
3 m
3 m
21 m



STATION ENTRANCE - LOWER GROUND

5

Metro DRP - Questions and Review

6

Metro DRP – Panel Feedback

7

OSD DRP - South Tower Form, Function and Expression

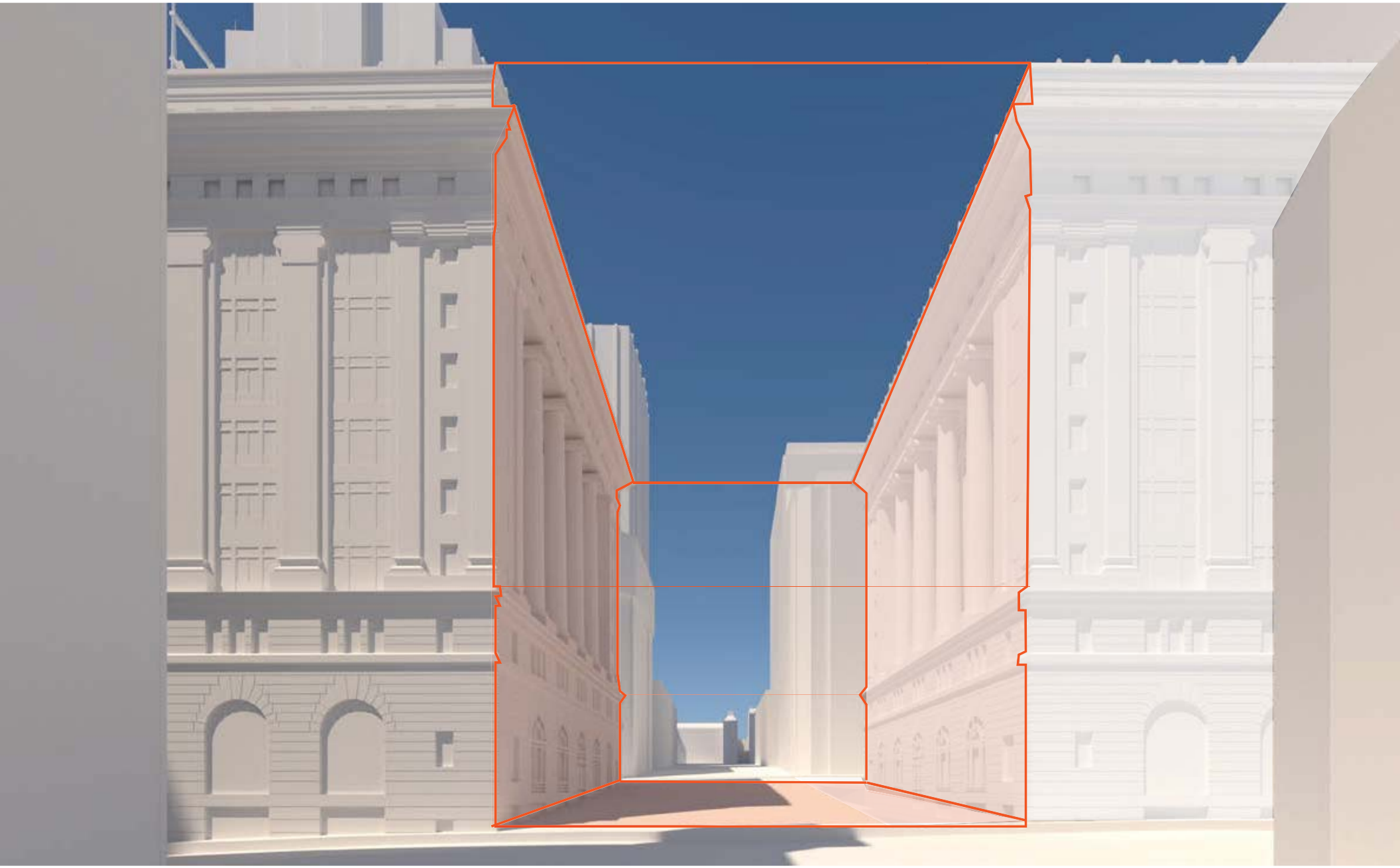
South Tower – Form, Function and Expression

- Refresher to site design approach
- Key diagrams to explain building
- Datum lines
- Podium/tower – relationship to 50MP, building and ground plane sections
- Sketch form – where we were to changes being made
- Next steps

Note: Tzannes presentation for South Tower under separate cover

15 May 2018

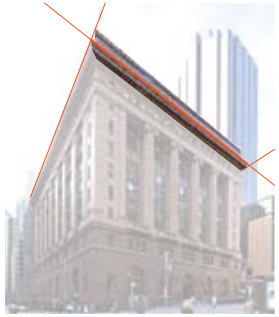
Martin Place Metro
SOUTH TOWER DESIGN REVIEW PANEL



MATERIALITY

SCALE

MONUMENTAL BASE



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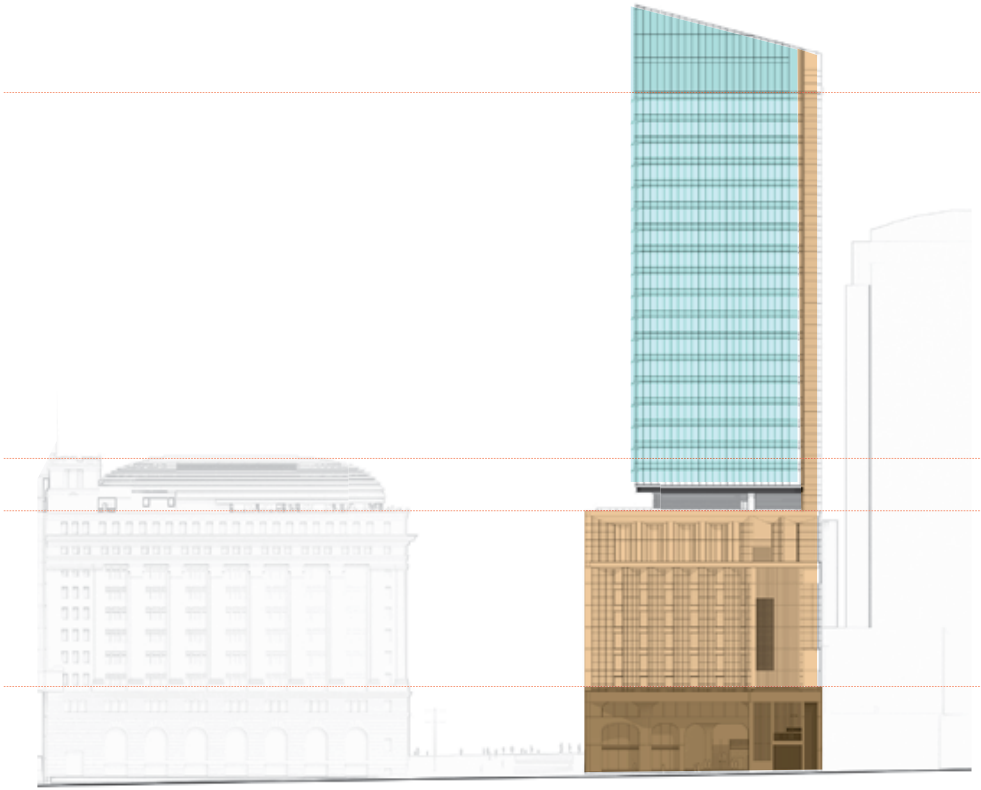
Simplification of detailing and GLAR



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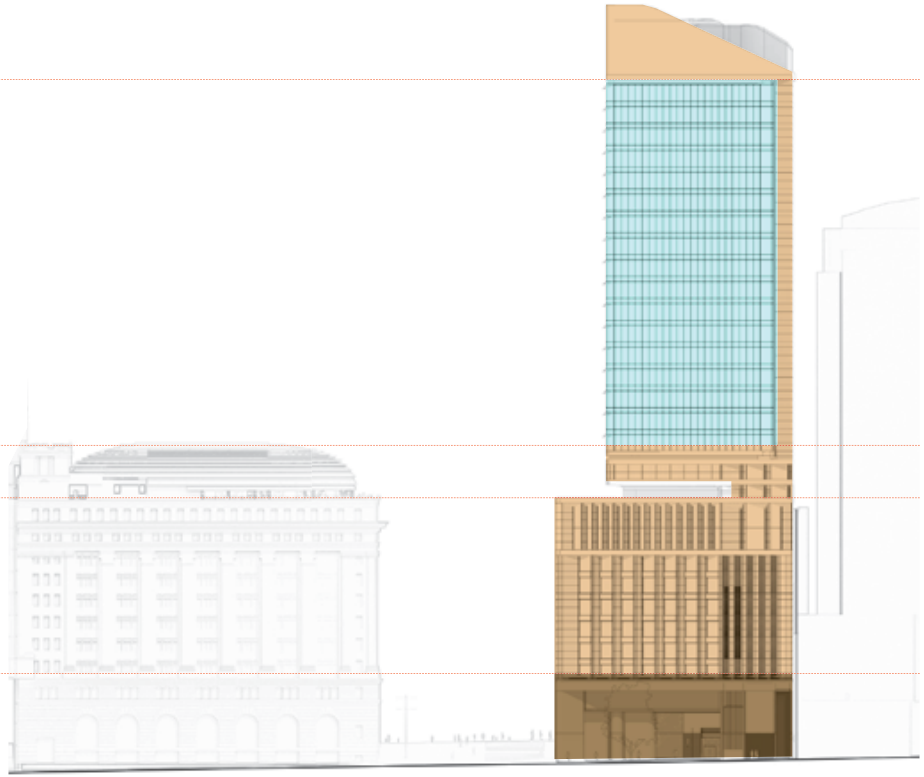

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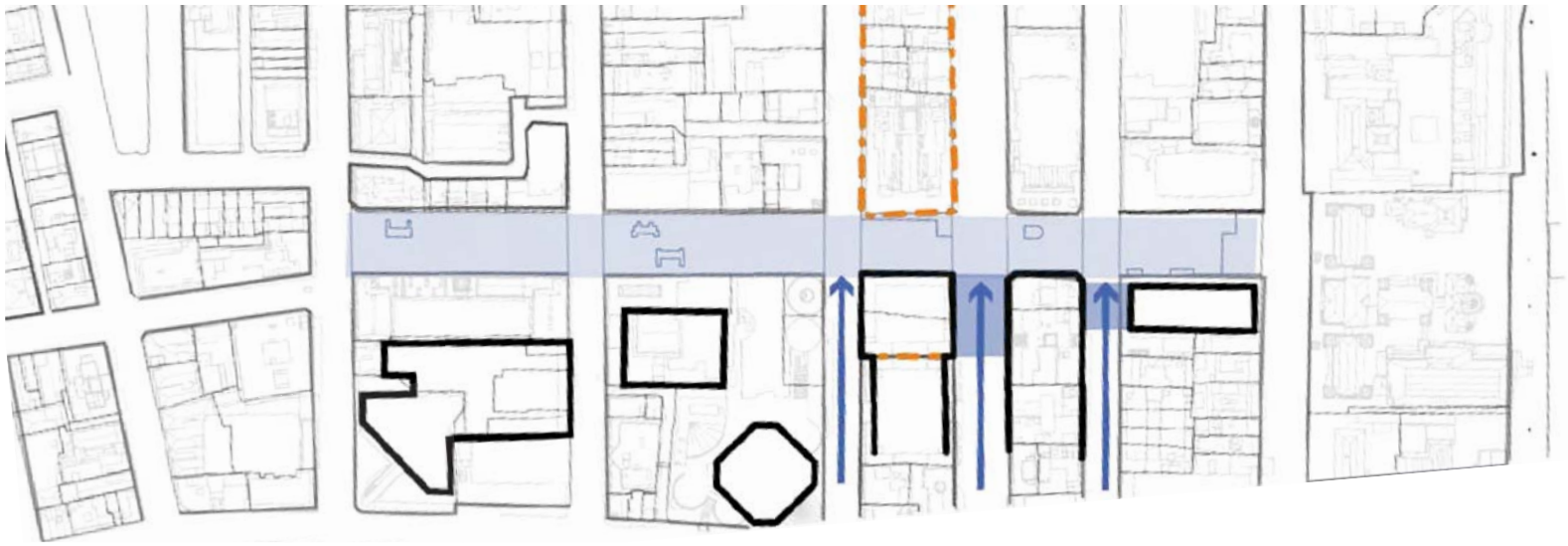
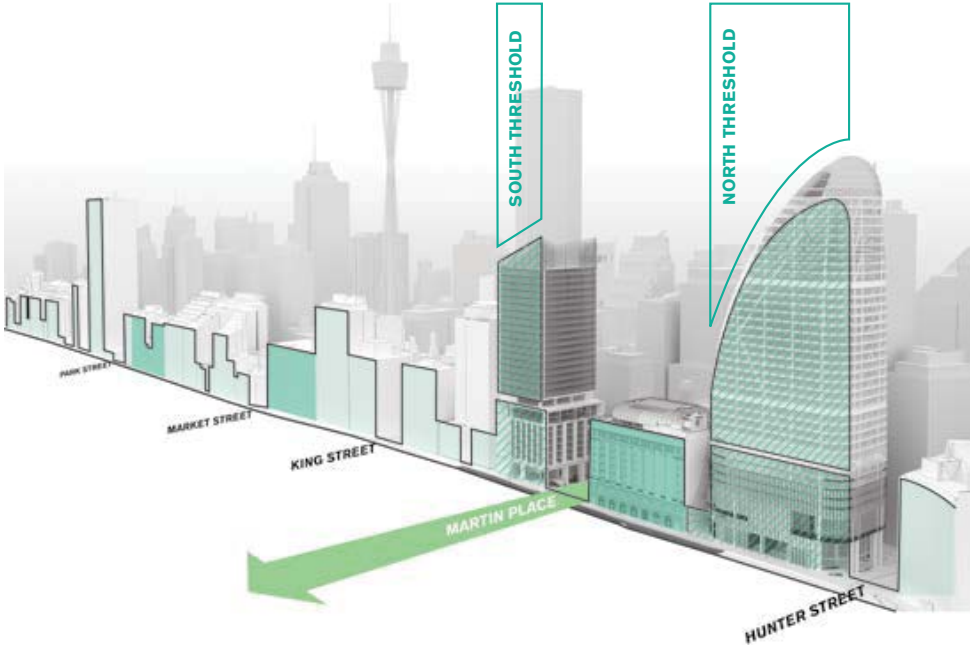
15 May 2018

CURRENT AND PREVIOUS DESIGN

METRO MARTIN PLACE | SOUTH TOWER DESIGN

Jan Gehl 2015

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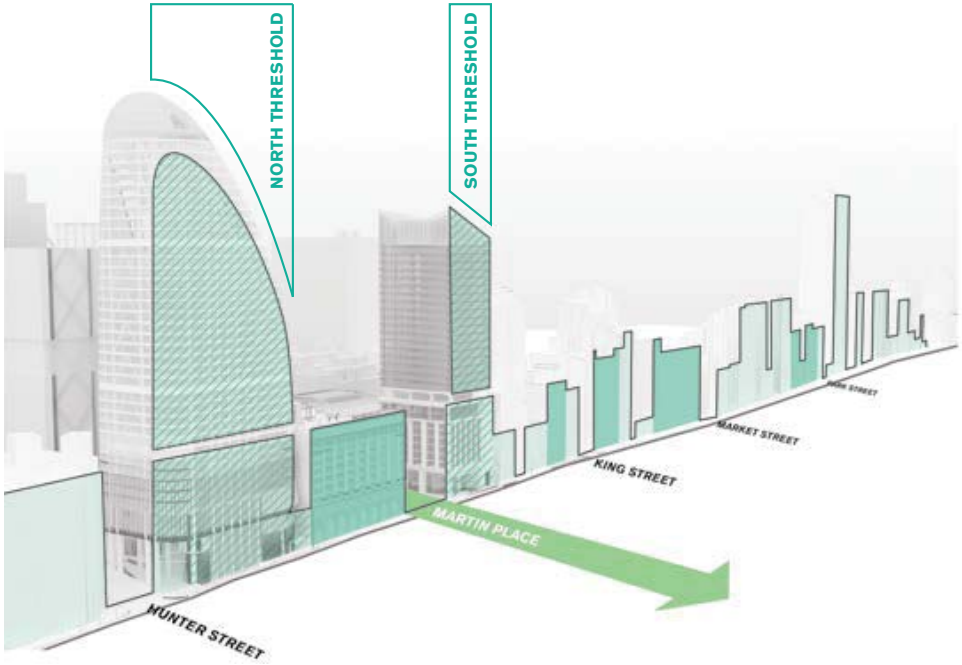
NORTH THRESHOLD
PARK STREET
MARKET STREET
KING STREET
MARTIN PLACE
HUNTER STREET


NORTH THRESHOLD
SOUTH THRESHOLD
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MARKET STREET
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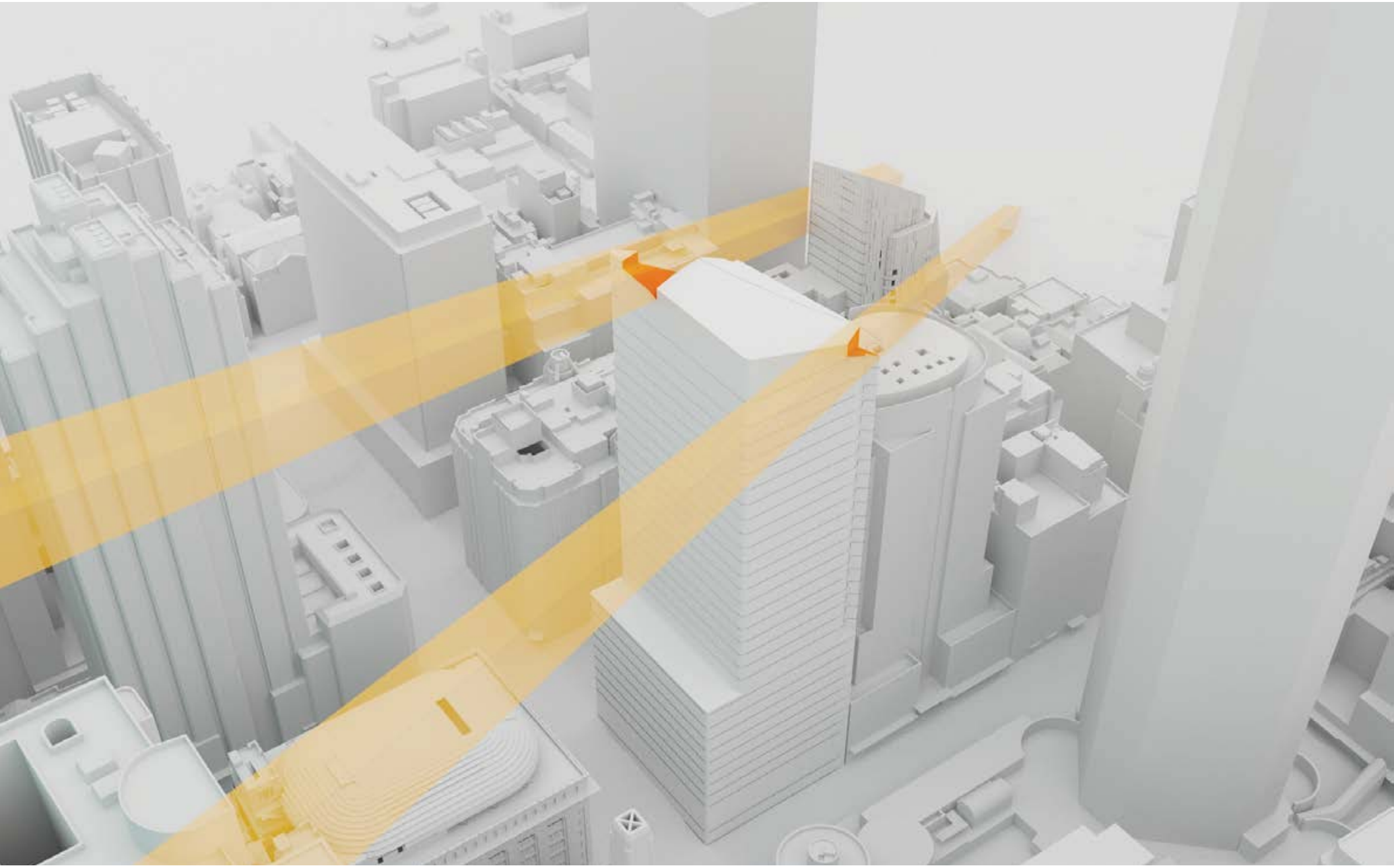
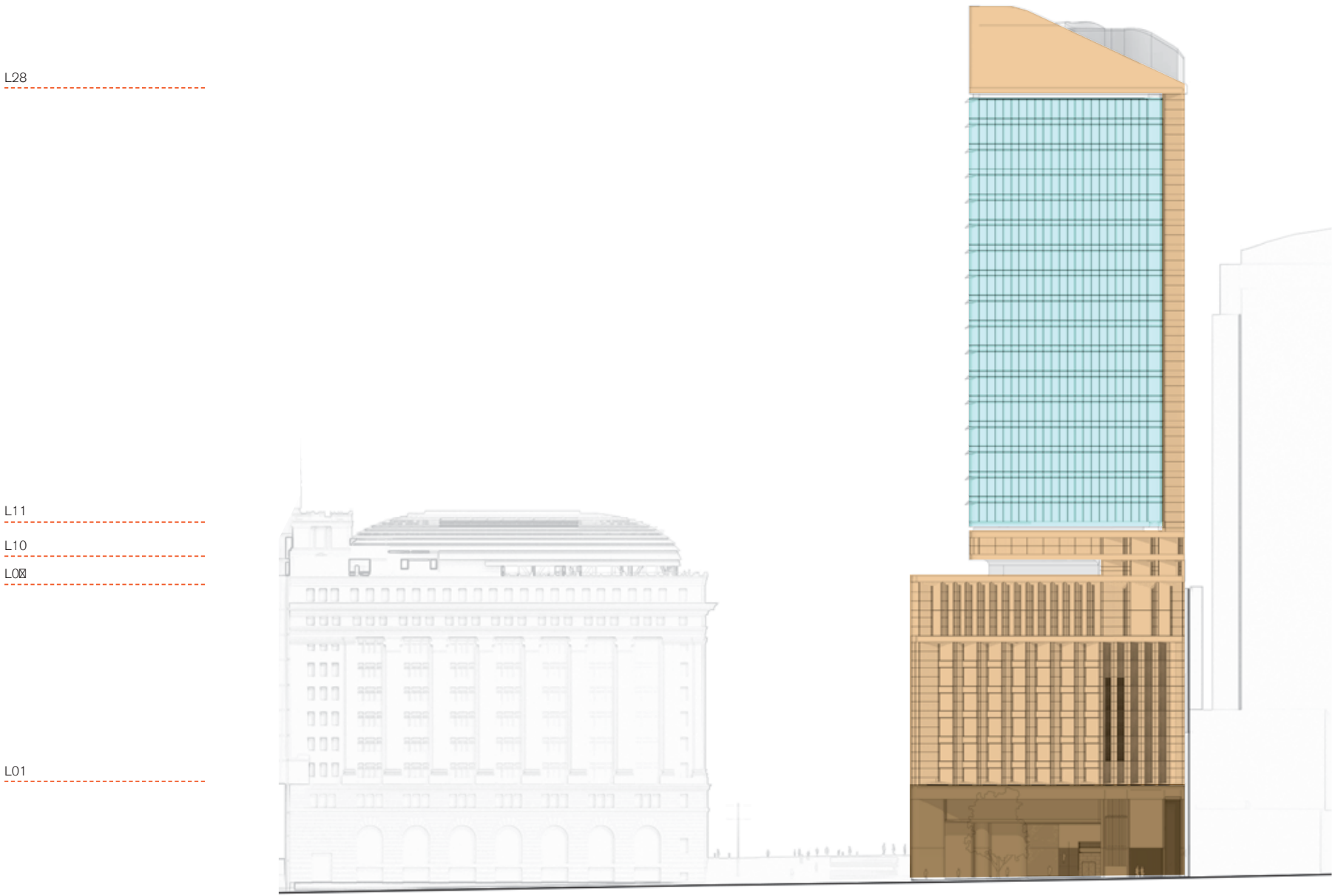
15 May 2018

A MARTIN PLACE TOWER IN THE CITY SKYLINE

METRO MARTIN PLACE | SOUTH TOWER DESIGN

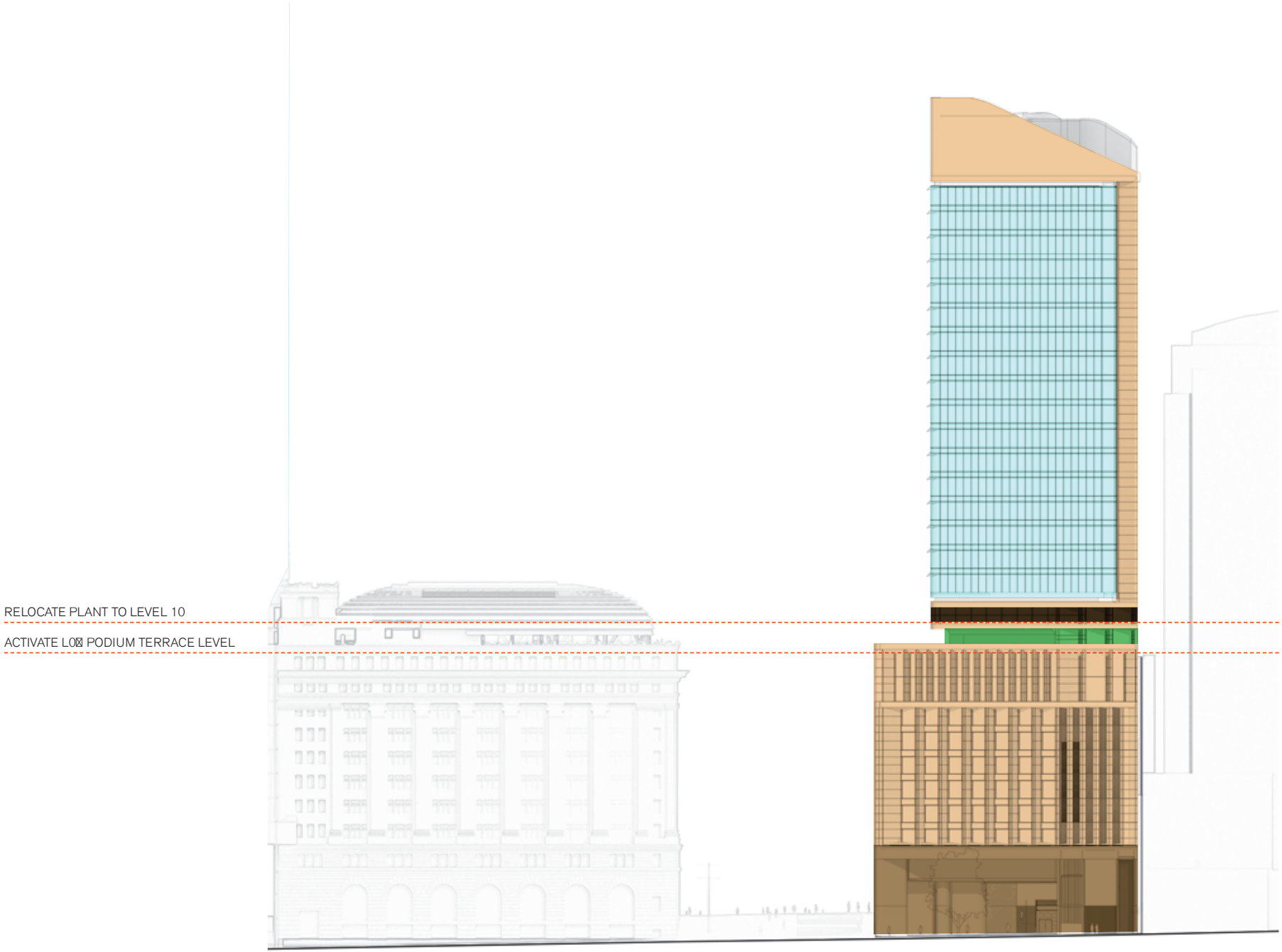




15 May 2018

TOWER FACADE DESIGN CHANGES

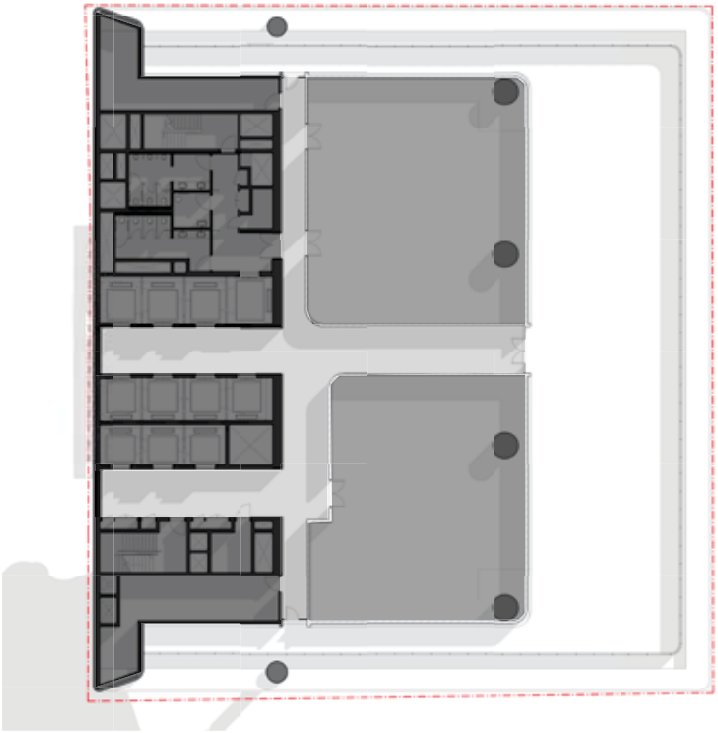
METRO MARTIN PLACE | SOUTH TOWER DESIGN



15 May 2018

PLANT ROOM RELOCATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN



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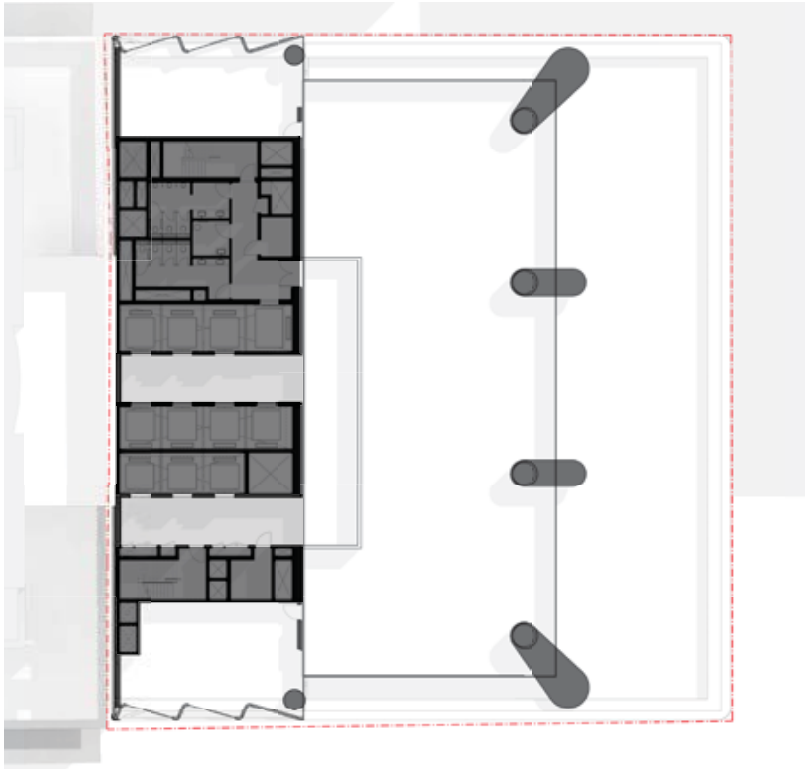

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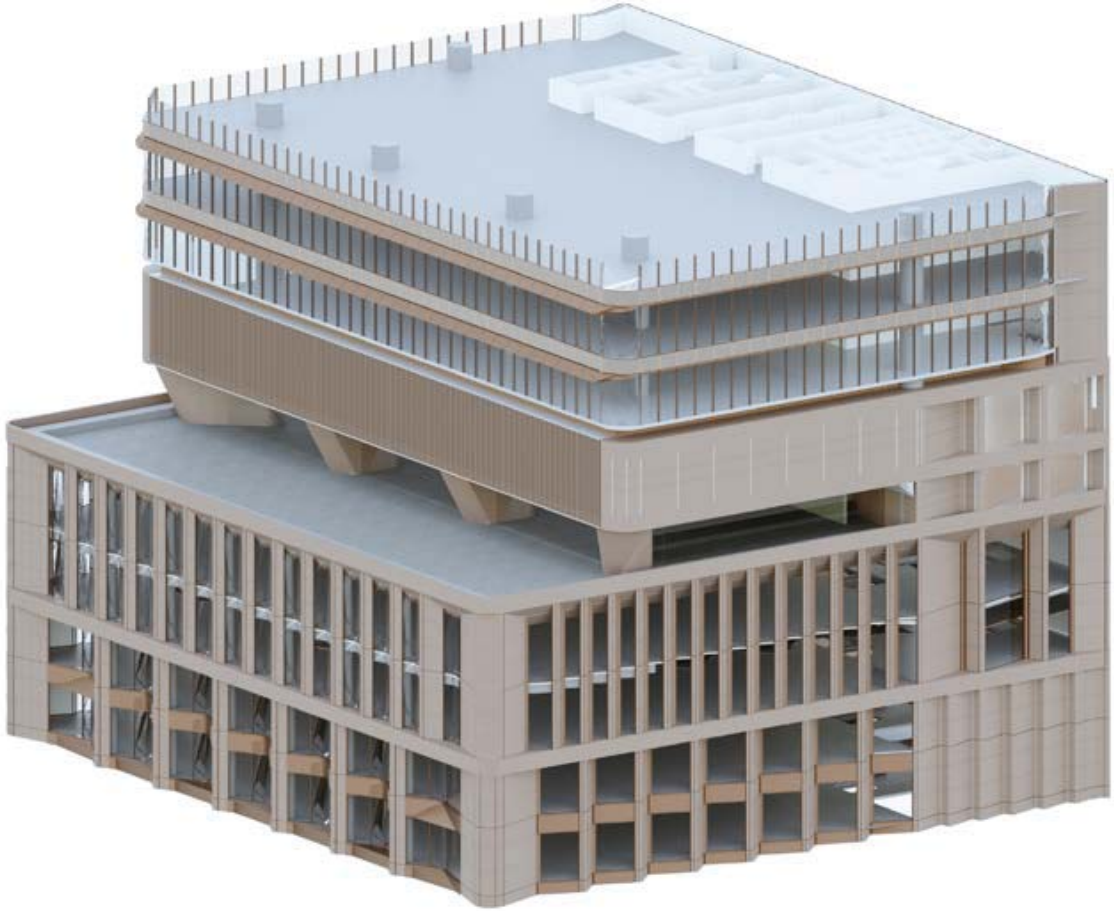
15 May 2018

LEVEL [illegible] PLAN

METRO MARTIN PLACE | SOUTH TOWER DESIGN



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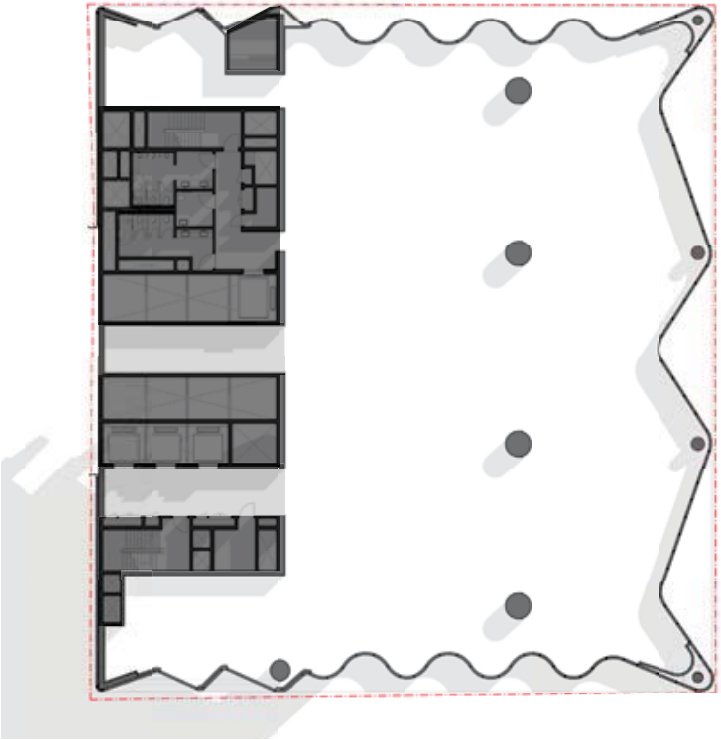
15 May 2018

REVISED MARTIN PLACE [illegible]ACADE

METRO MARTIN PLACE | SOUTH TOWER DESIGN



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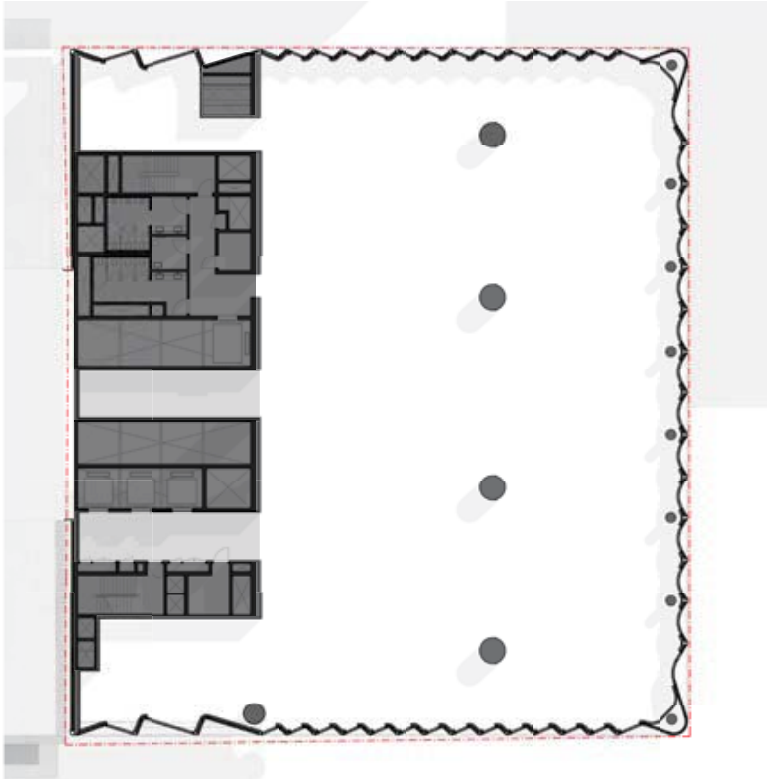

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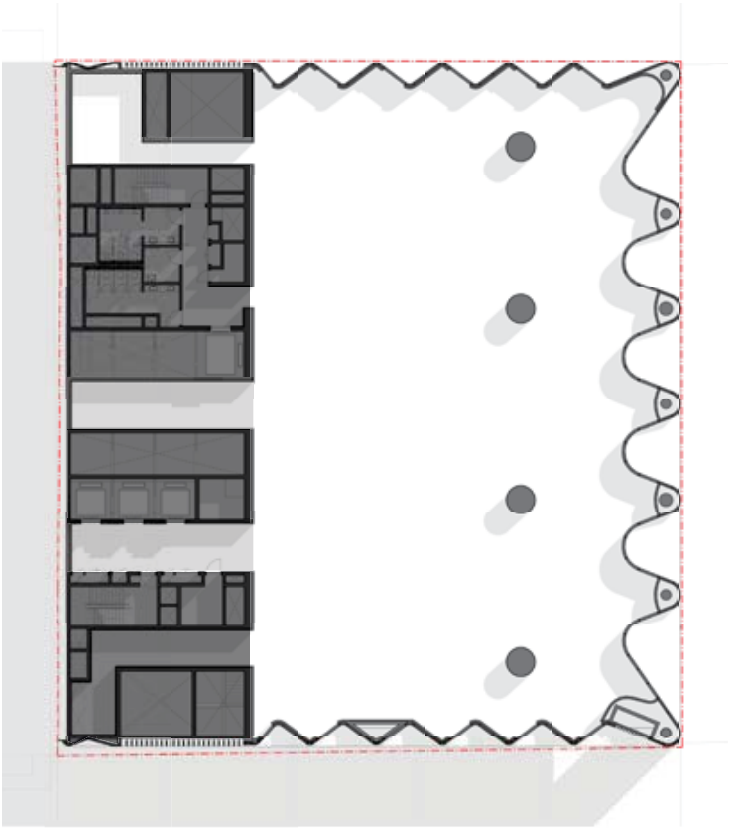
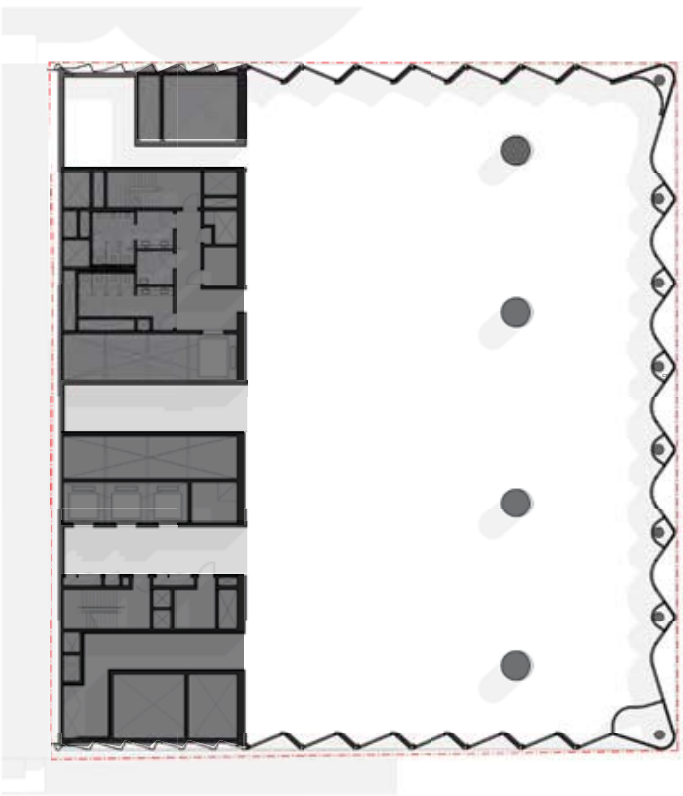
15 May 2018

LEVEL [illegible]-8 PLAN

METRO MARTIN PLACE | SOUTH TOWER DESIGN



Previous Design



Current Design

15 May 2018

LEVEL 1-7 PLAN

METRO MARTIN PLACE | SOUTH TOWER DESIGN

Previous Design

Current Design

Previous Design

Current Design

Previous Design

Current Design

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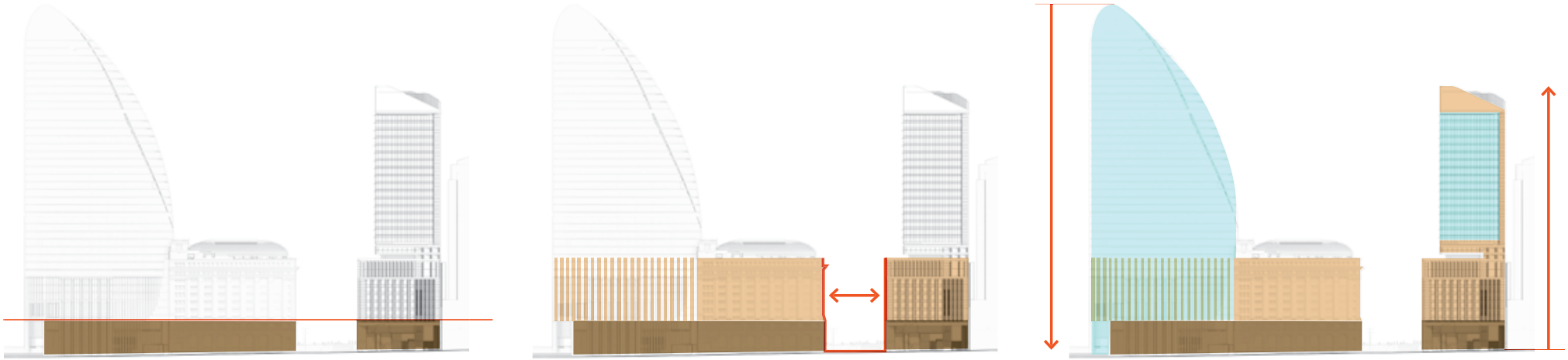
Simplification of detailing and GLAR

Previous Design

Current Design



15 May 2018

CURRENT AND PREVIOUS DESIGN

METRO MARTIN PLACE | SOUTH TOWER DESIGN

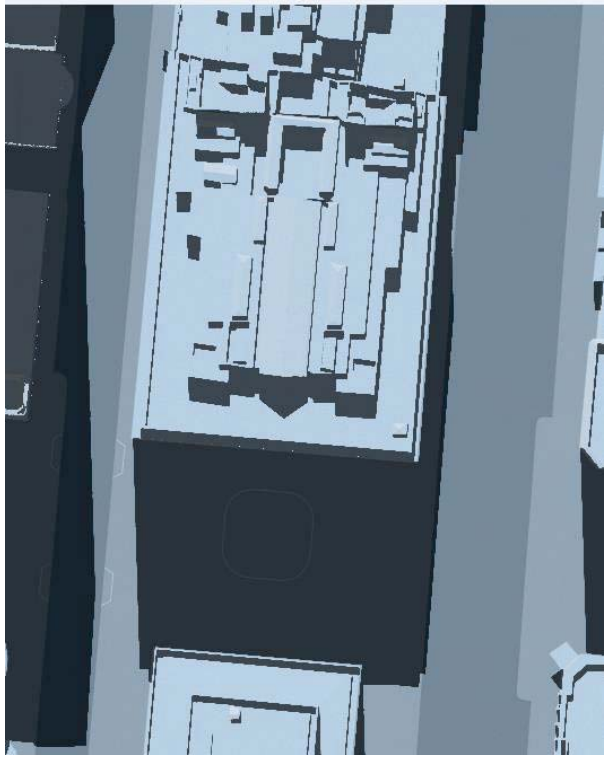
8

OSD DRP - Wind Study and Sun Study

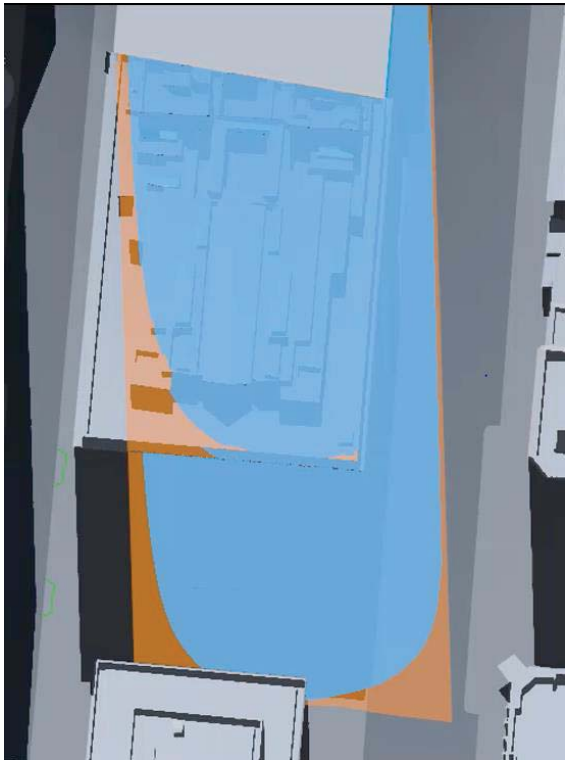
North Tower Sun Study Results

B2b. ‘identify opportunities to improve solar access to the ground plane of Martin Place (excluding the roadways and footpaths) between the hours of 12 and 2pm (14 April), when compared to the shadow cast by the approved building envelope.’

Existing Shadows 12pm



North Tower SSDA Envelope & Detailed Building



Existing Shadows on North Façade of South Site 12pm

Shadow cast by Martin Place OSD north tower envelope

Shadow cast by MartinPlace OSD north tower detailed building

Shadow cast by existing City of Sydney buildings

North Tower Sun Study Results

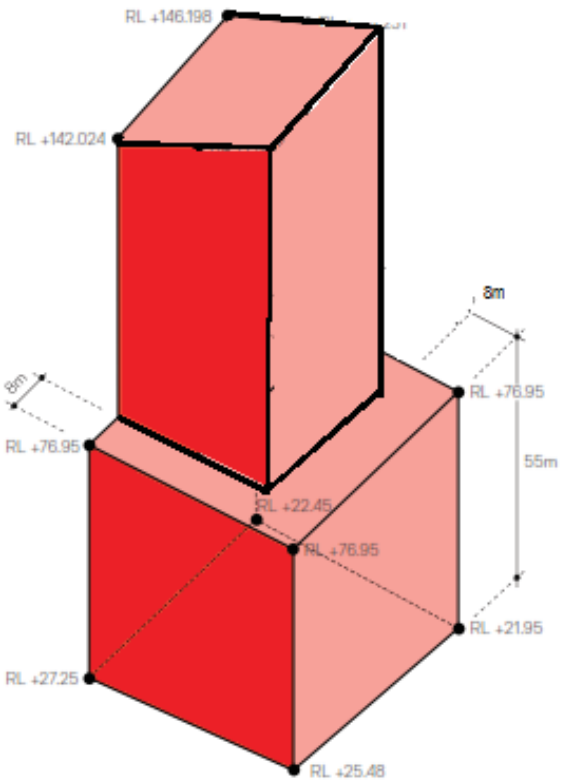
‘identify opportunities to improve solar access to the ground plane of Martin Place (excluding the roadways and footpaths) between the hours of 12 and 2pm (14 April), when compared to the shadow cast by the approved building envelope.’

Link to North Tower animation

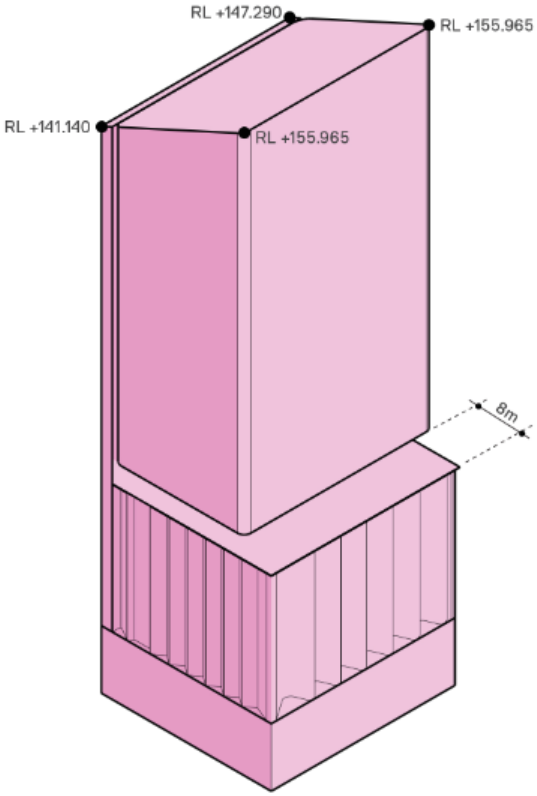
South Tower Sun Study Results

B2a. ‘not result in additional overshadowing of Hyde Park between the hours of 12 and 2pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelopes set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker dated August 2017’

Modelled - DCP/LEP envelope with 8m setback to Martin Place



Approved Planning Proposal (PP) envelope (LEP)



FSR 22:1

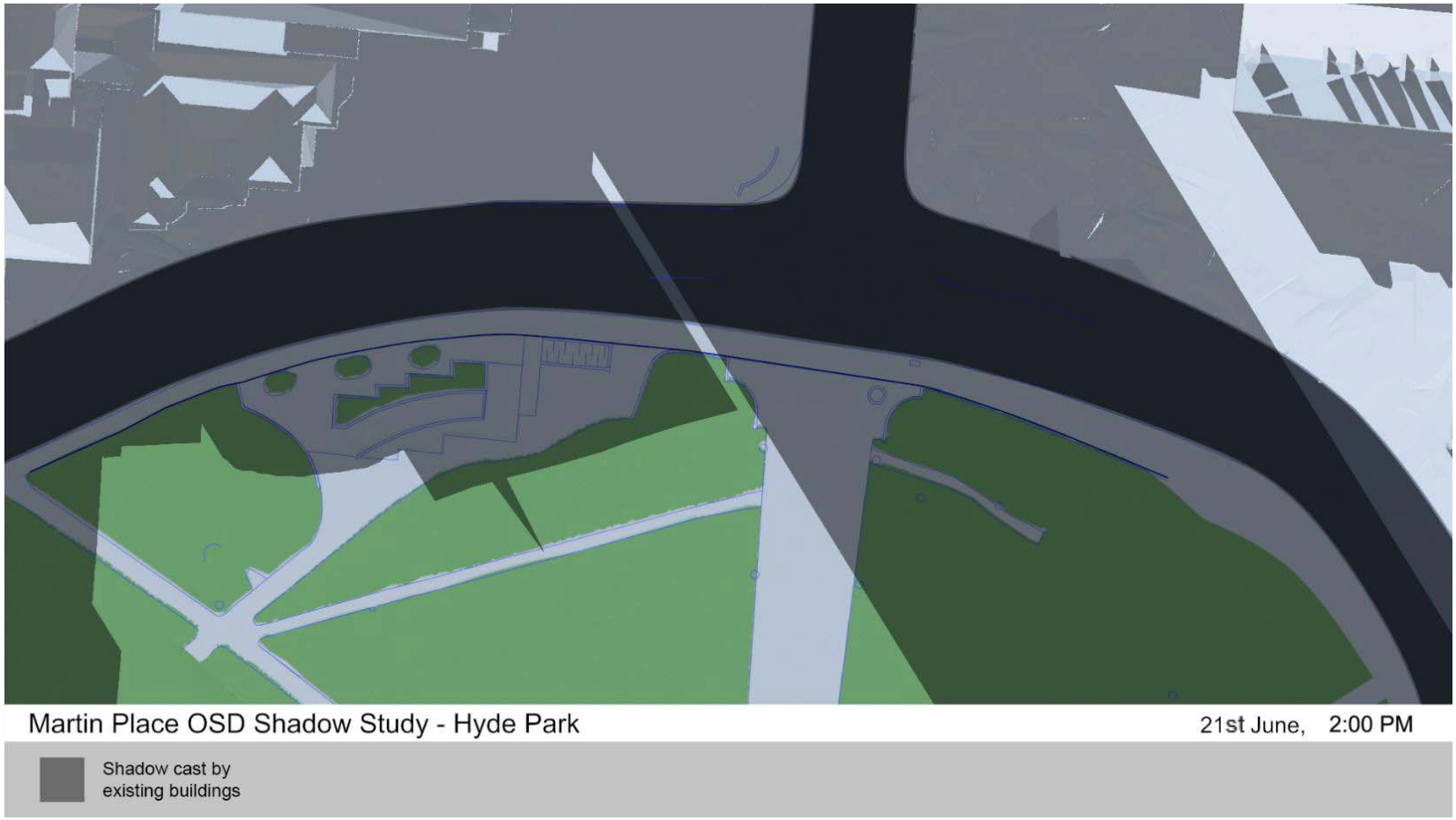
55m maximum building height limited to area setback 8m from the site’s boundary to Martin Place

Building height to the Hyde Park North Sun Access Plan to the remainder of south site

South Tower Sun Study Results

B2a. ‘‘not result in additional overshadowing of Hyde Park between the hours of 12 and 2pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelopes set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker dated August 2017’

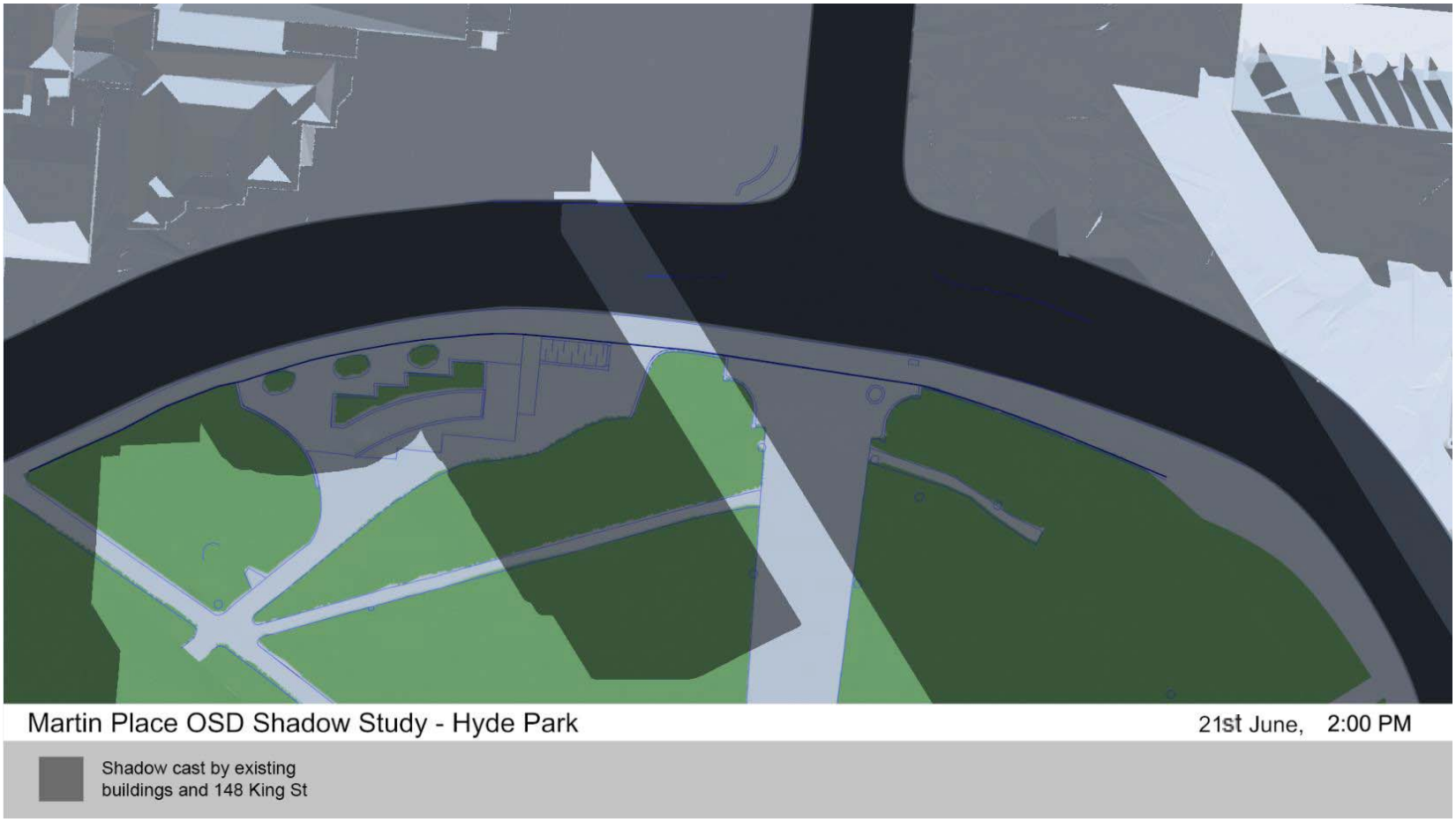
Existing Building Shadows 2pm



South Tower Sun Study Results

B2a. “not result in additional overshadowing of Hyde Park between the hours of 12 and 2pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelopes set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker dated August 2017’

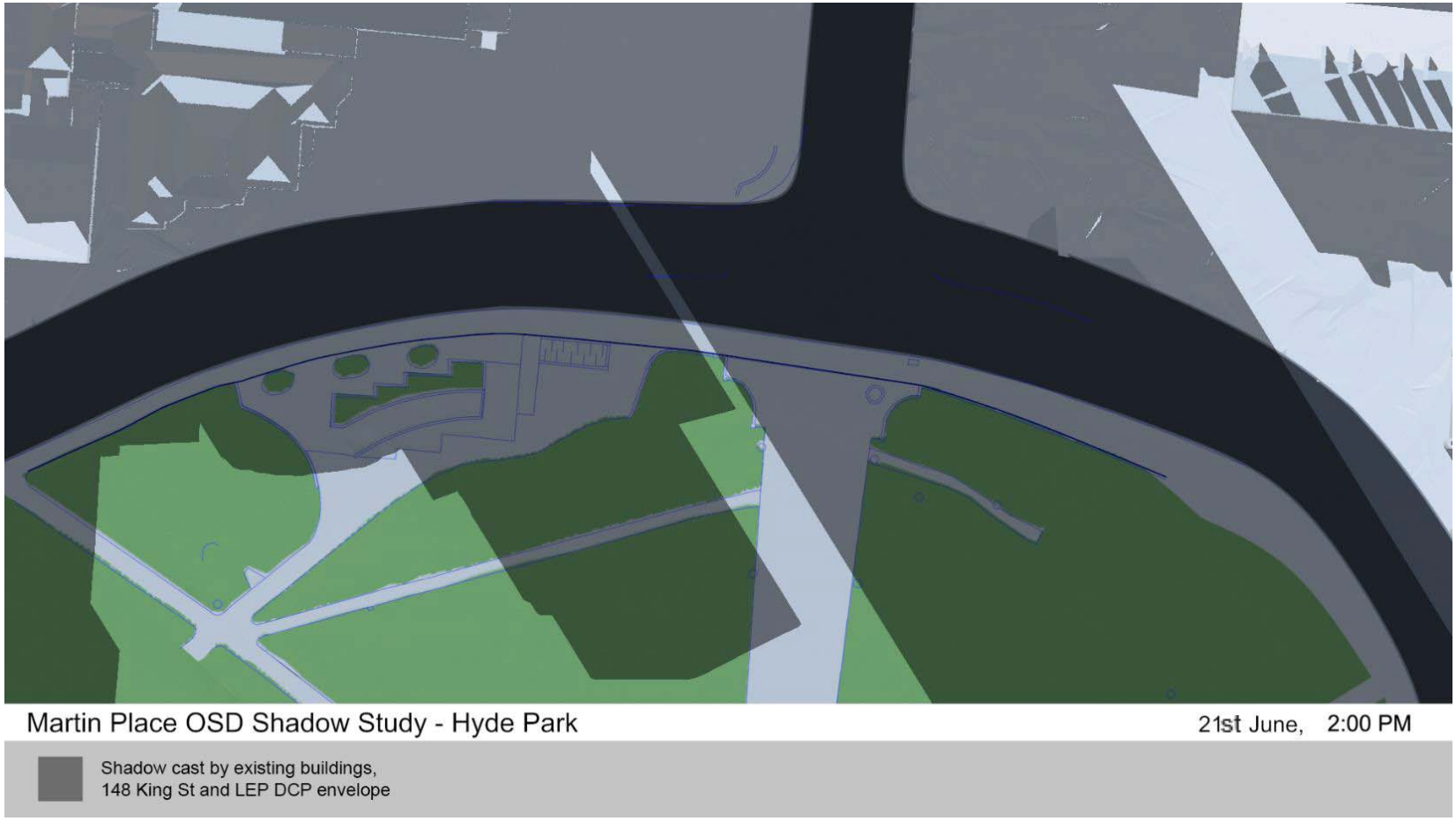
Existing Building Shadows + Approved Buildings 2pm



South Tower Sun Study Results

B2a. “not result in additional overshadowing of Hyde Park between the hours of 12 and 2pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelopes set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker dated August 2017’

Existing Building Shadows + Approved Buildings + DCP/LEP Compliant Envelope 2pm



South Tower Sun Study Results

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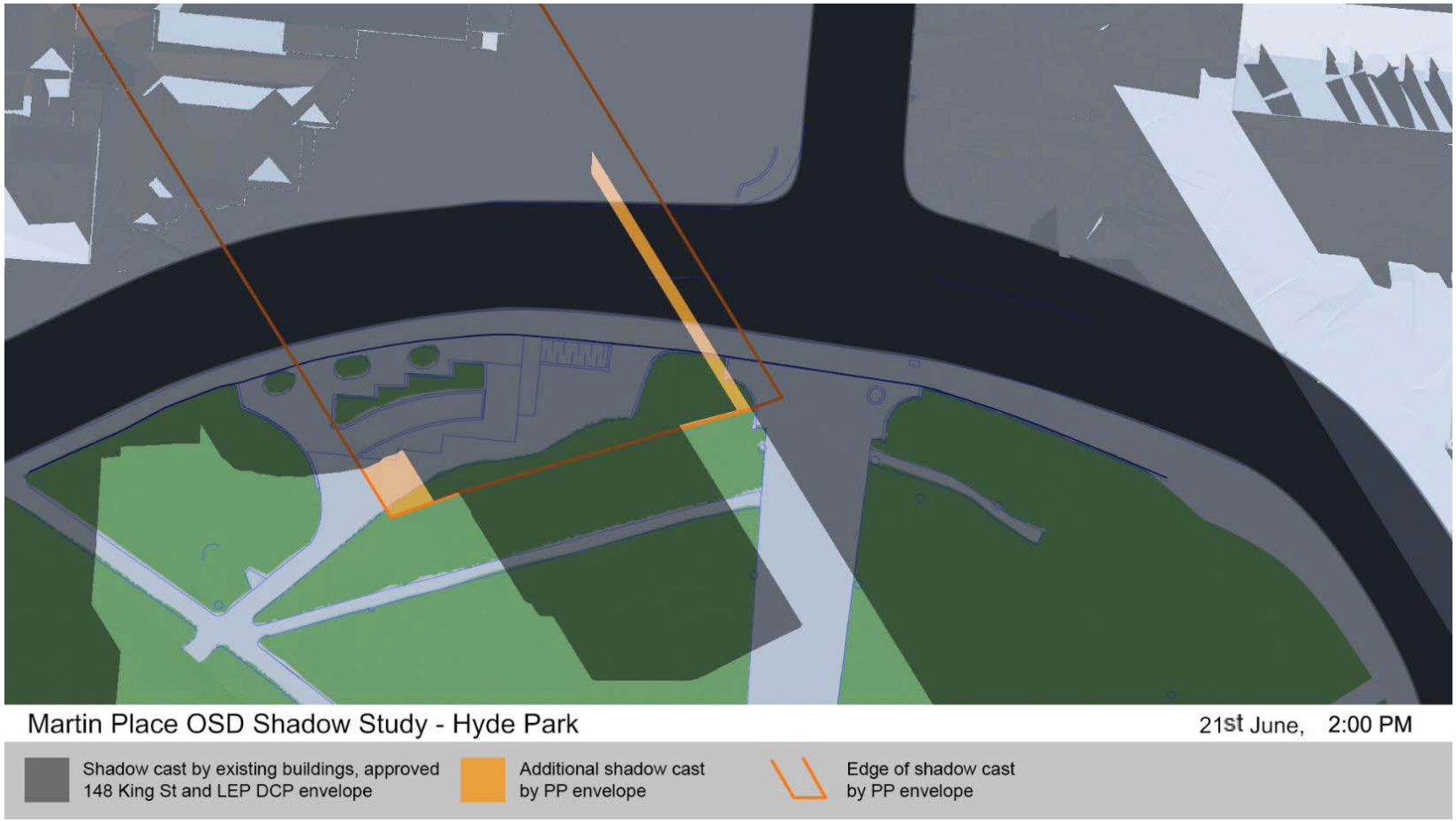
Planning Proposal Envelope (8m setback)



South Tower Sun Study Results

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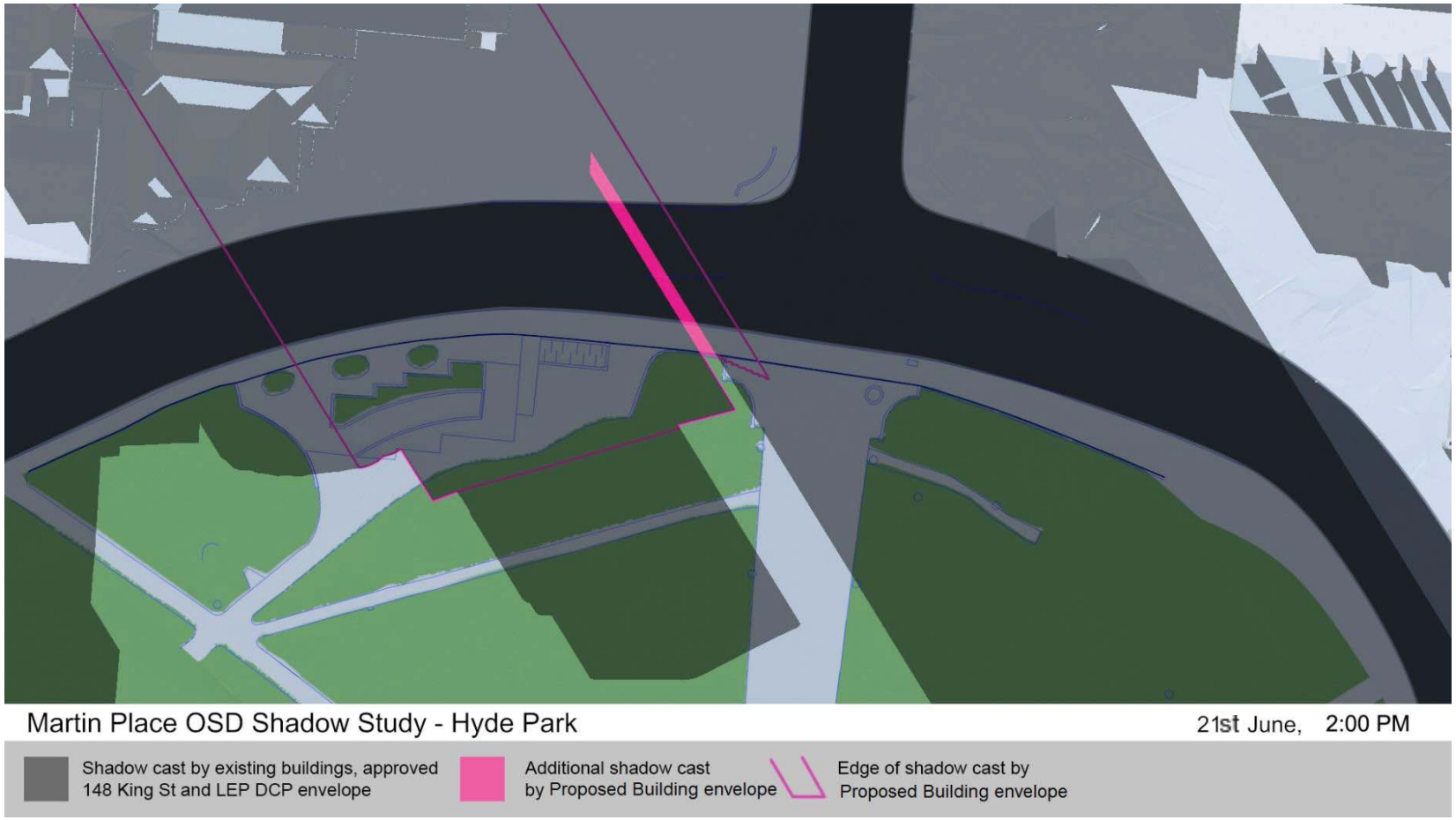
Proposed Building Envelope



South Tower Sun Study Results

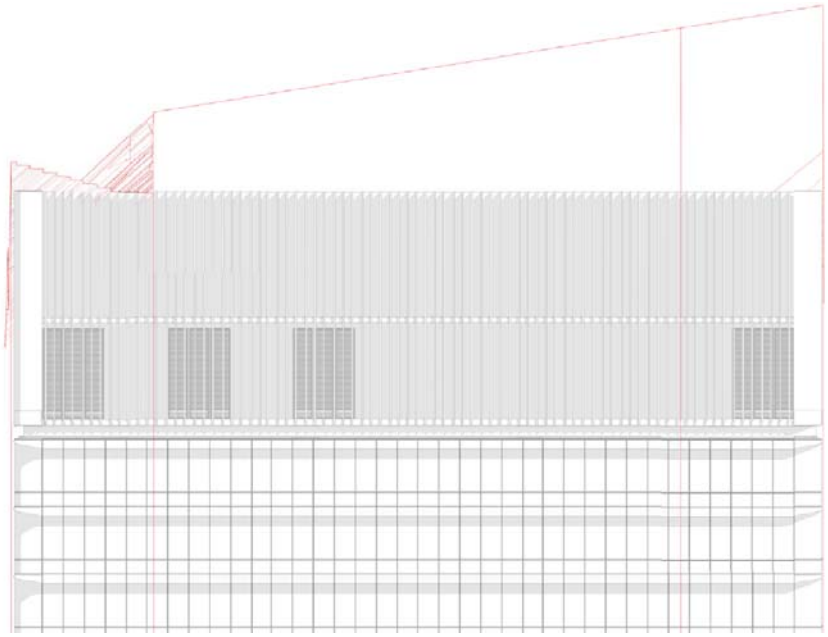
B2a. ‘‘not result in additional overshadowing of Hyde Park between the hours of 12 and 2pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelopes set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker dated August 2017’

Link to South Tower animation

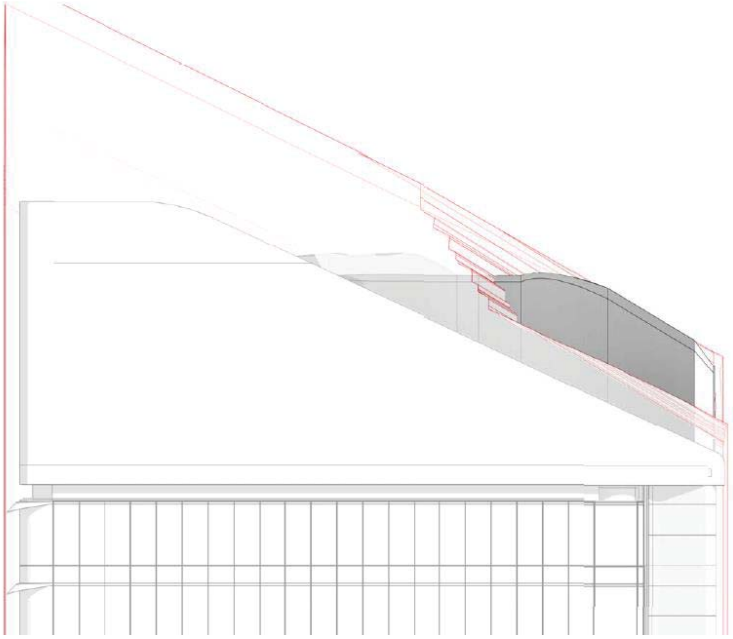
South Tower Sun Study Results

B2a. “not result in additional overshadowing of Hyde Park between the hours of 12 and 2pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelopes set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker dated August 2017’

North Elevation



West Elevation



Working Model - Approved Envelope with shadow impact cut-outs

Wind Study – testing

A13a ‘Wind impacts to meet relevant public domain standards appropriate for use and proposed activity, including improvements to comfort and safety ratings to be comfortable for at least pedestrian standing at the stations entrances’

Wind tunnel testing to date

December 2016-January 2017

- North and South Tower envelopes without any setbacks (26 test points), 23 test points for existing buildings, South Tower envelopes with 6m and 25m setbacks, several test points at higher levels in some configurations

April 2017

- Detailed North and South Tower design as per the design status in March (26 test points as above plus several points at higher levels). The form of both the North Tower and South Tower have been further refined since this time although the forms are consistent with the current proposals
- North Tower tested with awnings over North Tower station entrances and awnings to Elizabeth and Castlereagh Streets

July 2017

- Existing buildings, DCP setback envelopes, SSDA and PP envelopes (total of 29 ground level points each)

August 2017

- Additional 6 test points for detailed tower design as tested in April

Current wind tunnel testing underway May 2018

May 2018

- North and South Tower detailed tower designs including:
  - Sculpting of the tower form at high level
  - Detailed modelling of podium streetscape and fenestrations
- No awnings (previous testing shows most affected by horizontal north-east winds passing through the city rather than down drafts directly related to the form of the building)

Wind study next steps

- Continue wind study testing for detailed design forms

Wind Study – current models in testing

A13a ‘Wind impacts to meet relevant public domain standards appropriate for use and proposed activity, including improvements to comfort and safety ratings to be comfortable for at least pedestrian standing at the stations entrances’

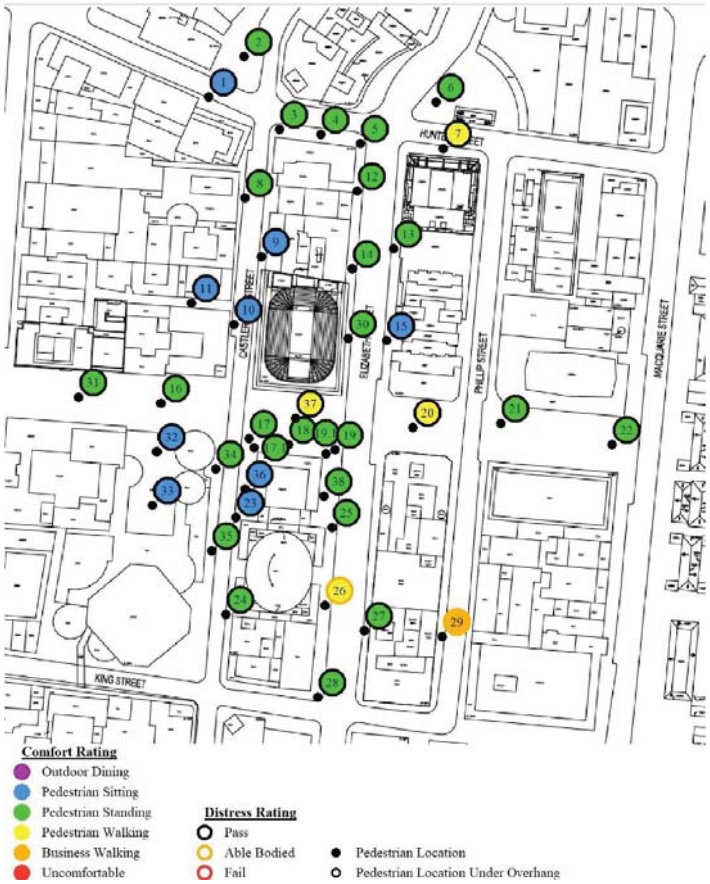
Proposed configuration – North Tower model north east corner

Proposed configuration – South Tower model north west corner

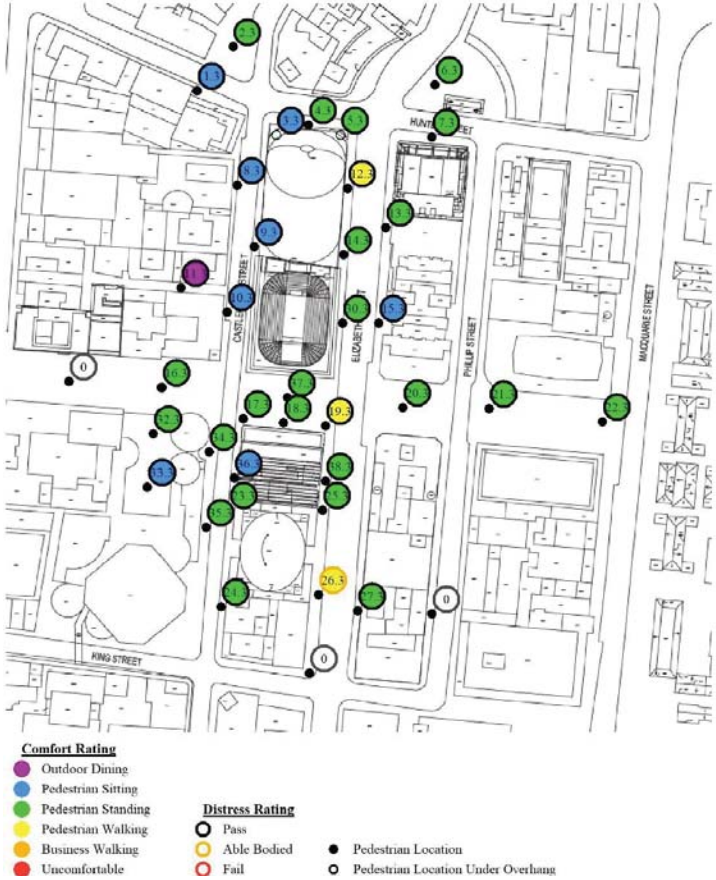
Wind Study May 2018 Results in Progress

A13a ‘Wind impacts to meet relevant public domain standards appropriate for use and proposed activity, including improvements to comfort and safety ratings to be comfortable for at least pedestrian standing at the stations entrances’

Existing Conditions



Proposed Configuration – May 2018 testing in progress



9

OSD DRP - Questions and Review

10

OSD DRP - Chair Summary

11

Metro DRP and OSD DRP – Feedback and Closing Statements

Metro Martin Place

Sydney Metro and Over Station Development Design Review Panels

DRP #04

5 June 2018

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
00.OSD Panel Preparation	• OSD DRP Panel arrives and reviews agenda and previous DRP notes	Peter Poulet, Government Architect	10:00 – 10:15 (15 mins)
1. Opening	• Welcome and Introduction • Current and Forward Agendas	Peter Poulet, Government Architect Anthony Henry, Macquarie	10:15 – 10:25 (10 mins)
SYDNEY METRO DRP			

2. Response to Sydney Metro DRP Feedback	<u>Ground plane</u>
	• Design for the Hunter St / Elizabeth St public realm and entry to station including:
	  ○ Resolution of transition to Hunter St
	  ○ Geometry of the stair
	  ○ Sight lines to DDA lifts
	  ○ Column location – desire lines
	  ○ Minimisation of footpath usage
	
	<u>North Tower – through-site link</u>
	• Further investigation into the contextualisation of the link considering:
	  ○ Pedestrian movements
	  ○ Connectivity across the precinct
	  ○ Perception of public versus private
	
	<u>North Tower – Form, massing and architectural expression</u>
	  ○ Form and expression of the columns along Hunter St as a tower to ground
	  ○ Composition of the vertical expression of the tower element and its relationship to the podium infill and 50 Martin Place
	  ○ The cut back in the façade dividing the tower from the podium at Level 10
	  ○ Composition of the podium façade – expression of ventilation louvres
		Anthony Henry, Macquarie
		Matthew Cochrane, Grimshaw
		Paul van Ratingen, JPW
			10:25 – 10.55
			(30 mins)

3. Ground Plane	• Update on the meeting with the City of Sydney discussing the design of Martin Place – (subject to timing) • Update on the design development for the ground levels of the South Tower	Matthew Cochrane, Grimshaw Ben Green, Tzannes	10:55 – 11:10 (15 mins)
4. Sydney Metro DRP Questions		Peter Poulet, Government Architect	11:10 – 11:30 (20 mins)
5. Sydney Metro DRP Summary	• DRP Summary	Peter Poulet, Government Architect	11:30 – 11:45 (15 mins)

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
SYDNEY METRO AND OSD DRP COMMON ITEMS			
6. Amenity	• Shadow studies for Martin Place • Wind testing update • Pedestrian analysis	Anthony Henry, Macquarie	11:45 – 12:00 (15 mins)
7. Metro DRP Panel Questions		Peter Poulet, Government Architect	12:00 – 12:15 (15 mins)
OSD DRP			

8. Response to OSD DRP Feedback	<u>North Tower</u>
	• Form and mass / architectural expression
	  ○ Junction with 50 Martin Place
	
	<u>South Tower</u>
	• Architectural expression
	  ○ Architectural expression of the podium façade – strong and contemporary
	  ○ Expression of structural elements / plant room between the tower and podium
	  ○ Mitigation of potential 'blankness' of the southern elevation
	  ○ Details on the proposed glass façade – design principles, architectural expression, sun shading, environmental principles
		Anthony Henry, Macquarie
		Paul van Ratingen, JPW
		Ben Green, Tzannes
			12:15 – 12:45
			(30 mins)

9. North Tower Design Update	• Details on the proposed glass façade – design principles, architectural expression, sun shading, environmental principles	Paul van Ratingen, JPW	12:45 – 1:00 (15 mins)
10. OSD DRP Questions		Peter Poulet, Government Architect	1:00 – 1:20 (20 mins)
11. OSD DRP Summary	• DRP Summary	Peter Poulet, Government Architect	1:20 – 1:30 (10 mins)

2

Sydney Metro – Response to Sydney Metro DRP Feedback

Ground Plane

The Station Design and Precinct Plan is required as part of the CSSI Consent and is the responsibility of the Sydney Metro DRP. Items 2 and 3 of the agenda have therefore been removed from this document as they do not form part of the OSD SSD DA.

4

Sydney Metro DRP Questions

5

Sydney Metro DRP Summary

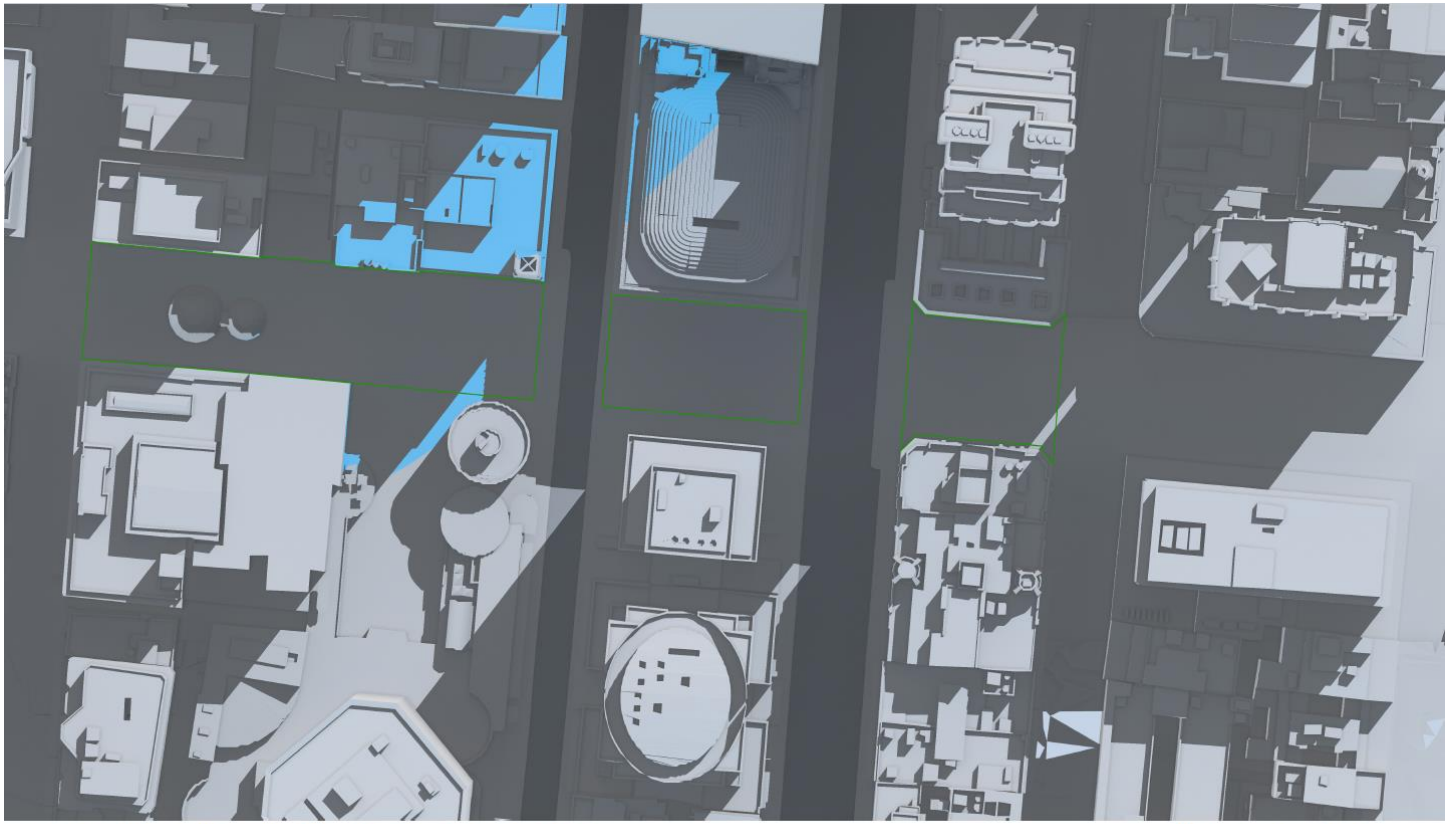
6

Sydney Metro DRP and OSD DRP Common Items – Amenity

Sun Studies June 2018 Results in Progress

The Sydney Metro and OSD DRP panels requested shadow diagrams at 15min intervals on the solstice and equinox. The requested analysis has been completed and distributed to the Sydney Metro and OSD DRP panels for review and comment.

Note: Virtual Ideas shadow study results provided under separate cover



Martin Place OSD Shadow Study - Martin Place

14th April - 10.00 am

Source: Virtual Ideas, June 2018

North Tower detailed building form shadow study

Additional North Tower shadows beyond existing shadows

Martin Place ground plane excluding roadways and footpaths

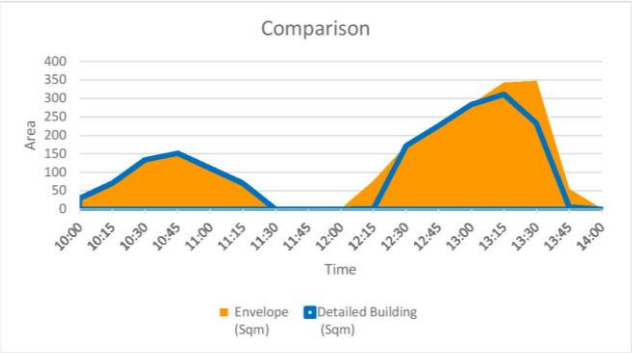
Additional North Tower shadows with Martin Place ground plane used to calculate total sum of shadows

28.9m² Total sum of additional shadows

Sun Studies June 2018 Results in Progress

The Sydney Metro and OSD DRP panels requested shadow diagrams at 15min intervals on the solstice and equinox. The requested analysis has been completed and distributed to the Sydney Metro and OSD DRP panels for review and comment.

April 14th

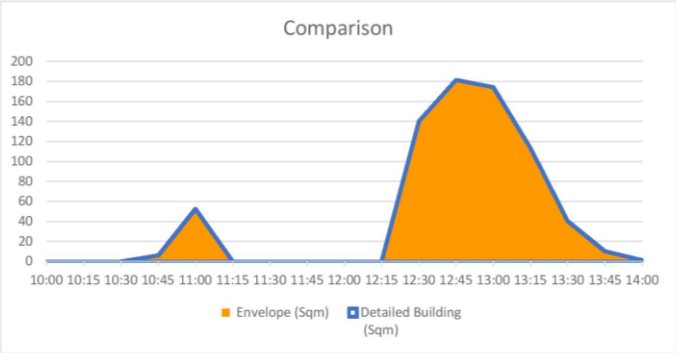


Reduction in area of shadow from approved envelope to detailed building form
10am - 2pm

269.2 m²

13.04%

June 21st



Reduction in area of shadow from approved envelope to detailed building form
10am - 2pm

0.9 m²

0.13%

September 22nd

Reduction in area of shadow from approved envelope to detailed building form
10am - 2pm

533.1 m²

87.21%

Source: Virtual Ideas and Savills, June 2018

SSDA Approval requirements - Overshadowing

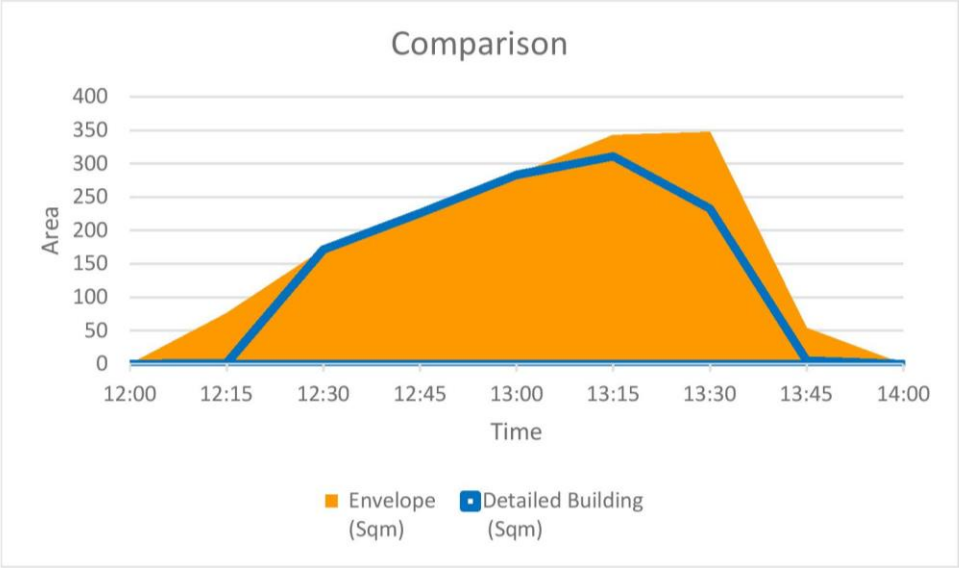
The Stage 1 SSDA Approval for the OSD includes the following overshadowing condition which the detailed building form is required to comply with for the Stage 2 SSDA submission

Overshadowing

B2(b) Development of buildings pursuant to this consent shall:

identify opportunities to improve solar access to the ground plane of Martin Place (excluding the roadways and footpaths) between the hours of 12 and 2 pm (14 April), when compared to the shadow cast by the approved building envelope.

April 14th 12-2pm



Reduction in area of shadow from approved envelope to detailed building form
12 - 2pm
(Condition B2b - Stage 1 Consent)

269 m²

17.95%

SSDA Approval requirements - Wind

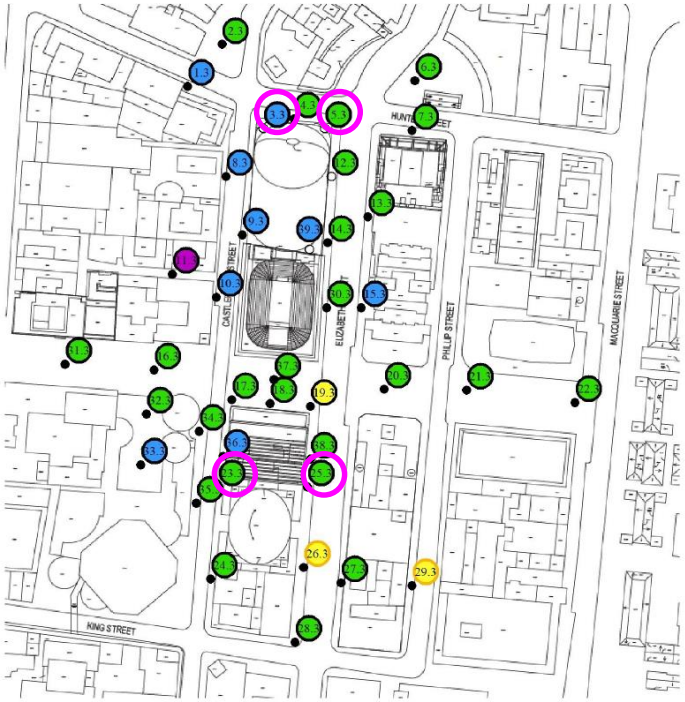
The Stage 1 SSDA Approval for the OSD includes the following wind requirement which the detailed building form is required to comply with for the Stage 2 SSDA submission

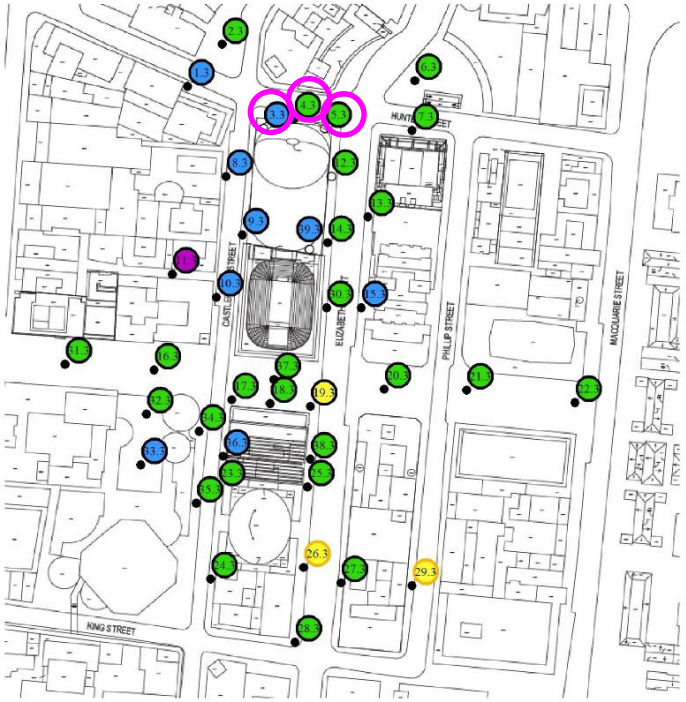
Stage 1 State Significant Development Approval

A13(a) Wind impacts to meet relevant public domain standards appropriate for use and proposed activity, including improvements to comfort and safety ratings to be comfortable for at least pedestrian standing at the station entrances

Design Guidelines – Public Domain

Zero setback to Hunter Street for the North Site to align with the towers adjacent to the east along Hunter Street may be appropriate, subject to achieving relevant public domain standards appropriate for use and proposed activity



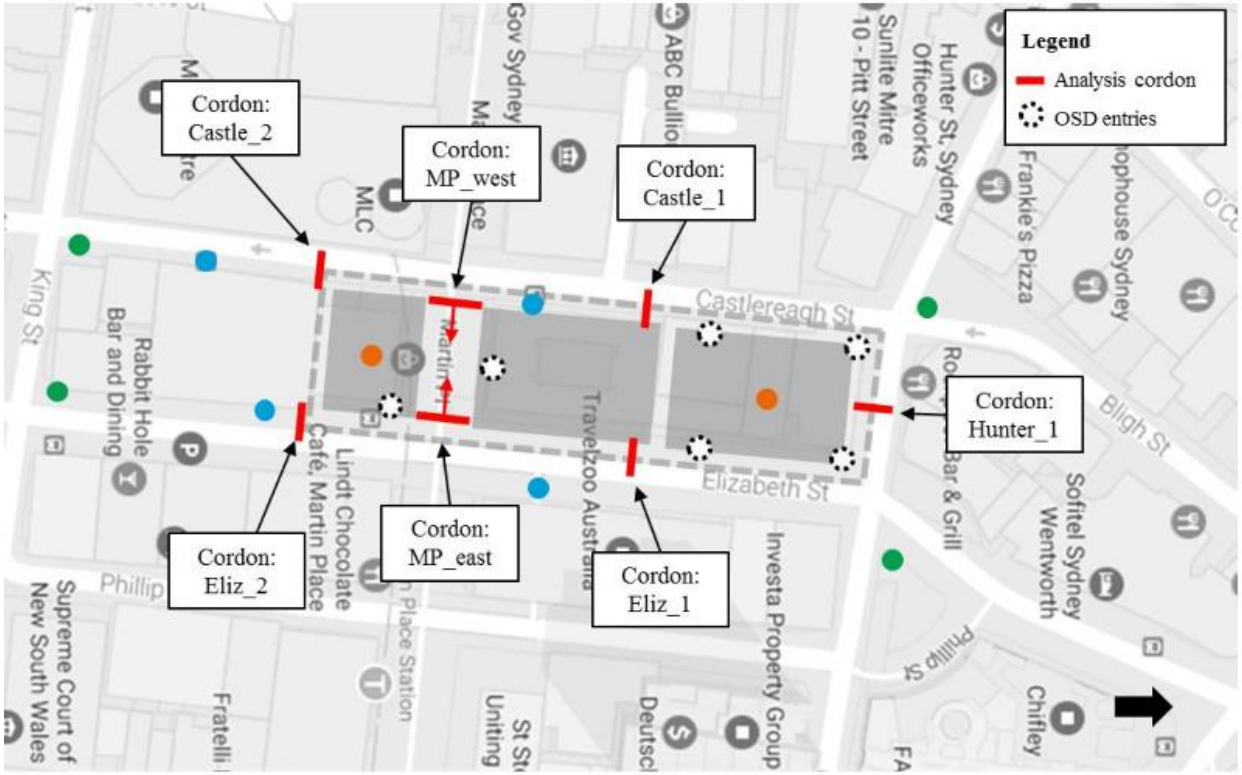


Wind tunnel testing results for proposed Stage 2 DA detailed design

Pedestrian Analysis

The Sydney Metro and OSD DRP panels requested further information relating to pedestrian modelling and numbers which are informing the design approach. The requested information has been completed and distributed to the Sydney Metro and OSD DRP panels for information.

Note: Arup Technical Note on Pedestrian Analysis provided under separate cover



Key findings:

- All 7 locations will operate at acceptable Levels of Service (LoS).
- Hunter Street will continue to perform at the highest rating - LoS A.
- Elizabeth Street_1 will experience increased flows and is likely to perform at LoS C, however, given the footpath width is closer to 3m at this location the results (which assume a 2m width) are conservative.
- Elizabeth Street_2 (adjacent to the proposed South Tower entrance) will experience higher flows due to the attraction of the single entrance and will to perform at LoS C.

Source: Pedestrian Analysis (Street Level) Technical Note, Arup, 5 May 2017

7

Sydney Metro DRP and OSD DRP Common Items – Questions

8

OSD DRP – Response to OSD DRP Feedback

North Tower – Form, mass and architectural expression

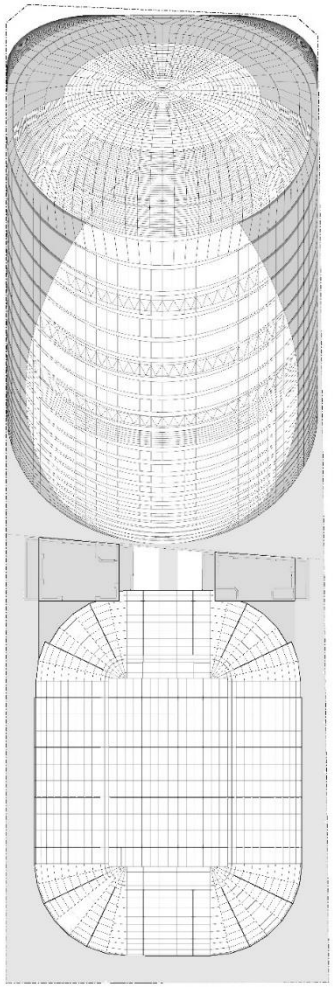
JPW has continued to refine the North Tower taking into account the OSD DRP feedback

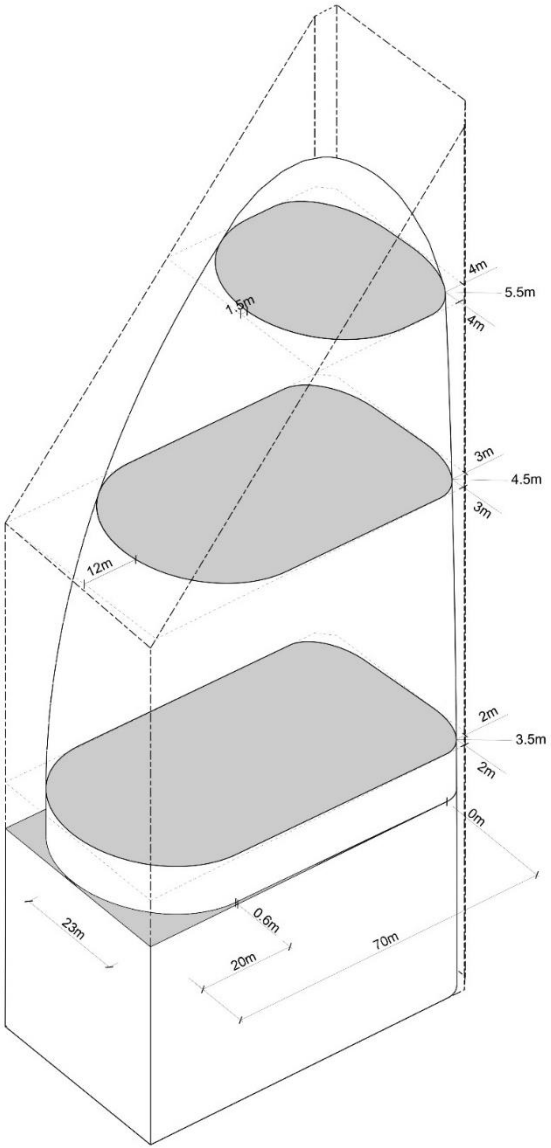
JPW presentation responding to OSD DRP feedback relating to form, mass and architectural expression focuses on junction with 50 Martin Place.

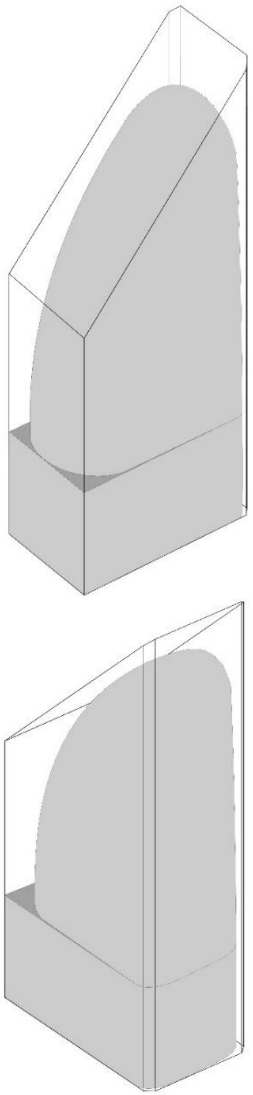
The following OSD DRP open items relating to form, mass and architectural expression addressed in earlier presentation as part of Response to Metro DRP feedback:

- Form and expression of the columns along Hunter St as a tower to ground
- Composition of the vertical expression of the tower element and its relationship to the podium infill and 50 Martin Place
- Cut back in the façade dividing the tower from the podium at Level 10
- Composition of the podium façade – expression of ventilation louvres

Proposed Setbacks







South Tower – Architectural expression

Tzannes has continued to refine the South Tower taking into account the OSD DRP feedback

Tzannes presentation responding to OSD DRP feedback on architectural expression of South Tower addresses feedback received relating to architectural expression, including:

- Architectural expression of the podium façade – strong and contemporary
- Expression of structural elements / plant room between the tower and podium
- Mitigation of potential ‘blankness’ of the southern elevation

05 June 2018

Martin Place Metro
SOUTH TOWER DESIGN REVIEW PANEL

0 Support of principle of integrated tower

2 Articulation of the south facade

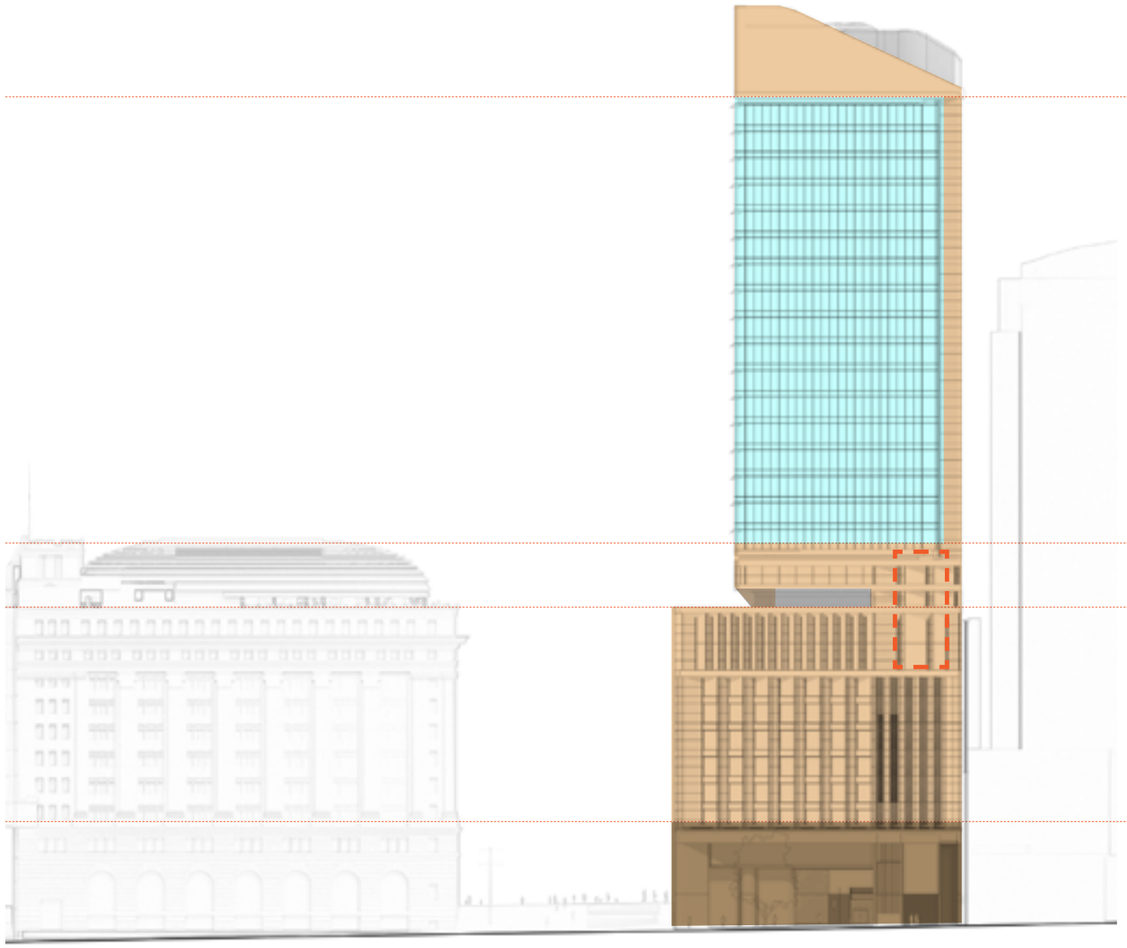
1 Articulation at plant room level.

3 Podium Design - previous DRP design preferred

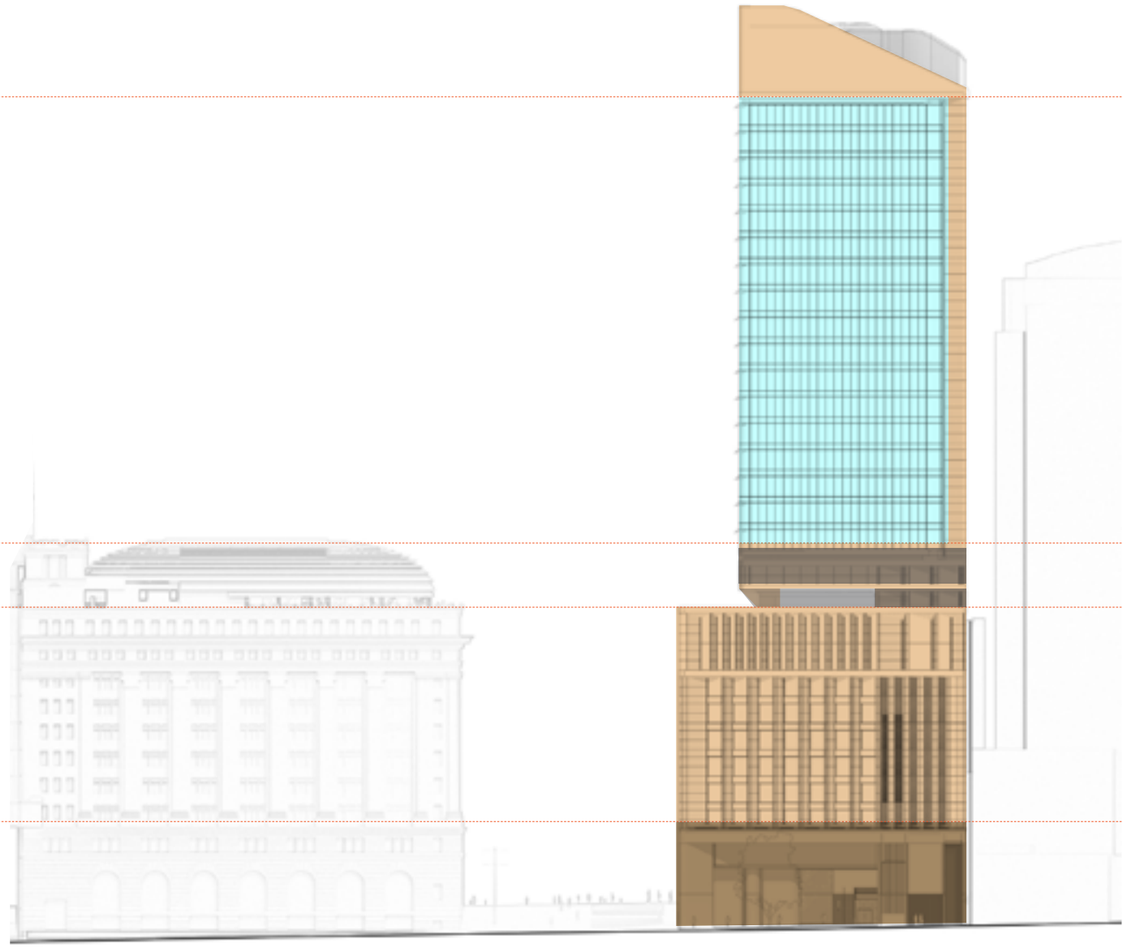
0 **The integrated tower**

2 Articulation of the south facade

1 Articulation at plant room level.



Previous Design



Increased Plant Articulation

05 June 2018

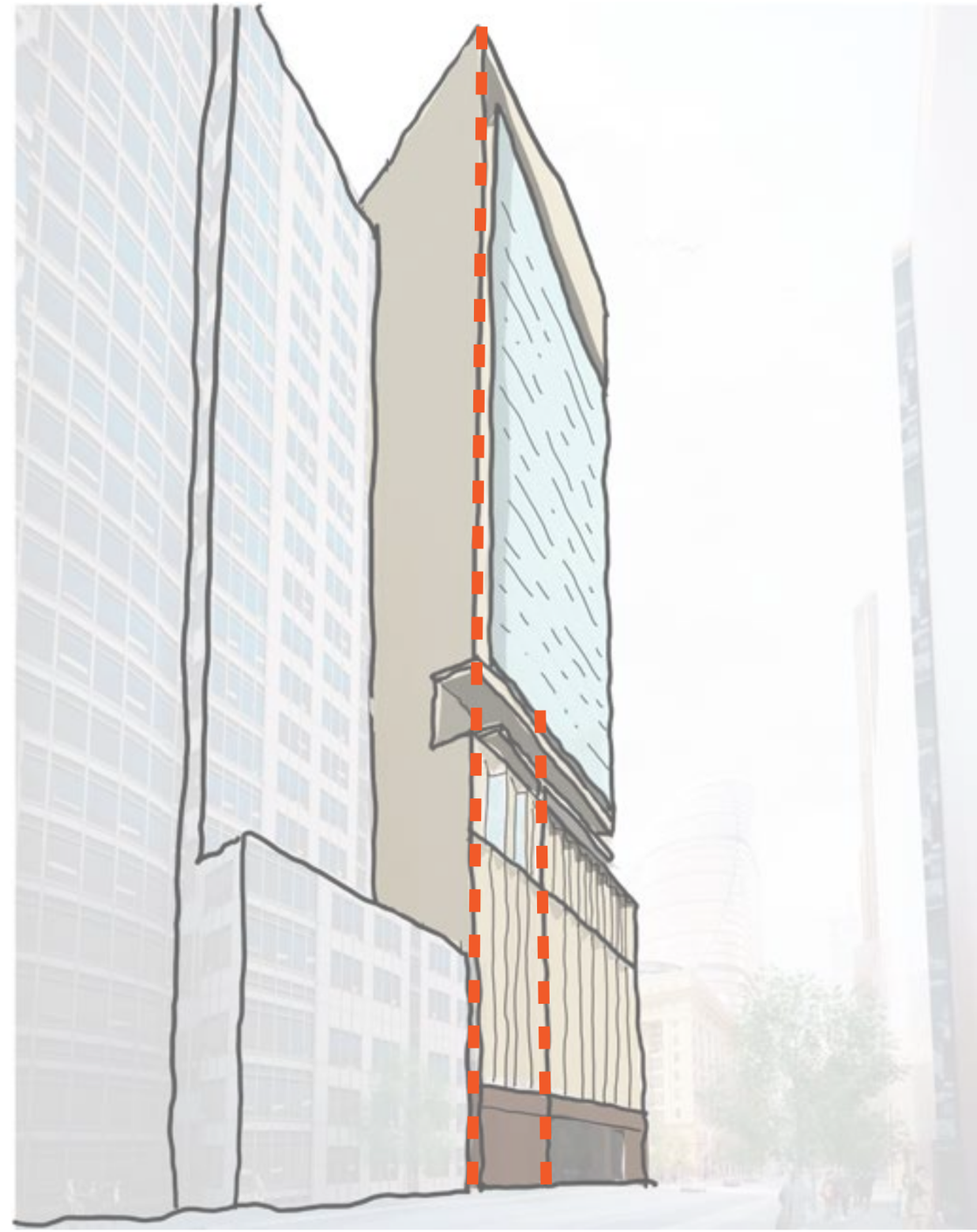
ADDITIONAL ARTICULATION TO LEVEL 10 PLANT ROOM

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

05 June 2018

ADDITIONAL ARTICULATION TO LEVEL 10 PLANT ROOM

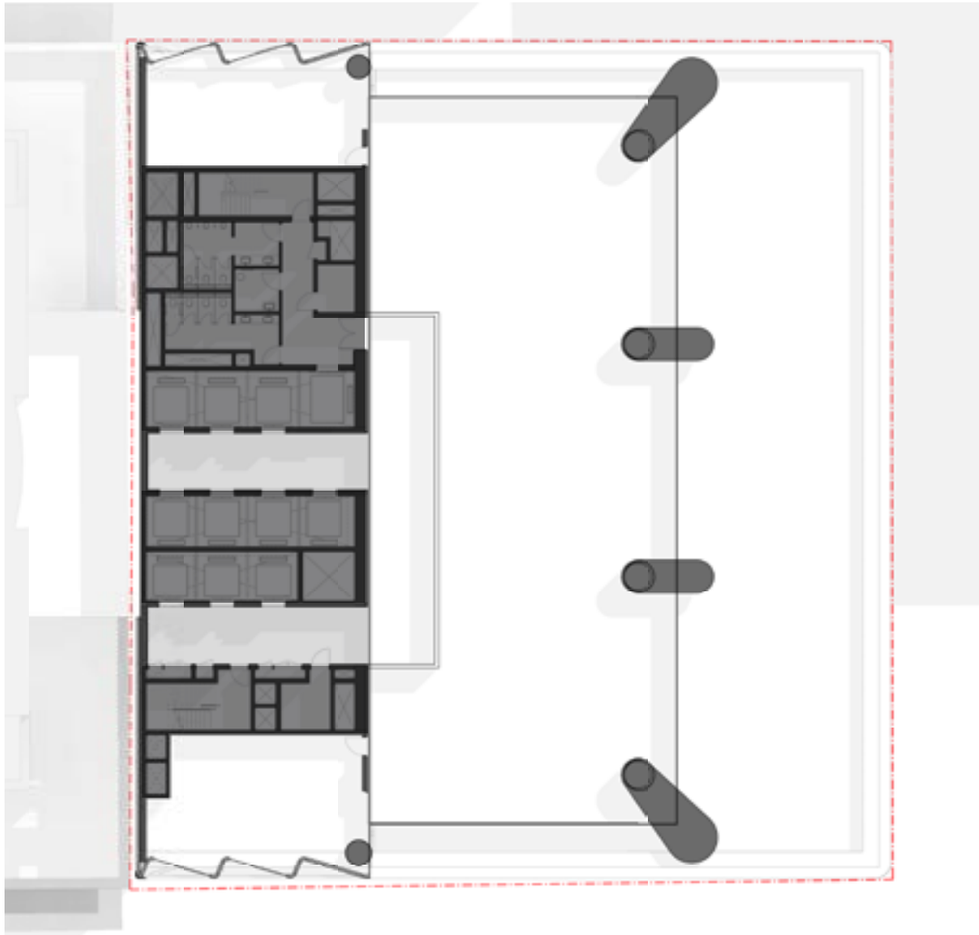
METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



05 June 2018

ADDITIONAL ARTICULATION TO LEVEL 10 PLANT ROOM

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Level 9 Podium Level

Level 10 Plant Room

05 June 2018

ADDITIONAL ARTICULATION TO LEVEL 10 PLANT ROOM

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

05 June 2018

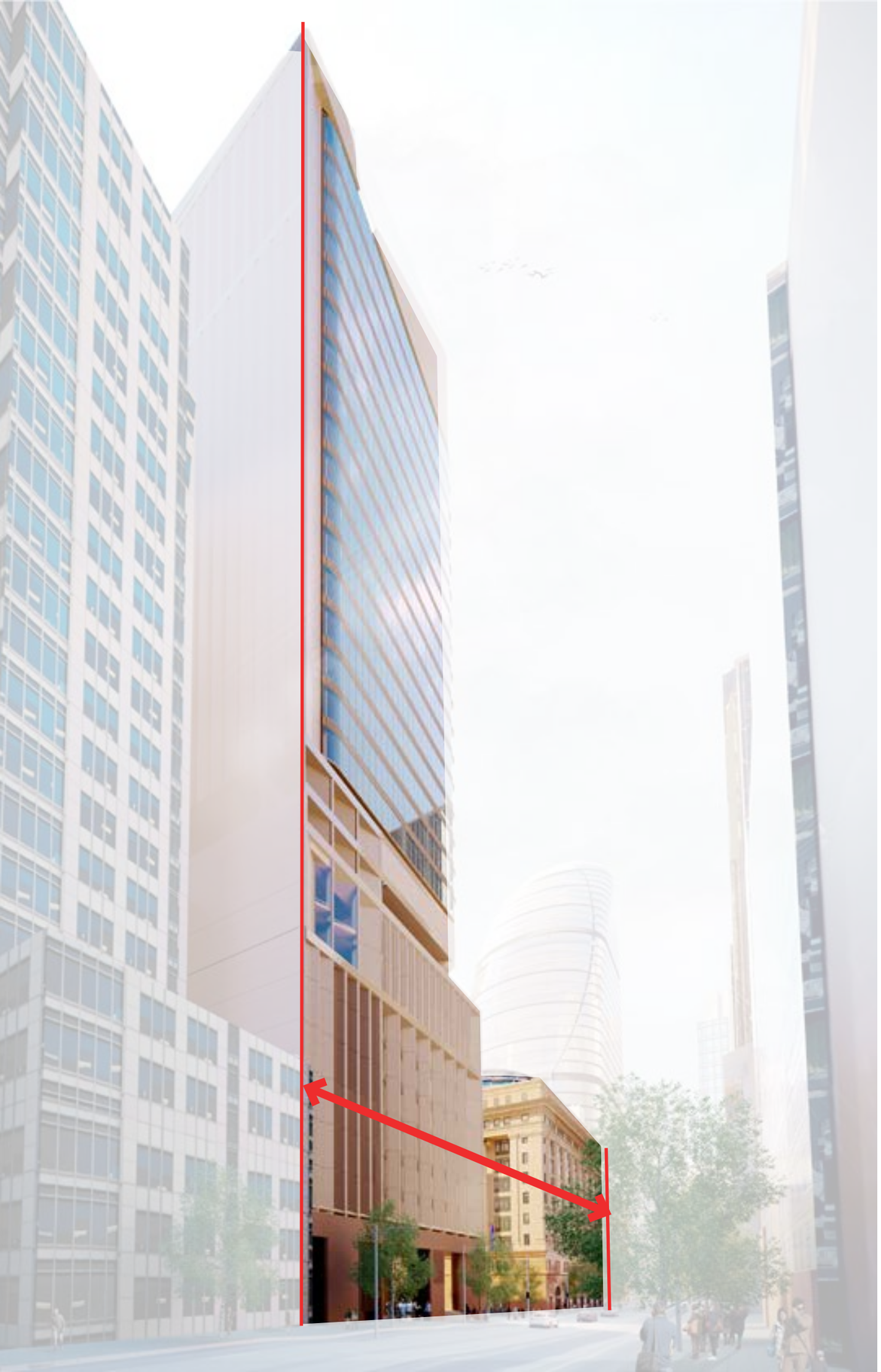
SOUTHERN FACADE ARTICULATION - PREVIOUSLY PRESENTED PROPOSAL

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

05 June 2018

SOUTHERN FACADE ARTICULATION - FUTURE DEVELOMENT

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



05 June 2018

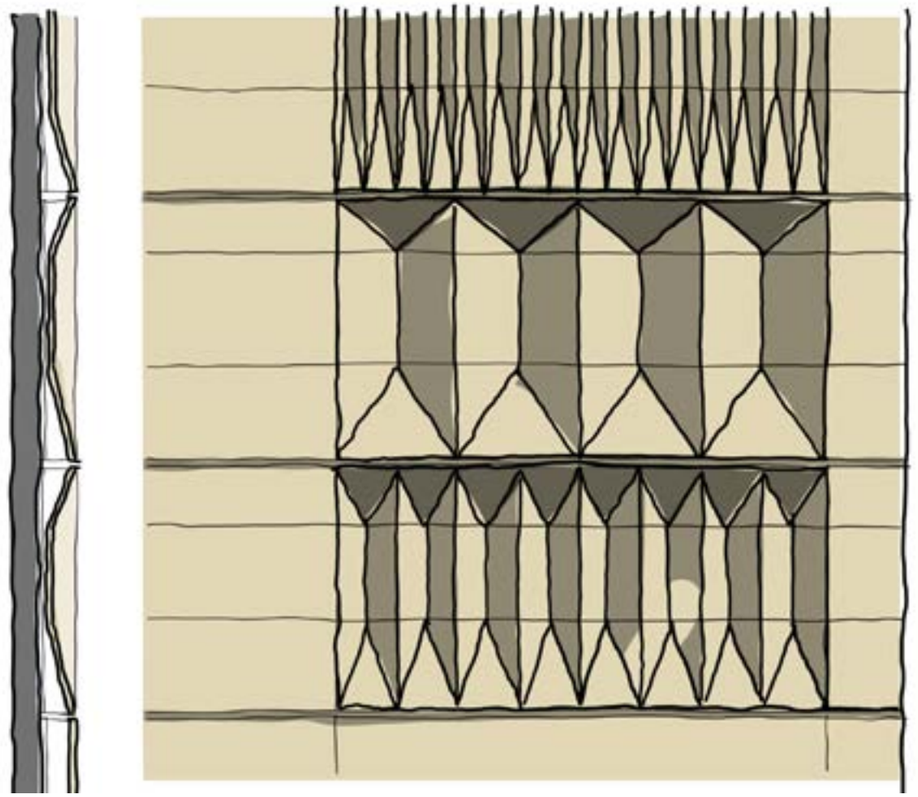
SOUTHERN FACADE ARTICULATION - FUTURE DEVELOMENT

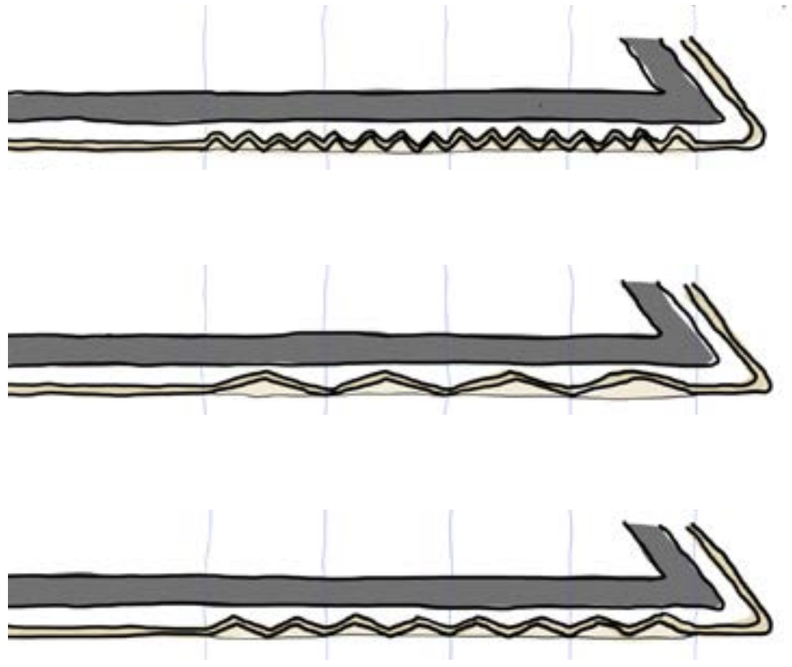
METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

05 June 2018

SOUTHERN FACADE ARTICULATION - FUTURE DEVELOMENT

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT





05 June 2018

SOUTHERN FACADE ARTICULATION - DESIGN STRATEGY

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

05 June 2018

SOUTHERN FACADE ARTICULATION - FUTURE DEVELOPMENT

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

3 Podium Design - previous DRP design preferred

November DRP Design

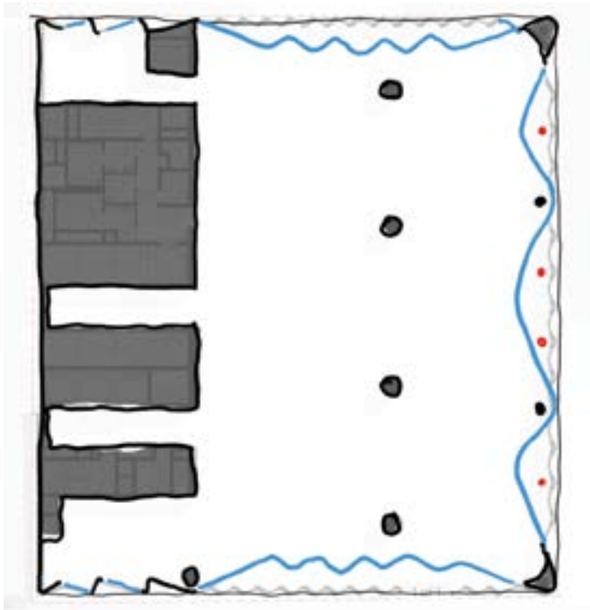
May DRP Design

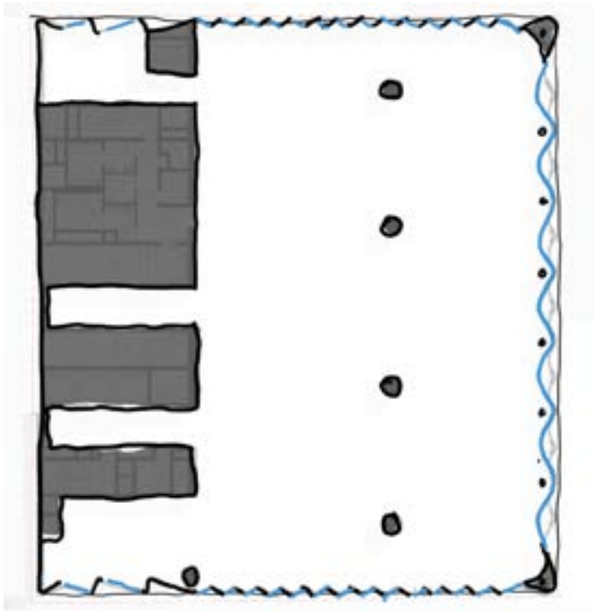
November DRP Design

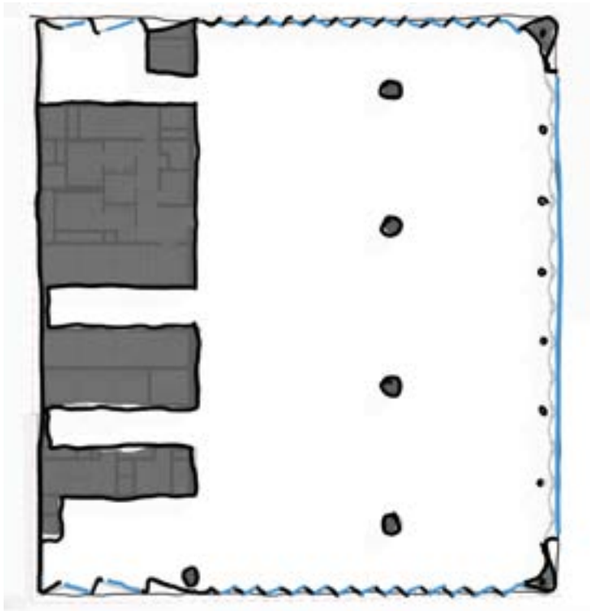
May DRP Design

November DRP Design

May DRP Design







November DRP Design

Option 01_May DRP Design

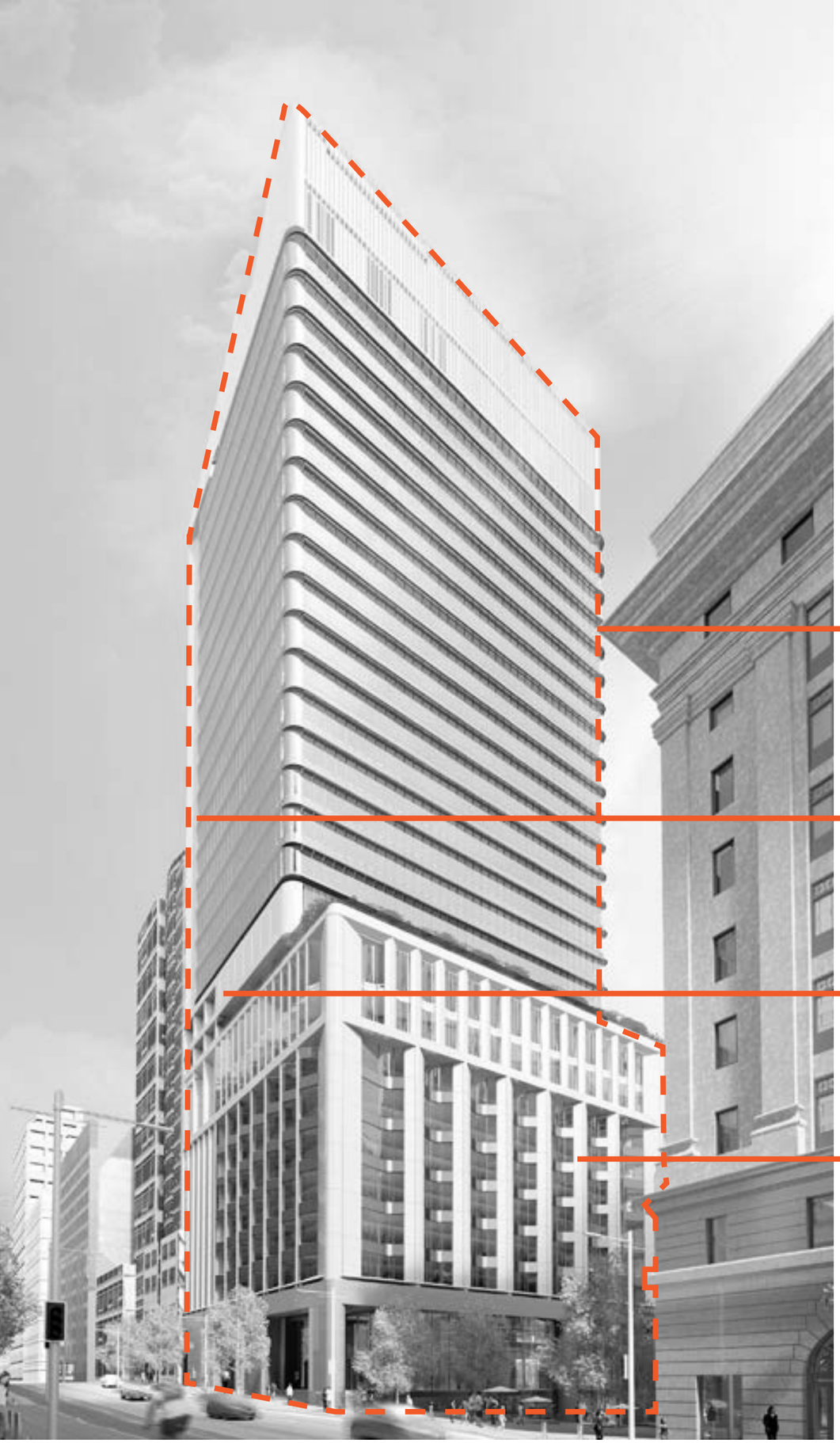
Option 02

Option 03

05 June 2018

REVISED PROPOSAL

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



0 Support of principle of integrated tower

2 Articulation of the south facade

1 Articulation at plant room level.

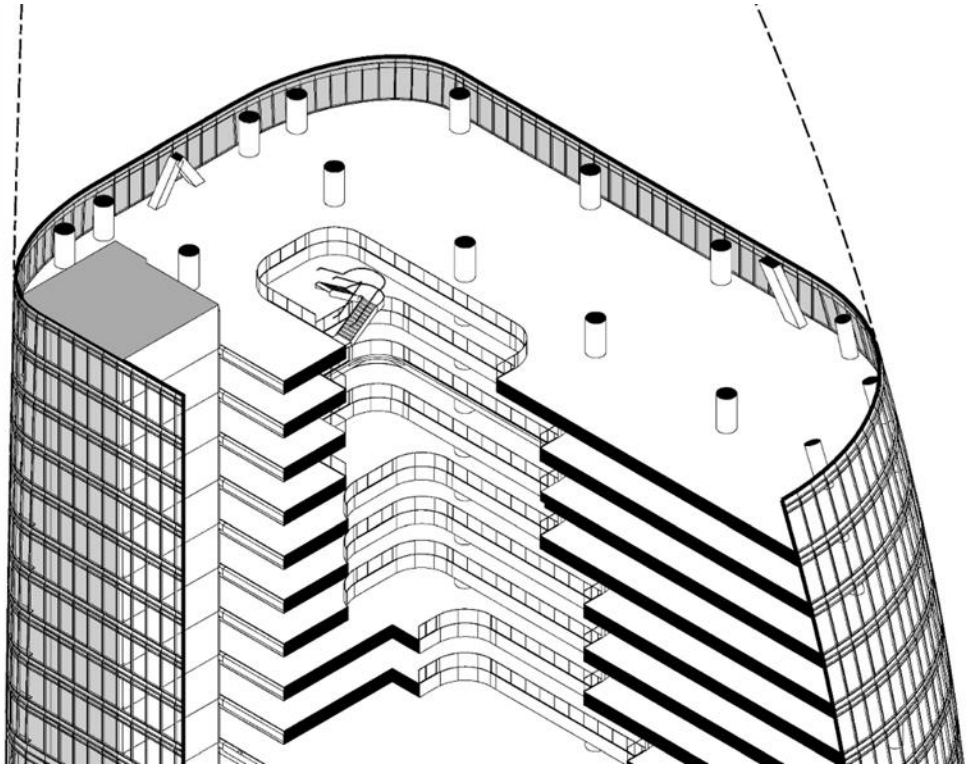
3 Podium Design - previous DRP design preferred

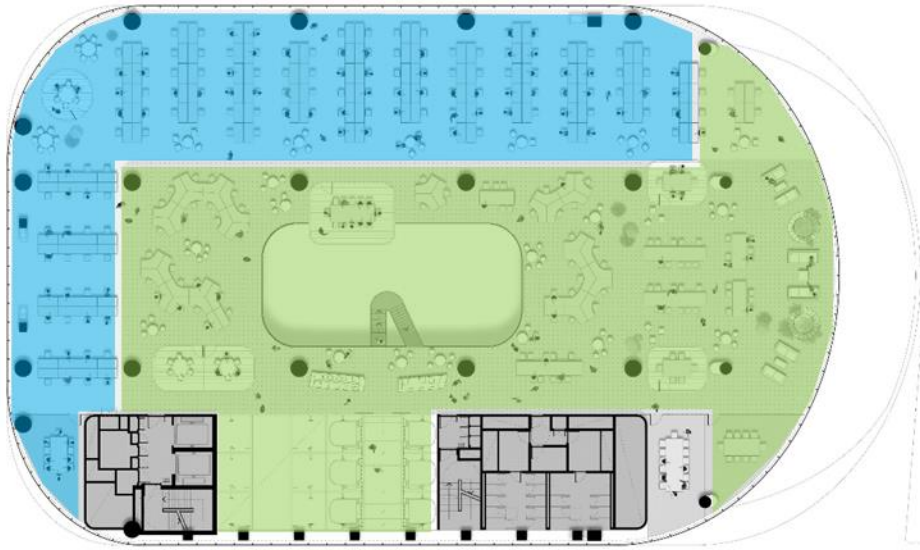
9

OSD DRP – North Tower Design Update

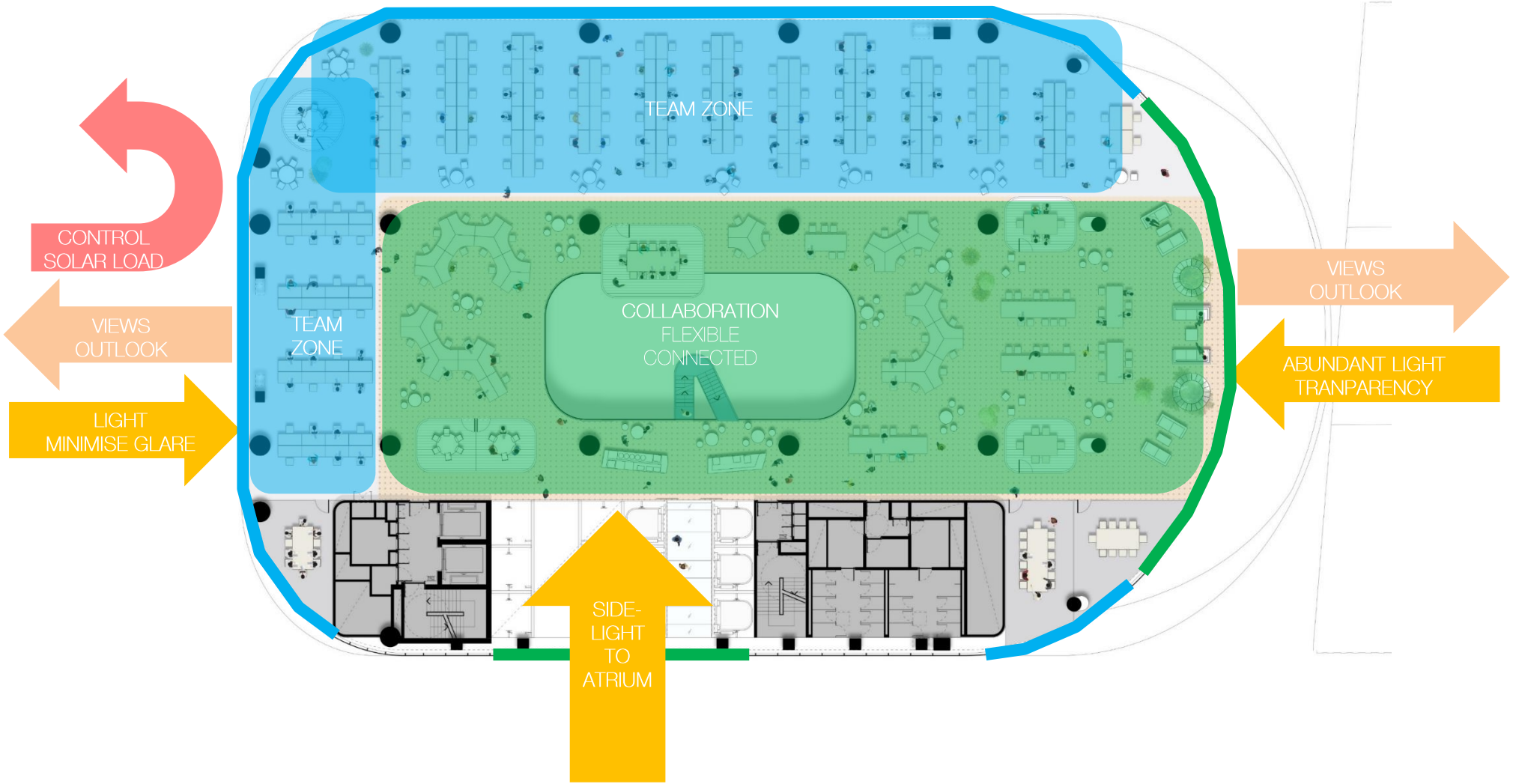
North Tower Design Update – Facades

JPW has been progressing the design development of the North Tower, focussing on the proposed glass façade and its associated design principles, architectural expression, sun shading and environmental principles

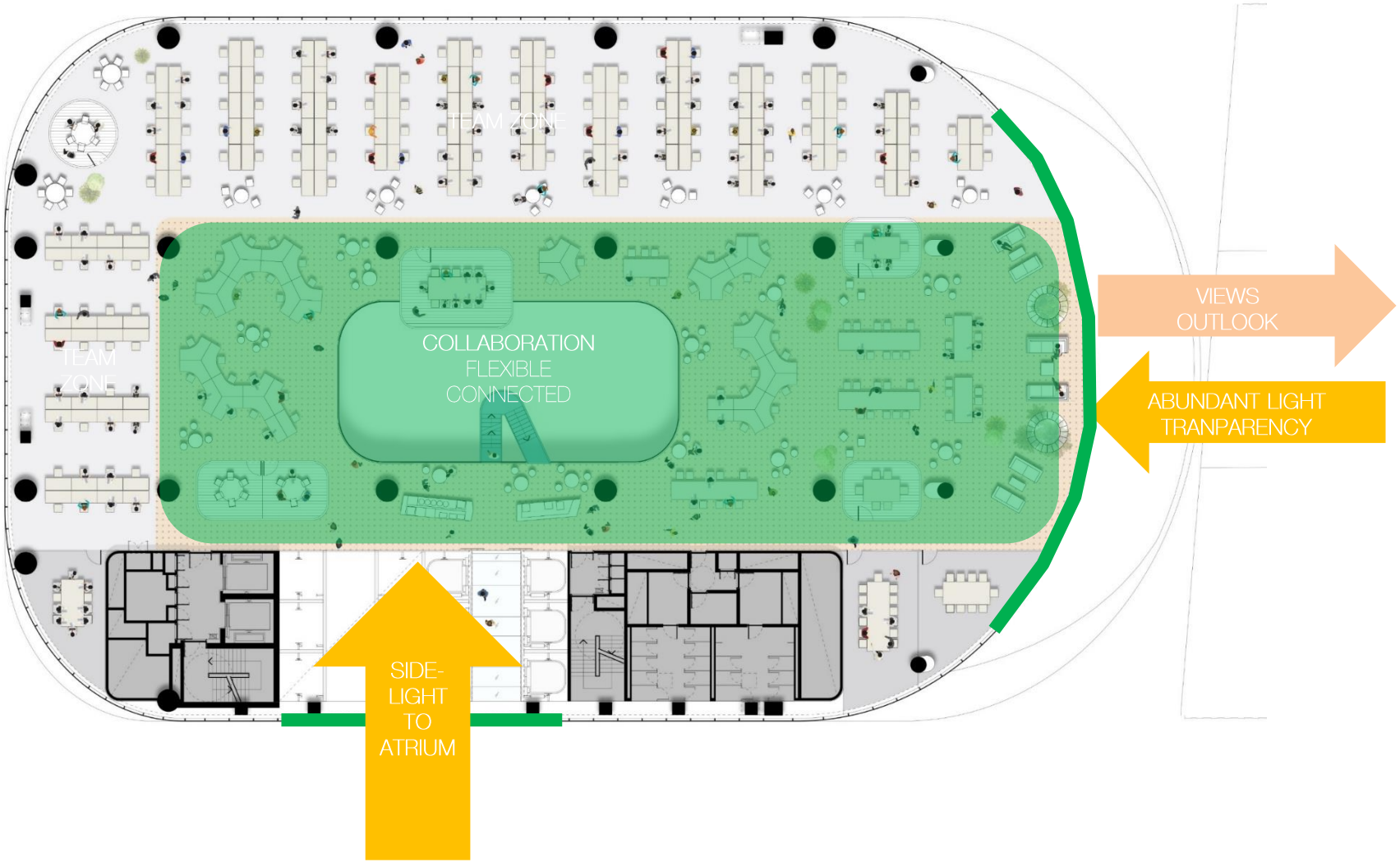




North Tower Design Update – Facades



North Tower Design Update – Facades



North Tower Design Update – Facades

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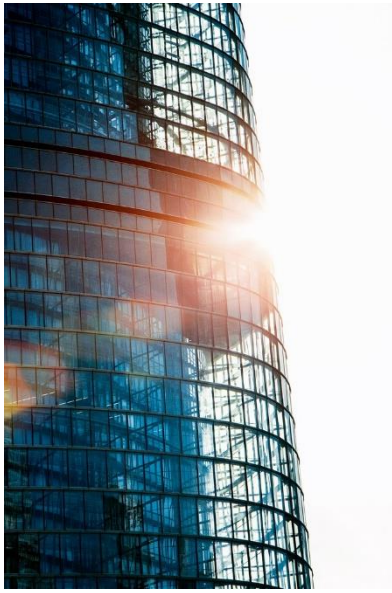

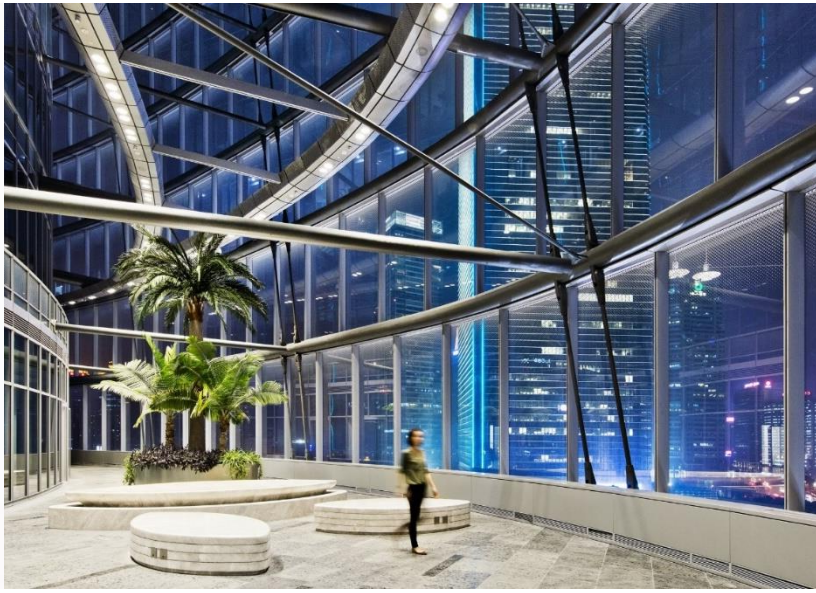

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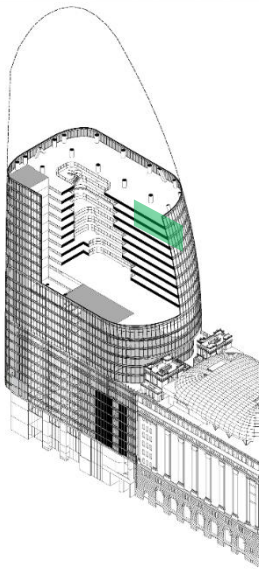
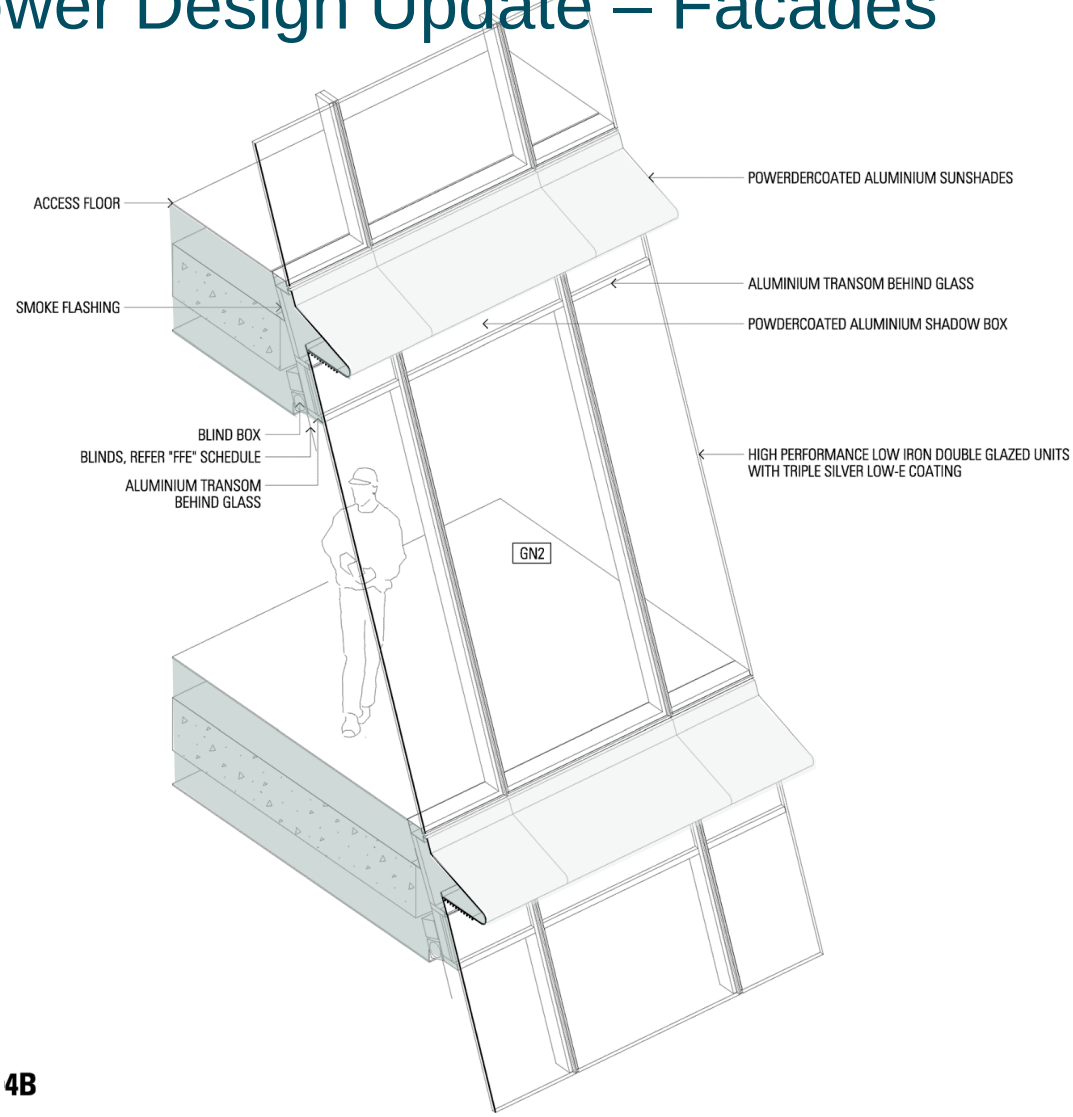
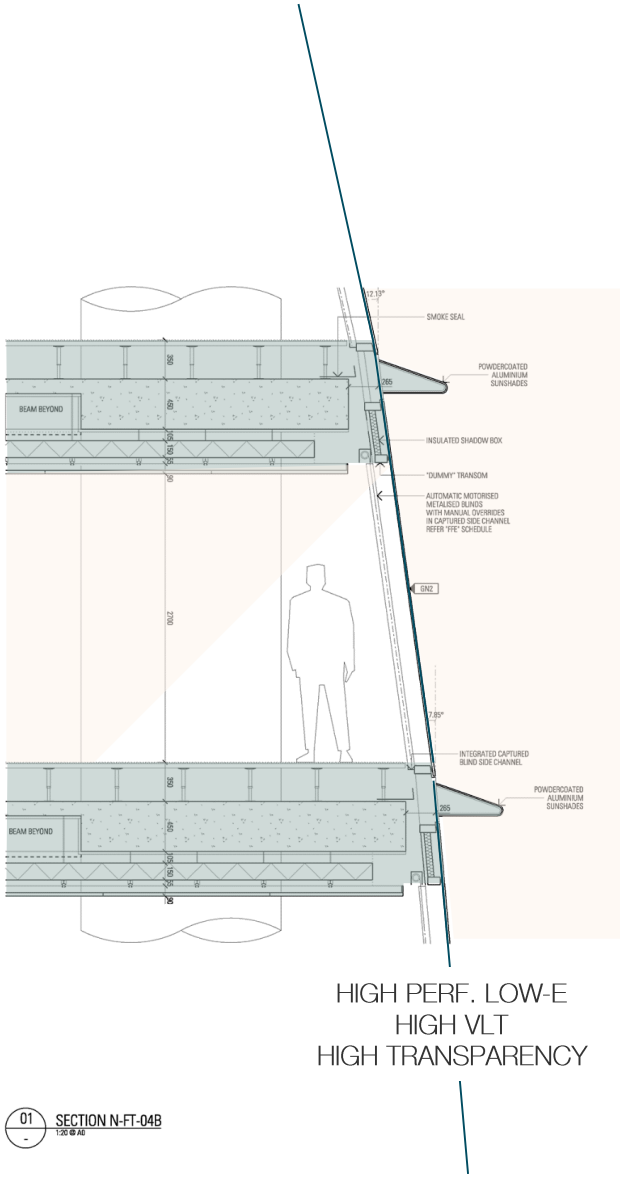
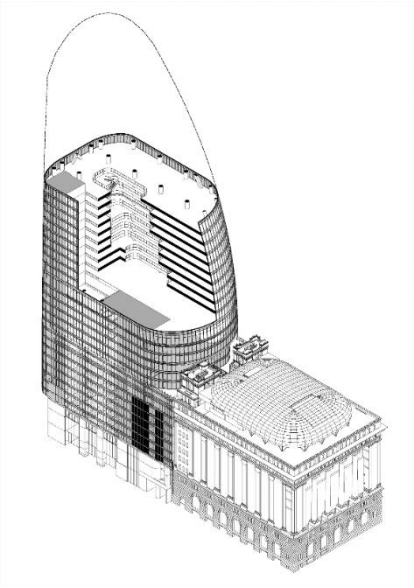


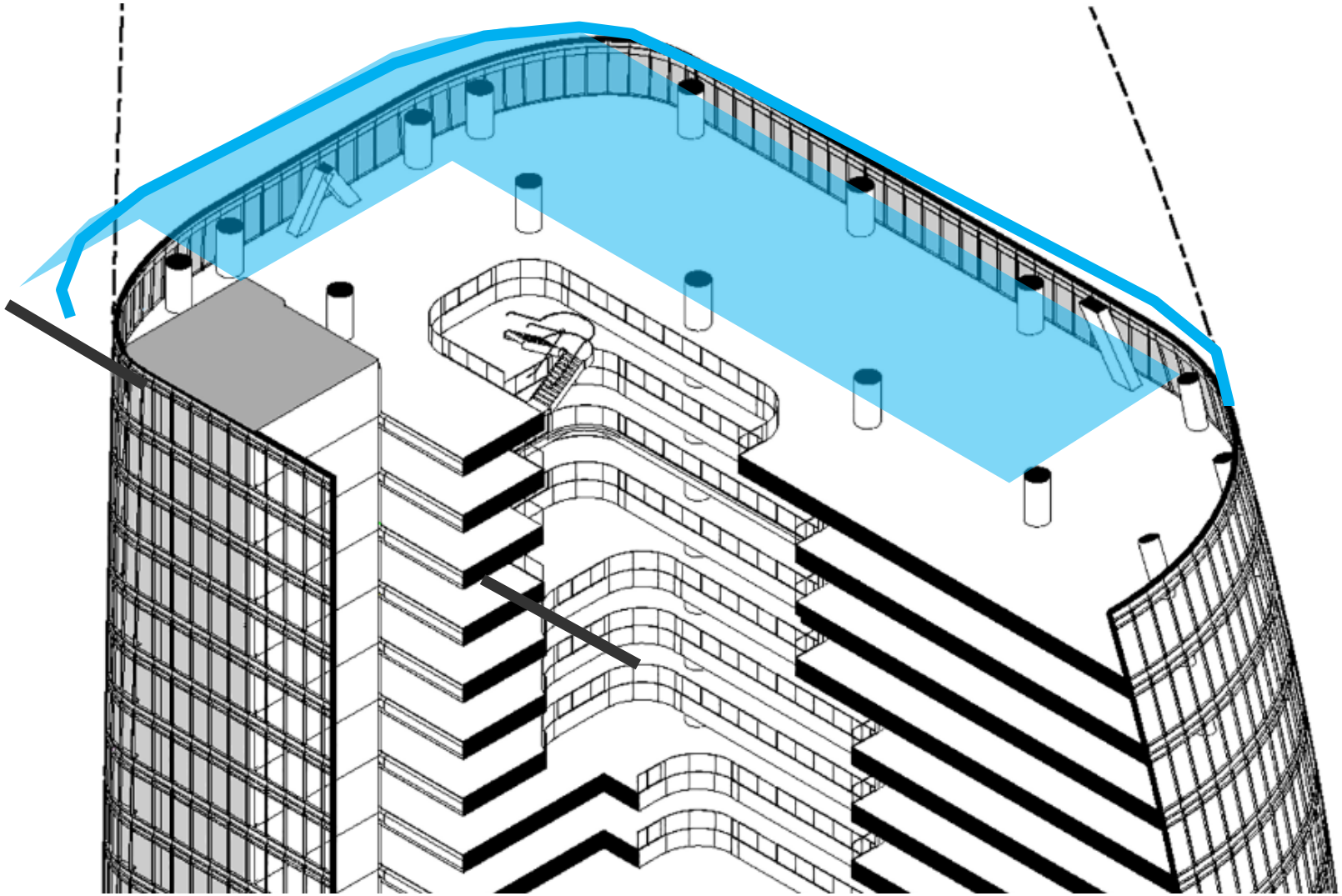




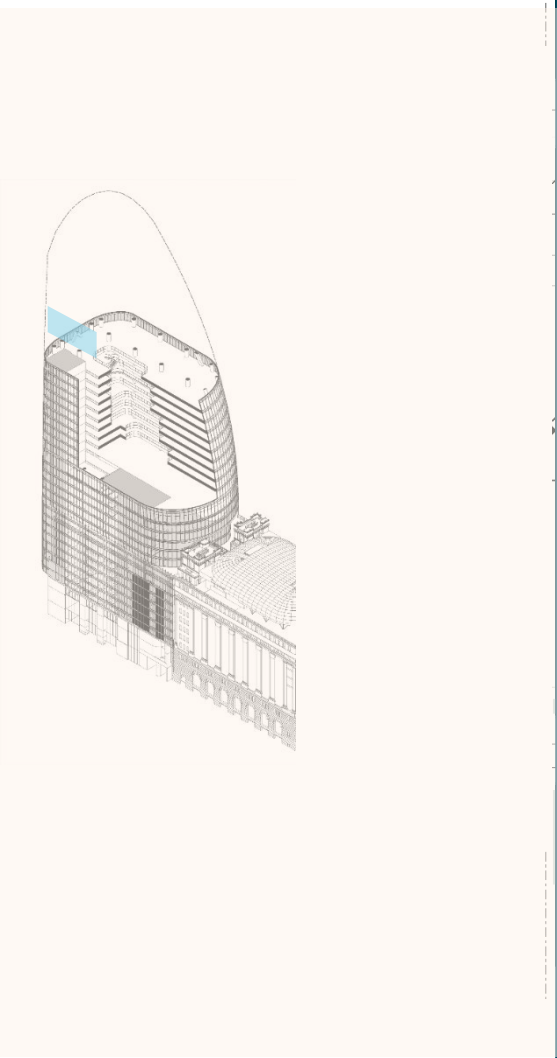
HIGH PERF. LOW-E
HIGH VLT
HIGH TRANSPARENCY

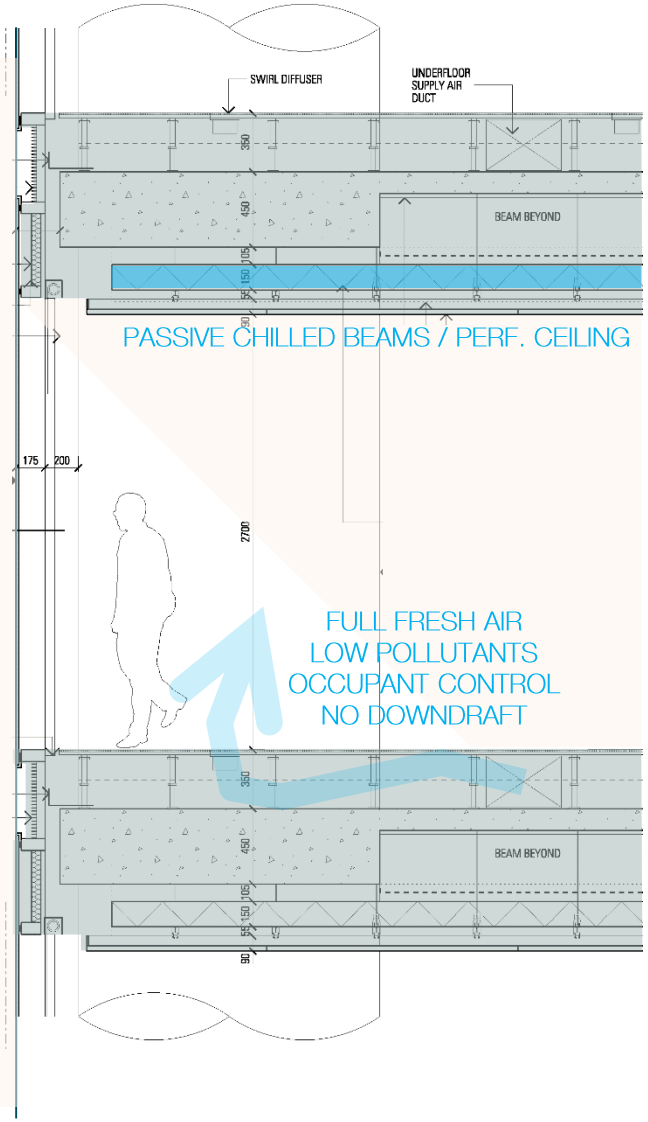
North Tower Design Update – Facades

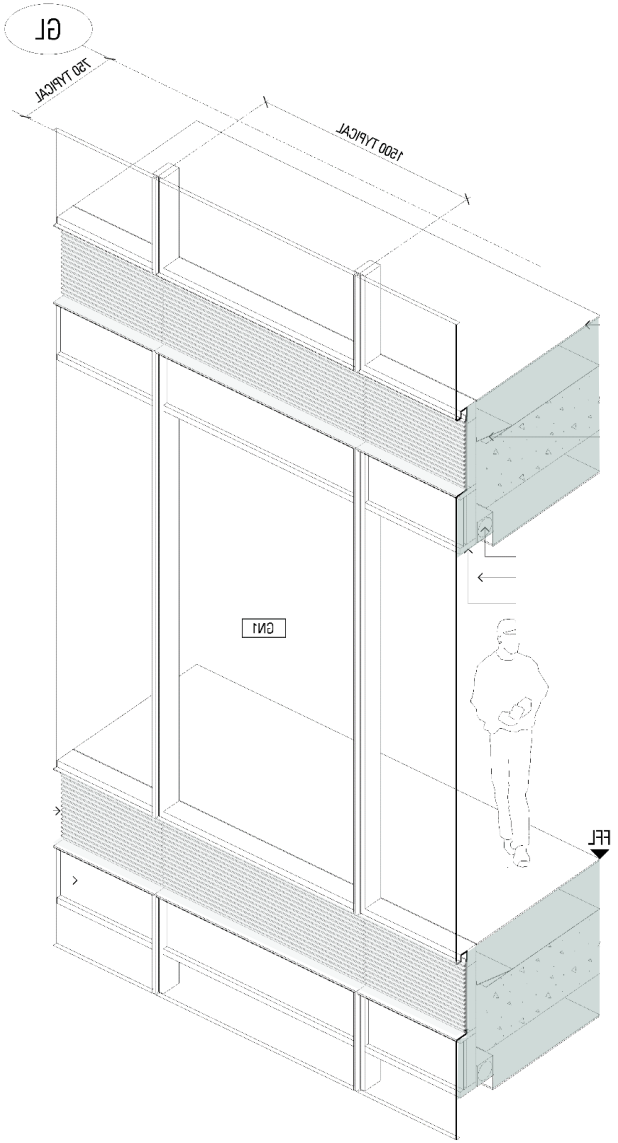




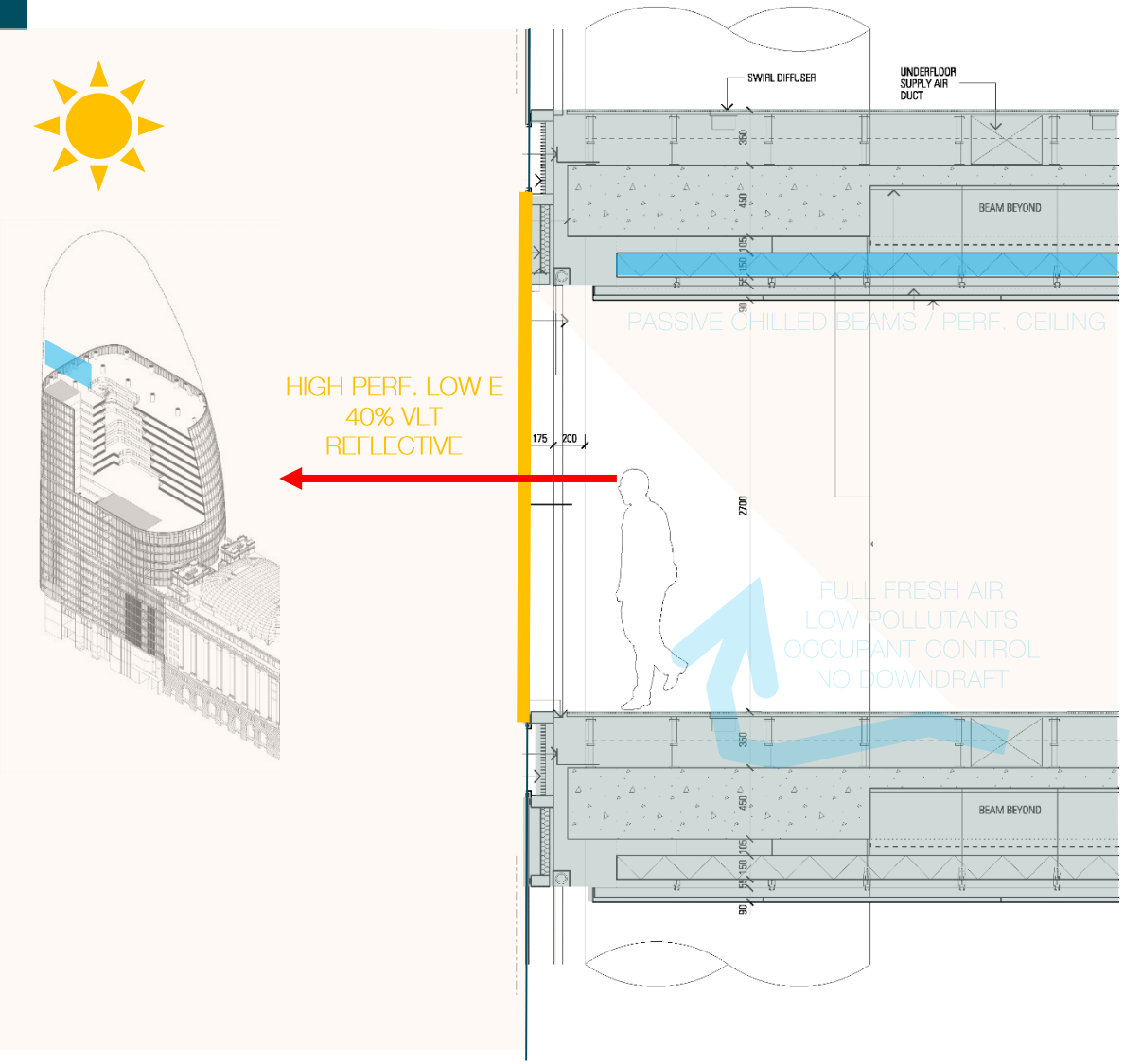
North Tower Design Update – Facades

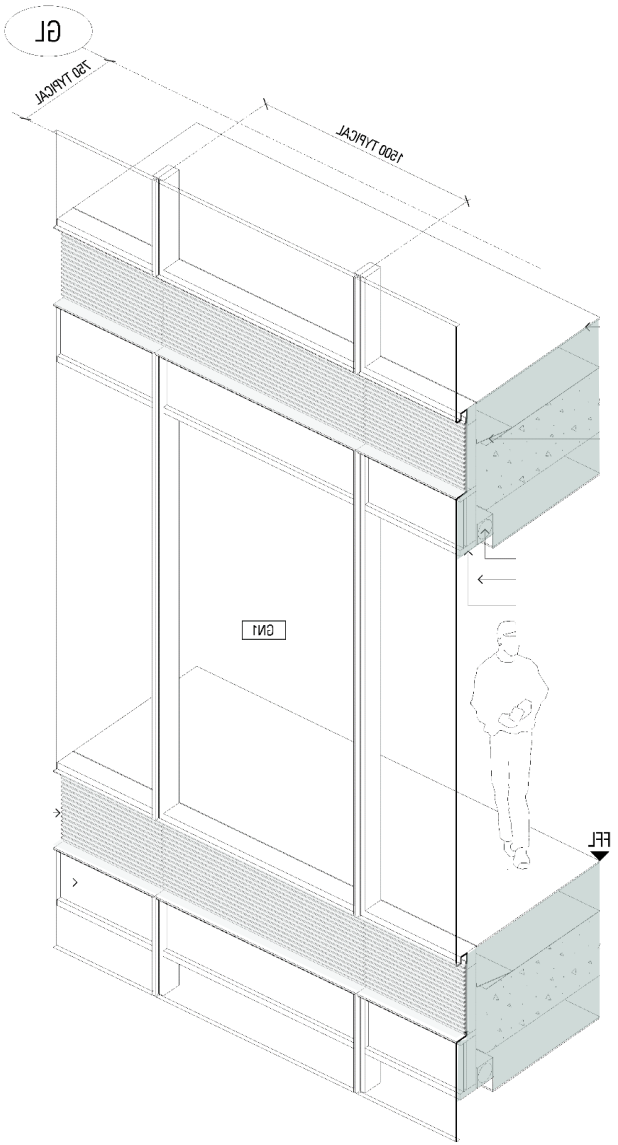




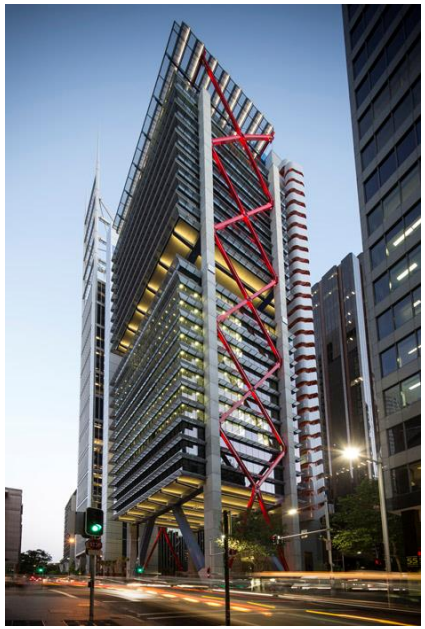


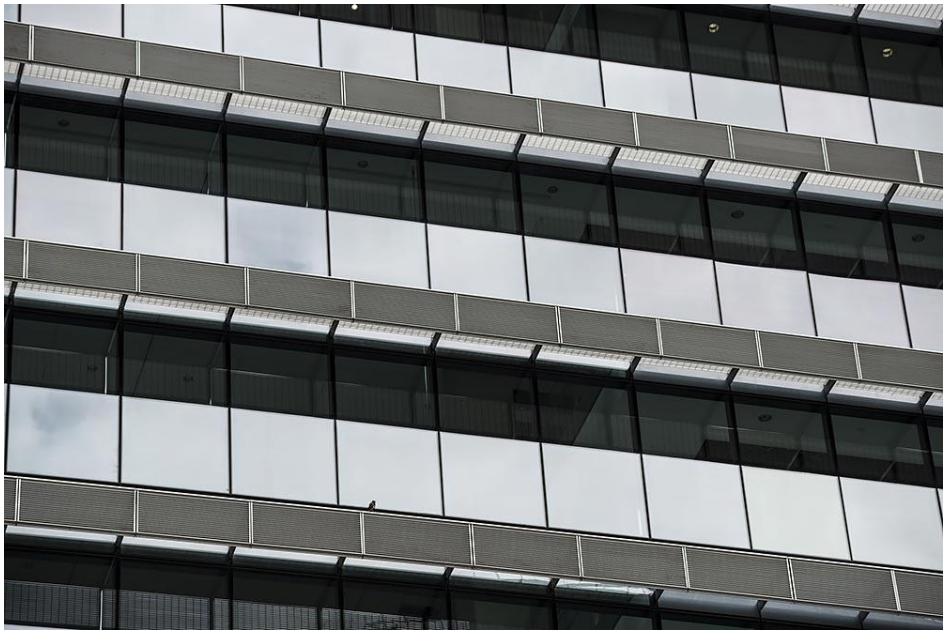
North Tower Design Update – Facades



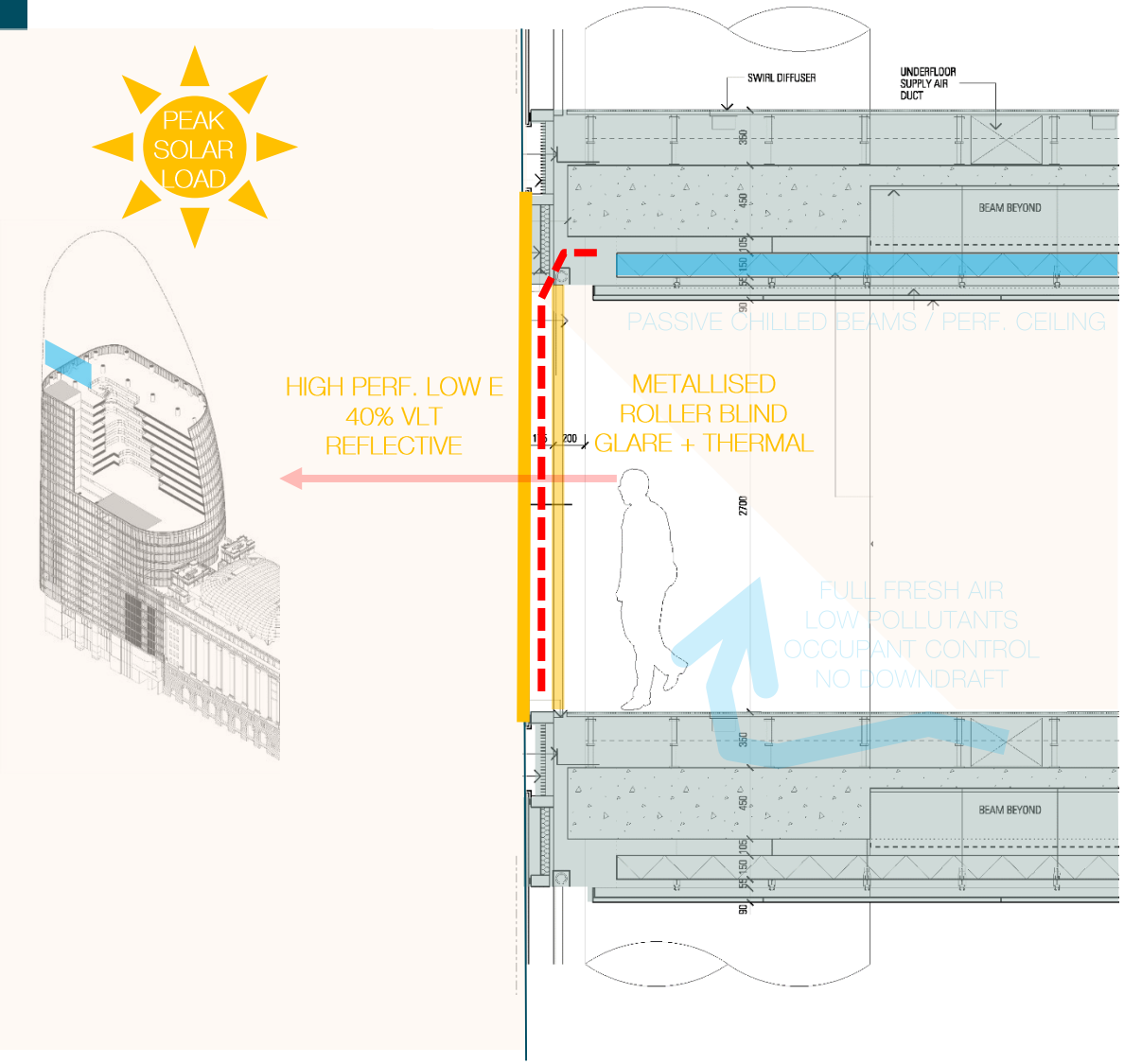


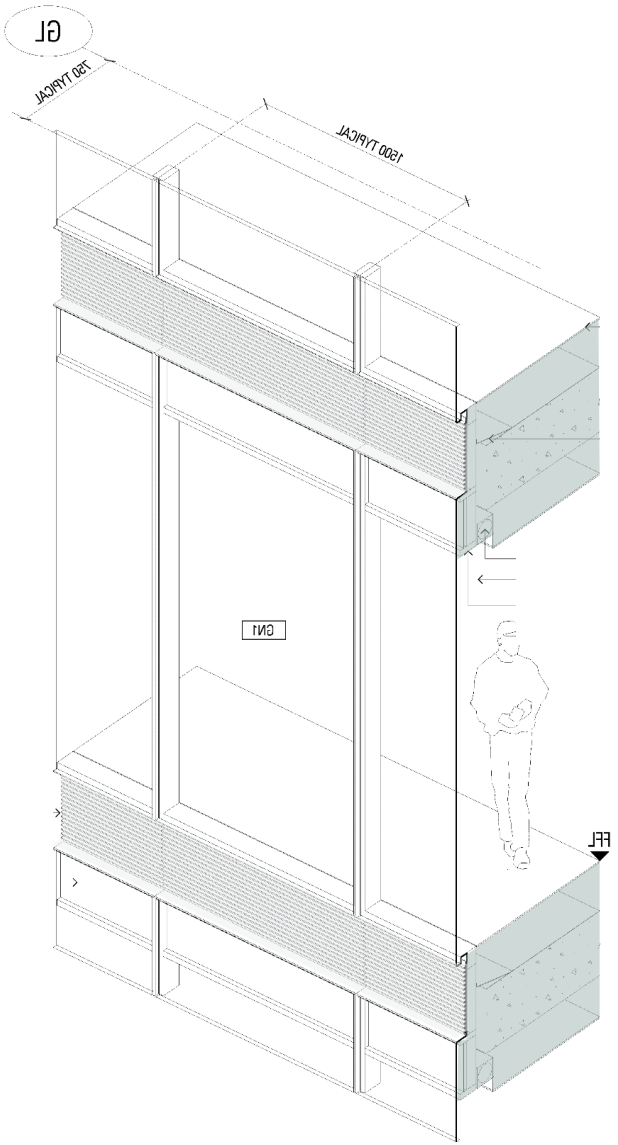
North Tower Design Update – Facades





North Tower Design Update – Facades





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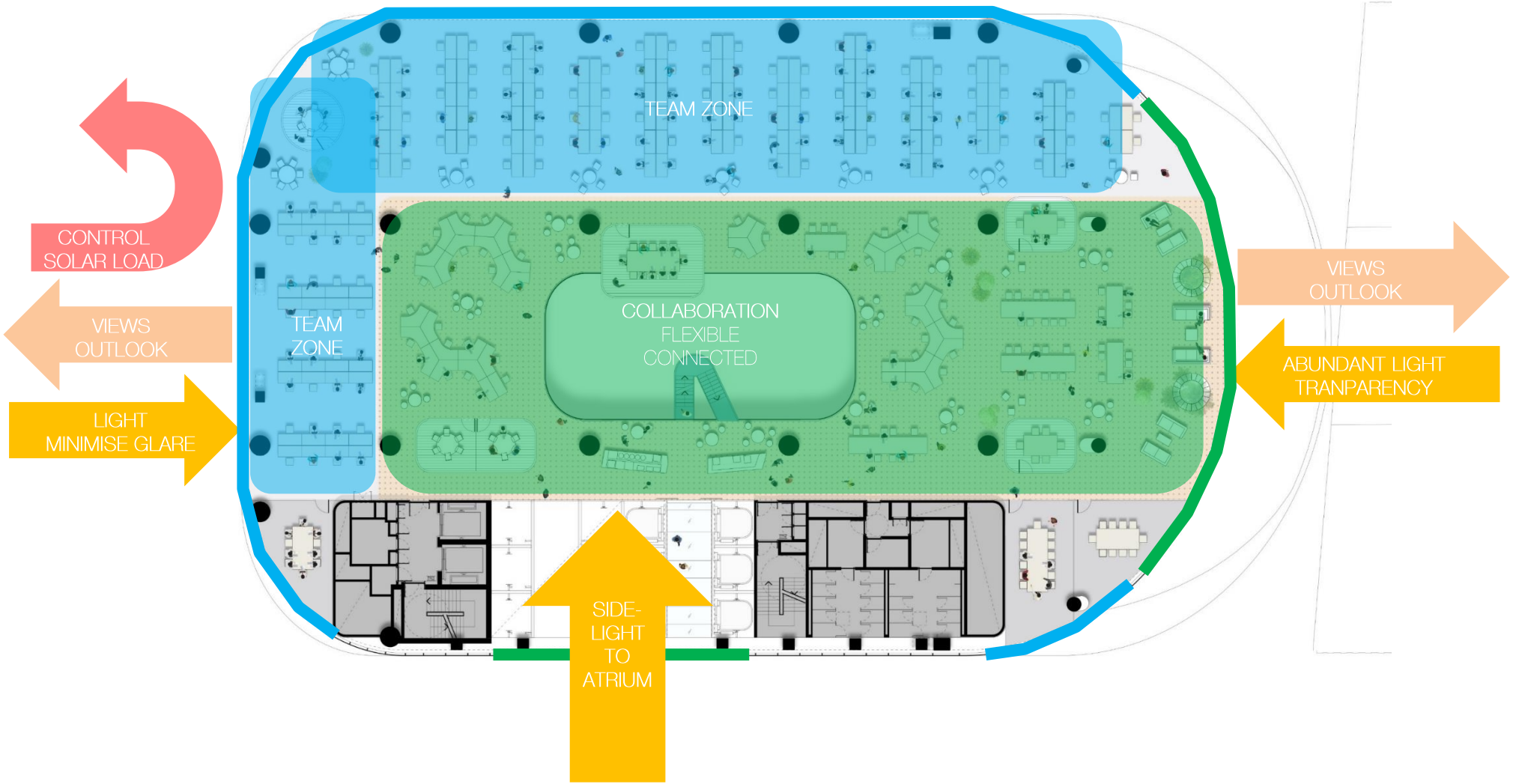
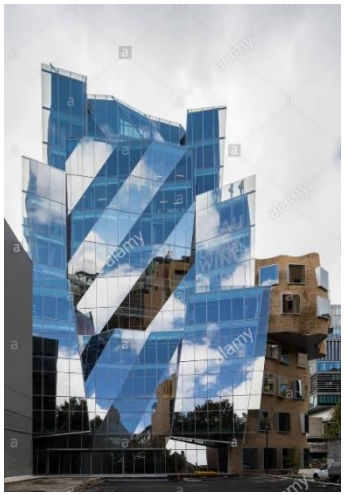
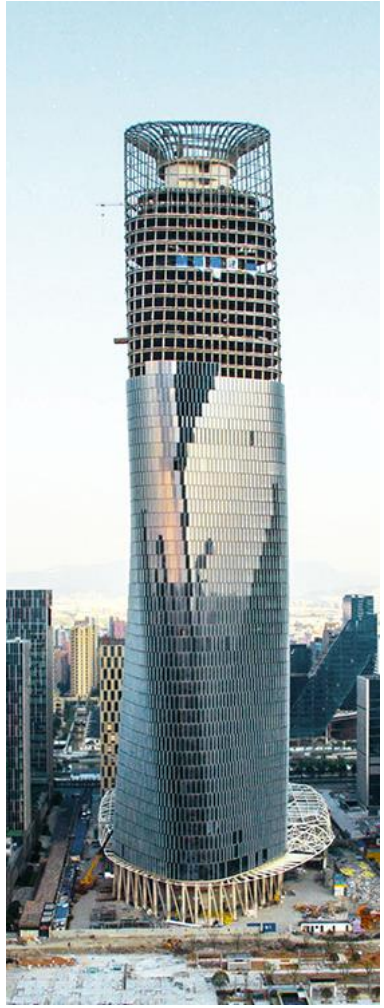


North Tower Design Update – Facades

North Tower Design Update – Facades



REFLECTIVITY = 19-20%



REFLECTIVITY = 25%

REFLECTIVITY = 25%

10

OSD DRP Questions

11

OSD DRP Summary

Metro Martin Place

Over Station Development Design Review Panel

DRP #05

18 June 2018

Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
1. Opening	• Welcome and Introduction • Current Agenda	Peter Poulet, Government Architect Anthony Henry, Macquarie	1:00 – 1:10 (10 mins)
NORTH TOWER – RESPONDING TO DRP FEEDBACK			
Form and Mass	• Scale relationship and visual space between North Tower and 50 Martin Place – narrower base recommended to mitigate bulk and mass from street level • Form and expression at Castlereagh and Elizabeth Street corners • Greater vertical expression of the tower • Intent and detail of discontinuous cut back at Level 10 • Shadowing to Martin Place resulting from approved envelope	Anthony Henry, Macquarie Paul van Ratingen, JPW	1:10 – 1.50 (40 mins)

Architectural Expression	• Clearer visual distinction/separation between existing and proposed podium elements
	• Greater setback of tower from lift overruns above 50 Martin Place
	• Passive solar solutions and façade:
	  ○ Shade elements on southern façade
	  ○ Podium façade expression / continuity with tower
	  ○ Reflectivity to be less than 20%
	  ○ Independent review of reflectivity report recommended
		Paul van Ratingen, JPW
		Matthew Morel, JPW	

Through-site link	• Legibility, accessibility, public character and operation • Paths of travel - vertical and horizontal circulation to / from through site link and Hunter Street as well as within and between levels • Wayfinding and connections • Material palette/expression and relationship to 50 Martin Place • Castlereagh Street access	Paul van Ratingen, JPW	

Street Level	• Hunter Street ground level
	  ○ Extent of enclosure and glazing
	  ○ Three dimensional or visualisation drawings
	  ○ Strategies to address level changes
	• Resolution of podium architecture and relationship to street
	• Opportunities to better articulate and express ventilating louvres
		Matthew Cochrane, Grimshaw
		Paul van Ratingen, JPW	

3. Panel Questions and Clarifications		Peter Poulet, Government Architect	1.50 – 2.10 (20 mins)

Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
SOUTH TOWER – RESPONDING TO DRP FEEDBACK			
Architectural Expression	• Podium expression: ○ Stronger and contemporary expression ○ Relationship to Martin Place ○ Relationship to Elizabeth Street ○ Relationship to Castlereagh Street ○ Structural elements between podium and tower	Anthony Henry, Macquarie Alec Tzannes, Tzannes Ben Green, Tzannes	2.10 – 2.50 (40 mins)
South Façade	• Facade treatment – treatment, prominence and extent • Setbacks	Anthony Henry, Macquarie Alec Tzannes, Tzannes Ben Green, Tzannes	
Roof Line	• Articulation • Shadowing impacts to Hyde Park	Anthony Henry, Macquarie Alec Tzannes, Tzannes Ben Green, Tzannes	
3. Panel Questions and Clarifications		Peter Poulet, Government Architect	2.50 – 3.10 (20 mins)

CLOSING STATEMENTS			
Wrap up and Next Steps		Peter Poulet, Government Architect Anthony Henry, Macquarie	3.10 – 3.20 (10 mins)

PANEL DEBRIEF			
Panel Discussion	• Panel to meet without project team	Peter Poulet, Government Architect	3.20 – 3.30 (10 mins)

2

North Tower - Response to OSD DRP Feedback

Form and Mass

JPW has responded to the OSD DRP feedback with further design testing of the North Tower's form and mass to address the comments raised to date.

JPW presentation responds to DRP's form and mass feedback including:

- Scale relationship and visual space between North Tower and 50 Martin Place – narrower base recommended to mitigate bulk and mass from street level
- Form and expression at Castlereagh and Elizabeth Street corners
- Greater vertical expression of the tower
- Intent and detail of discontinuous cut back at Level 10
- Shadowing to Martin Place resulting from approved envelope

Architectural Expression

JPW has undertaken further design development to respond to the OSD DRP feedback raised to date relating to architectural expression.

JPW presentation responds to DRP's architectural expression feedback including:

- Clearer visual distinction/separation between existing and proposed podium elements
- Greater setback of tower from lift overruns above 50 Martin Place
- Passive solar solutions and façade:
  - Shade elements on southern façade
  - Podium façade expression / continuity with tower
  - Reflectivity to be less than 20%
  - Independent review of reflectivity report recommended

Through Site Link

JPW has further developed the revised concept for the through site link to address the comments raised by the Sydney Metro and the OSD DRP to date.

JPW presentation responds to DRPs' through site link feedback including:

- Legibility, accessibility, public character and operation
- Paths of travel -vertical and horizontal circulation to / from through site link and Hunter Street as well as within and between levels
- Wayfinding and connections
- Material palette/expression and relationship to 50 Martin Place
- Castlereagh Street access

NORTH TOWER
OSD DRP discussion

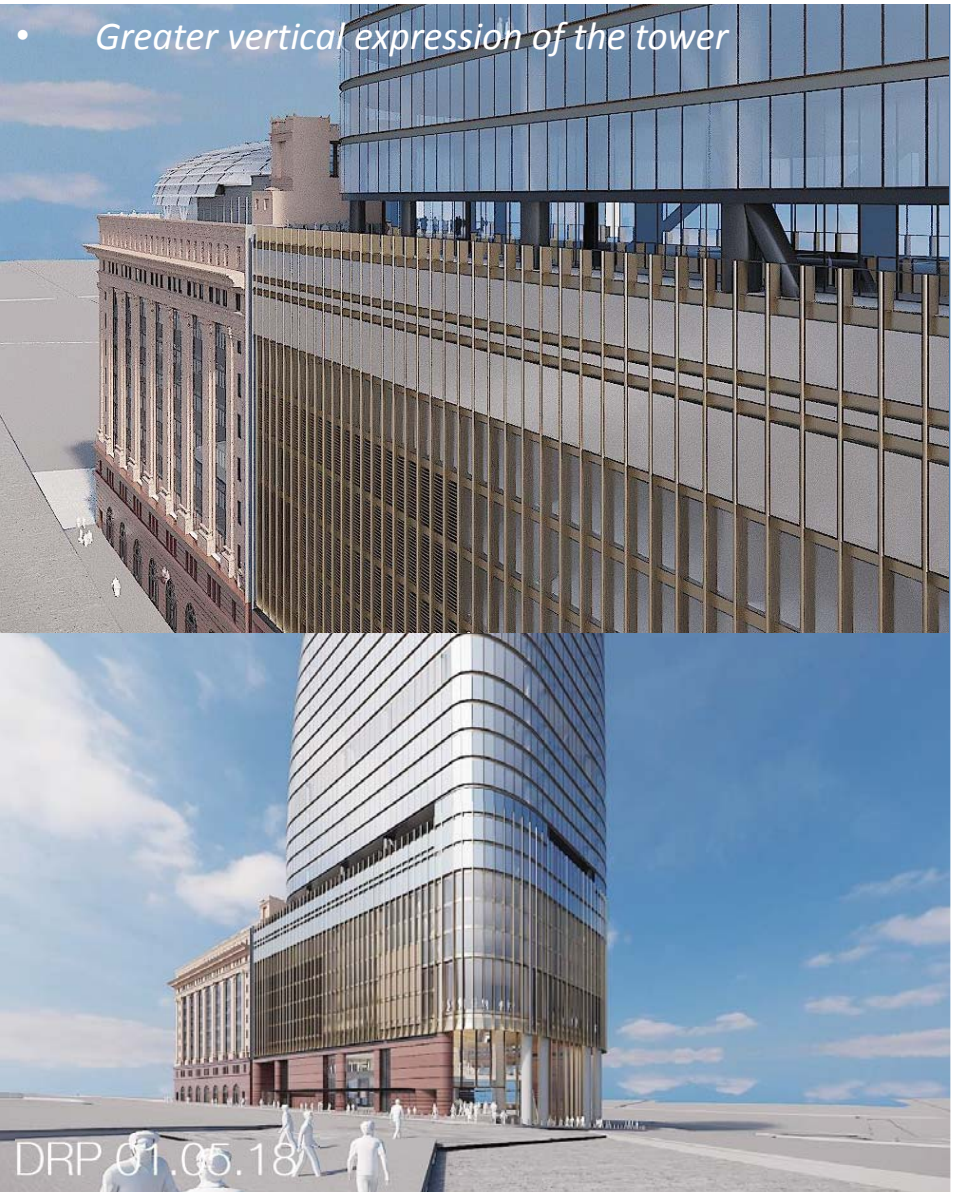
- Form and Mass
- Architectural Expression
- Street Level
- Through-site link

NORTH TOWER
OSD DRP discussion

- Form and Mass
  - *Greater vertical expression of the tower*

- *Greater vertical expression of the tower*

- *Greater vertical expression of the tower*



- *Greater vertical expression of the tower*

- *Greater vertical expression of the tow*

- *Greater vertical expression of the tower*

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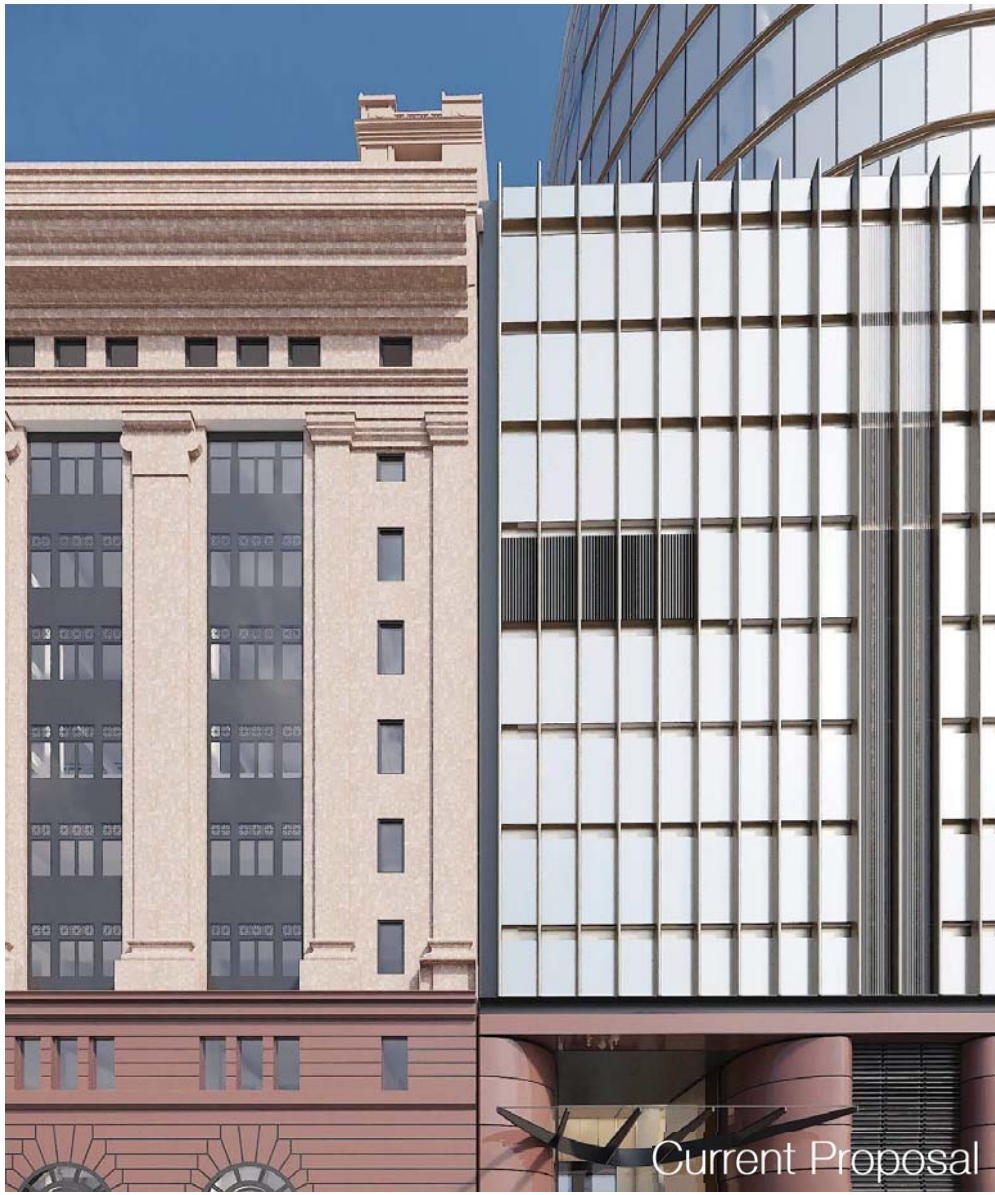
- *Greater vertical expression of the tower*

- *Greater vertical expression of the tower*



- *Greater vertical expression of the tower*

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- *Greater vertical expression of the tower*

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- *Greater vertical expression of the tower*

- *Greater vertical expression of the tower*

Greater vertical expression of the tower
DRP 01.05.18

Current Proposal

Greater vertical expression of the tower
DRP 01.05.18

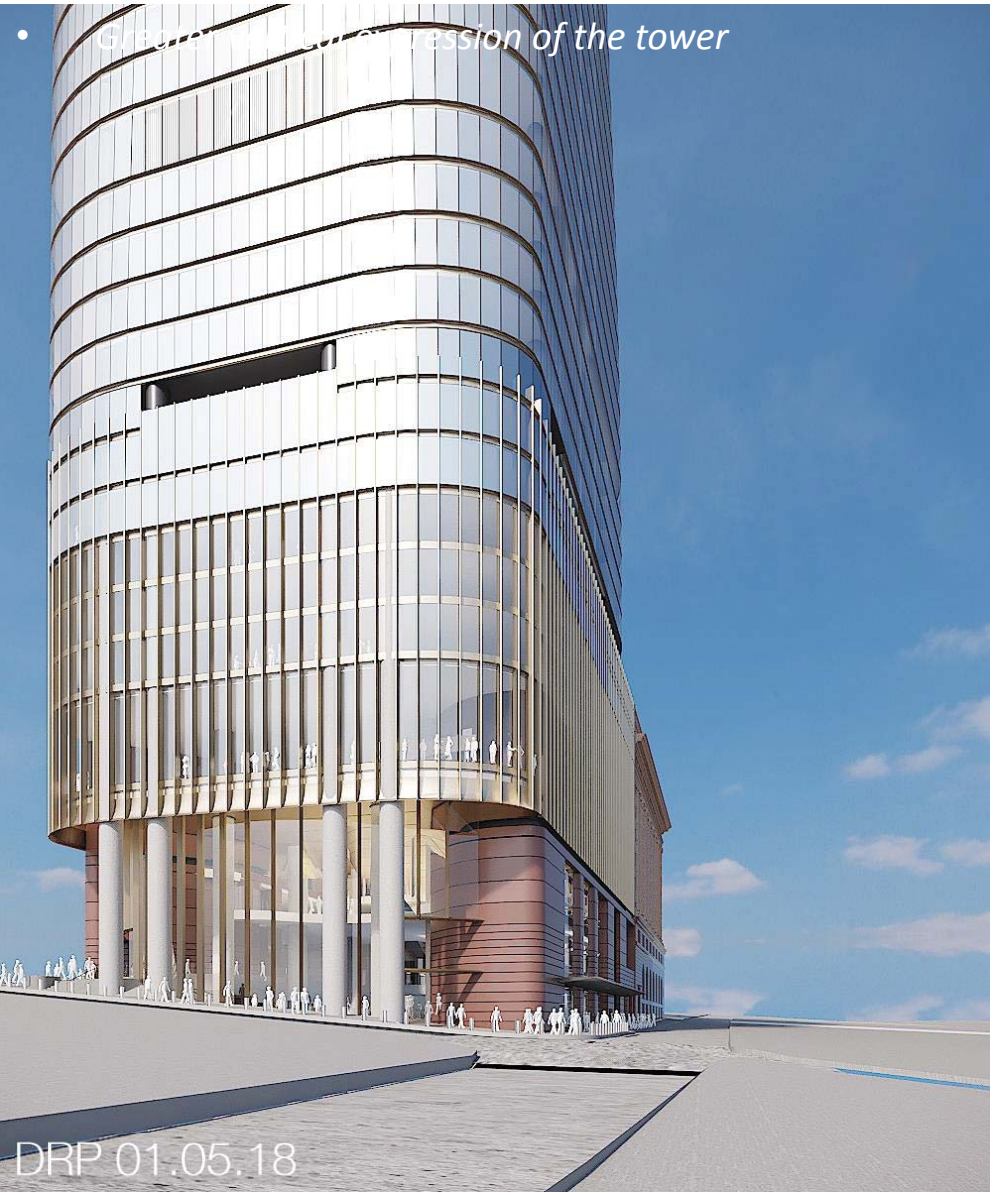
Current Proposal

- *Greater vertical expression of the tower*

- *Greater vertical expression of the tower*

- *Greater vertical expression of the tower*

- *Gingrey Lecture Session of the tower*



NORTH TOWER
OSD DRP discussion

- Form and Mass
  - *Form and expression at Castlereagh and Elizabeth Street corners*

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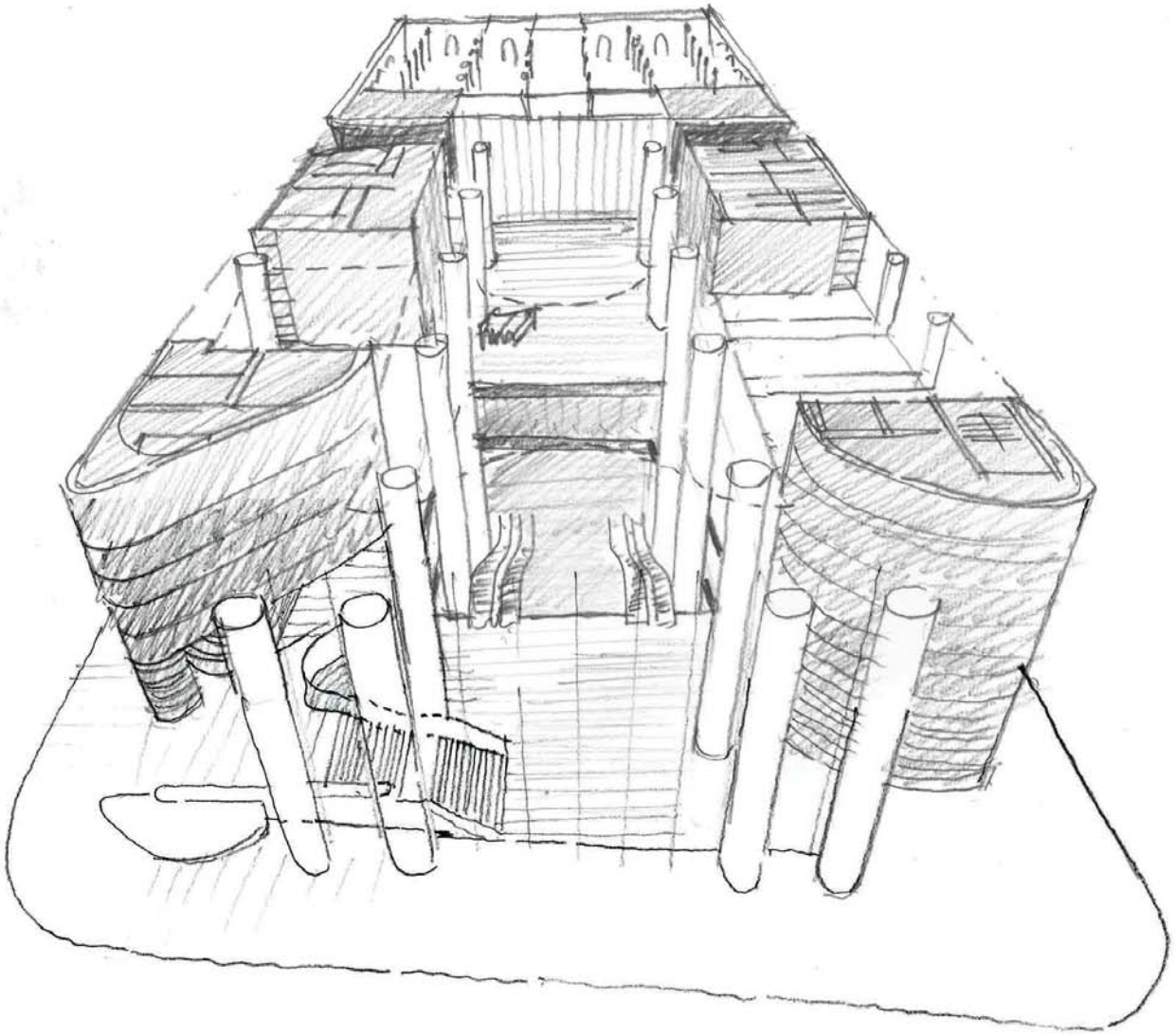

- *Form and expression at Castlereagh and Elizabeth Street corners*

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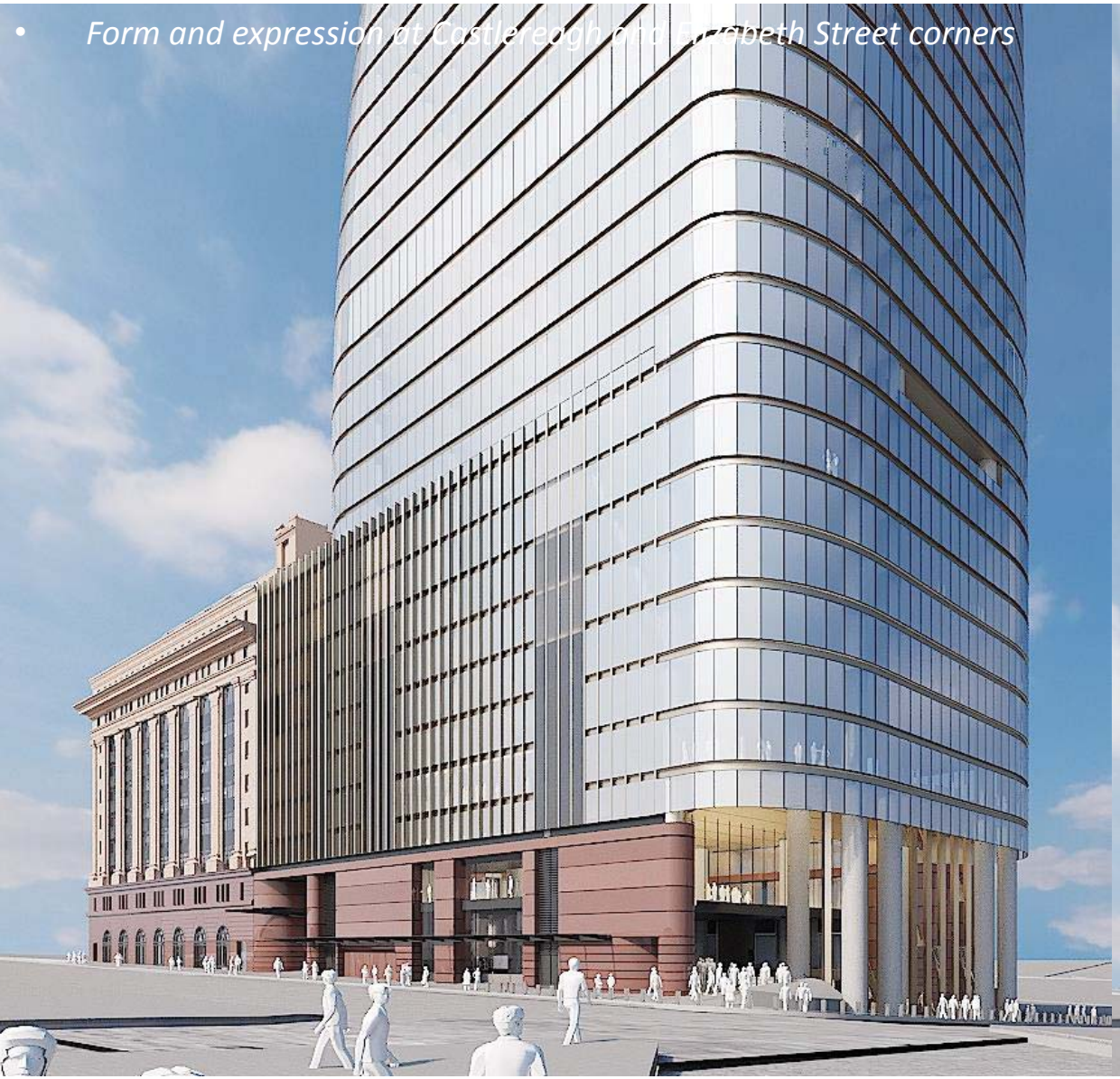

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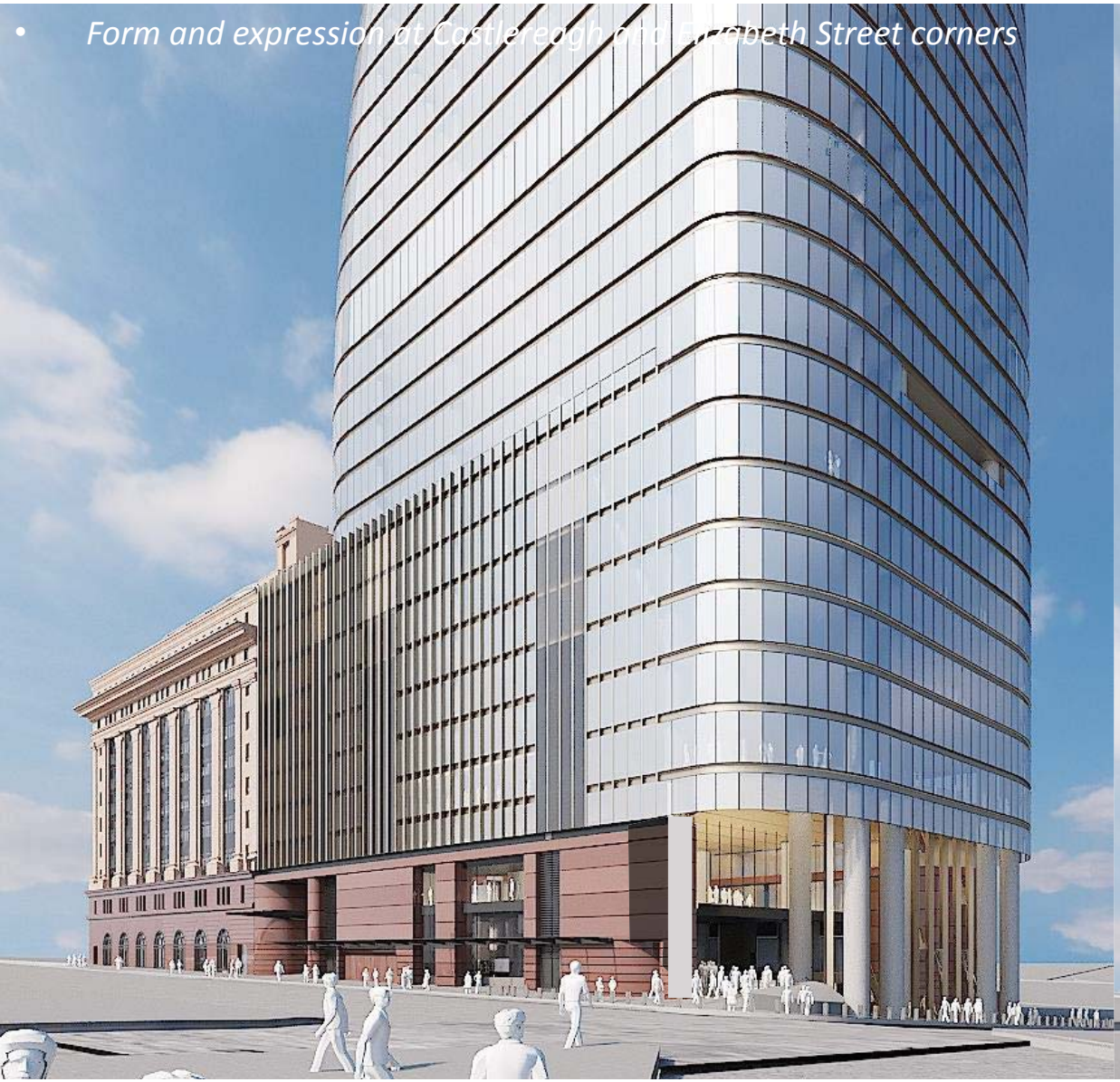

- *Form and expression at Castlereagh and Elizabeth Street corners*

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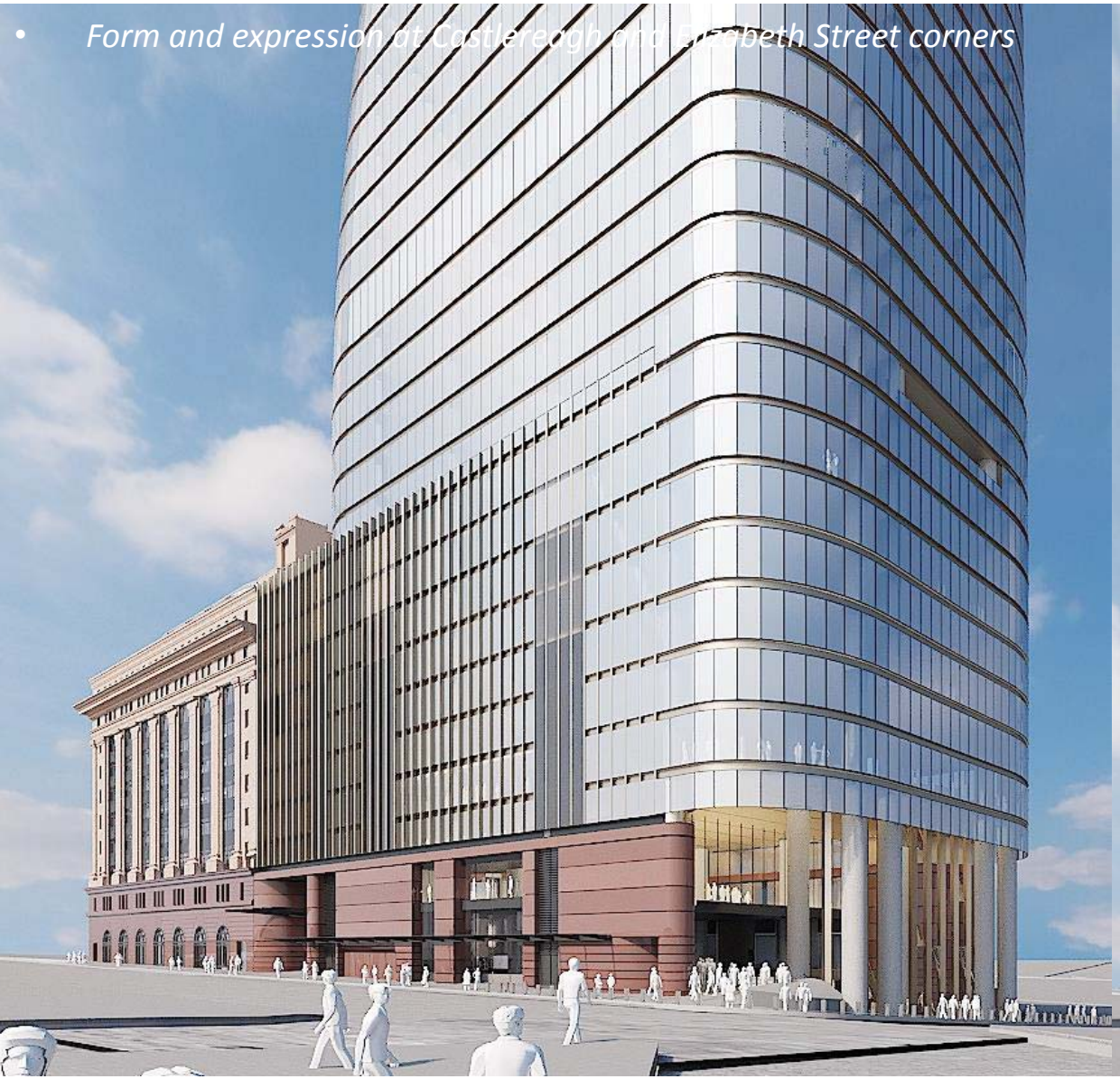
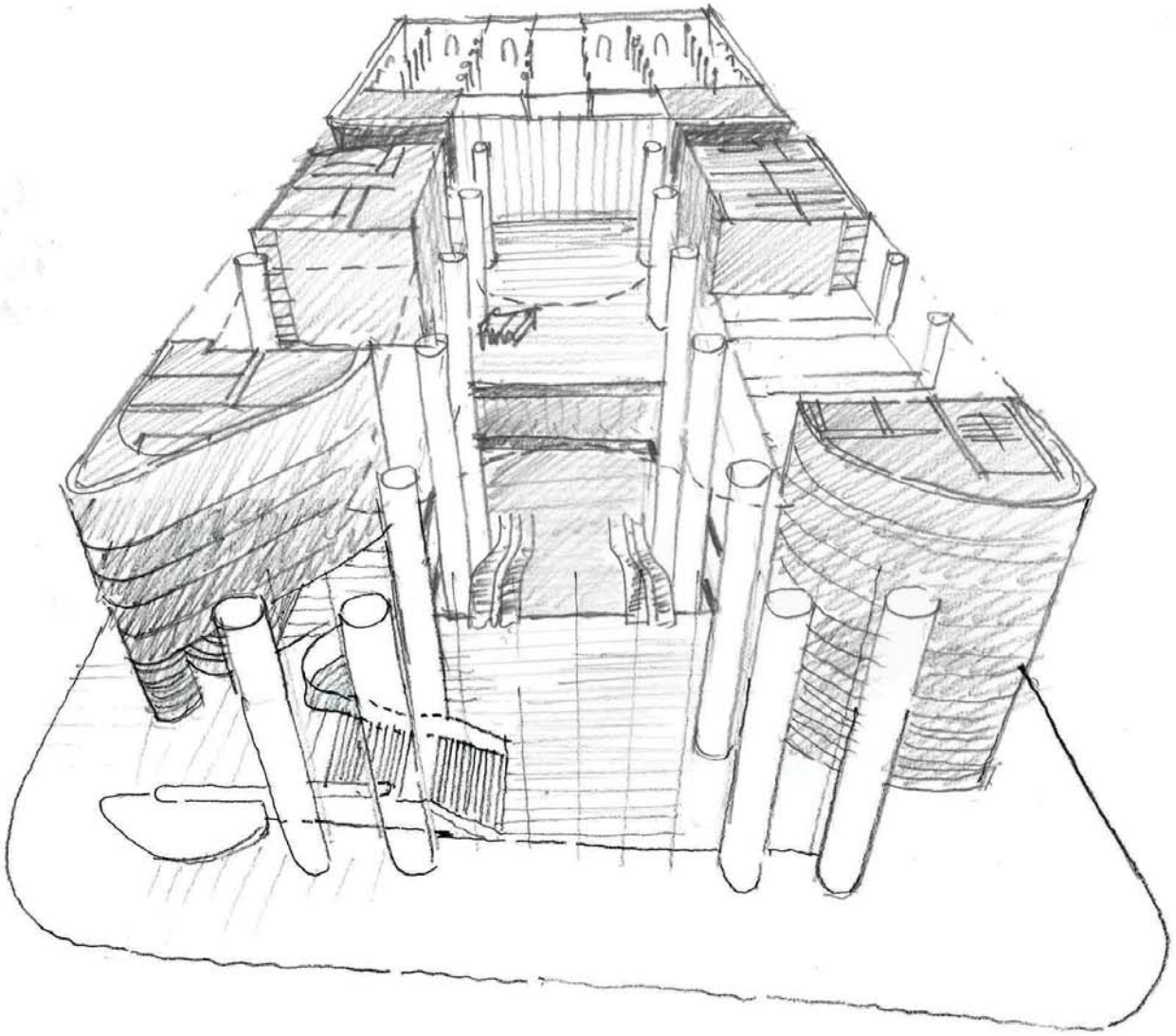


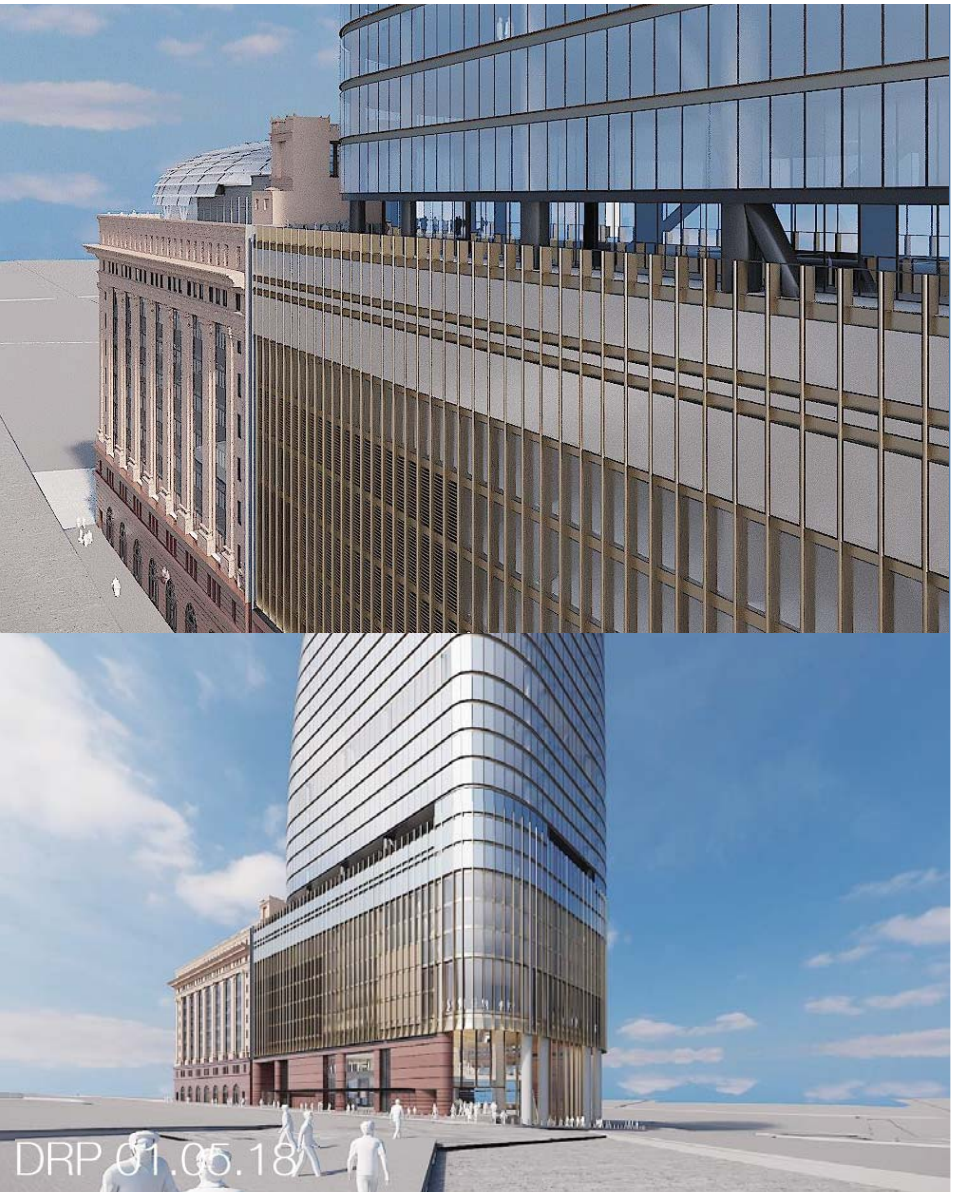
- *Form and expression at Castlereagh and Elizabeth Street corners*



NORTH TOWER
OSD DRP discussion

- Form and Mass
  - *Intent and detail of discontinuous cut back at level 10*

- *Intent and detail of discontinuous cut back at level 10*


DRP 01.05.18

Current Proposal

- *Intent and detail of discontinuous cut back at level 10*

NORTH TOWER
OSD DRP discussion

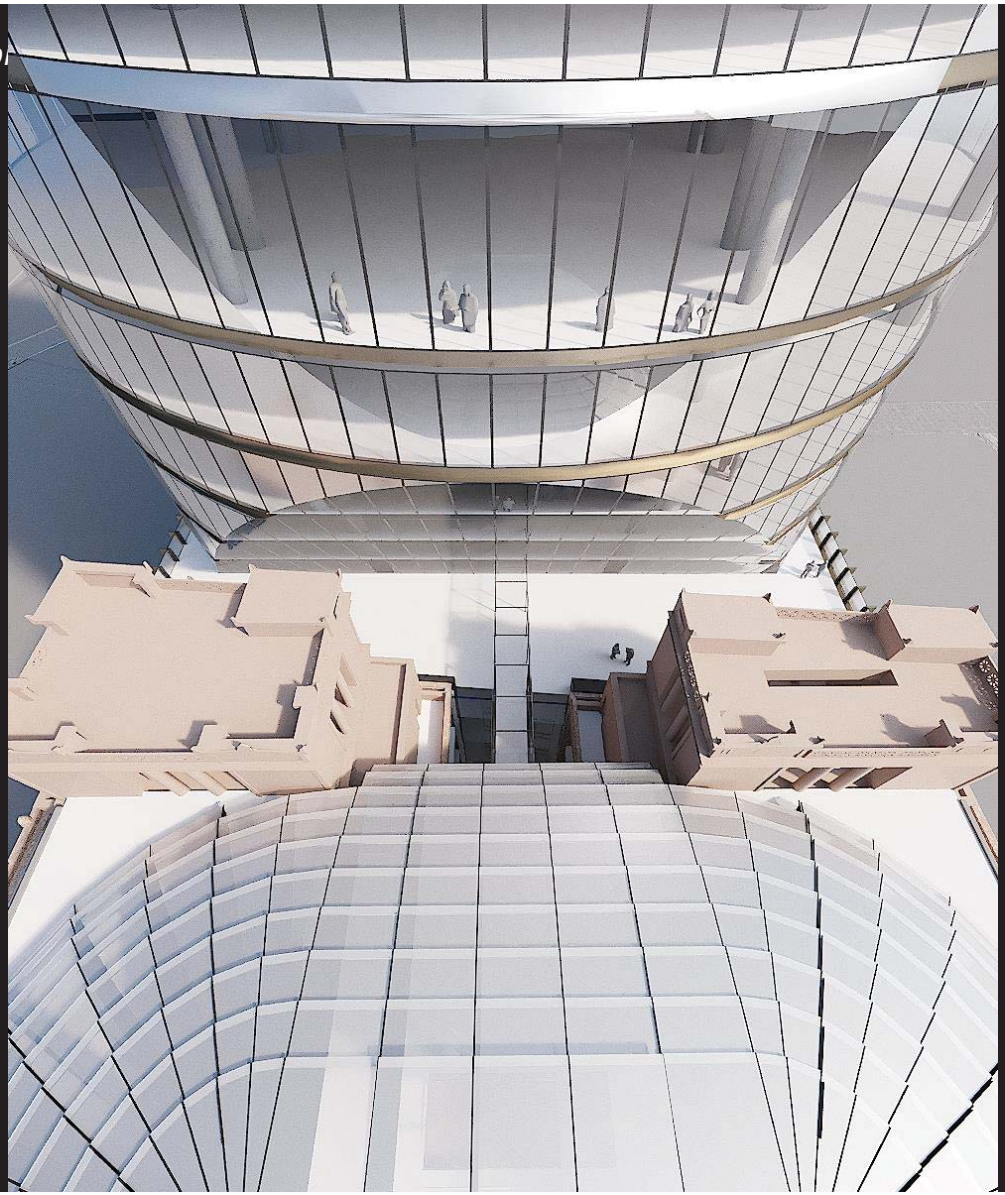
- Form and Mass
- Architectural Expression
- Street Level
- Through-site link

NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
  - *Clearer visual distinction/separation between existing and proposed podium elements*
  - *Greater setback of tower from lift overruns above 50 Martin Place*

- *Separation between existing and proposed podium elements*

- *Separation between existing and pr*



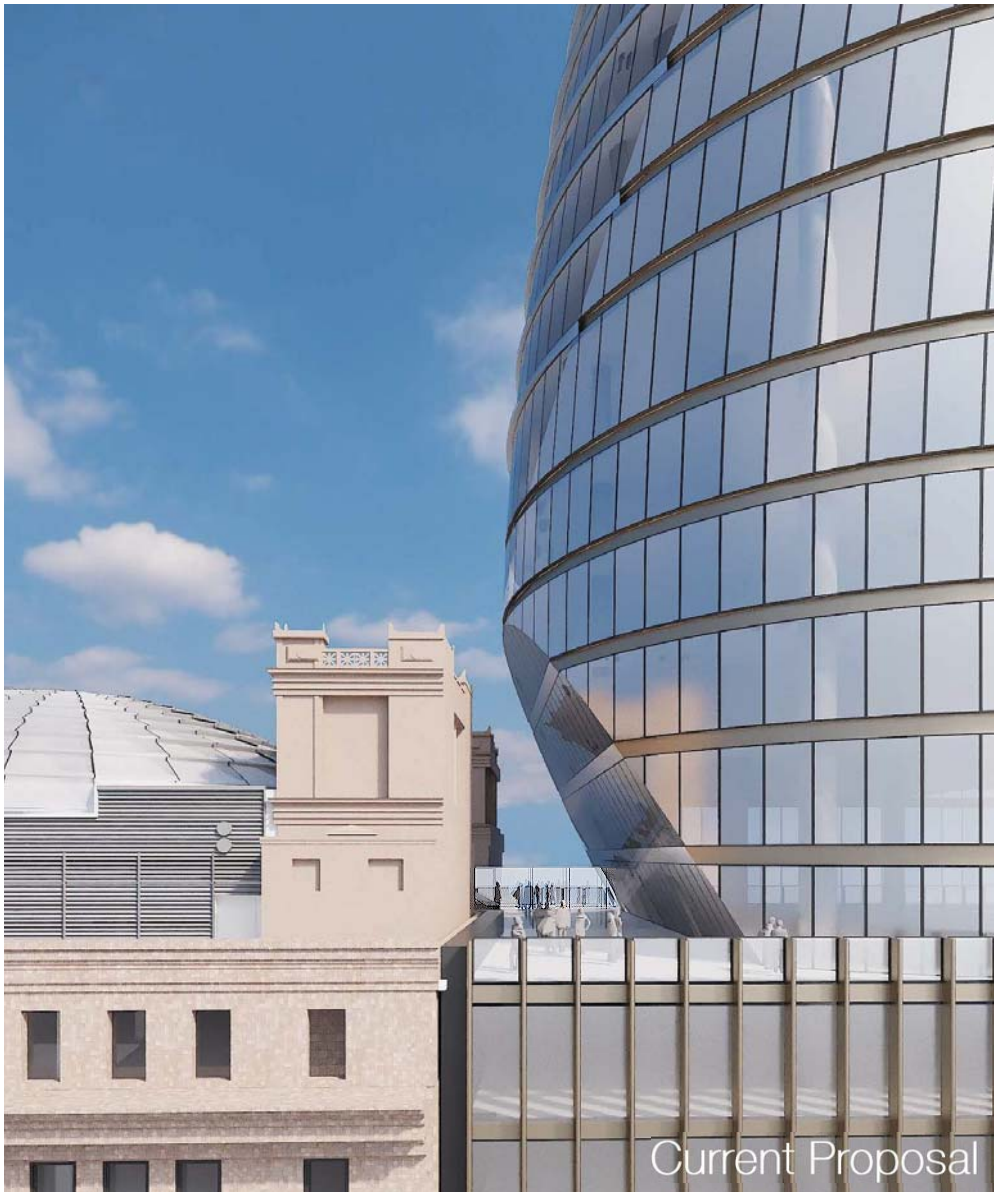
- *Separation between existing and proposed podium elements*

3500
2500
8000

- *Separation between existing and proposed podium elements*

- *Separation between existing and proposed podium elements*

- *Separation between existing and proposed podium elements*

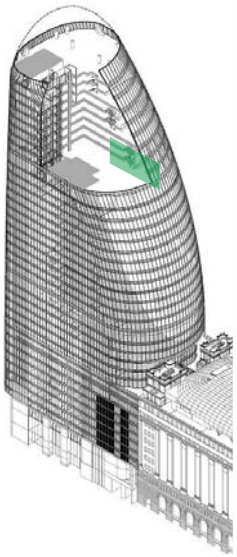


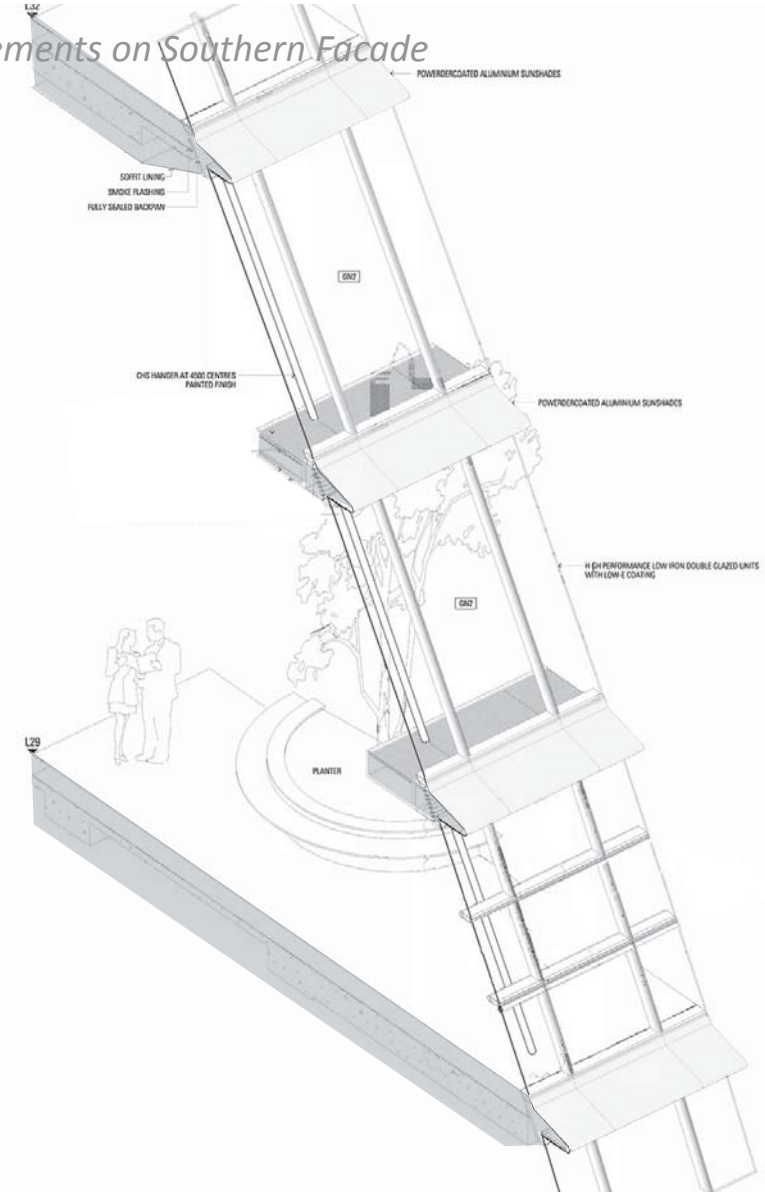
NORTH TOWER
OSD DRP discussion

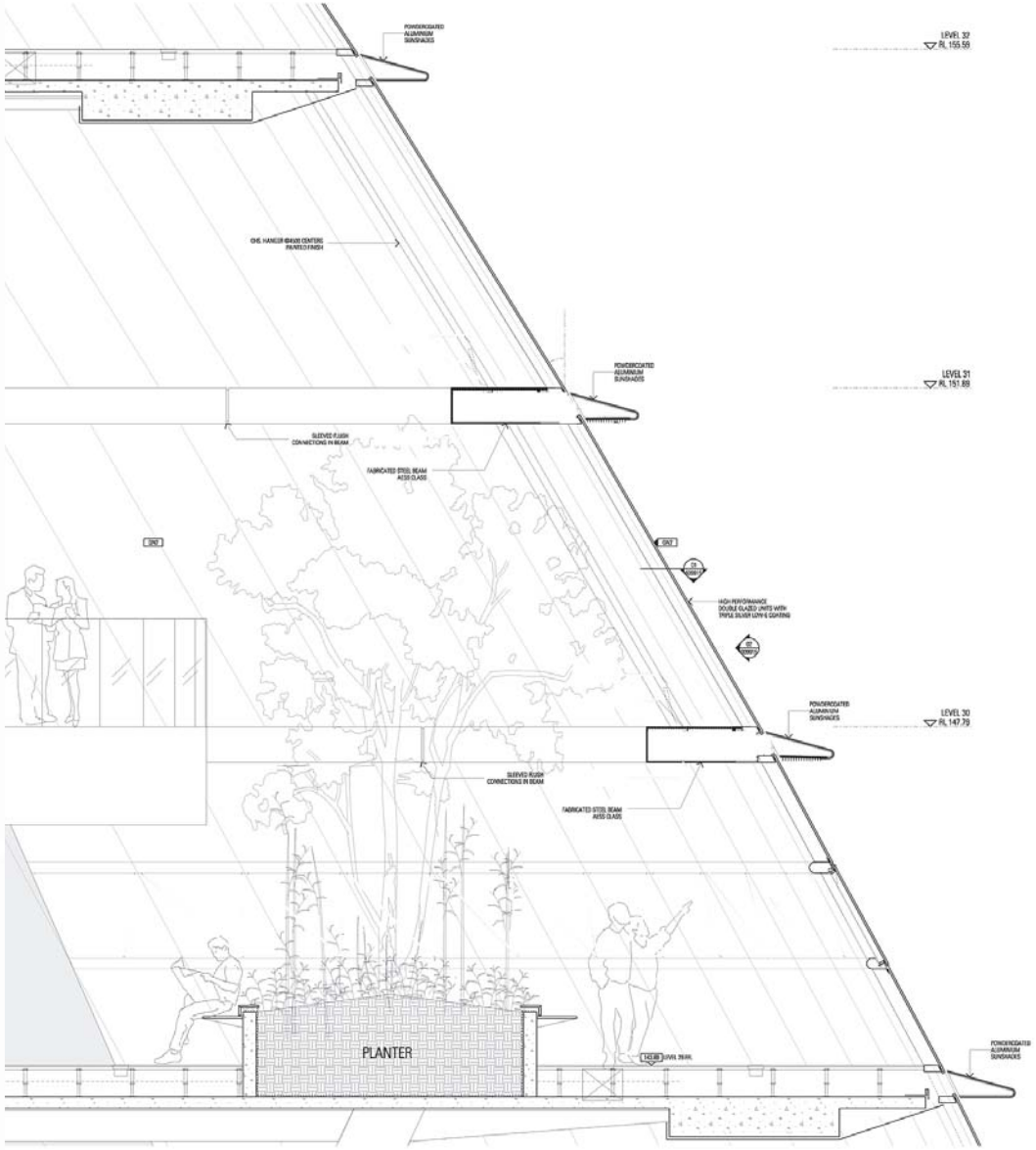
- Form and Mass
- Architectural Expression
  - *Passive solar solutions and façade*

    - Shade Elements on Southern Facade

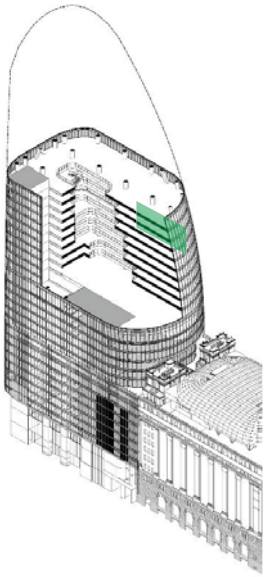
- *- Shade Elements on Southern Facade*

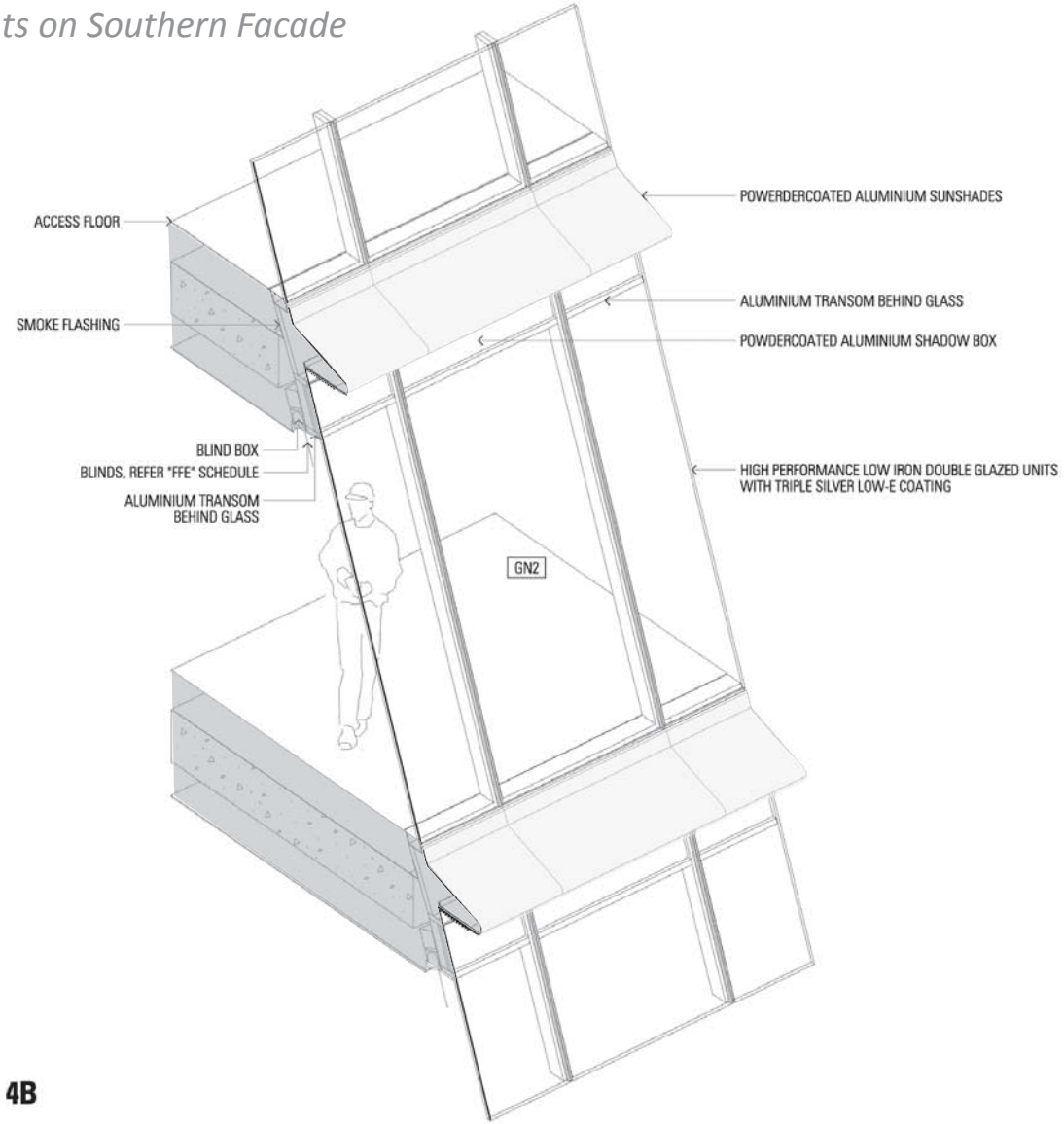


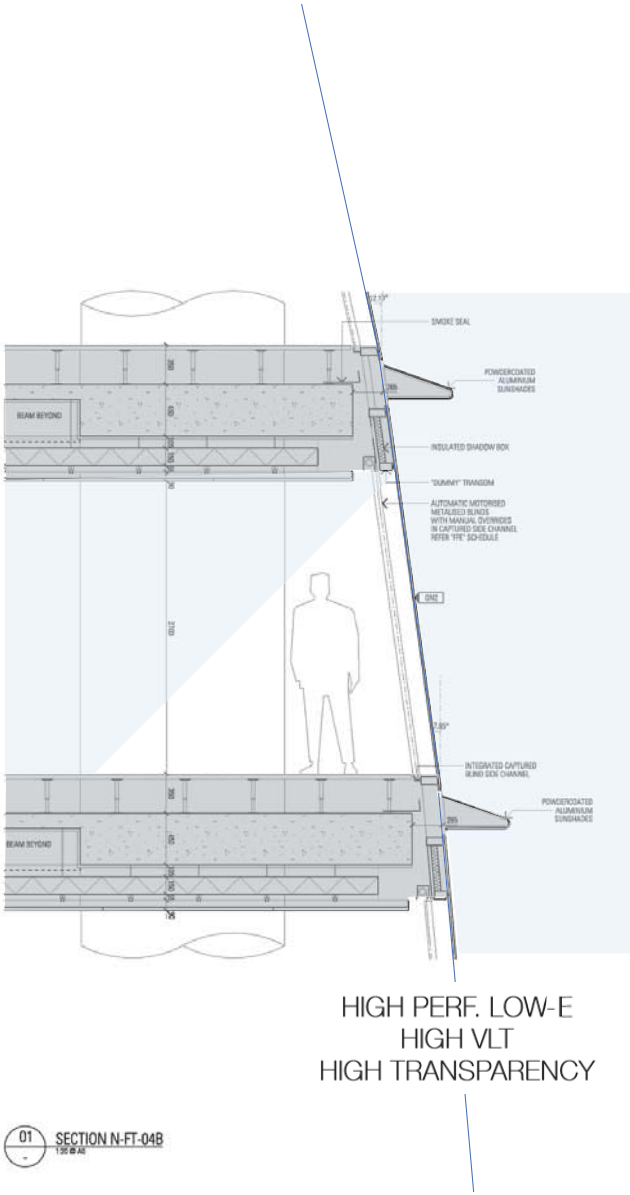




- *- Shade Elements on Southern Facade*

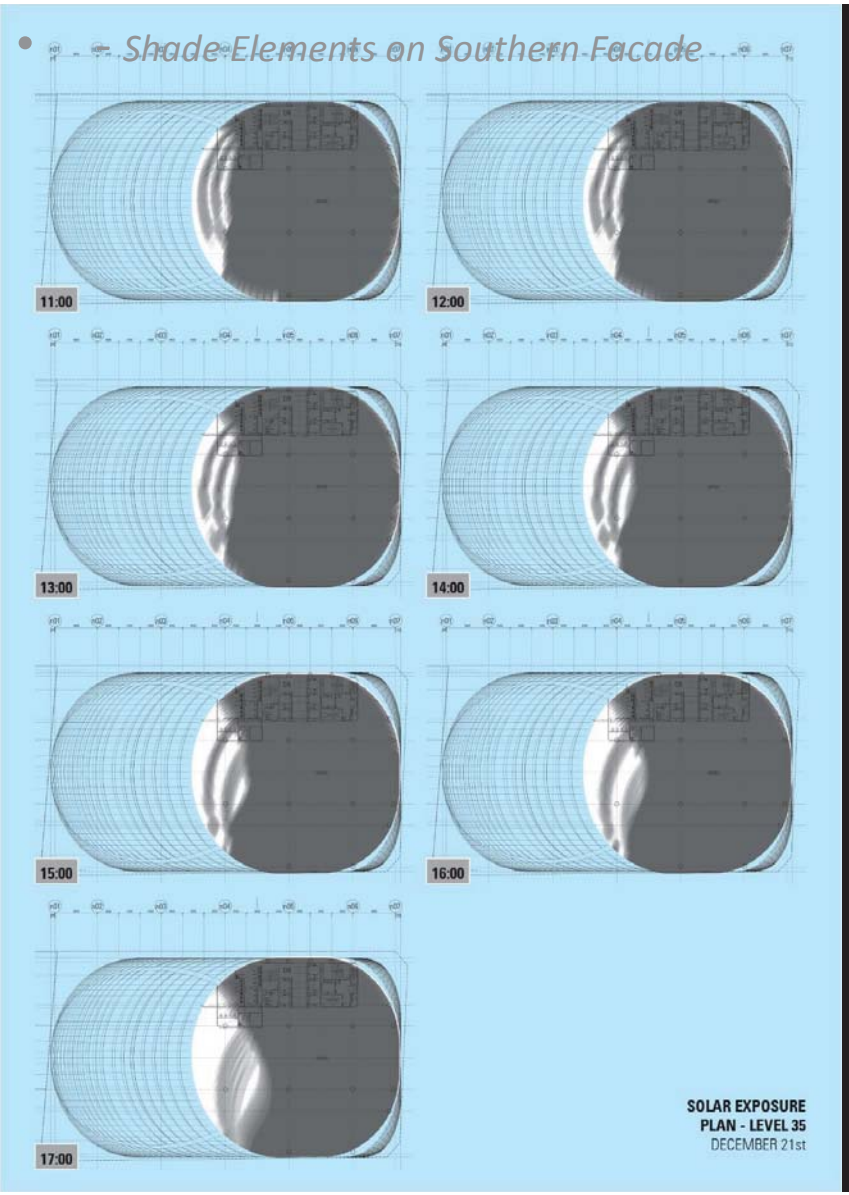


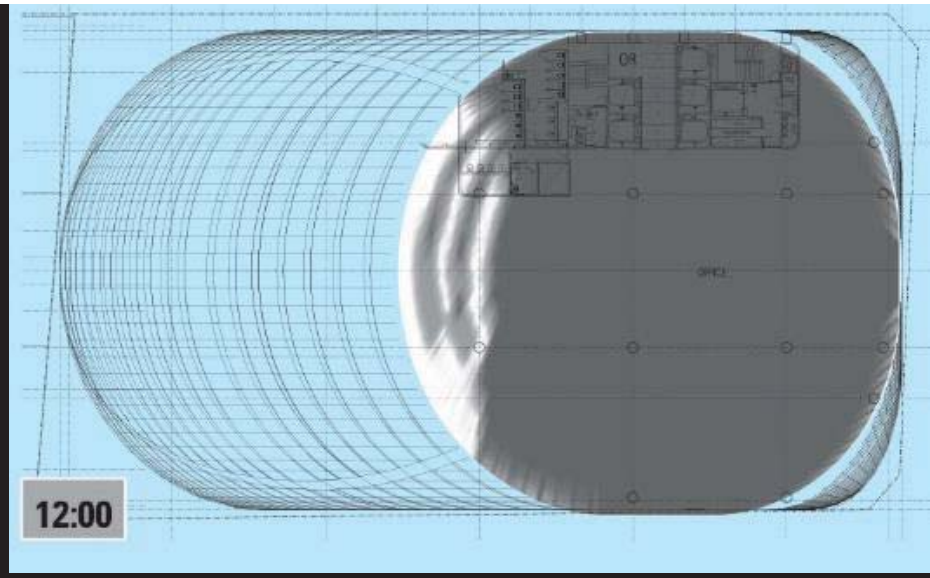


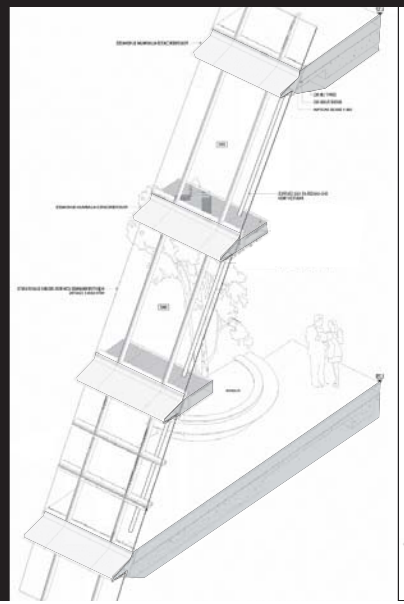


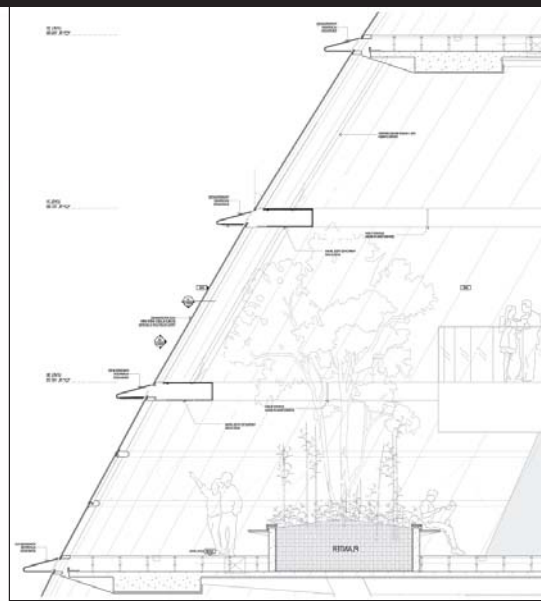
4B

- *Shade Elements on Southern Facade*





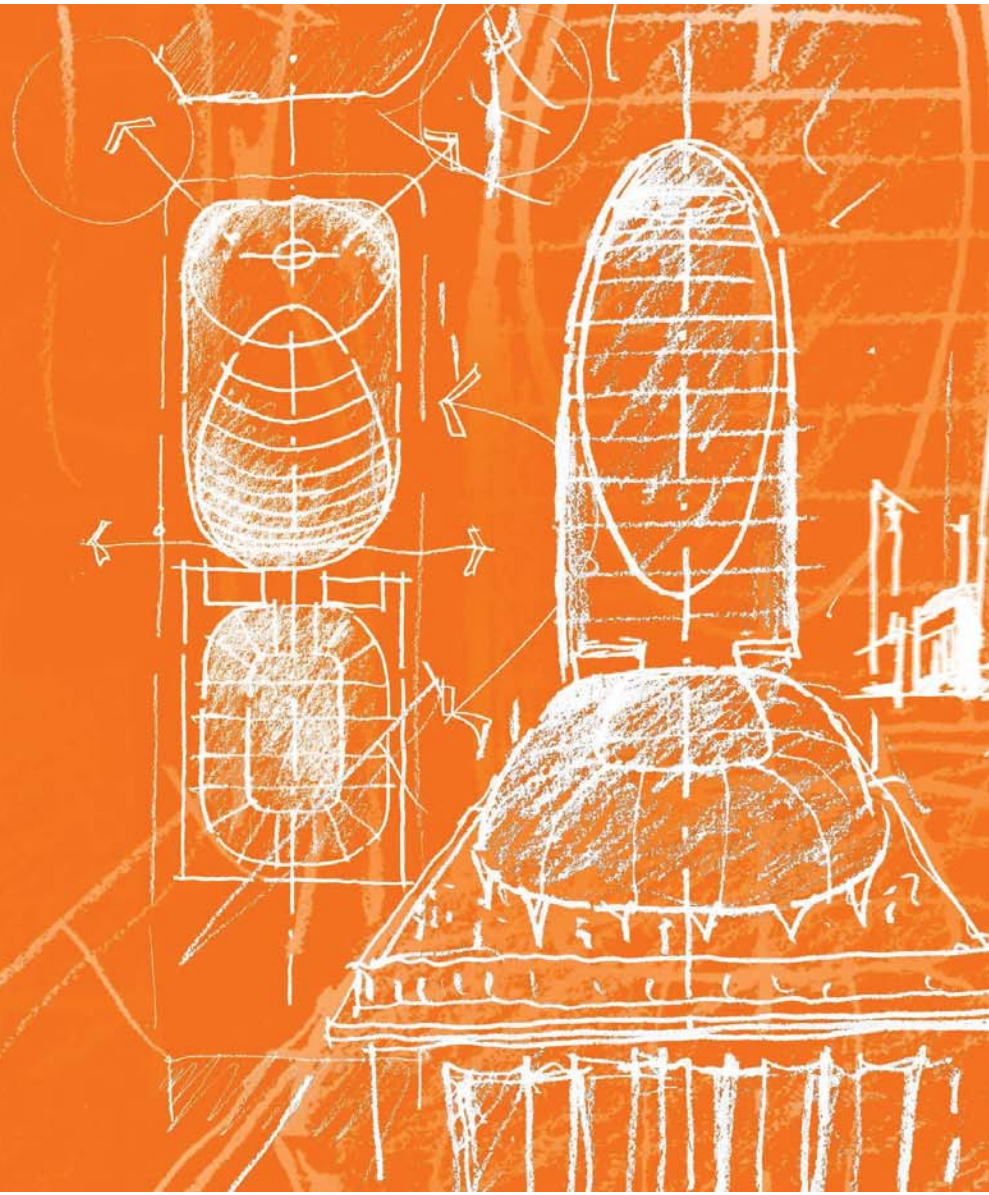




NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
  - *Passive solar solutions and façade*

    - Podium façade expression / continuity with tower



Podium façade expression / continuity with tower

NORTH TOWER
OSD DRP discussion

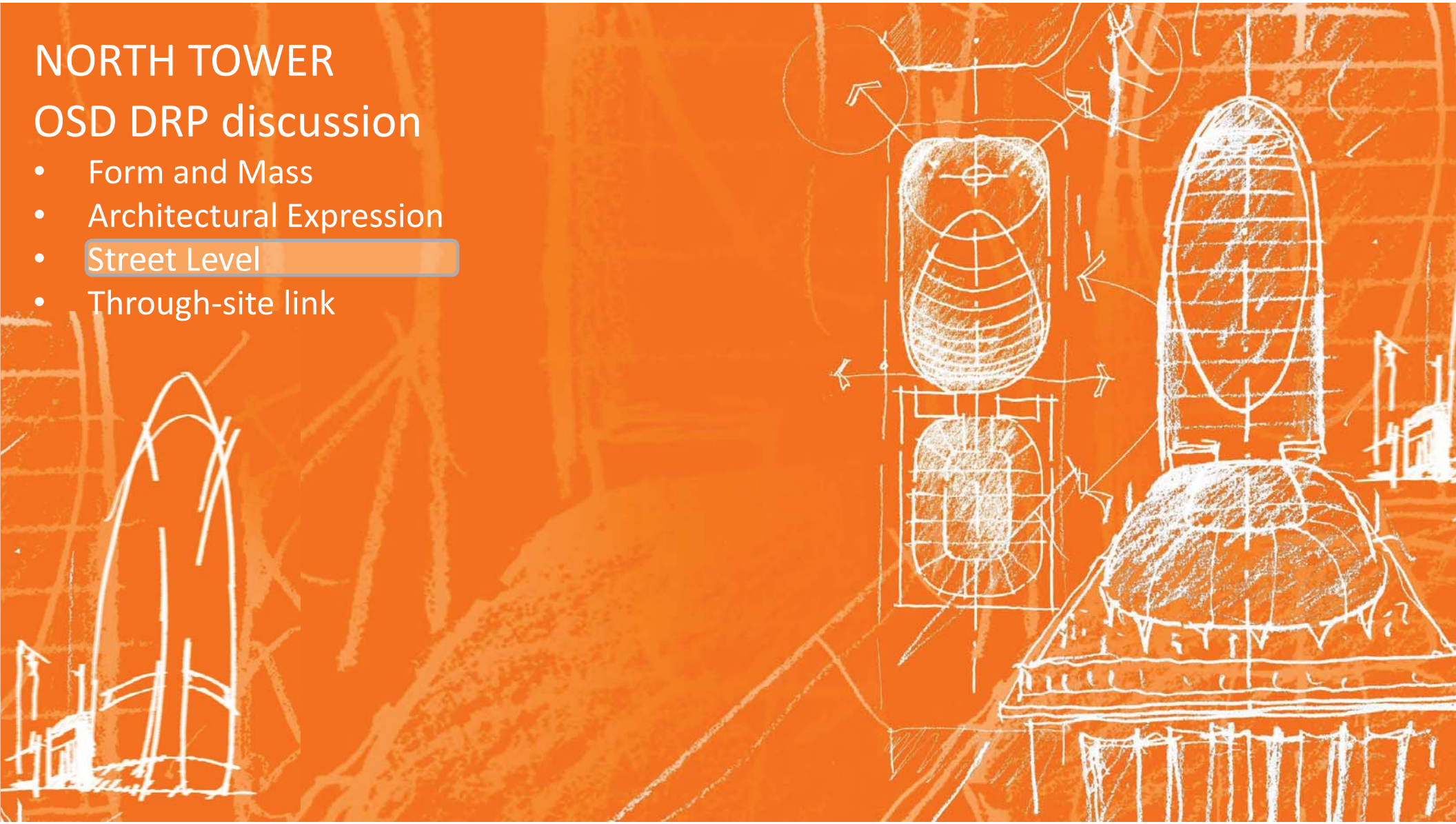
- Form and Mass
- Architectural Expression
  - *Passive solar solutions and façade*
    - *- Reflectivity to be less than 20%*
    - *- Independent review of reflectivity report recommended*

- *Reflectivity to be less than 20%*
- *Independent review of reflectivity report recommended*

400 George St, 1998
36% reflectivity

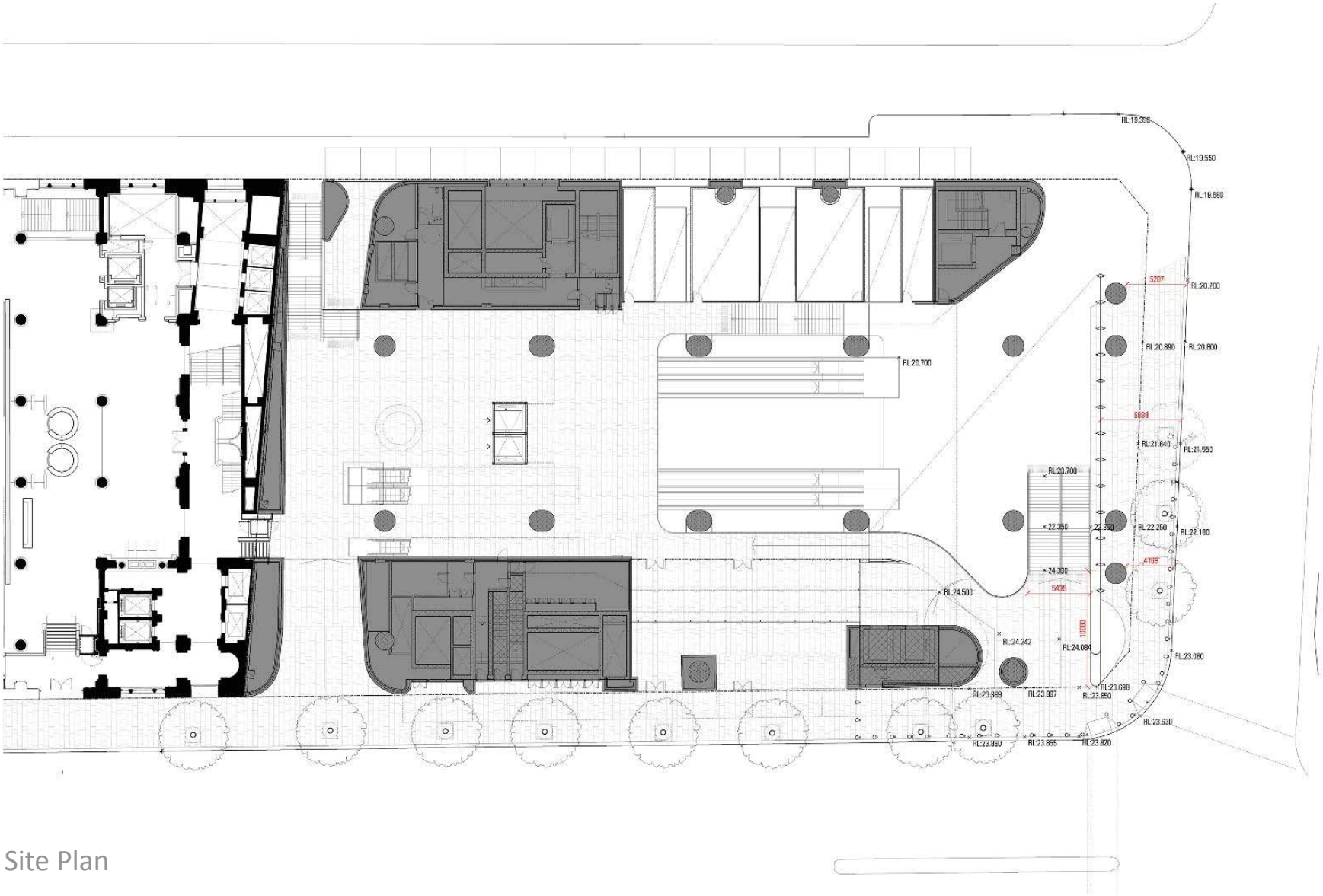
NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
- Street Level
- Through-site link



NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
- Street Level
  - *Hunter Street ground level*
    - Extent of enclosure and glazing
    - Three dimensional or visualisation drawings
    - Strategies to address level changes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RL:23.080
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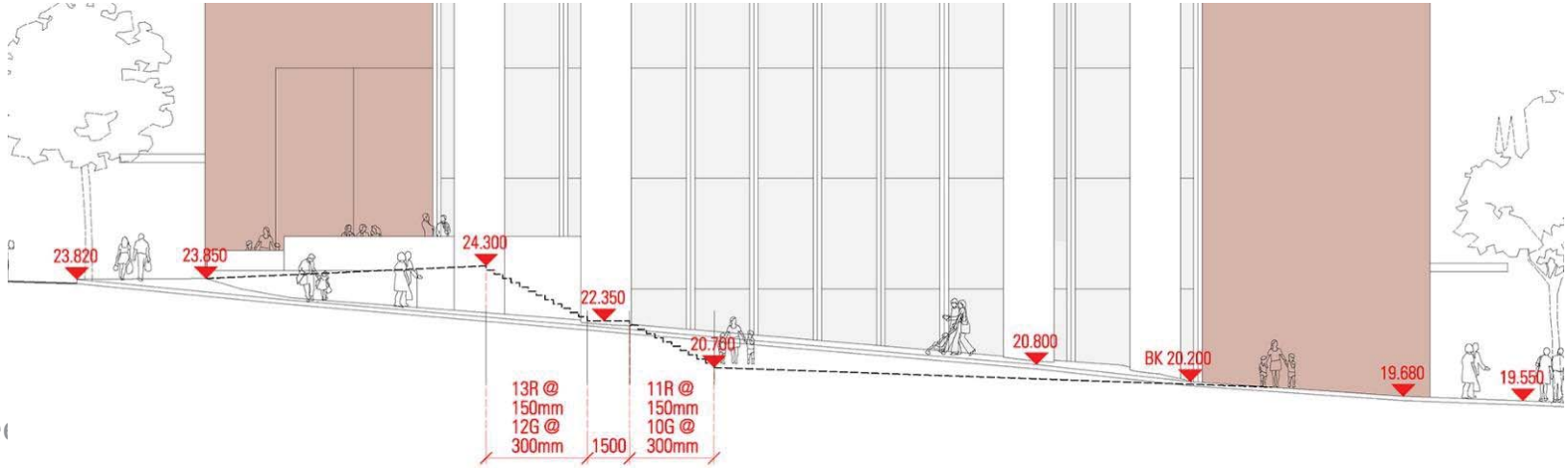
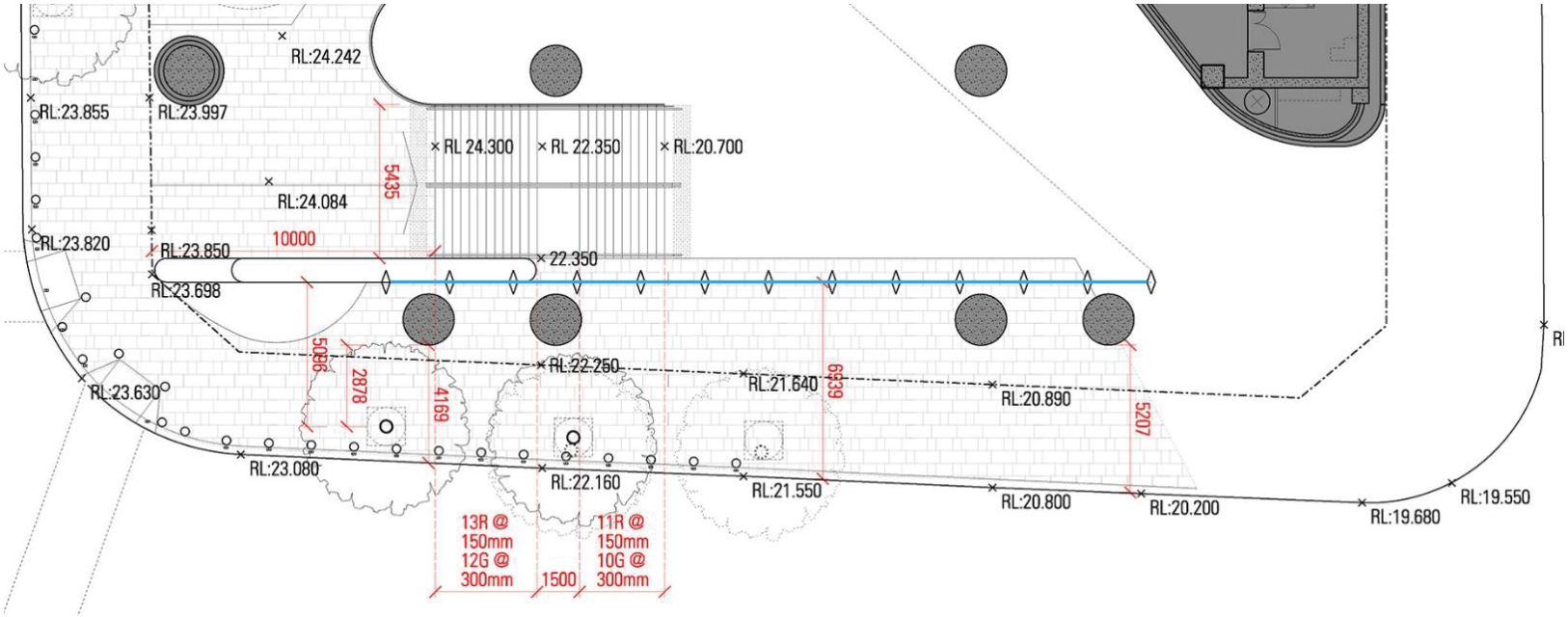
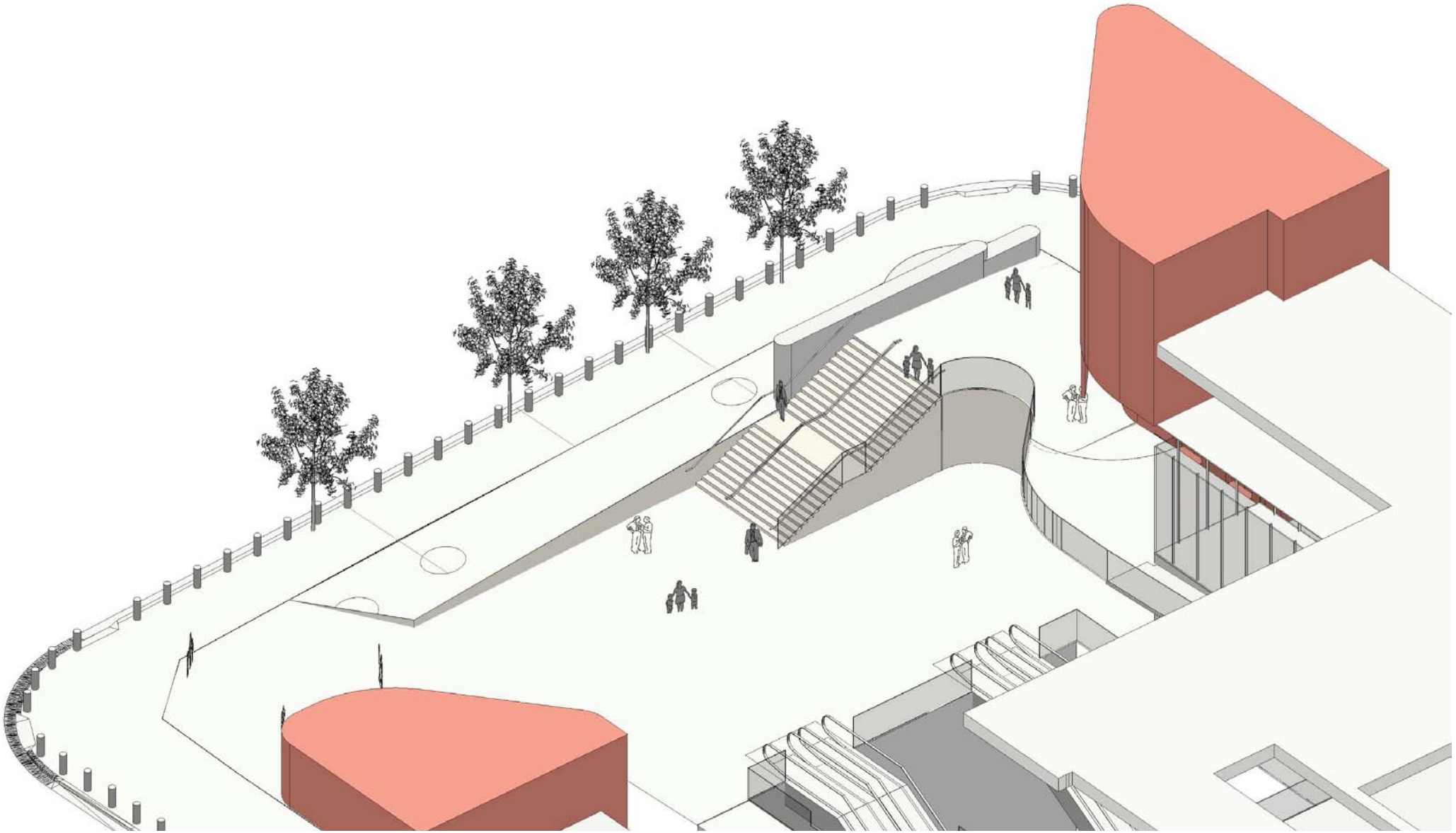
Site Plan

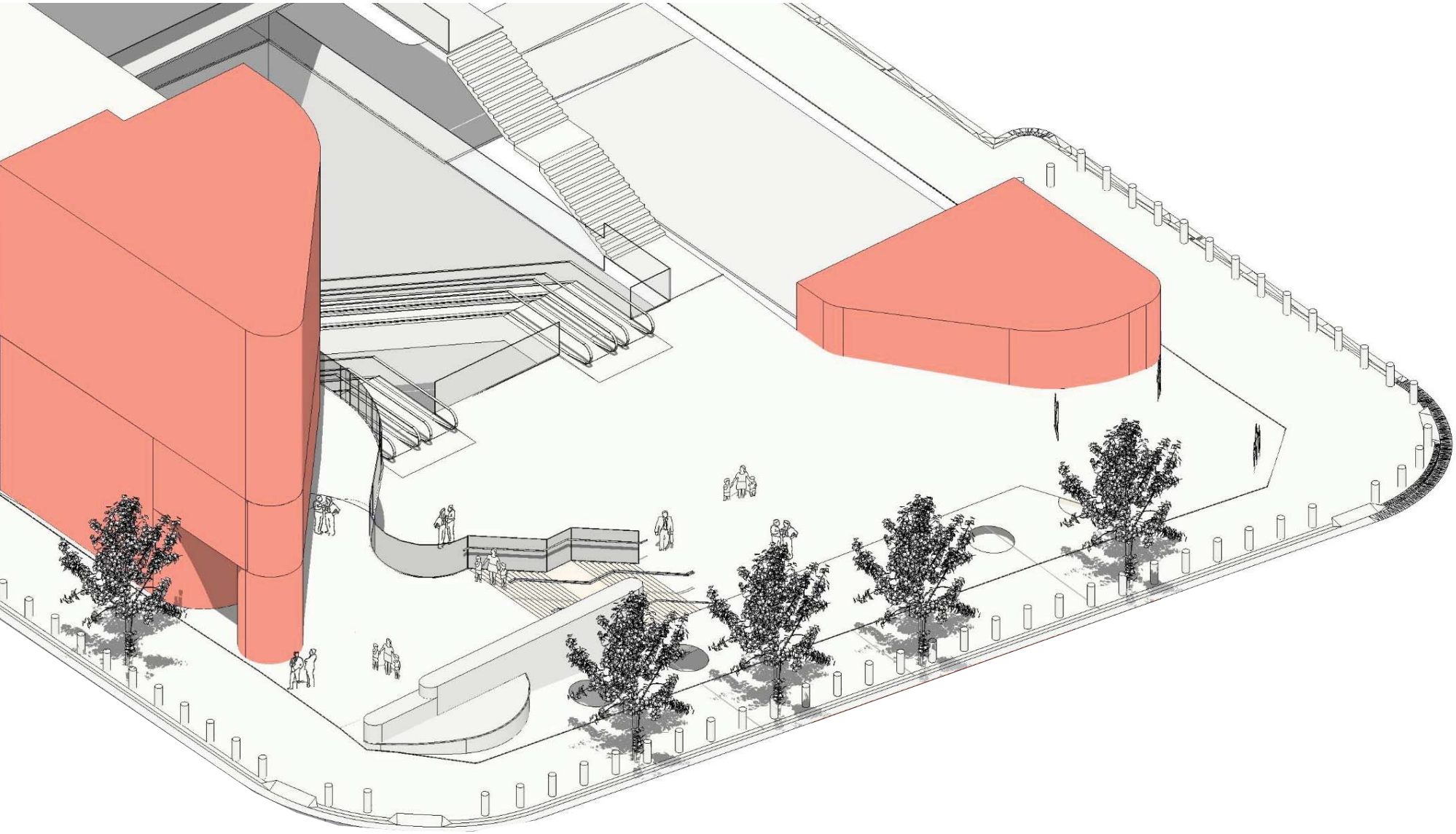


Hunter Stre



Detailed Plan





NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
- Street Level
  - *Resolution of podium architecture and relationship to street*

- *Resolution of podium architecture and relationship to street*

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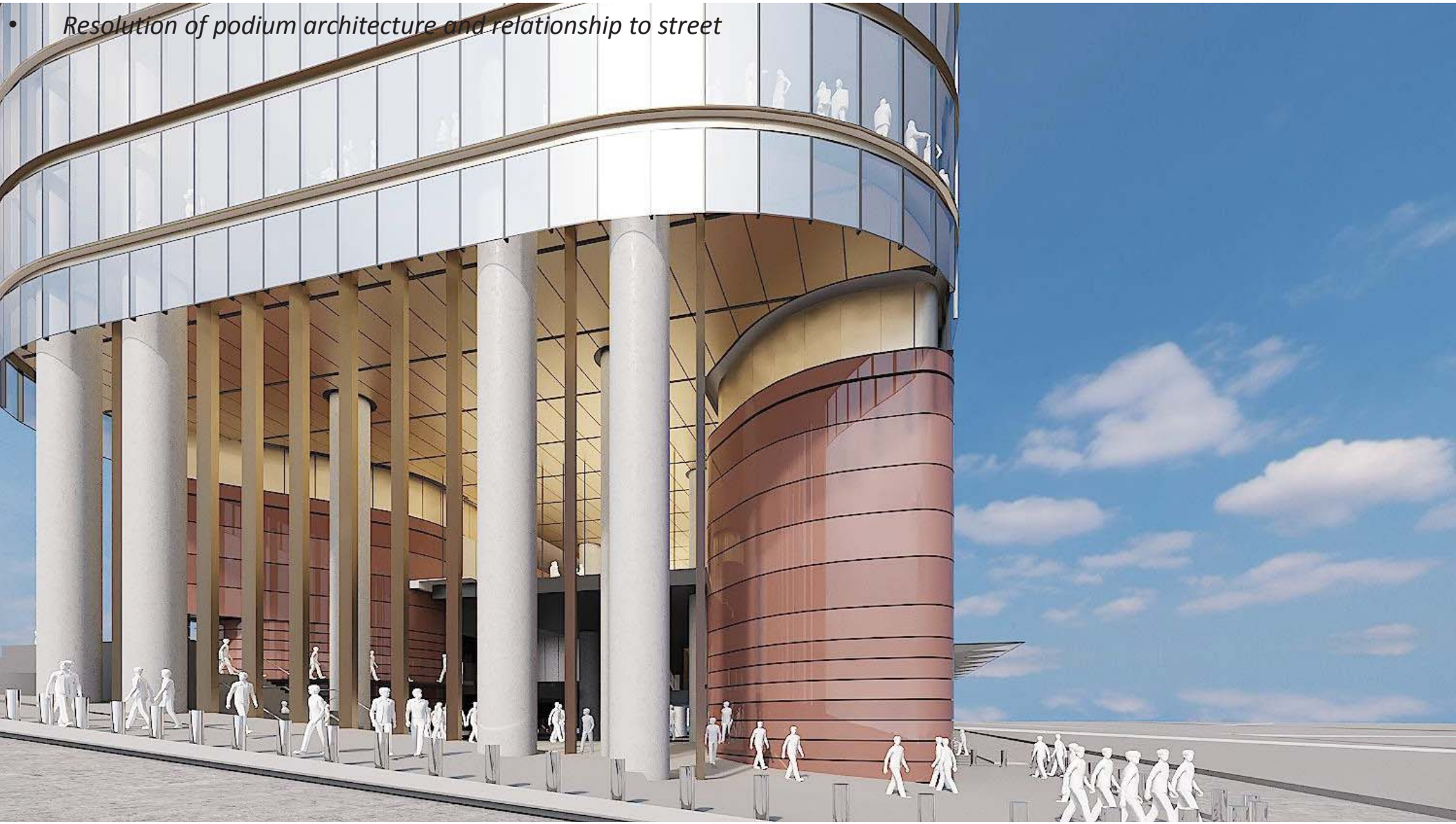

- *Resolution of podium architecture and relationship to street*

Resolution of podium architecture and relationship to street

- *Resolution of podium architecture and relationship to street*

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NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
- Street Level
  - *Opportunities to better articulate and express ventilating louvres*

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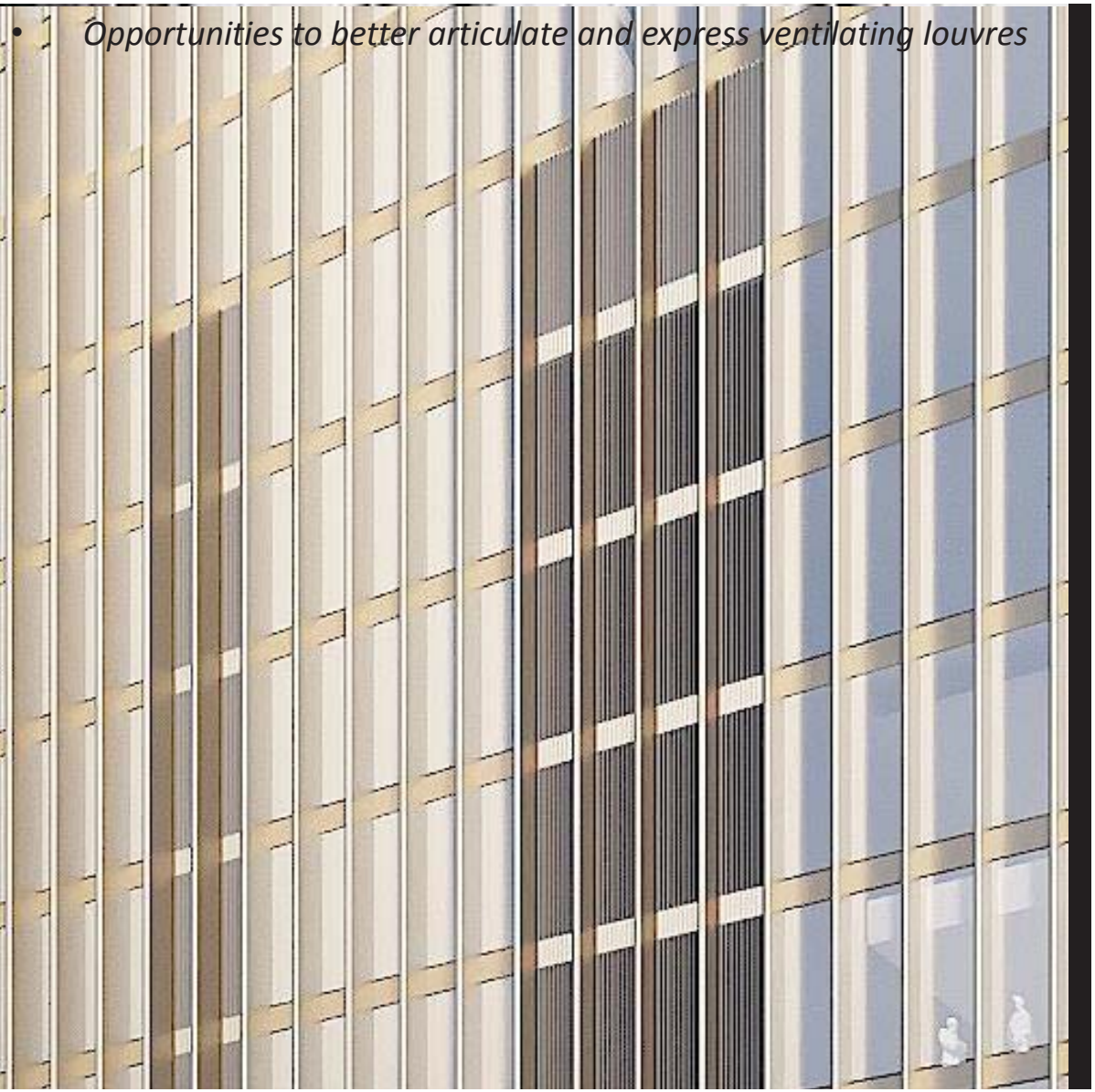
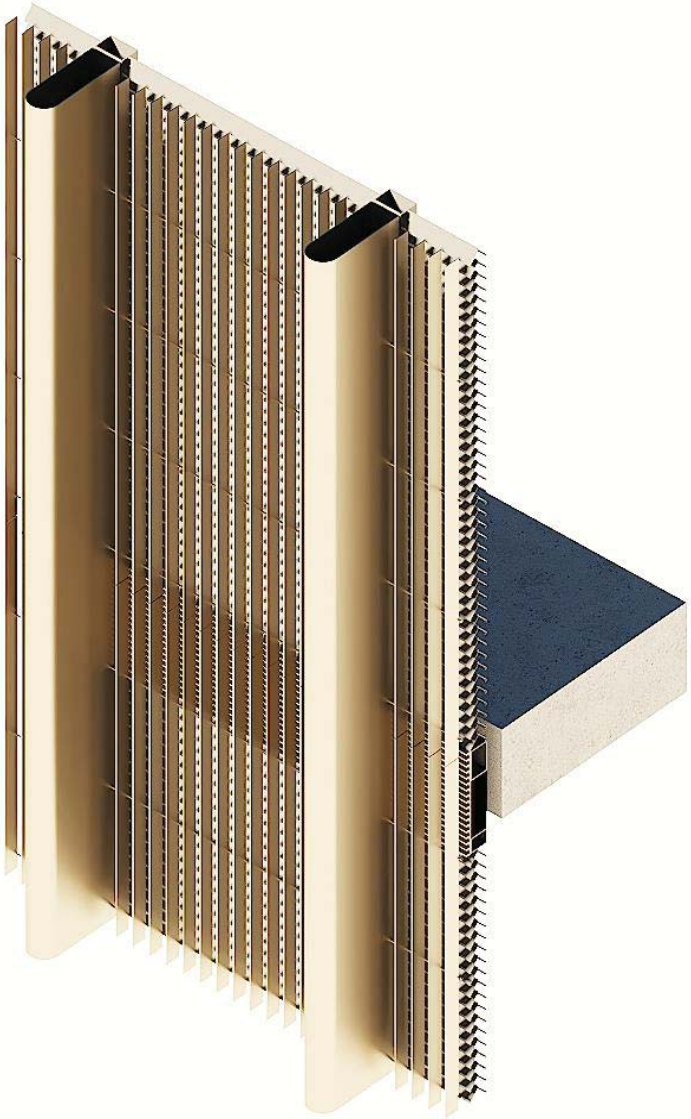
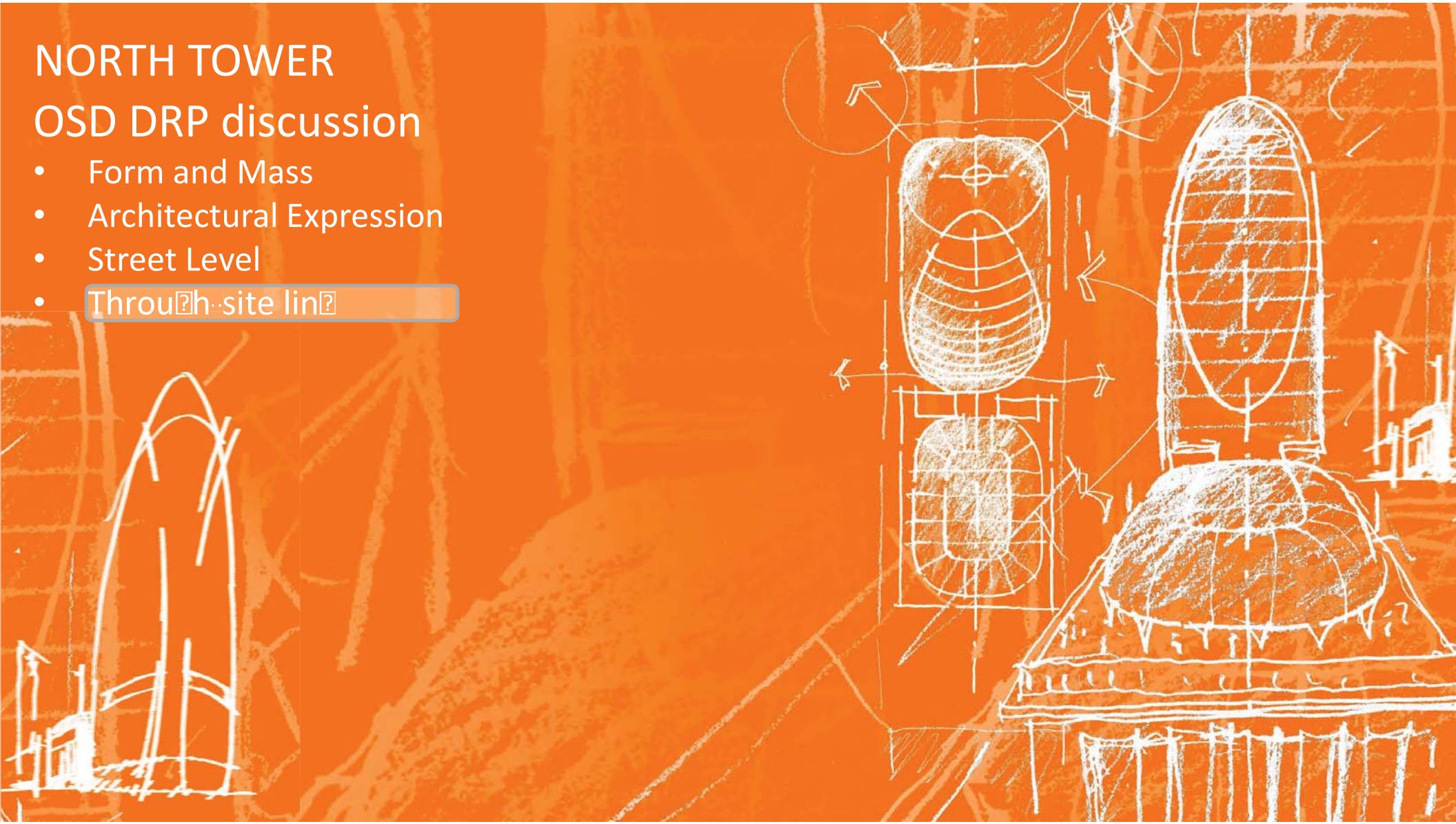




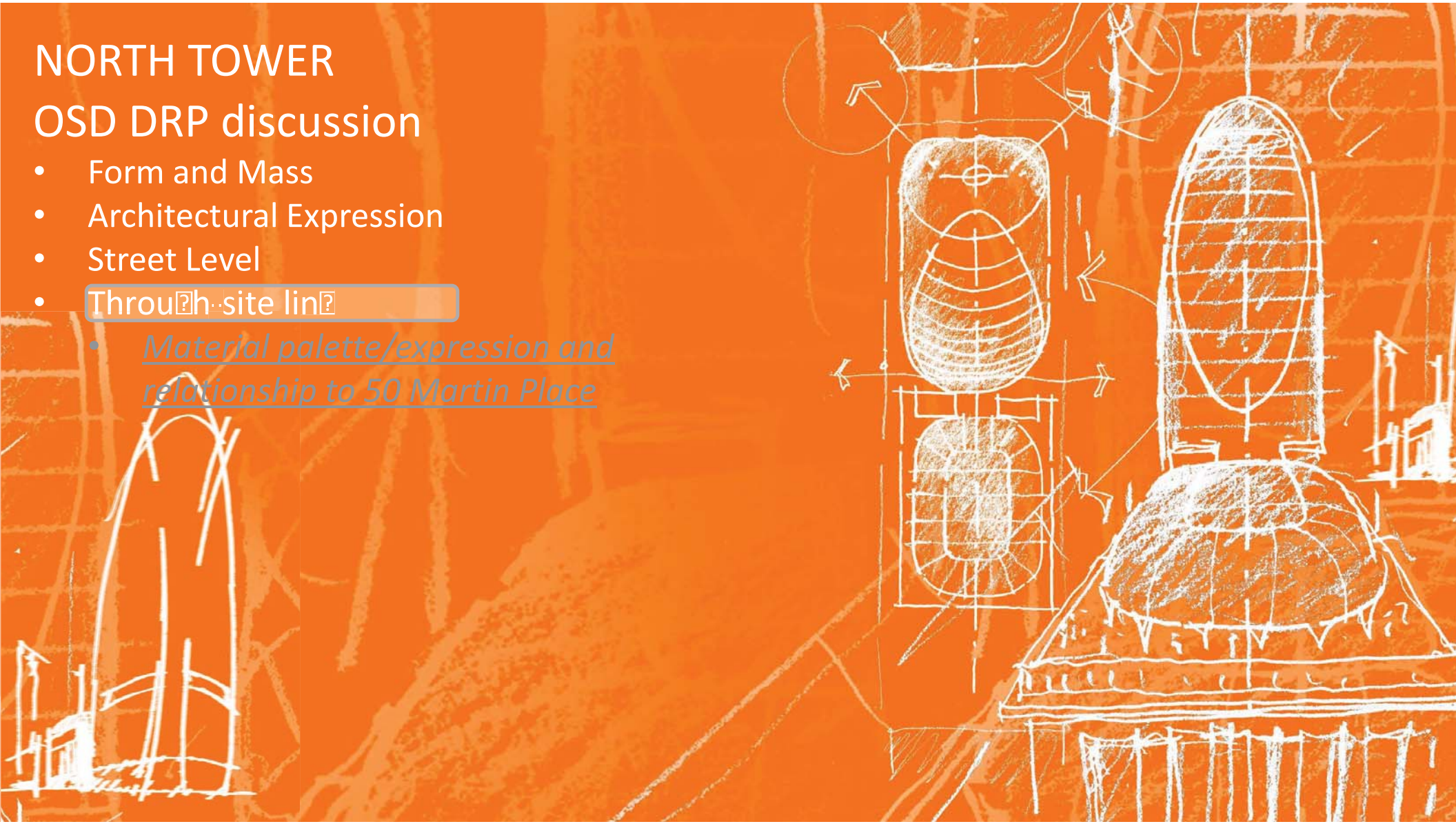
NORTH TOWER
OSD DRP discussion

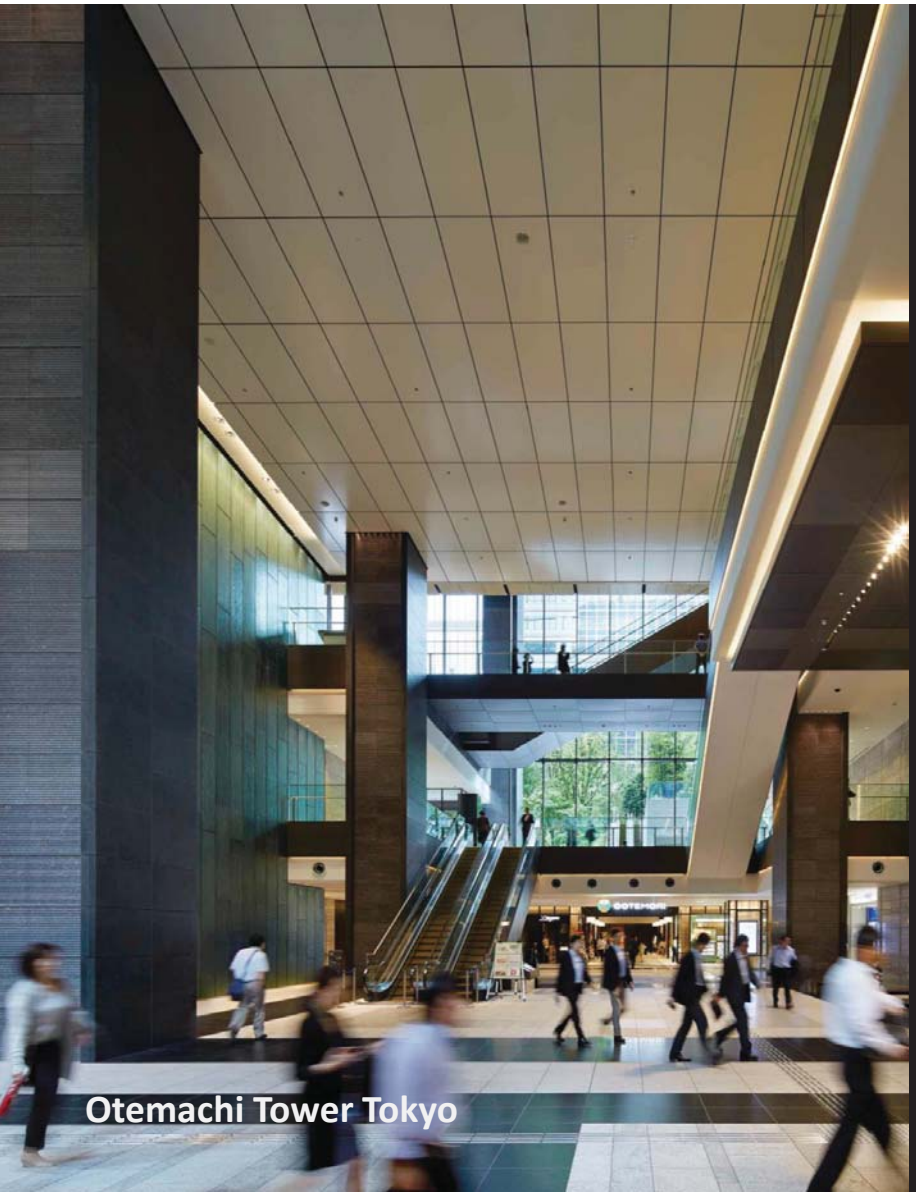
- Form and Mass
- Architectural Expression
- Street Level
- Through-site line



NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
- Street Level
- Through-site link
  - *Material palette/expression and relationship to 50 Martin Place*





DRP RESPONSE STUDY 23-05-18 CONNECTED GROUND PLANE

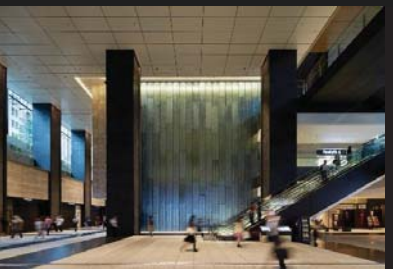
SINGLE CONNECTED SPACE

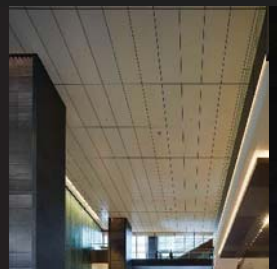
MULTI-LEVELLED; OVERLAPPING, CONVERGENT,

CLEAR VERTICAL CIRCULATION

GLAZING; LIGHT; VIEWS TO AND FROM

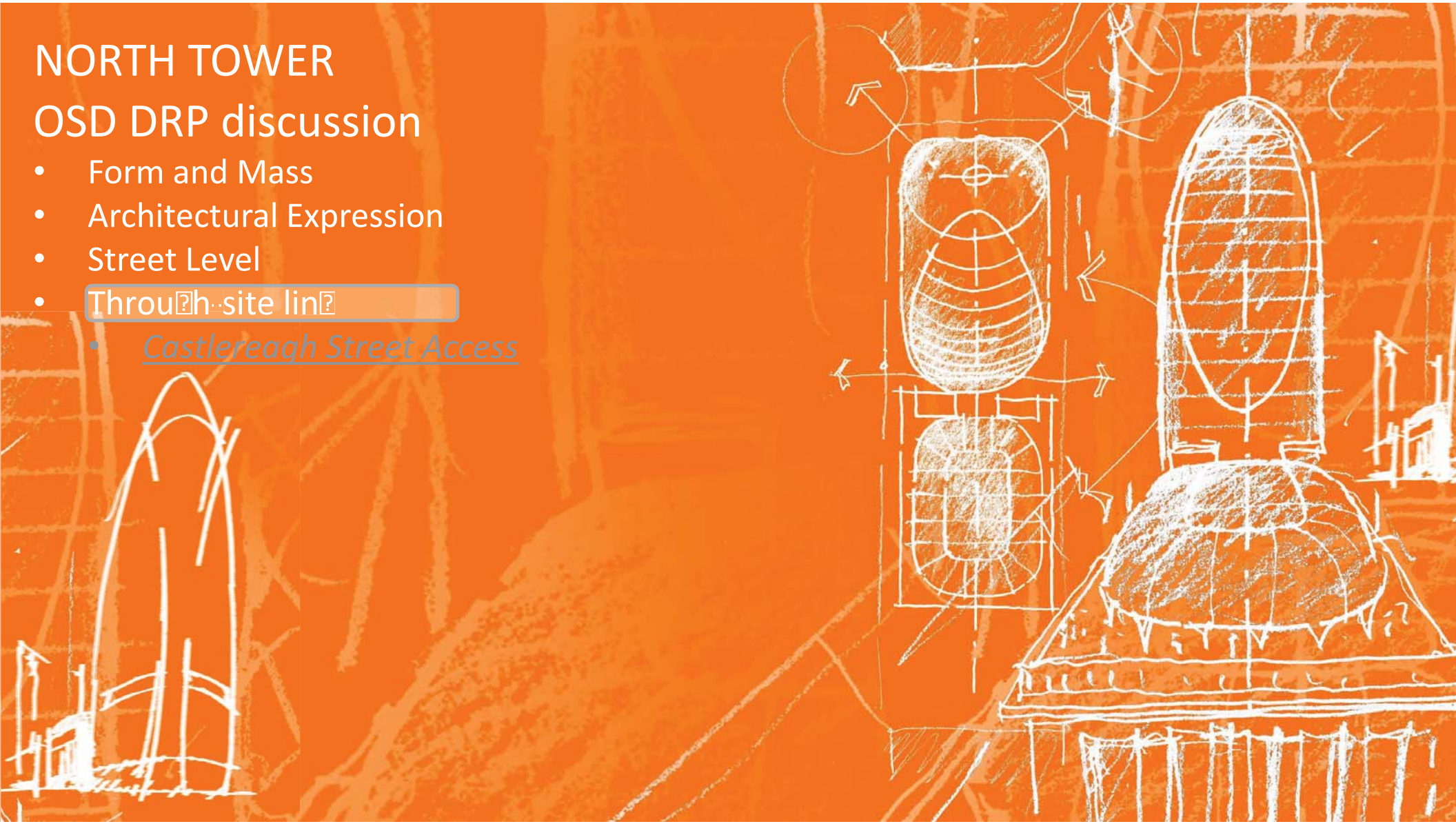
ACTIVE, RETAIL EDGES

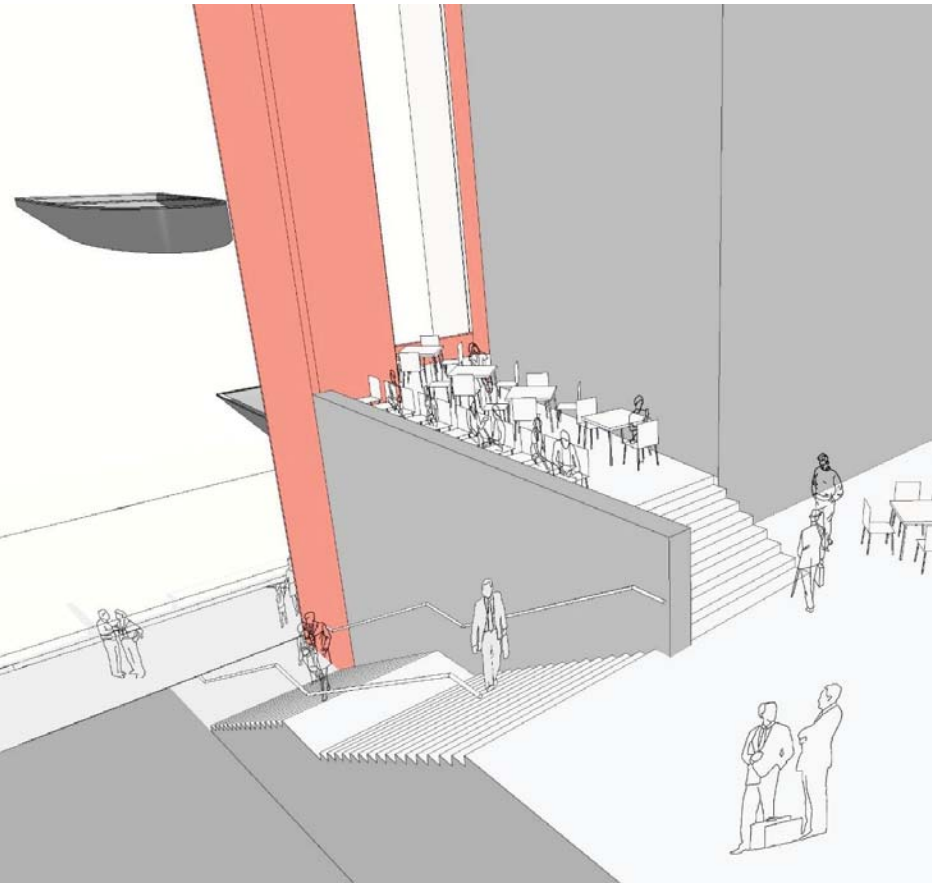


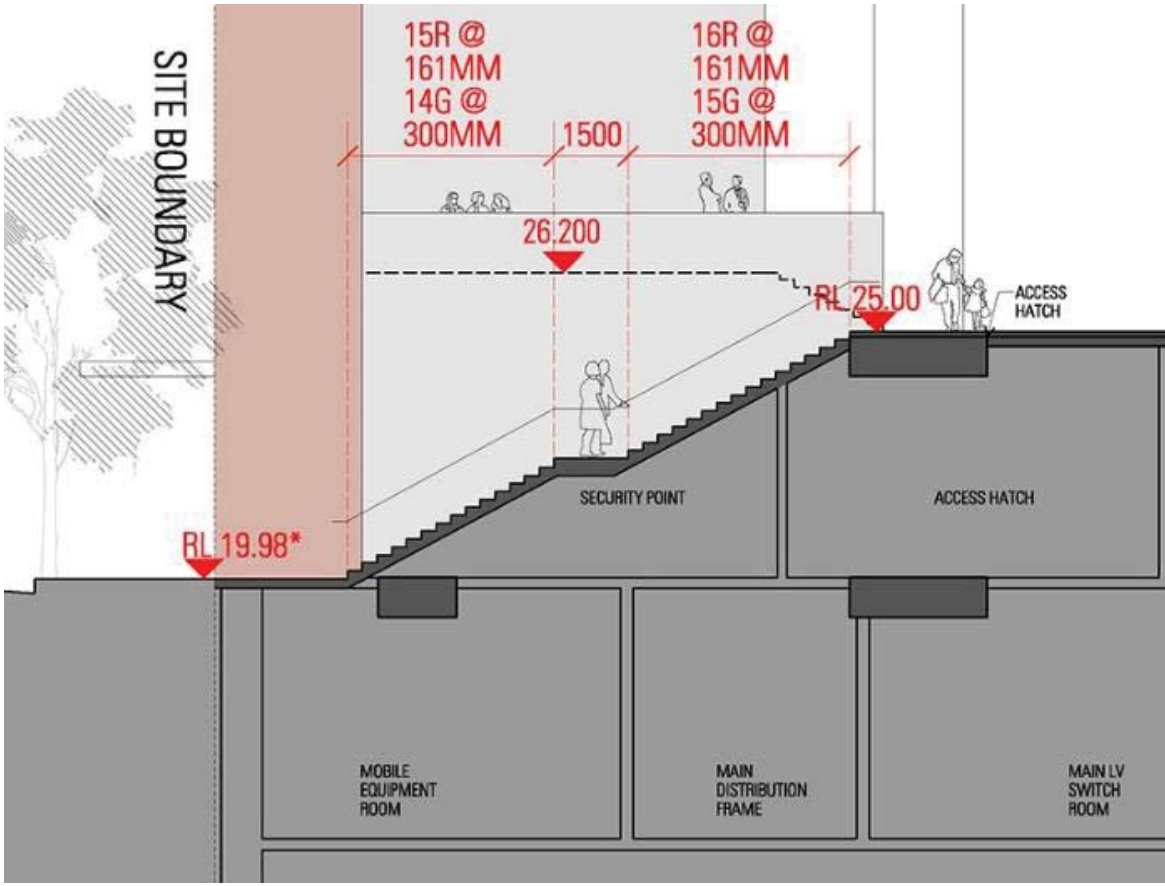


NORTH TOWER
OSD DRP discussion

- Form and Mass
- Architectural Expression
- Street Level
- Through site link
  - *Castlereagh Street Access*






SITE BOUNDARY
15R @
161MM
14G @
300MM
1500
16R @
161MM
15G @
300MM
26.200
RL 25.00
ACCESS
HATCH
SECURITY POINT
ACCESS HATCH
RL 19.98*
MOBILE
EQUIPMENT
ROOM
MAIN
DISTRIBUTION
FRAME
MAIN LV
SWITCH
ROOM

Street Level

JPW and Grimshaw have further developed the street level to respond to the Sydney Metro and OSD DRP feedback received to date.

Grimshaw presentation responds to DRP's street level feedback including:

- Hunter Street ground level
  - Extent of enclosure and glazing
  - Three dimensional or visualisation drawings
  - Strategies to address level changes
- Resolution of podium architecture and relationship to street
- Opportunities to better articulate and express ventilating louvres

GRIMSHAW

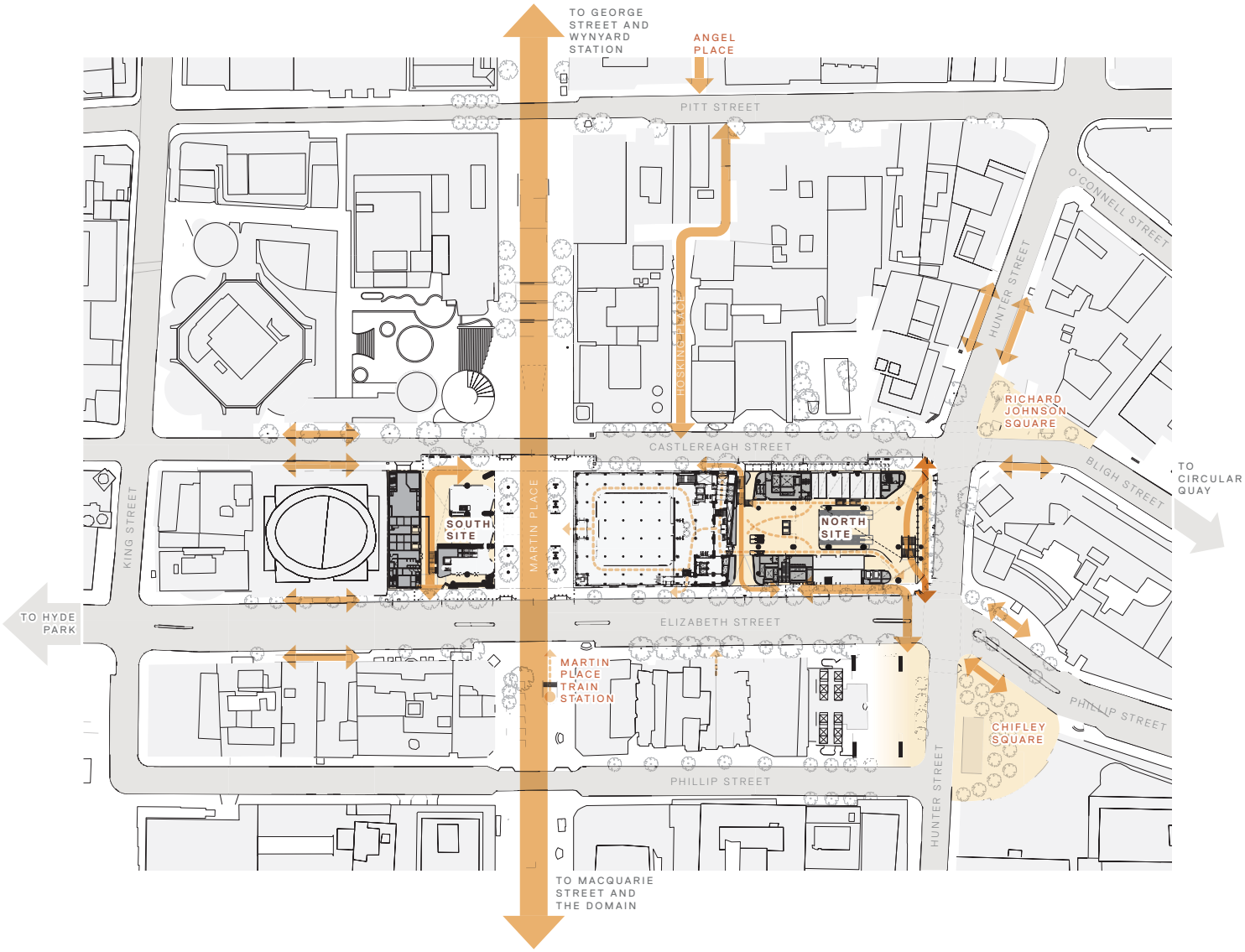
DRP 05
Public Domain

Metro Martin Place

18 June 2018

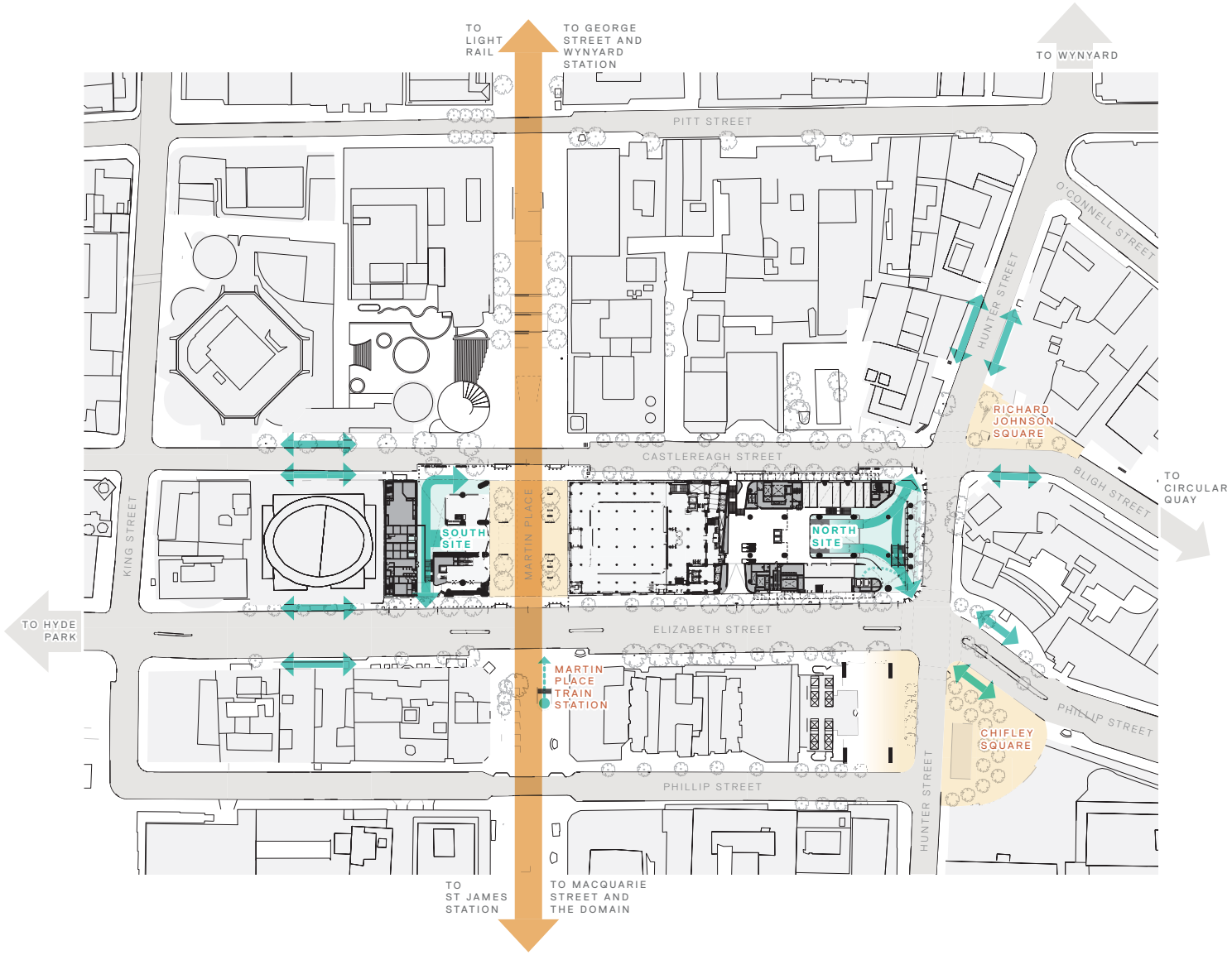
Context, Connections & Permeability

- Public connections
- Improved permeability
- Station entrances provide east-west through-site-links that address the barriers resulting from the local topography

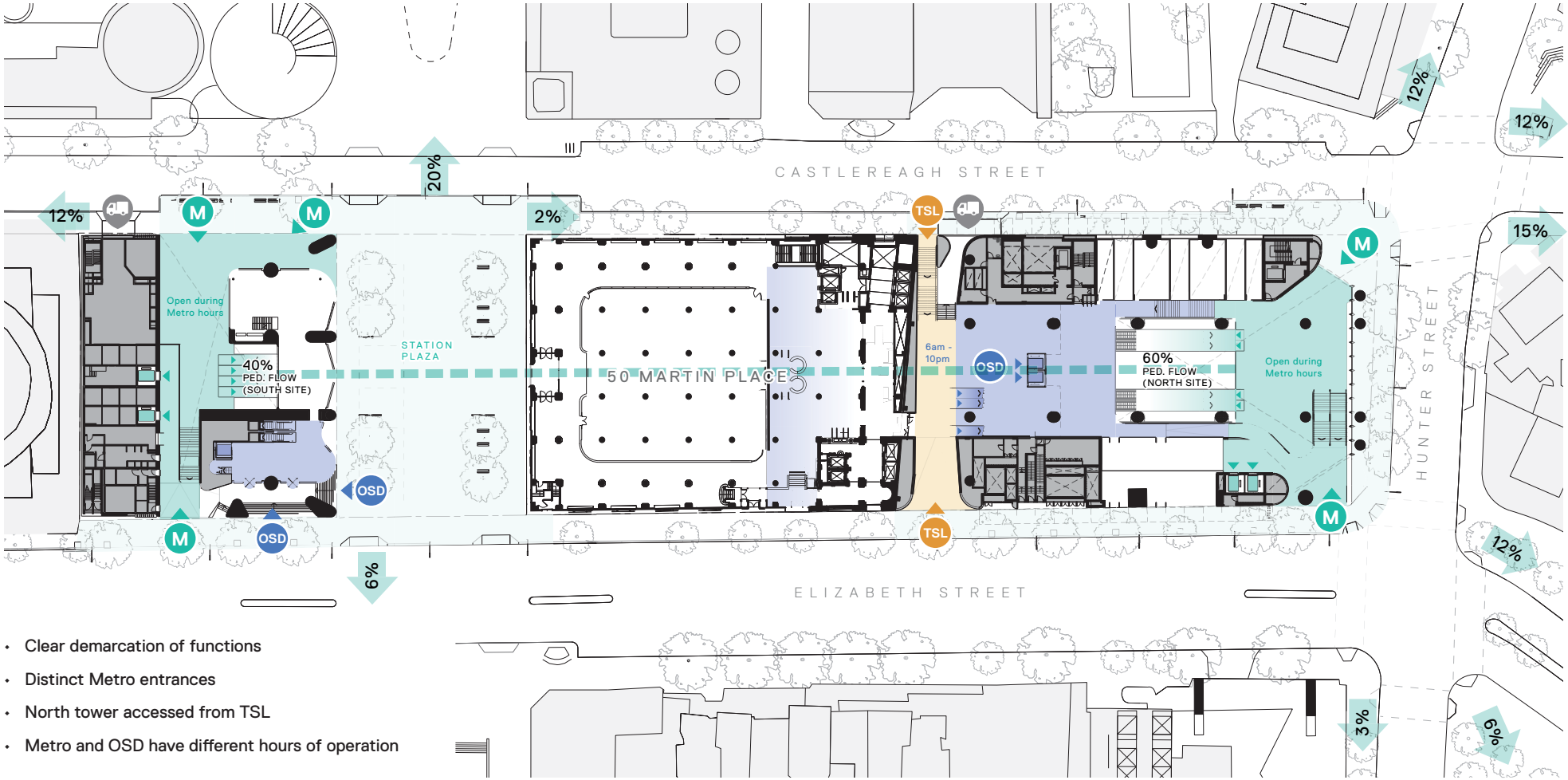


Metro customer routes

- Distinct station entrances with clear Metro identity
- Metro entrance locations were established to respond to pedestrian modelling and customer desire lines
- Entrances provided on both Castlereagh and Elizabeth Streets.

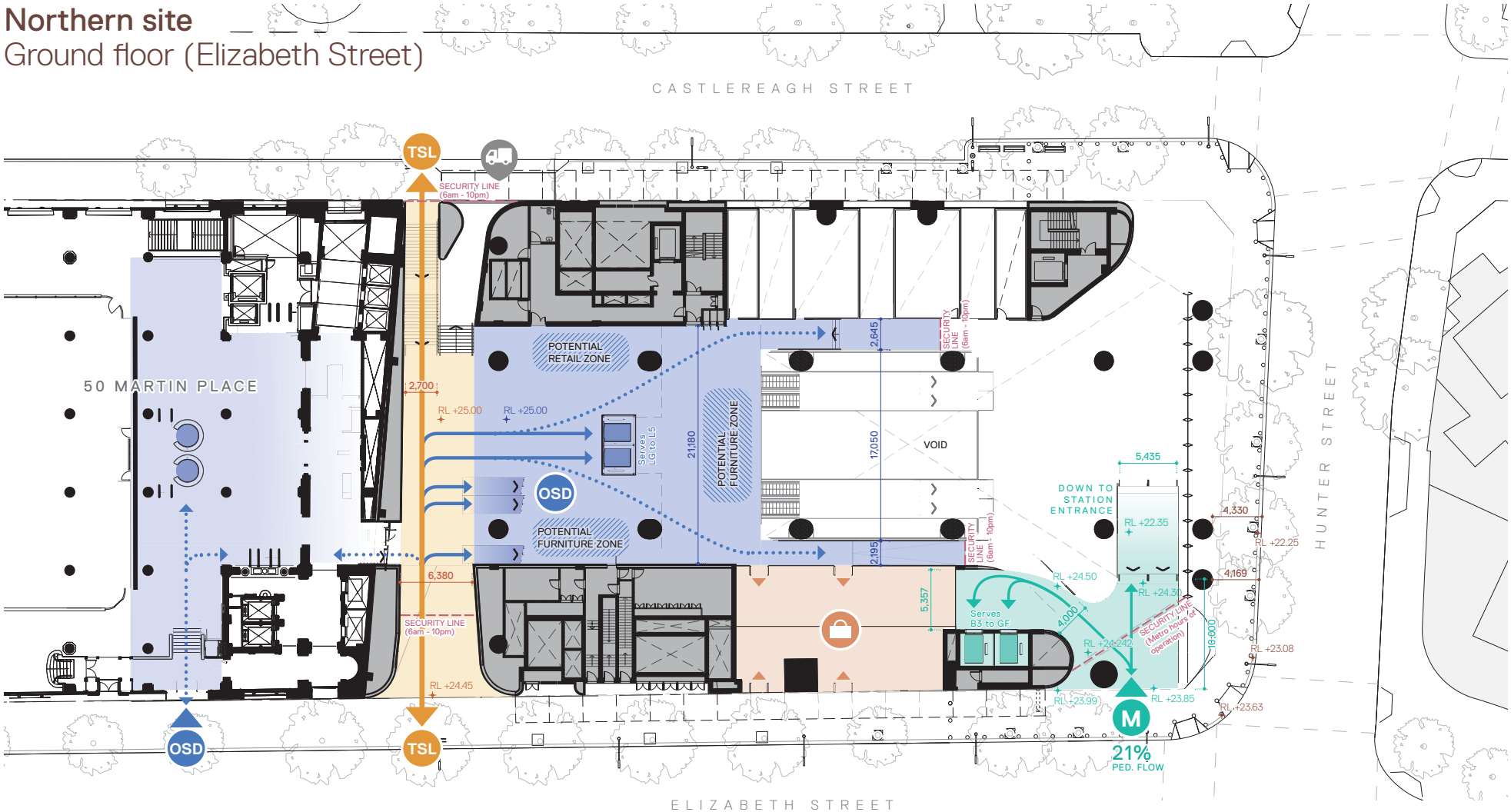


Precinct



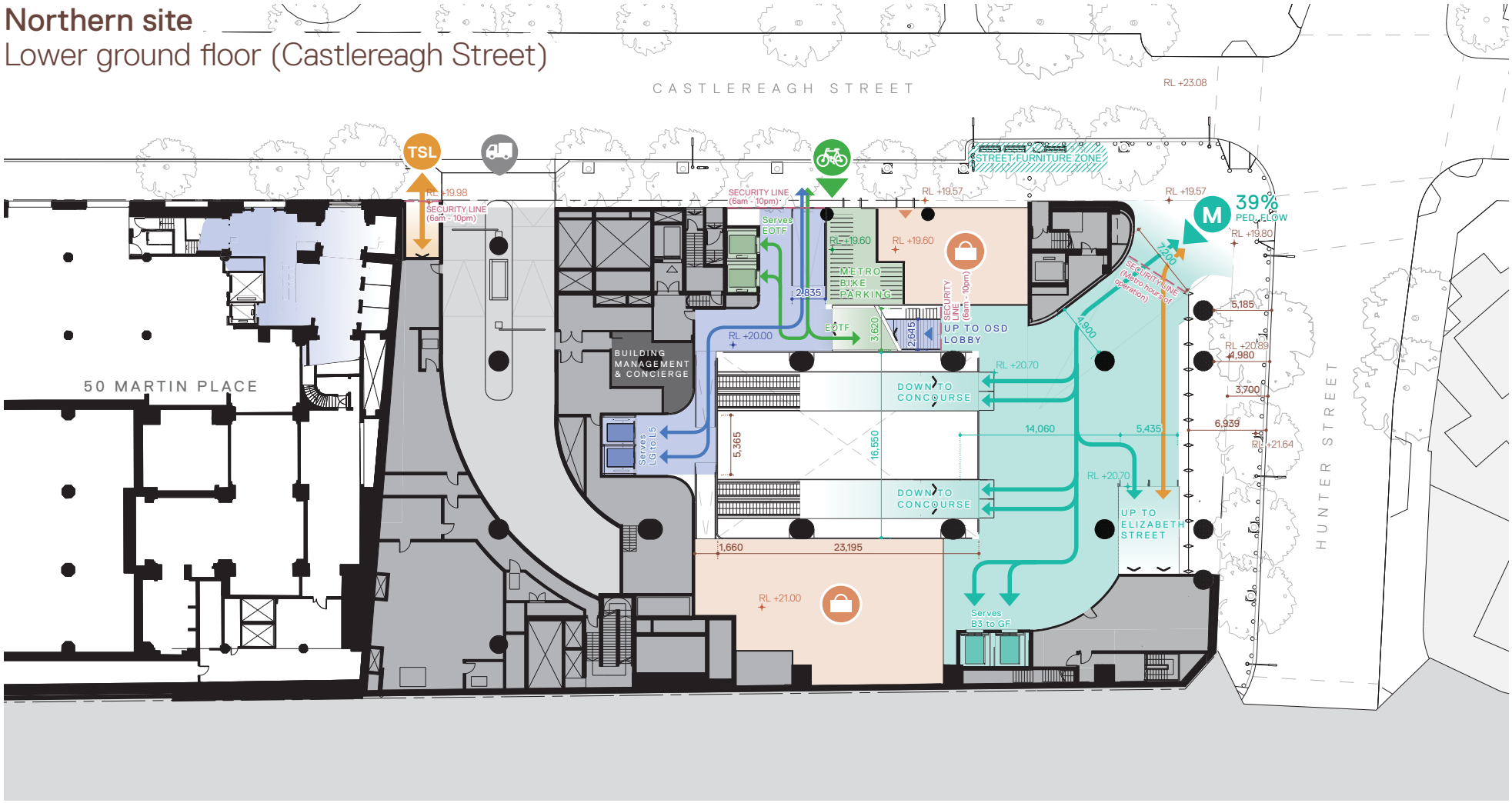
- Clear demarcation of functions
- Distinct Metro entrances
- North tower accessed from TSL
- Metro and OSD have different hours of operation

Northern site
Ground floor (Elizabeth Street)



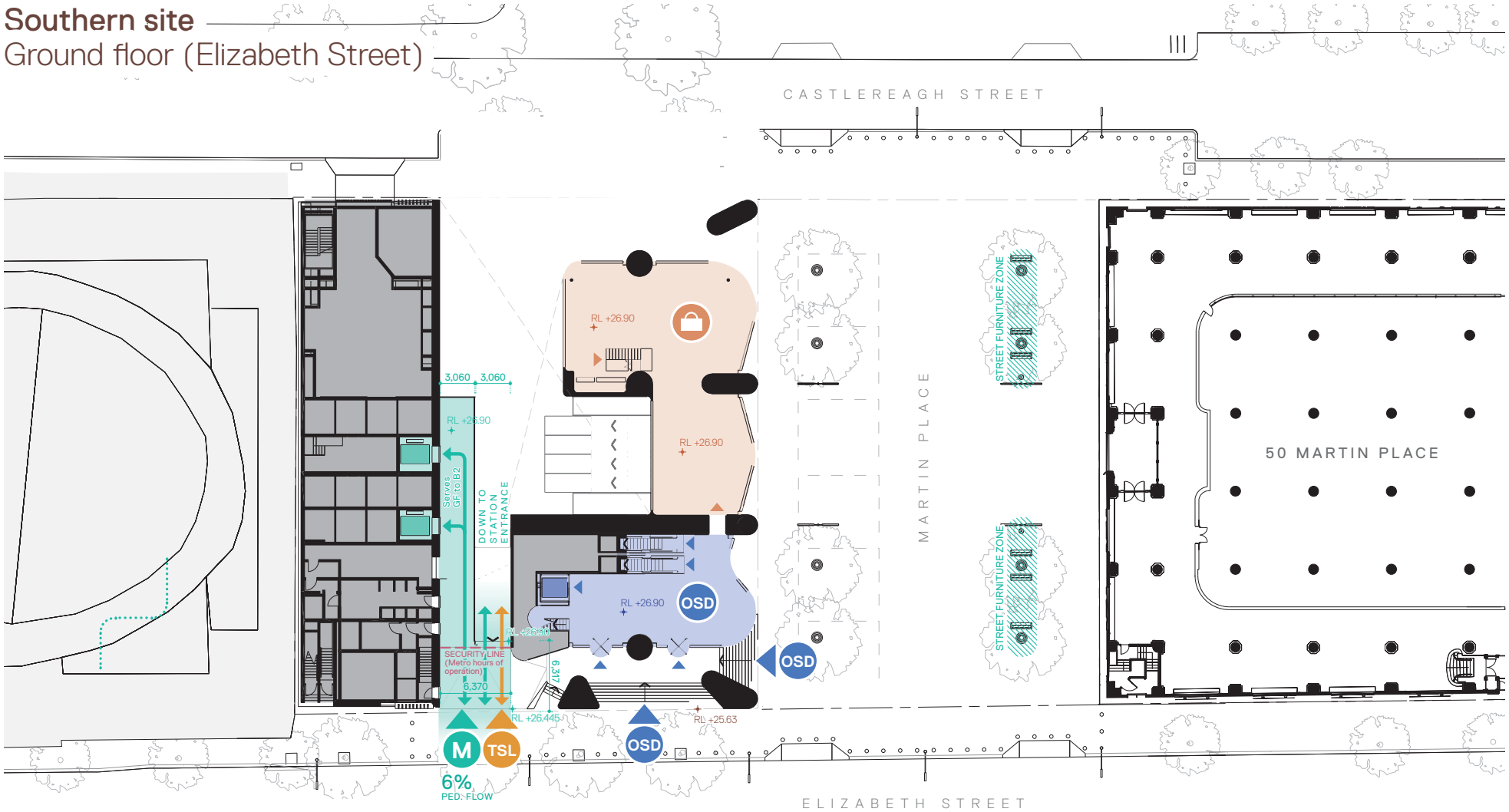
GRIMSHAW

Northern site
Lower ground floor (Castlereagh Street)



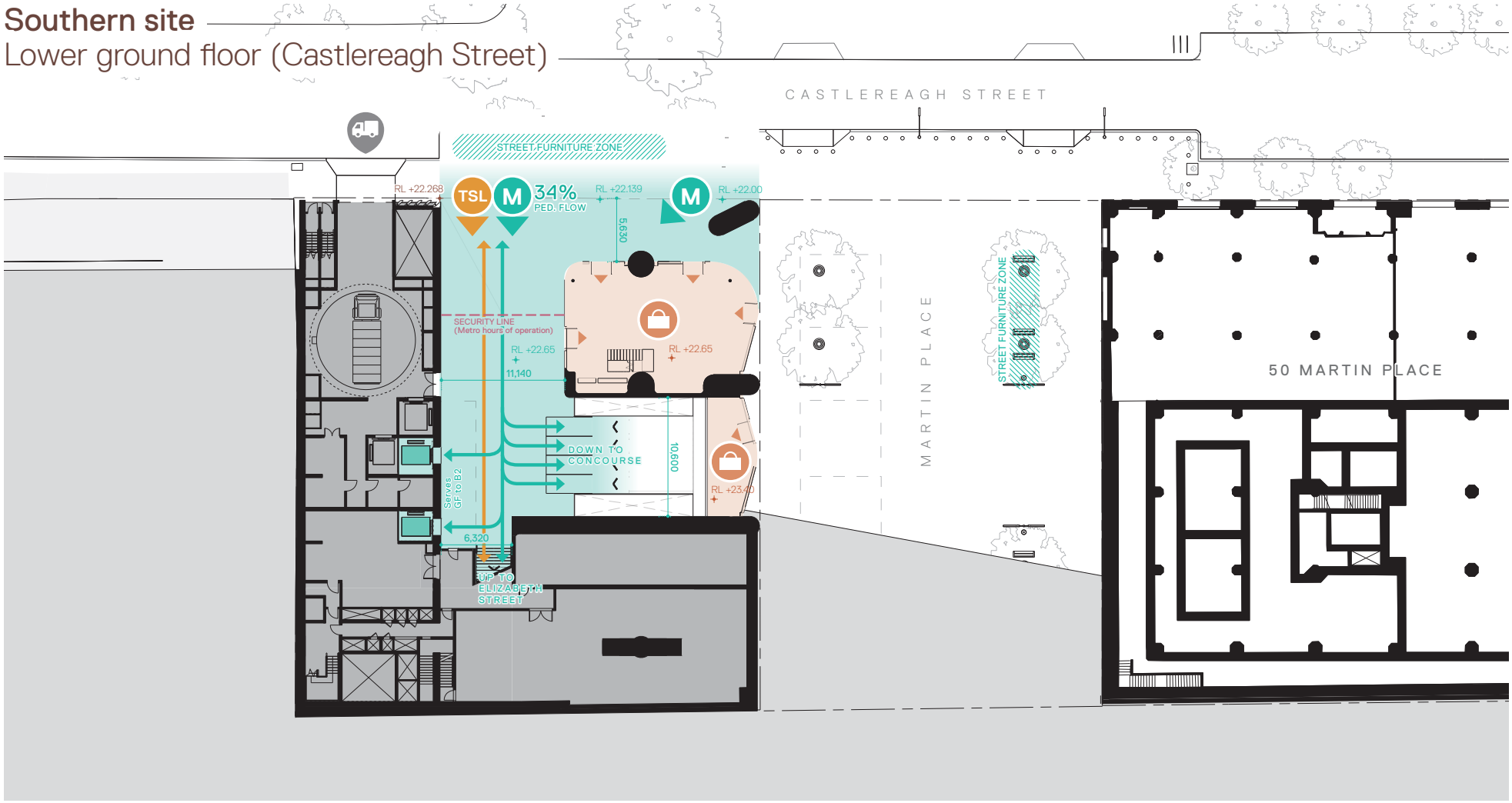
GRIMSHAW

Southern site
Ground floor (Elizabeth Street)



GRIMSHAW

Southern site
Lower ground floor (Castlereagh Street)



GRIMSHAW

3

Panel Questins and Clarifications

4

South Tower - Response to OSD DRP Feedback

Architectural Expression

Tzannes has further developed the South Tower's podium to respond to the OSD DRP feedback raised to date relating to architectural expression.

Tzannes presentation responds to DRP's architectural expression feedback including:

- Podium expression:
  - Stronger and contemporary expression
  - Relationship to Martin Place
  - Relationship to Elizabeth Street
  - Relationship to Castlereagh Street
  - Structural elements between podium and tower

South Façade

Tzannes has further developed the South Tower's southern façade to respond to the OSD DRP feedback raised to date.

Tzannes presentation responds to DRP's southern façade treatment feedback including:

- Façade treatment, prominence and extent
- Setbacks

Roof Line

Tzannes has further developed the roof form for the South Tower.

Tzannes presentation addresses:

- Roof form articulation
- Shadowing impacts to Hyde Park

18 June 2018

Martin Place Metro
SOUTH TOWER DESIGN REVIEW PANEL

01. BASE DESIGN

02. PODIUM DESIGN

03. INTERSTITIAL SPACE DESIGN

04. TOWER FACADE

05. REVISED ROOF DESIGN

06. SOUTH WALL

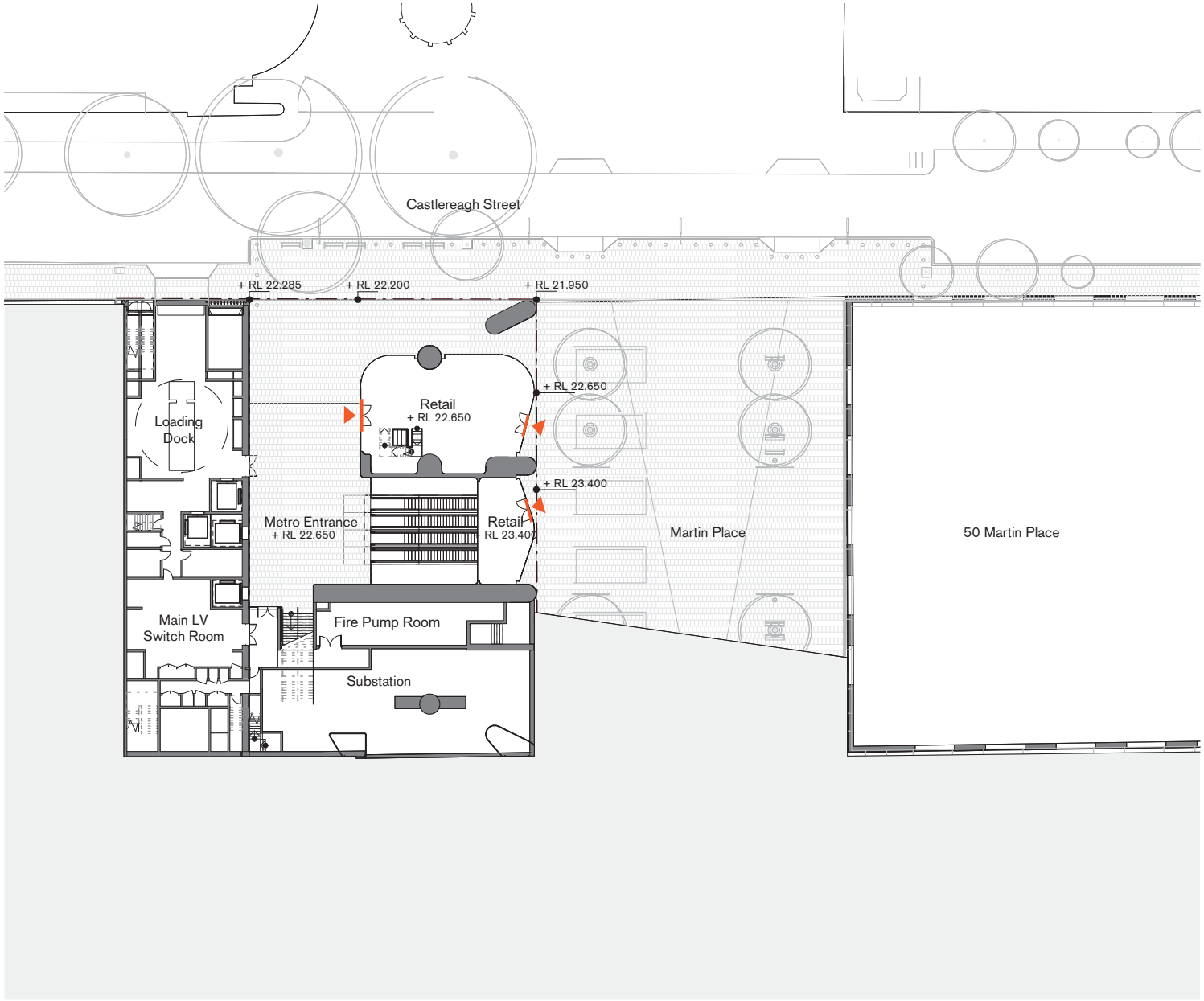
November DRP Design

Proposed Design

01. BASE DESIGN

'further information is required which demonstrates the relationship to Martin Place, Elizabeth and Castlereagh Streets.

We also anticipate that updated elevations and visualisations will be provided that reflect these changes in design.'



Scale

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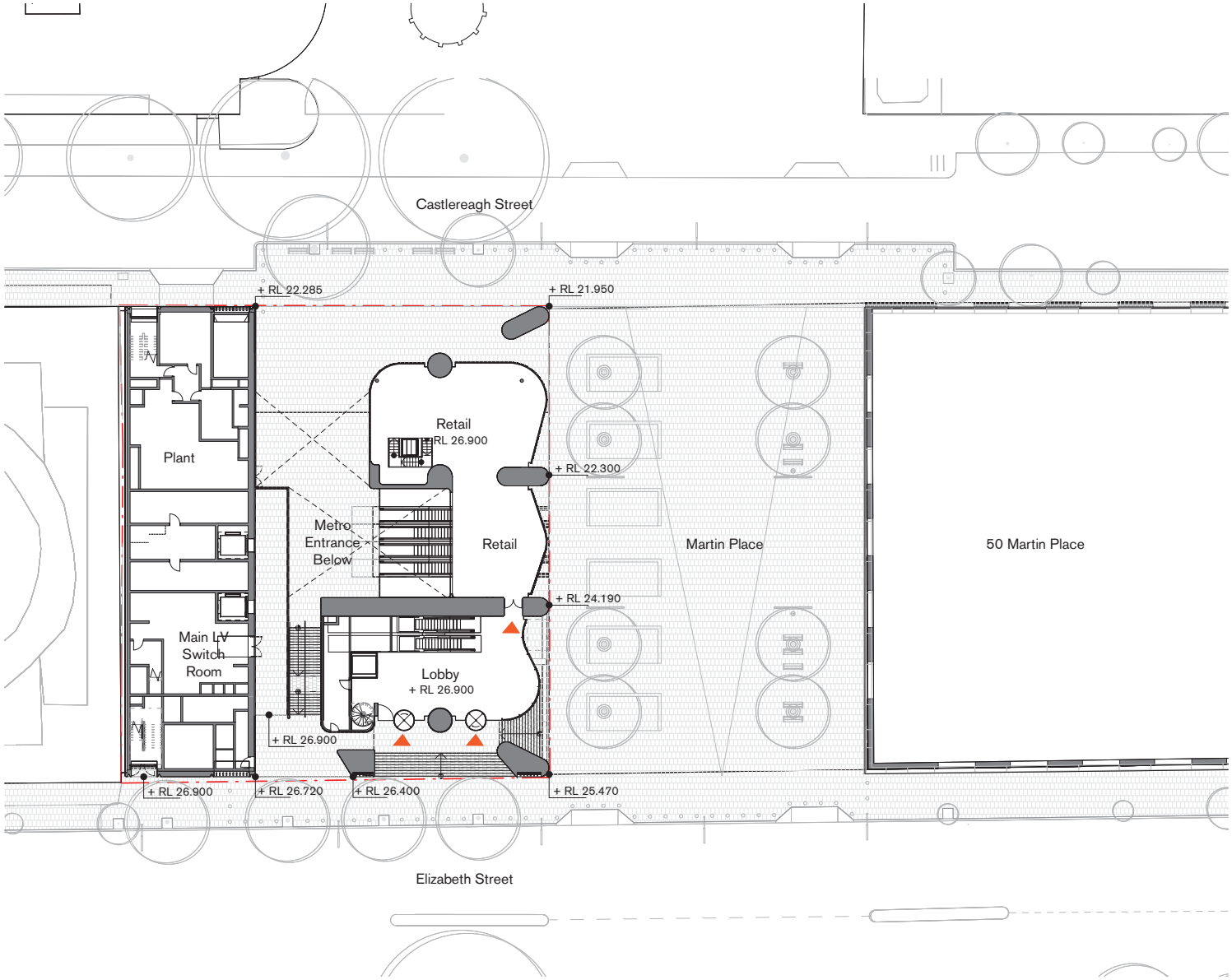
0 2.5 5 7.5 m

North

18 June 2018

CASTLEREAGH STREET PLAN

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

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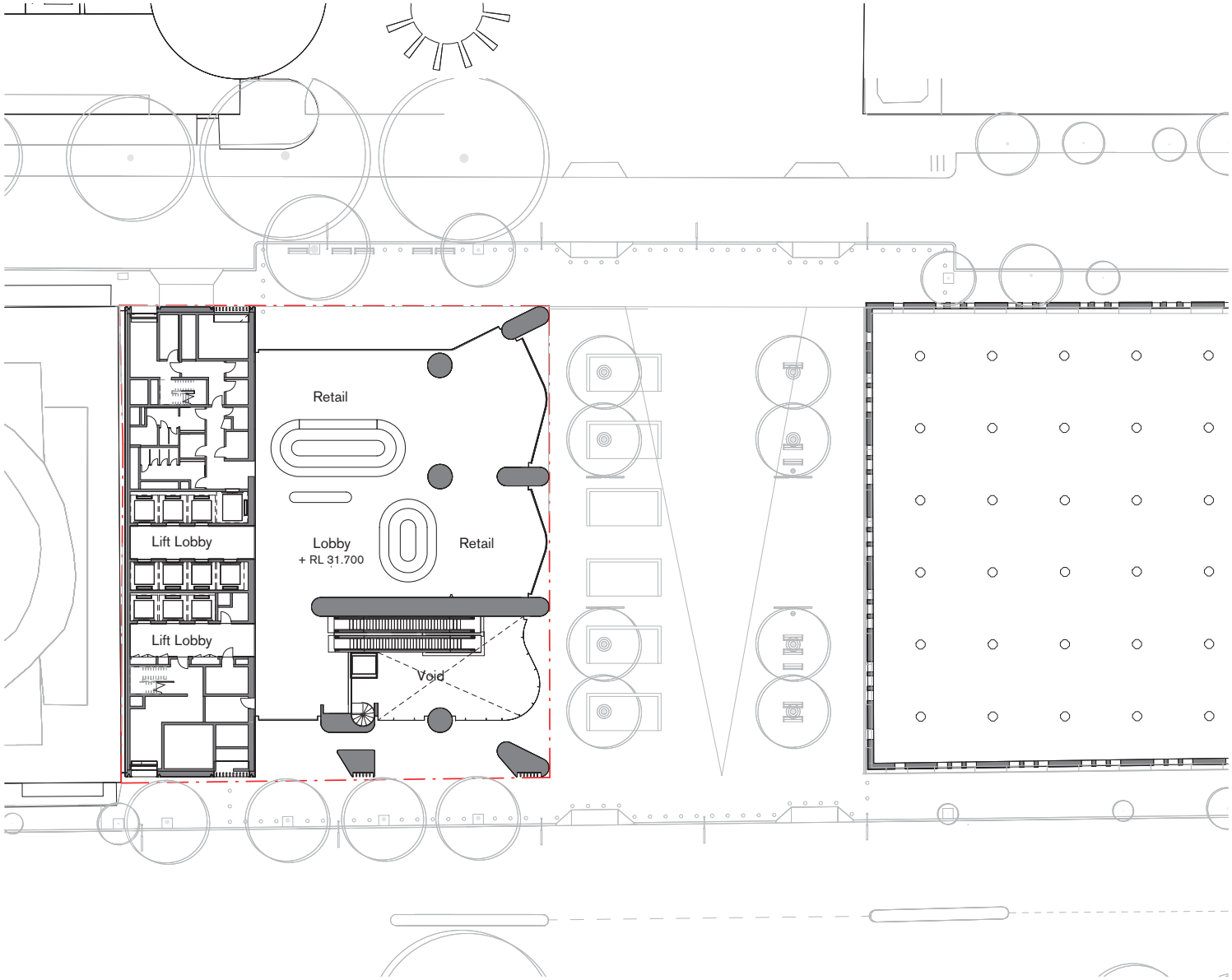
North

18 June 2018

ELIZABETH STREET PLAN

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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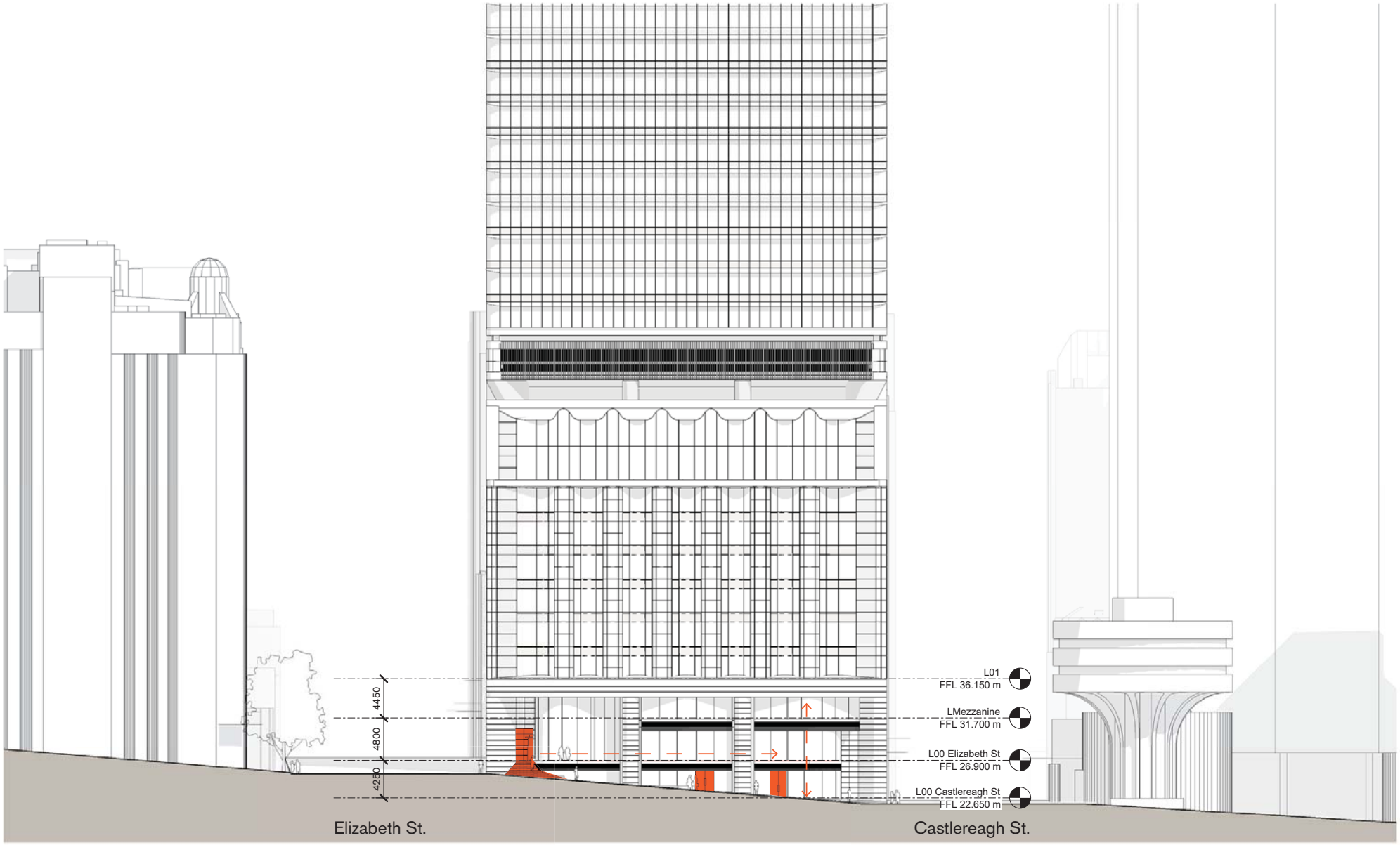
North

18 June 2018

MEZZANINE PLAN

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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18 June 2018

MARTIN PLACE ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

18 June 2018

TOWER FACADE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

November DRP Design

Proposed Design

18 June 2018

PODIUM BASE DESIGN - ELIZABETH STREET

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

M
T

02. PODIUM DESIGN

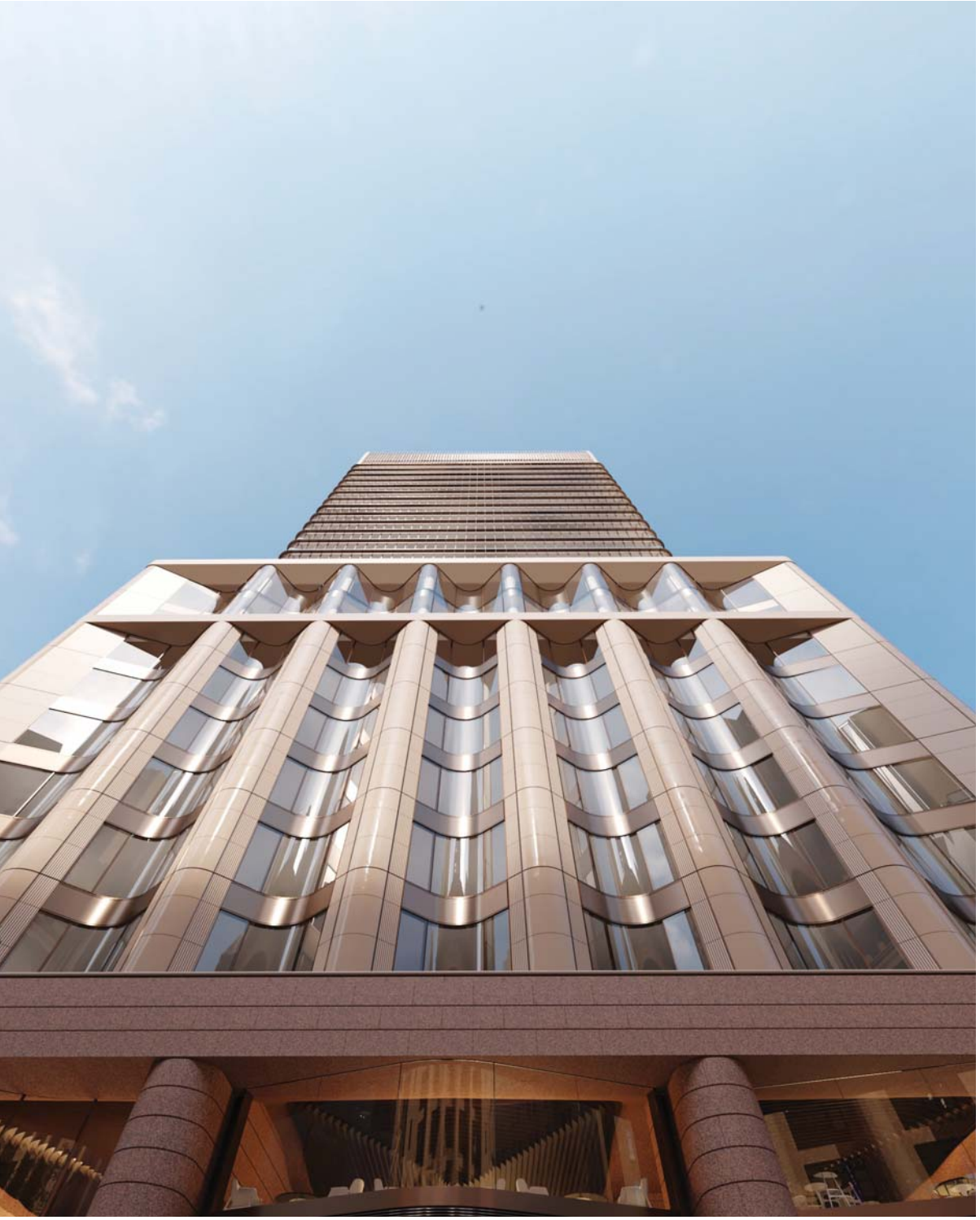
'the panel has a strong preference for the earlier approach (November 2017). We remain of the view that the earlier approach demonstrates a stronger and more distinctly contemporary expression, particularly of the podium, appropriate to the prominence of the site.'

November DRP Design

Proposed Design

November DRP Design

Proposed Design



18 June 2018

PODIUM DESIGN - ELIZABETH STREET

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

18 June 2018

PODIUM DESIGN - ELIZABETH STREET

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

18 June 2018

PODIUM DESIGN - CASTLEREAGH STREET

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

18 June 2018

PODIUM DESIGN - ELIZABETH STREET

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

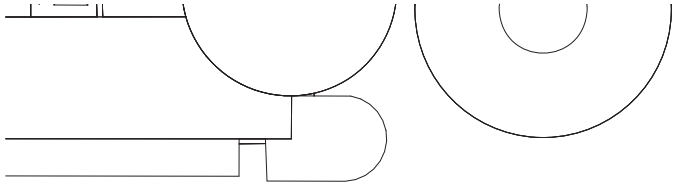
03. INTERSTITIAL SPACE DESIGN

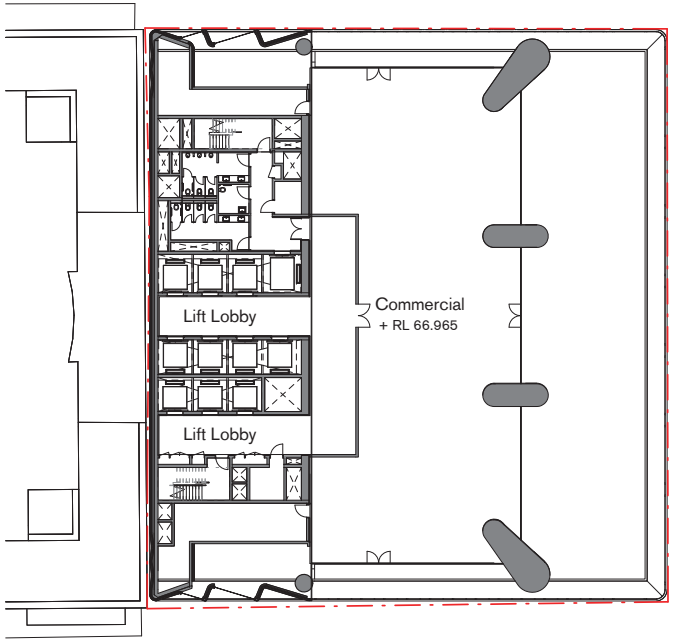
‘emphasising the structural elements between the tower and the podium’

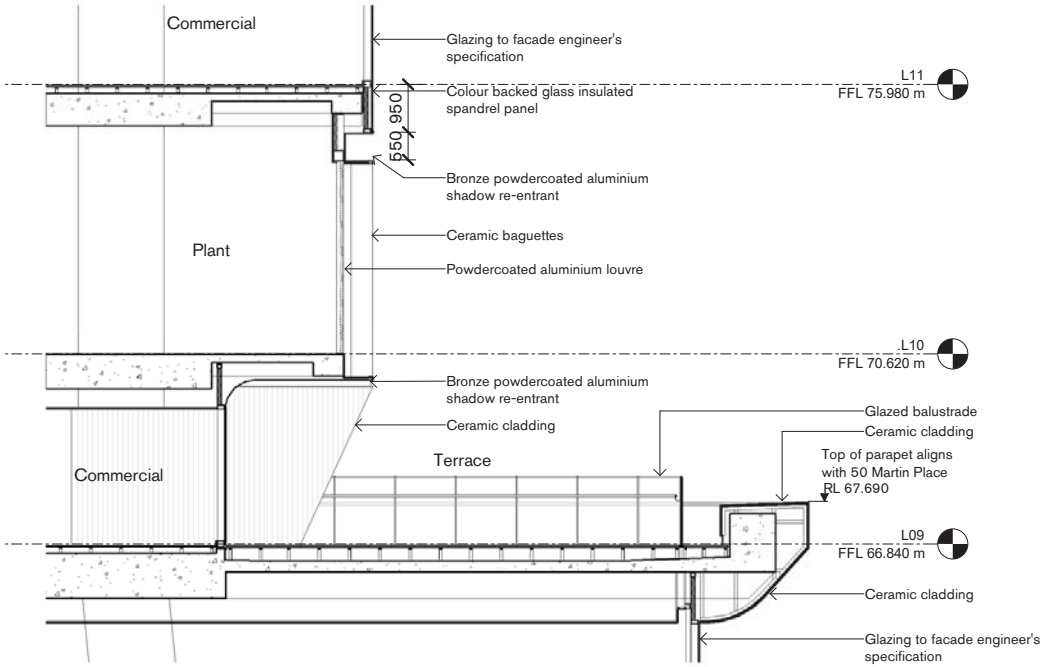
18 June 2018

INTERSTITIAL SPACE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT







Scale

1:400 @A3

0 4 8 12 m

North

Scale

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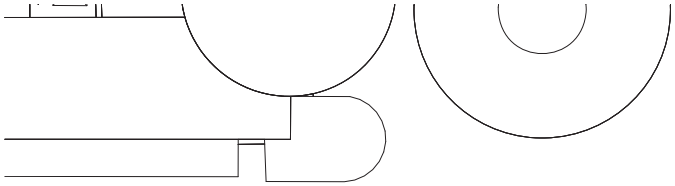
0 1000 2000 3000 mm

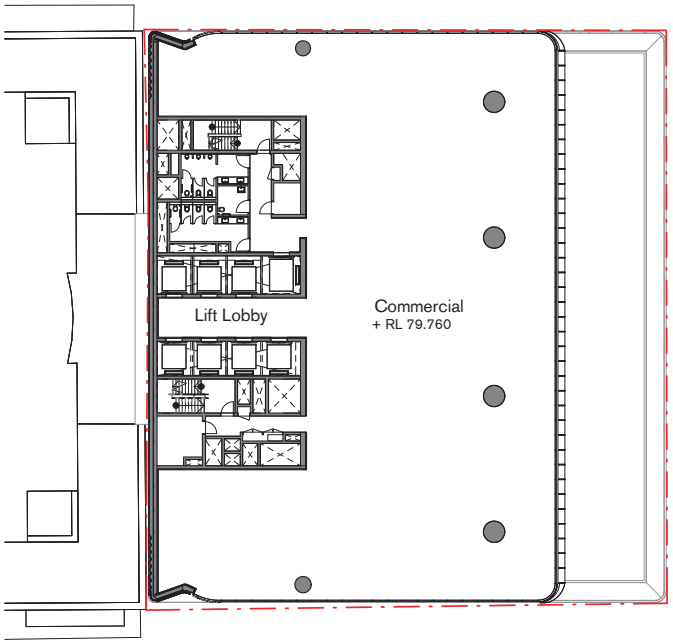
18 June 2018

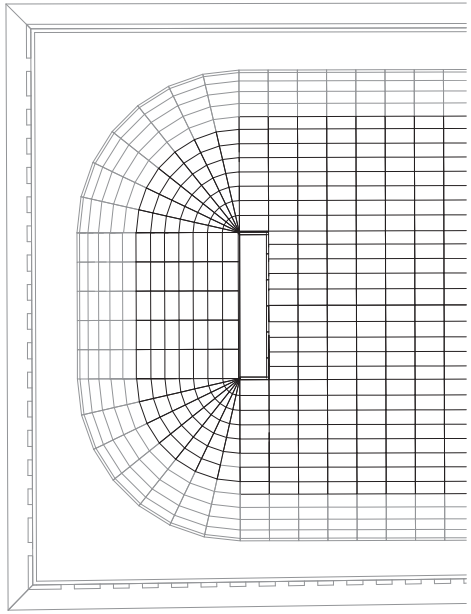
INTERSTITIAL SPACE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

04. TOWER FACADE







Scale

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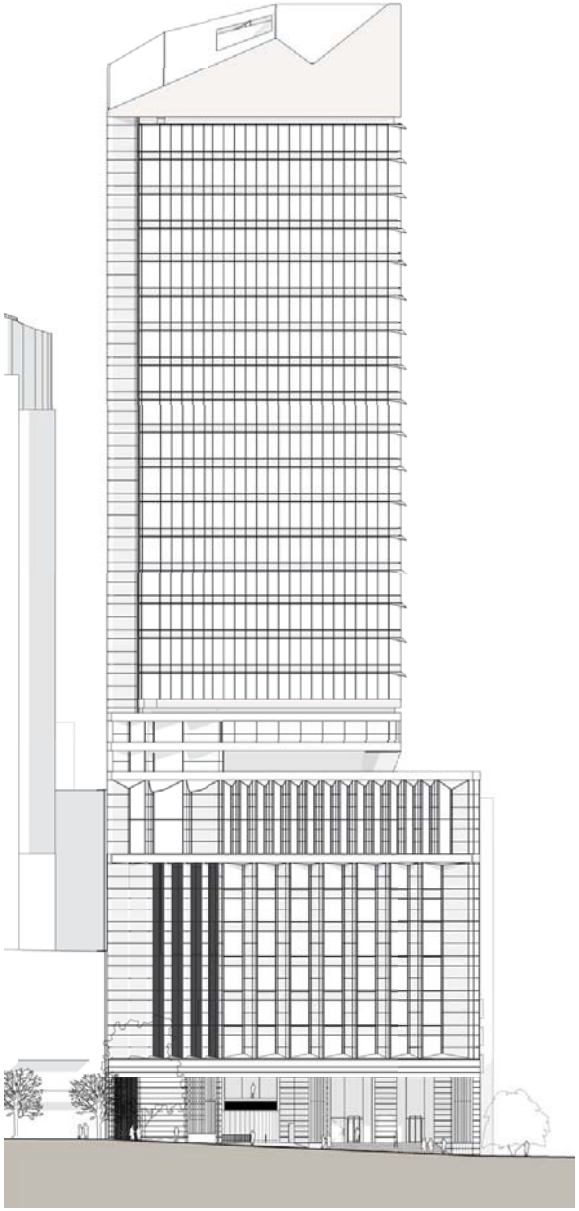
m

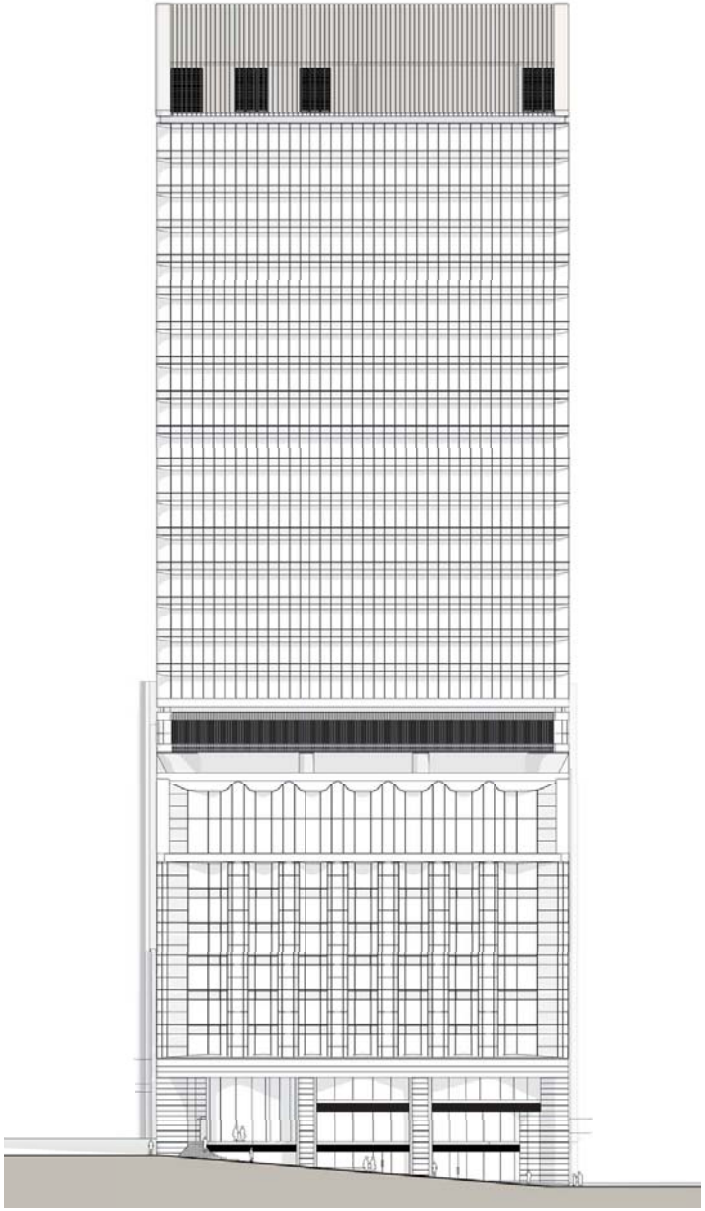
North

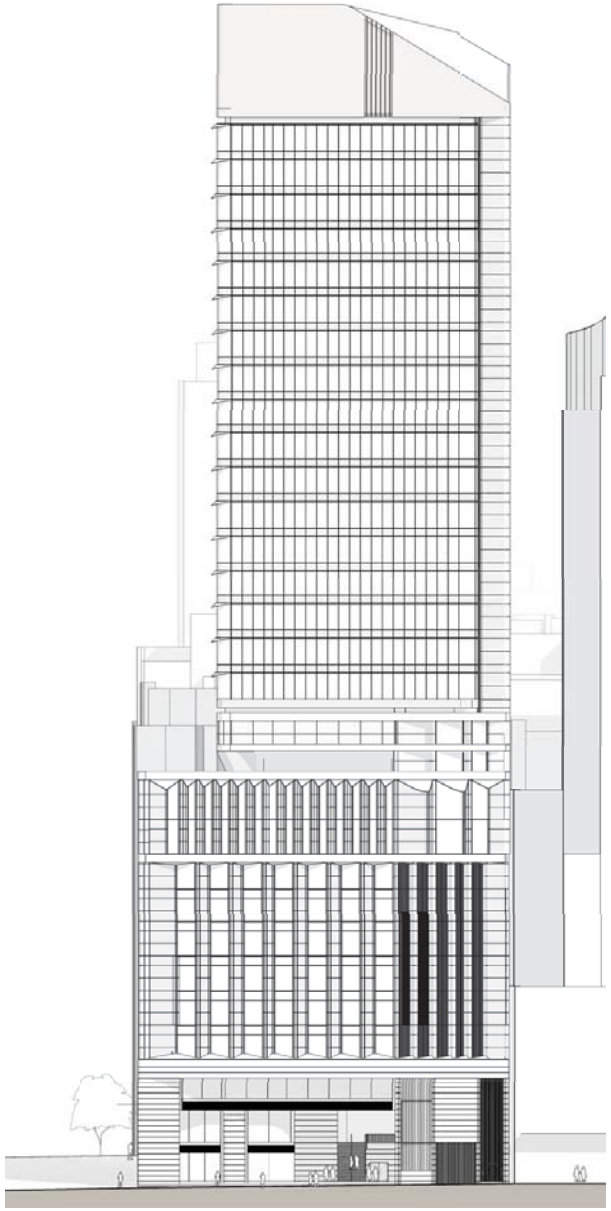
18 June 2018

TOWER FACADE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



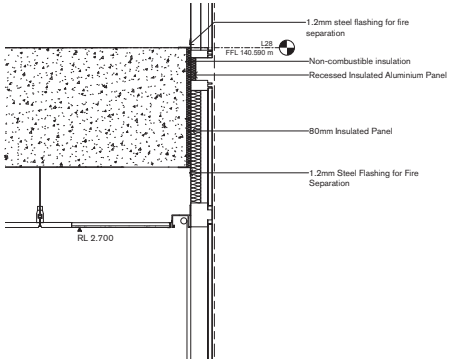


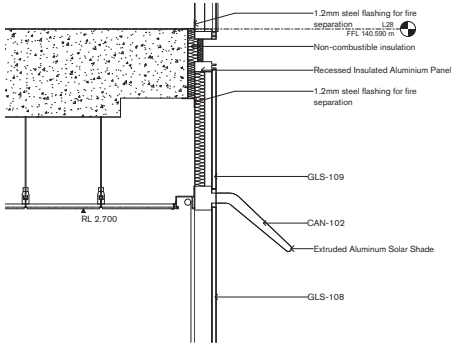


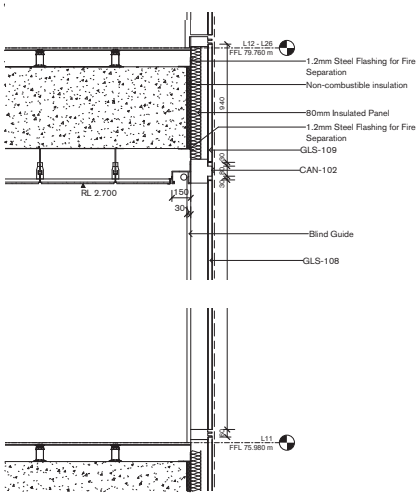
18 June 2018

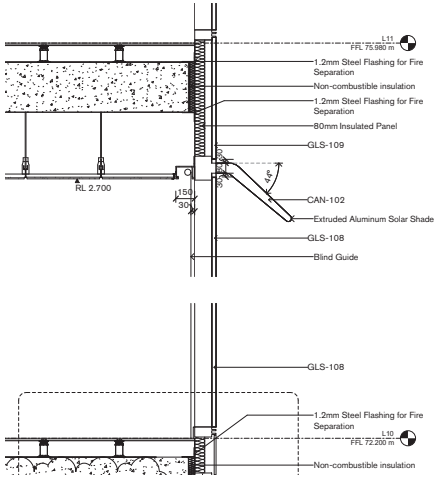
TOWER FACADE

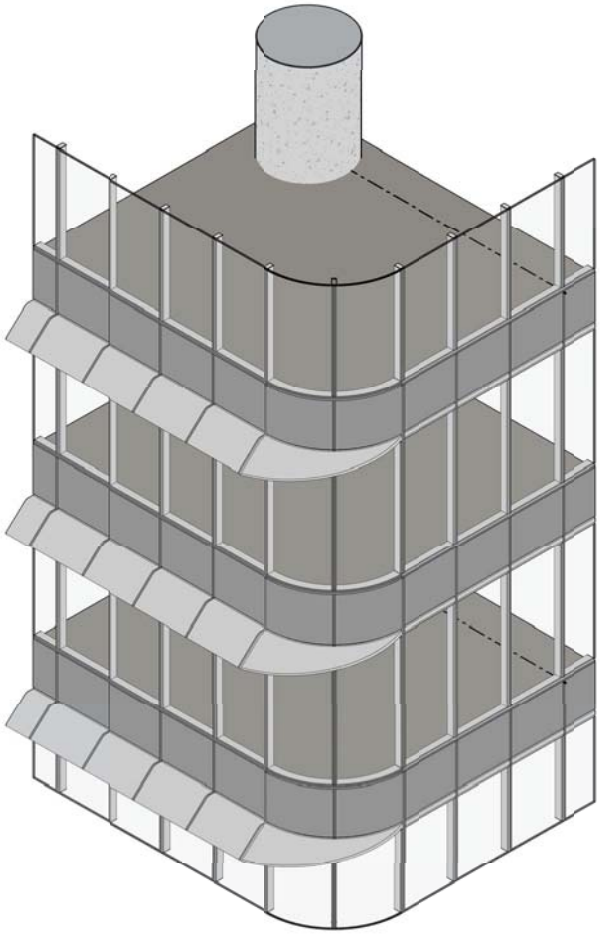
METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT







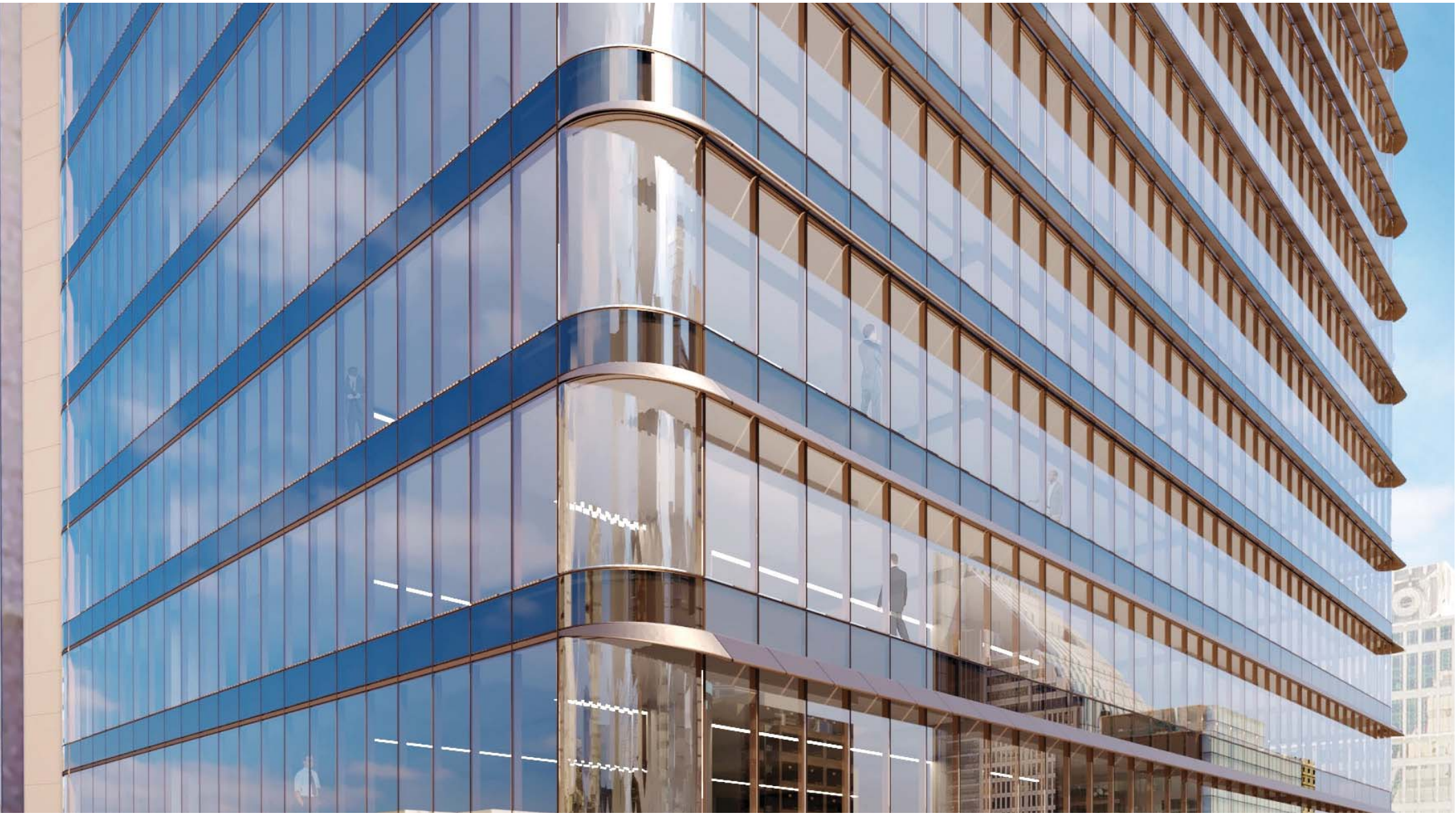




18 June 2018

TOWER FACADE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



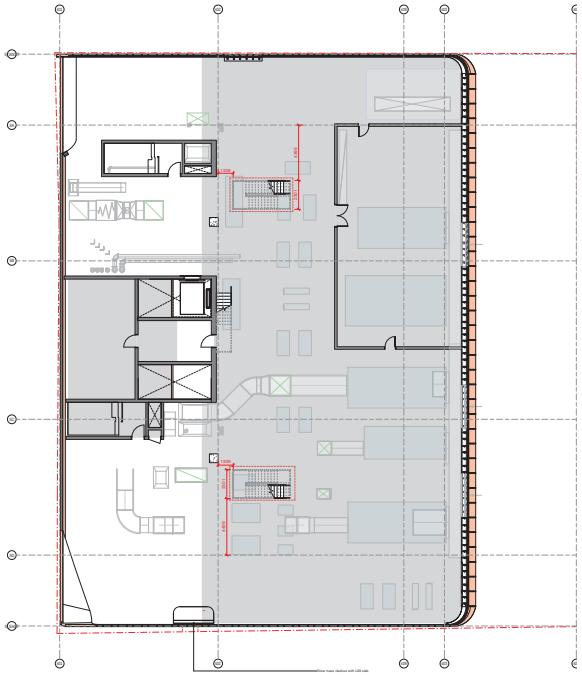
05. REVISED ROOF DESIGN

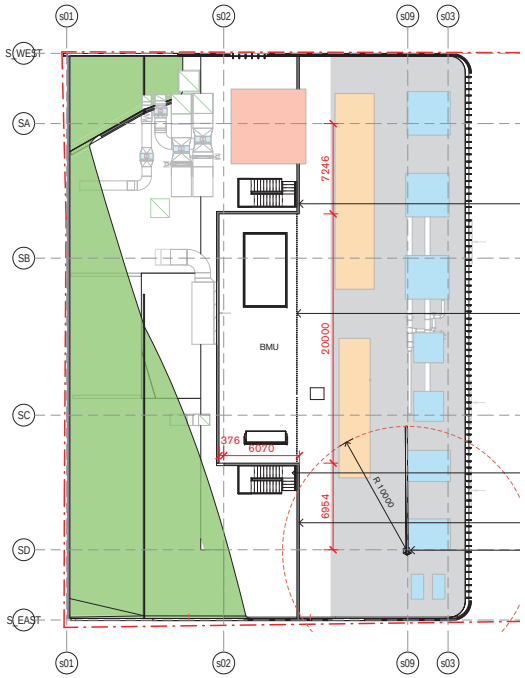
'articulation of the roofline and the outcome of explorations to address sun access to Hyde Park, including location and handling of roof plant'

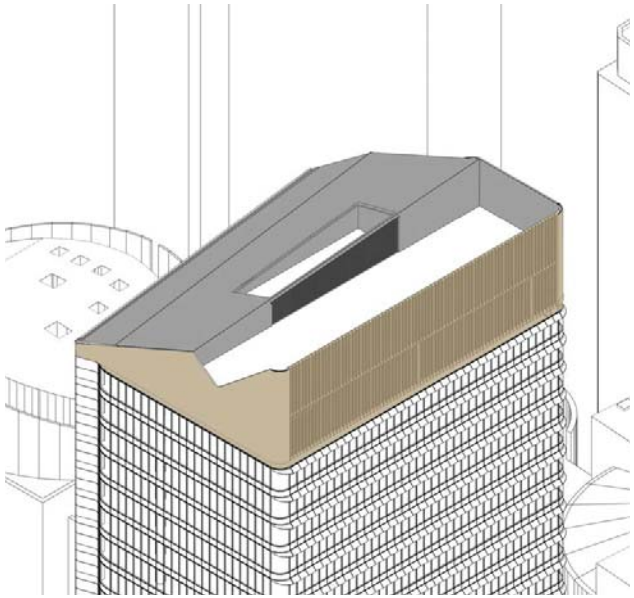
18 June 2018

ROOF DESIGN - VIEW FROM HYDE PARK

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT







18 June 2018

ROOF DESIGN - TECHNICAL CONSTRAINTS

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

06. SOUTH WALL

'The proposed decoration of the south facade has merit as a strategy to mitigate the blankness of the southern elevation. However the resolution of this approach could be stronger and should be considered in relation to the elevation as a whole. In addition, it is yet to respond to the intent of setbacks as this level'

5

Wrap UP and Next Steps

Metro Martin Place

Sydney Metro and Over Station Development Design Review Panels

DRP #05

3 July 2018

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
00. Panel Preparation	• Sydney Metro and OSD DRP Panels arrive and review agenda and previous DRP notes	Peter Poulet, Government Architect	Prior to 9:00
1. Opening	• Welcome and Introduction • Current and Forward Agendas	Peter Poulet, Government Architect Stephanie Ballango, Savills on behalf of Macquarie	9.00 – 9.15 (15 mins)
SYDNEY METRO DRP – RESPONSE TO DRP FEEDBACK			
2. Ground Plane	A. Ground Plane • Context and overview B. Hunter Street and Through Site Link • Strategies to address level changes • Connectivity, legibility and way finding logic • Character and operation of space • Extent of enclosure, security lines and glazing • Opportunities to improve DDA access from Castlereagh Street C. South Tower Ground Plane • Update on the design development for the ground levels of the South Tower • Connectivity to, and integration with, Martin Place and surrounding precinct	Stephanie Ballango, Savills on behalf of Macquarie Matthew Cochrane, Grimshaw Paul van Ratingen, JPW Ben Green, Tzannes	9.15 – 10.00 (45 mins)
3. Sydney Metro DRP Questions		Peter Poulet, Government Architect	10:00 – 10.20 (20 mins)
4. Sydney Metro DRP Summary	• DRP Summary	Peter Poulet, Government Architect	10:20 – 10.30 (10 mins)

Sydney Metro DRP & Over Station Development DRP Agenda

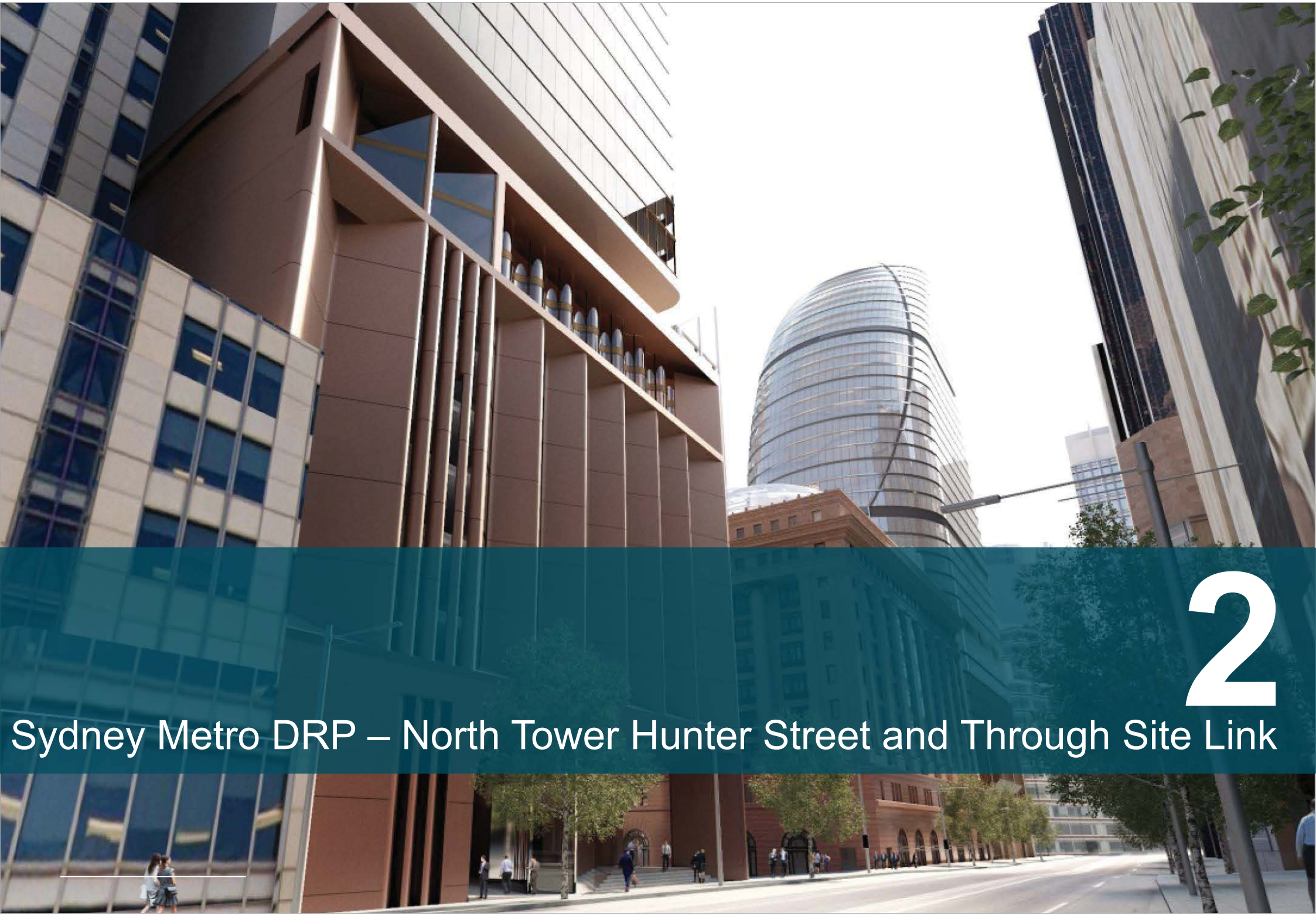
Agenda Item	Details	Presenter	Run Time
MORNING TEA BREAK			10.30-11:00 (30 mins)
OSD DRP – RESPONSE TO DRP FEEDBACK			
5. North Tower	A. North Tower • Urban design context B. Form and Mass • Narrower base recommended to mitigate bulk and mass • Greater setback of tower from lift overruns above 50 Martin Place C. Tower to Ground • Vertical expression of tower • Overall composition of north tower, tower to ground and expression of street wall D. Architectural Expression • Interrogation of scaling elements to express base, middle and top of podium • Clearer visual distinction/separation between existing and proposed podium elements • Intent and detail of Level 10 cut back	Paul van Ratingen, JPW Alec Tzannes, Tzannes	11.00 – 11.45 (45 mins)
6. South Tower	A. Architectural Expression • Treatment of southern elevation	Alex Tzannes, Tzannes	11.45 – 12.00 (15 mins)
7. OSD DRP Questions		Peter Poulet, Government Architect	12:00 – 12:20 (20 mins)
8. OSD DRP Summary	• DRP Summary	Peter Poulet, Government Architect	12:20 – 12:30 (10 mins)
SYDNEY METRO AND OSD DRP DEBRIEF (Macquarie leaves the room)			12.30 – 1.00 30 mins

2

Sydney Metro DRP – Ground Plane Context

Ground Plane

The ground plane is part of the CSSI Consent and is the responsibility of the Sydney Metro DRP. Elements of this presentation have therefore been removed as they do not form part of the OSD SSD DA.



2

Sydney Metro DRP – North Tower Hunter Street and Through Site Link

Hunter Street Design Update

JPW has further developed the revised concept for the through site link to address the comments raised by the Sydney Metro and the OSD DRP to date.

JPW presentation, provided under separate cover, addresses the Sydney Metro and OSD DRP's street level feedback including:

- Hunter Street ground level
  - Strategies to address level changes and improve DDA access
  - Extent of enclosure, glazing and security lines
  - Development of the podium architecture and relationship to street
  - Opportunities to better articulate and express ventilating louvres

JPW and Macquarie are committed to continuing to engage with the Sydney Metro DRP on the Hunter Street design solution which is captured by the CSSI approval. This will include the use of a wall and plinth at the Hunter Street / Elizabeth Street corner that was conceptually to the OSD DRP in conceptual form.

Through Site Link Design Update

JPW has further developed the revised concept for the through site link to address the comments raised by the Sydney Metro DRP to date.

JPW is refining the through site link to address the Sydney Metro and OSD DRP's through site link feedback.

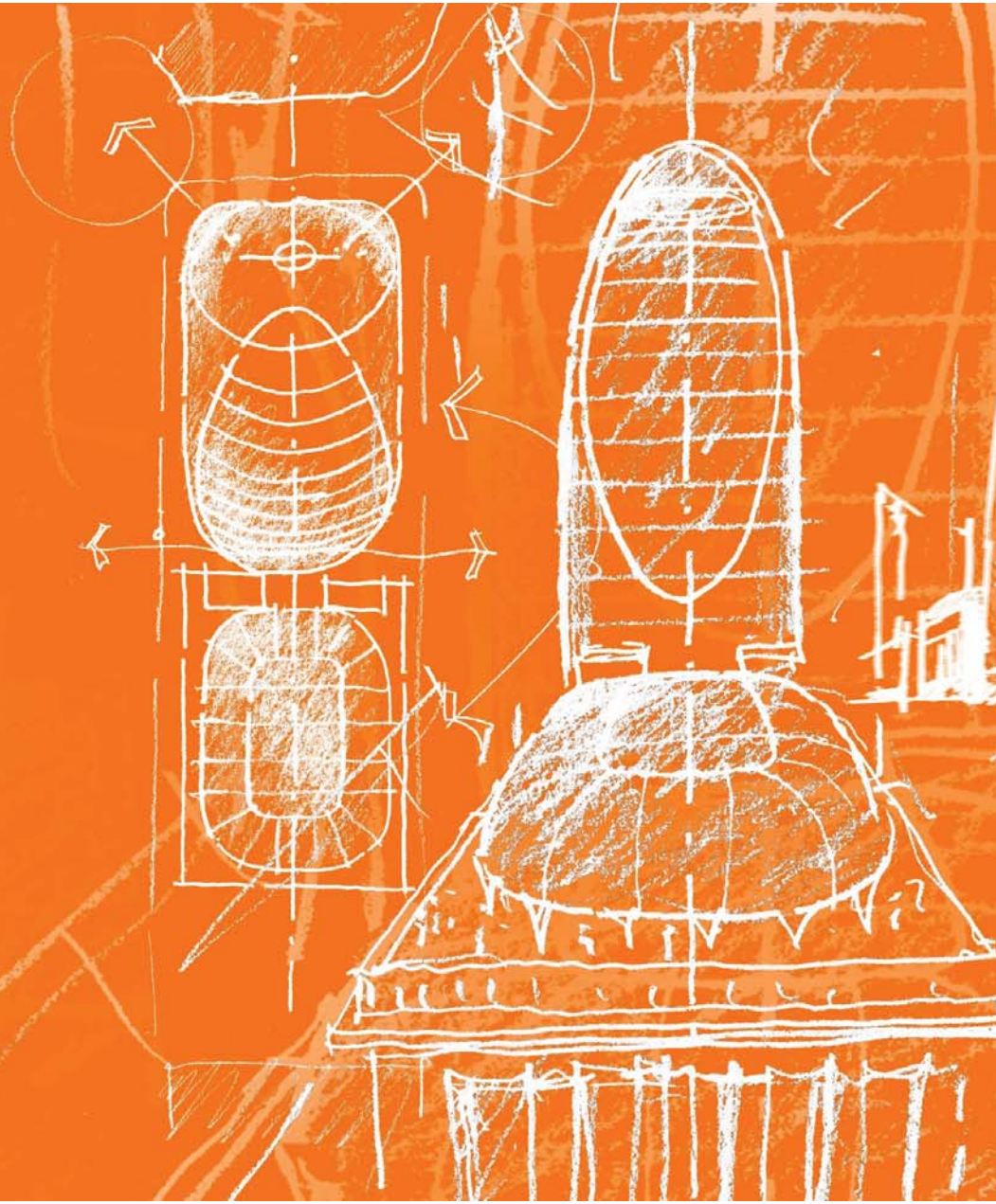
The DA submission will address the following open items:

- Legibility, accessibility, public character and operation
- Material palette/expression and relationship to 50 Martin Place
- Castlereagh Street access and specifically the steepness of the stair
- Wayfinding and connectivity to support vertical and horizontal circulation to / from through site link and Hunter Street as well as within and between levels

NORTH TOWER

Sydney Metro DRP Discussion

- Street Level
- Through-site link



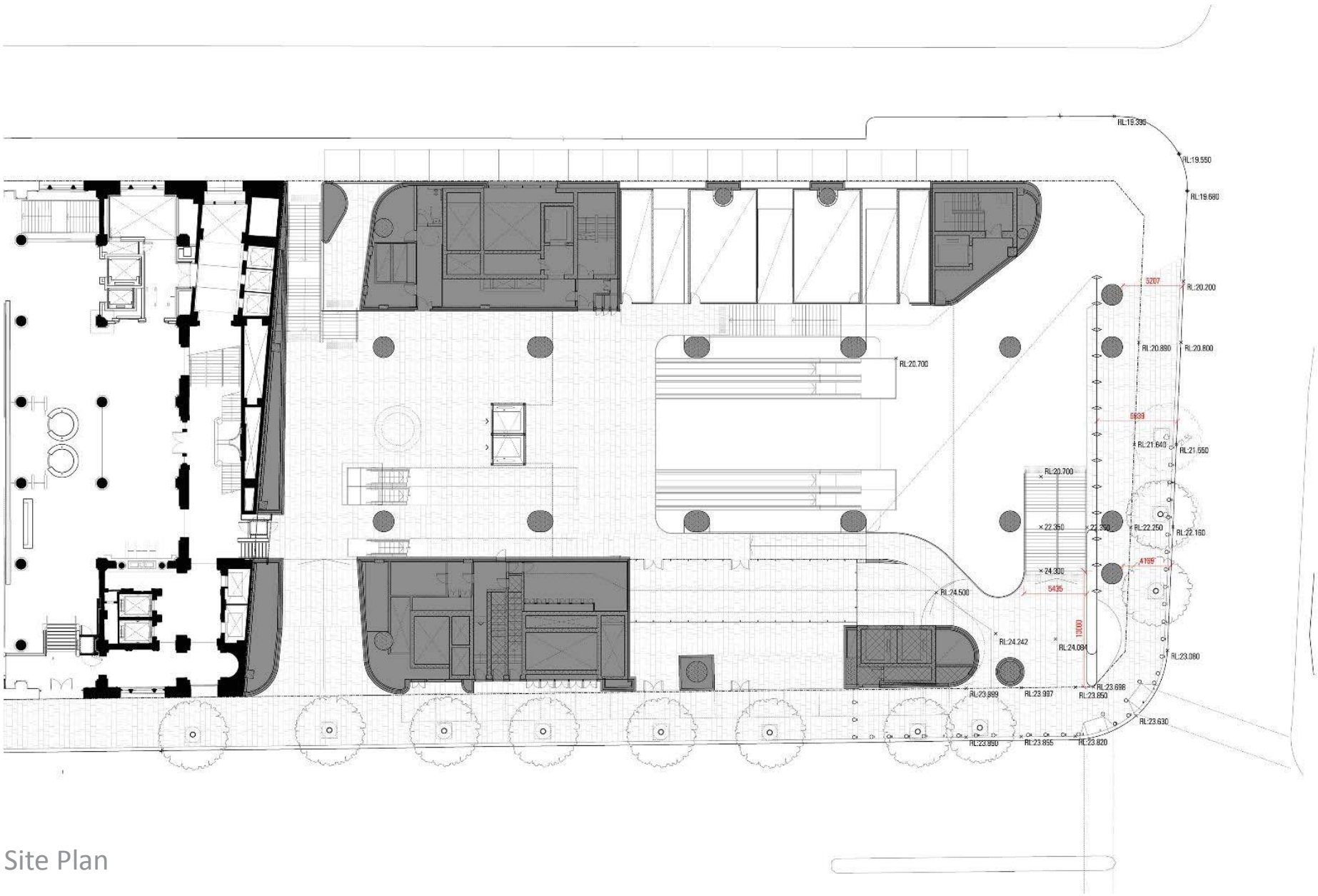
NORTH TOWER
Sydney Metro DRP Discussion

- Street Level

  - Legibility of lifts – implications for identity and wayfinding

  - Clarity between Metro and OSD entries and public versus private areas

  - Extent of glazing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RL:21.640
RL:21.550
RL:20.700
22.350
22.350
RL:22.250
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4199
24.300
5435
RL:24.500
13000
RL:24.242
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RL:23.080
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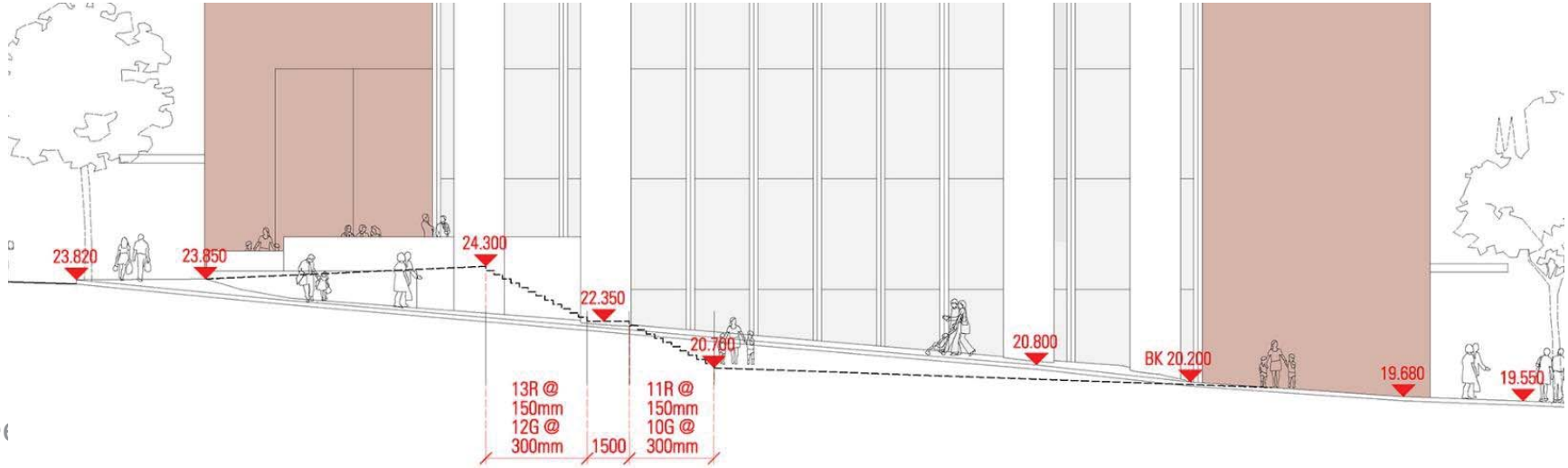
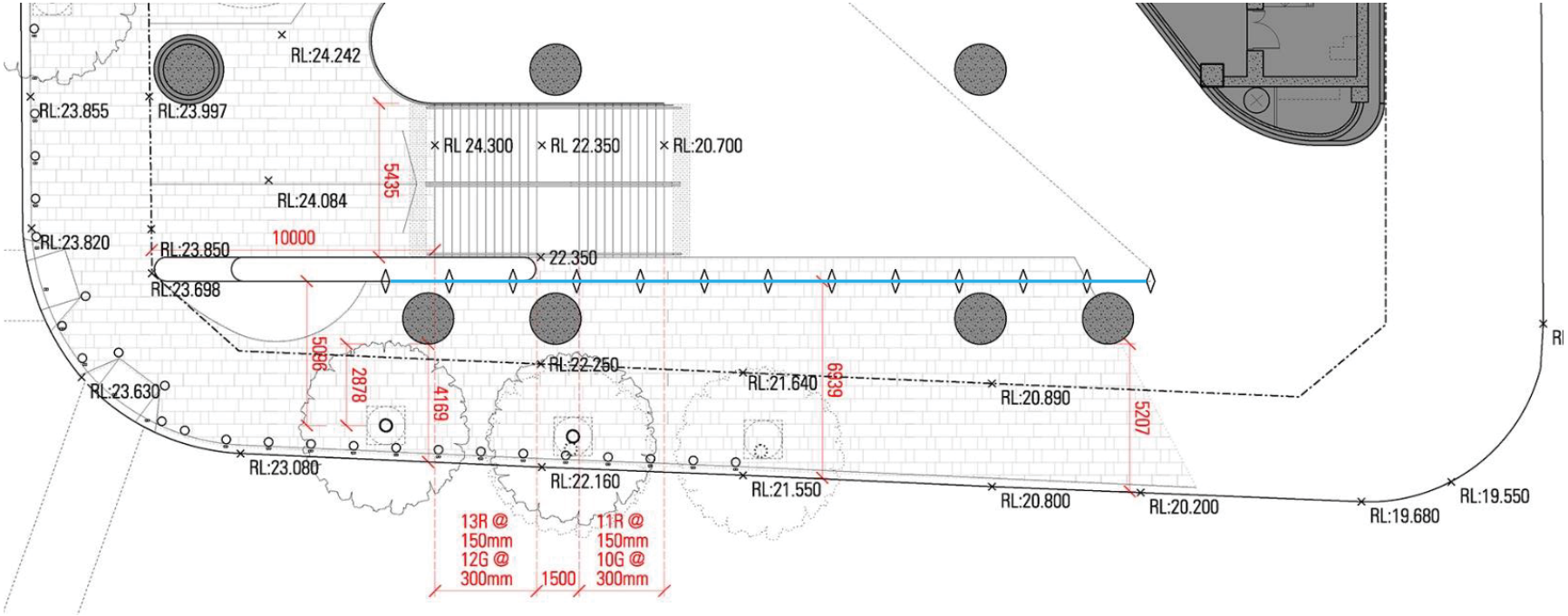
RL:23.820

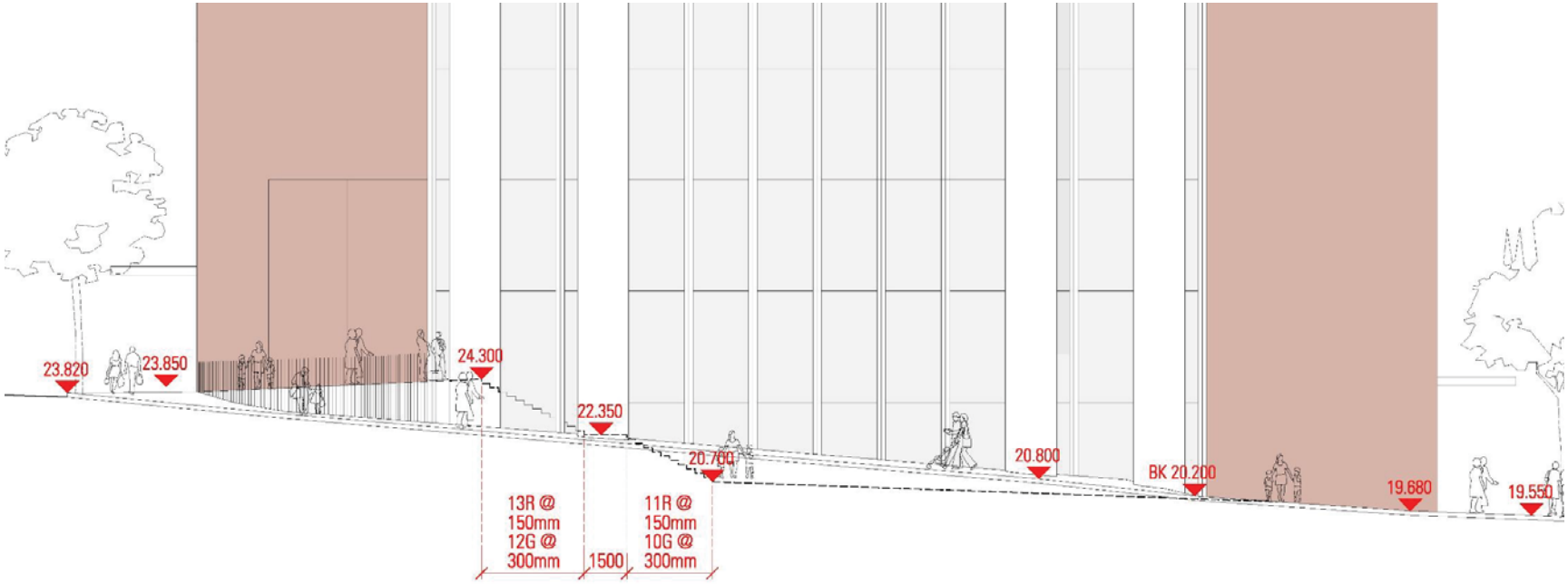
Site Plan



Hunter Stree



Detailed Plan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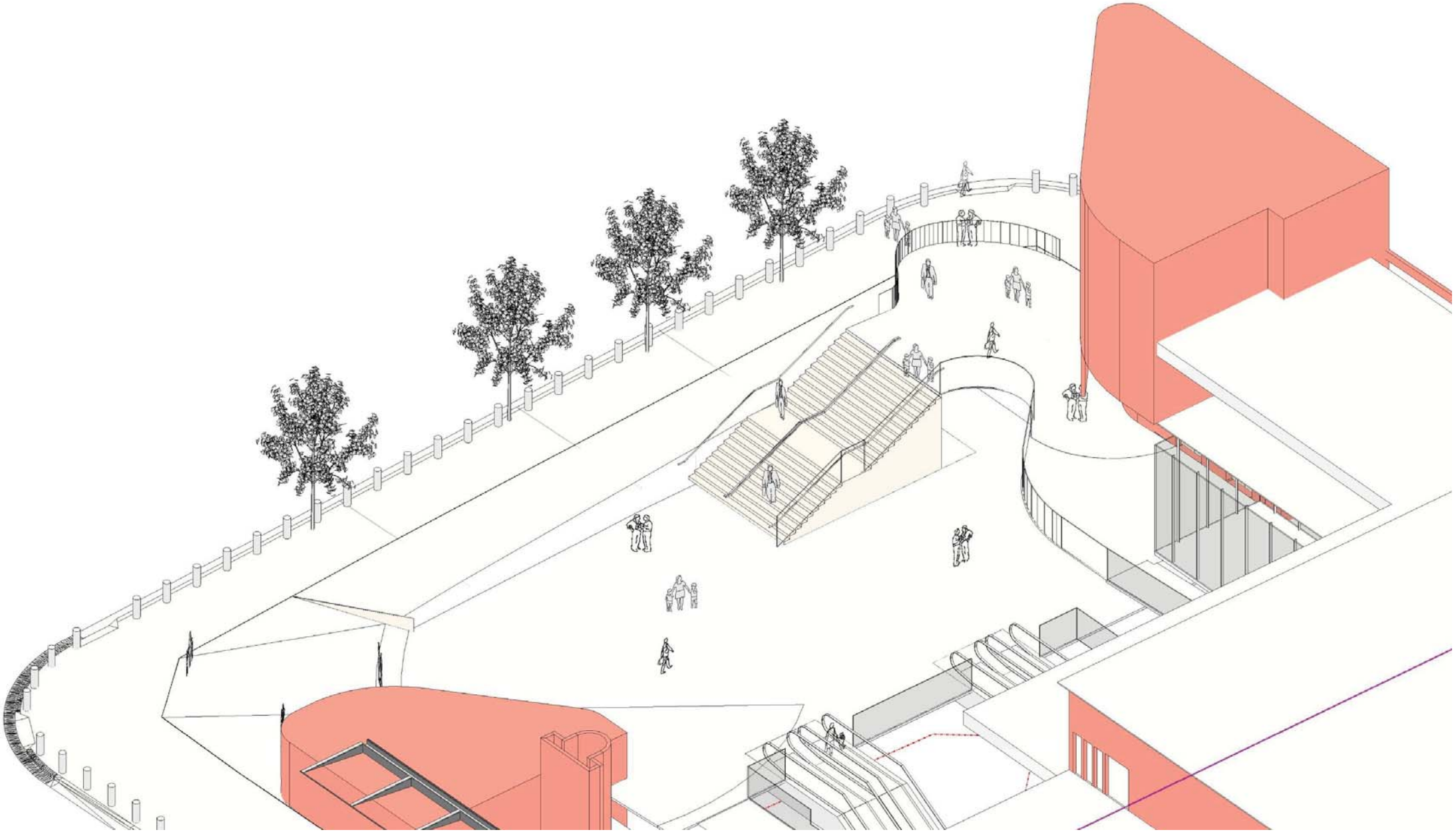
23.850
24.300
22.350
20.700
20.800
BK 20.200
19.680
19.550
13R @
150mm
12G @
300mm
1500
11R @
150mm
10G @
300mm



NORTH TOWER

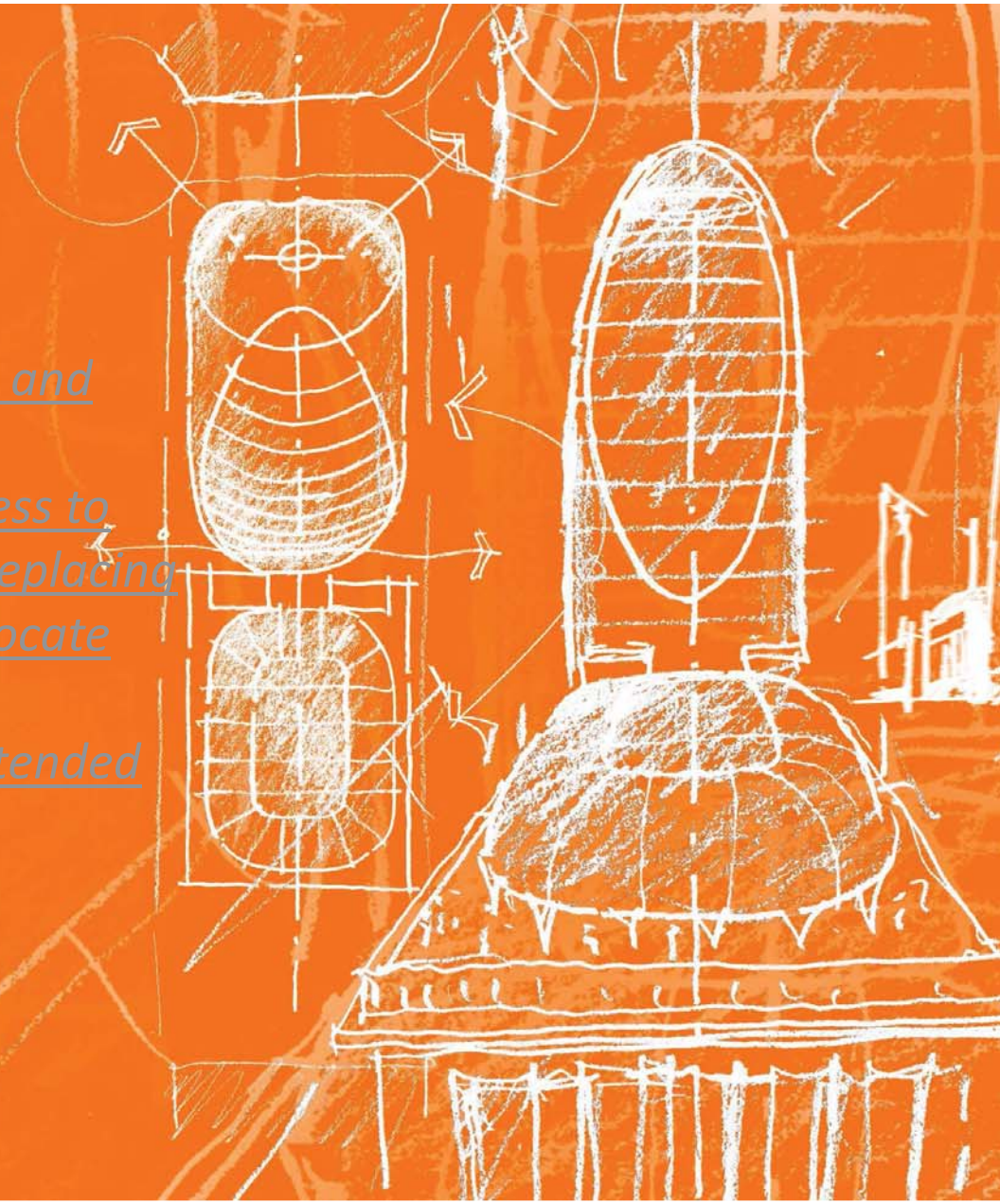
Sydney Metro DRP Discussion

- Street Level
- Through-site link

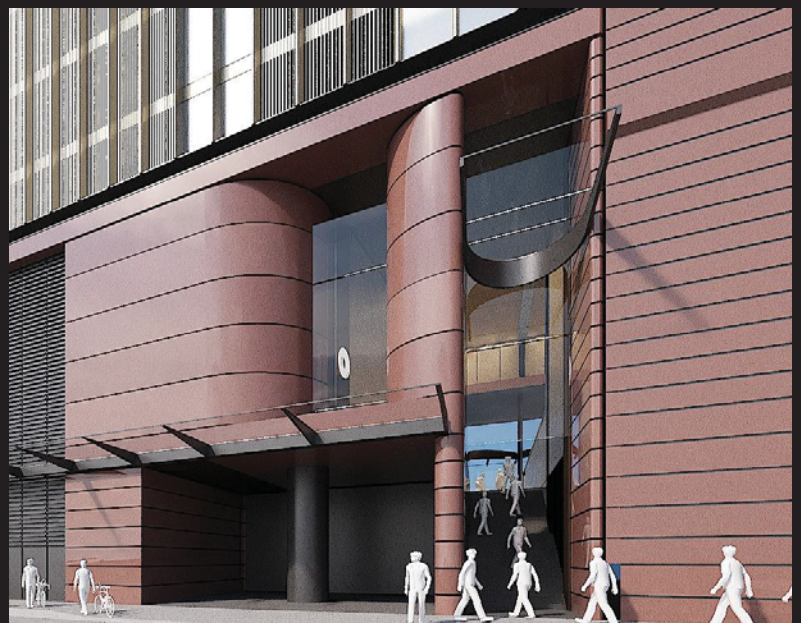
- Improve legible connections between the link and Metro Concourse

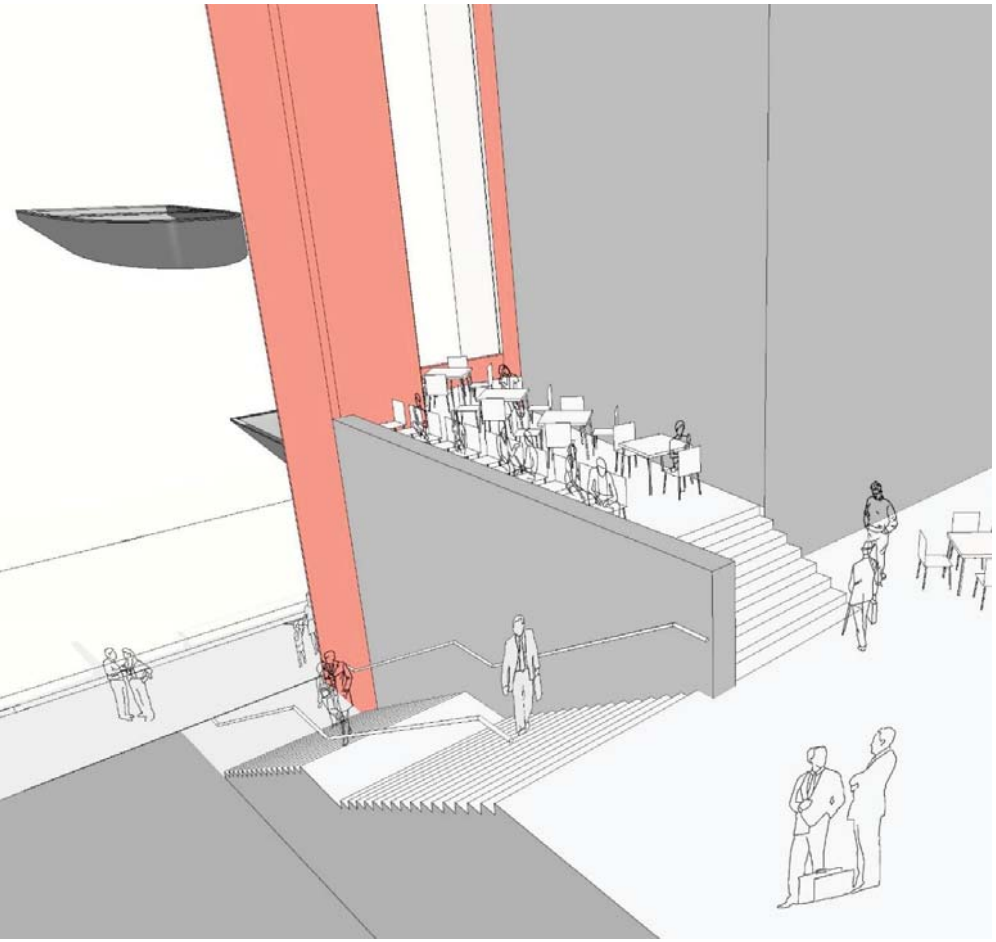
- Investigate opportunities to provide DDA access to Castlereagh Street including consideration of replacing stairs with escalators and finding space to co-locate lifts.

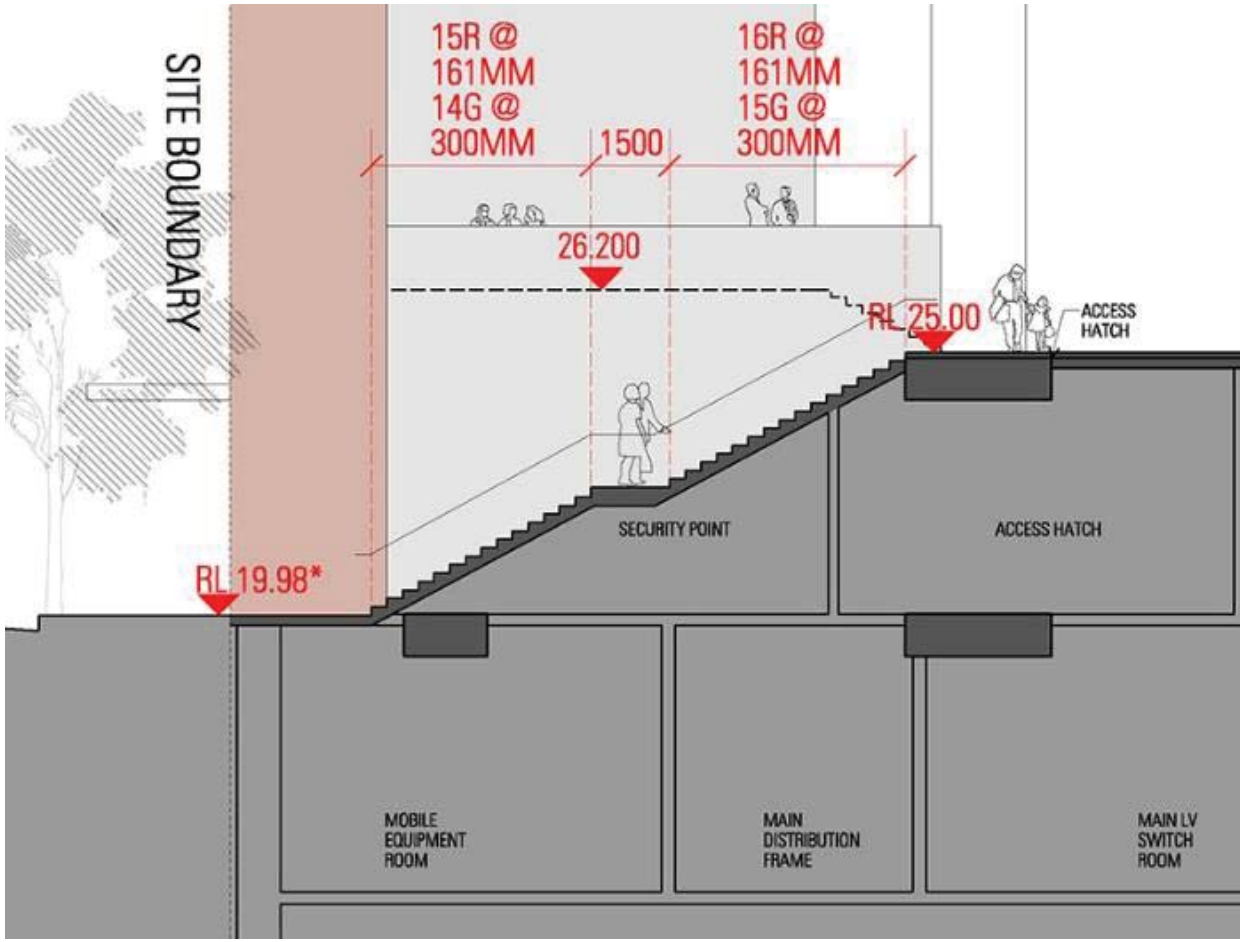
- Further clarity regarding security lines and intended detailing



Otemachi Tower Tokyo






SITE BOUNDARY
15R @
161MM
14G @
300MM
1500
16R @
161MM
15G @
300MM
26,200
RL 25.00
ACCESS
HATCH
RL 19.98*
SECURITY POINT
ACCESS HATCH
MOBILE
EQUIPMENT
ROOM
MAIN
DISTRIBUTION
FRAME
MAIN LV
SWITCH
ROOM

South Tower Ground Plane Update

The design team has further developed the ground plane and street level to respond to the Sydney Metro and OSD DRP feedback received to date.

Tzannes presentation, provided under separate cover, contains an update on the design development for the ground levels of the South Tower including connectivity to, and integration with, Martin Place, Castlereagh Street and Elizabeth Street.

3

Sydney Metro DRP Questions and Clarifications

4

Sydney Metro DRP – Feedback Summary

5

OSD DRP – North Tower Urban Design Context

North Tower Urban Design Context

The North Tower’s proposed form, mass and architectural expressions draws cues from the surrounding urban design context and the approved Consolidated Design Guidelines.

North Tower Form and Mass

The OSD DRP has recommended reconsideration of the North Tower's form and mass, and particularly the scale relationship and visual space to 50 Martin Place.

JPW presentation, provided under separate cover, presents the analysis JPW has undertaken to address the OSD DRP's advice and recommendations, including:

- Responding to the DRP's recommendation to consider a narrower base and overall Tower geometry to mitigate bulk and mass
- Greater setback of tower form from lift overruns above 50 Martin Place

The shadowing impacts to Martin Place resulting from the revised concept will be tested pending the OSD DRP's feedback.

North Tower – Tower to Ground

The OSD DRP has recommended strengthening the vertical expressions of the North Tower.

JPW presentation, provided under separate cover, presents the analysis JPW has undertaken to address the OSD DRP's advice and recommendations, including:

- Vertical expression of the tower
- Overall composition of north tower, tower to ground and expression od street wall

North Tower Architectural Expression

The OSD DRP has recommended reconsideration of the North Tower's form and mass, and particularly the scale relationship and visual space to 50 Martin Place.

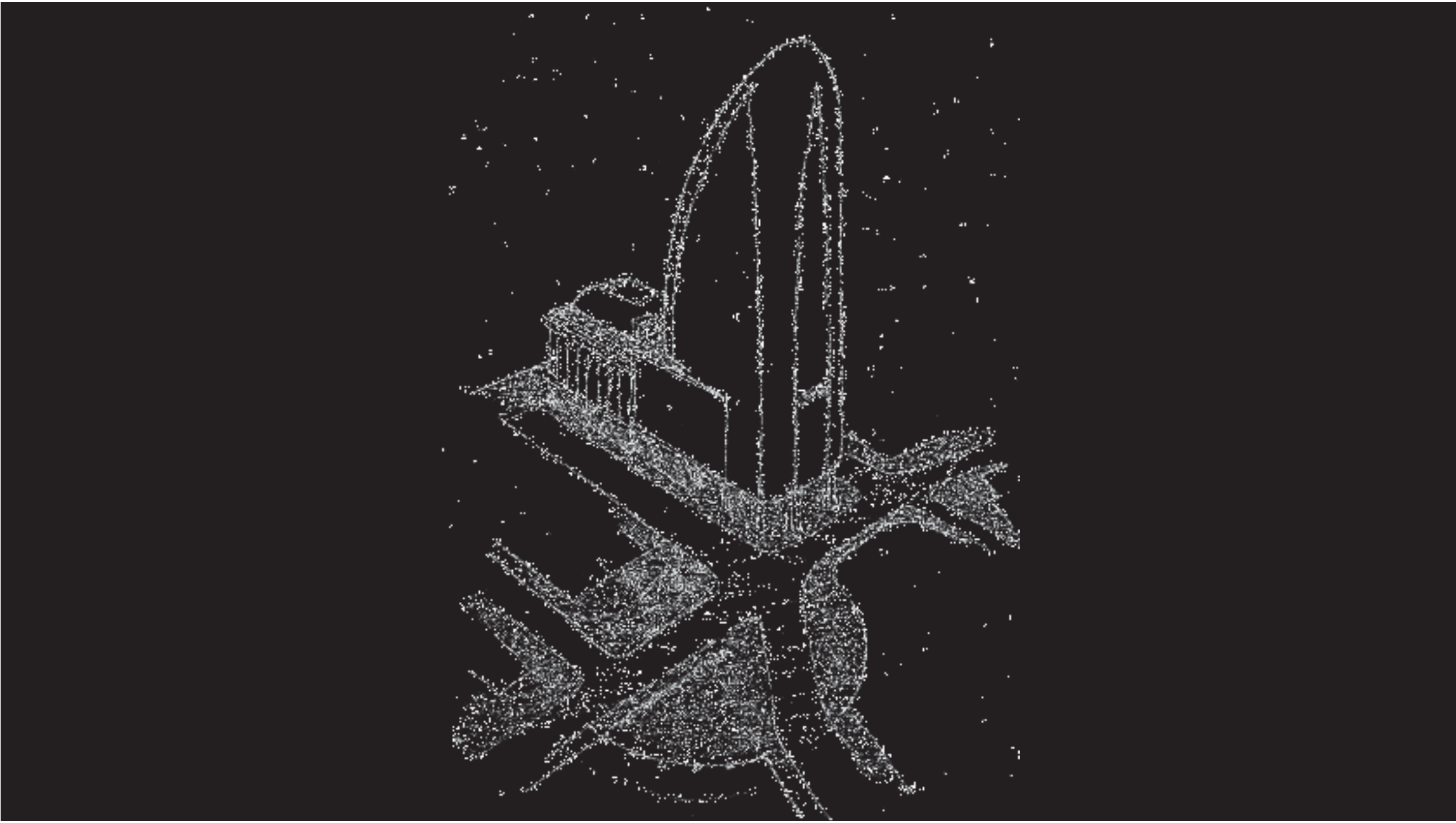
JPW presentation, provided under separate cover, presents the analysis JPW has undertaken to address the OSD DRP's advice and recommendations, including:

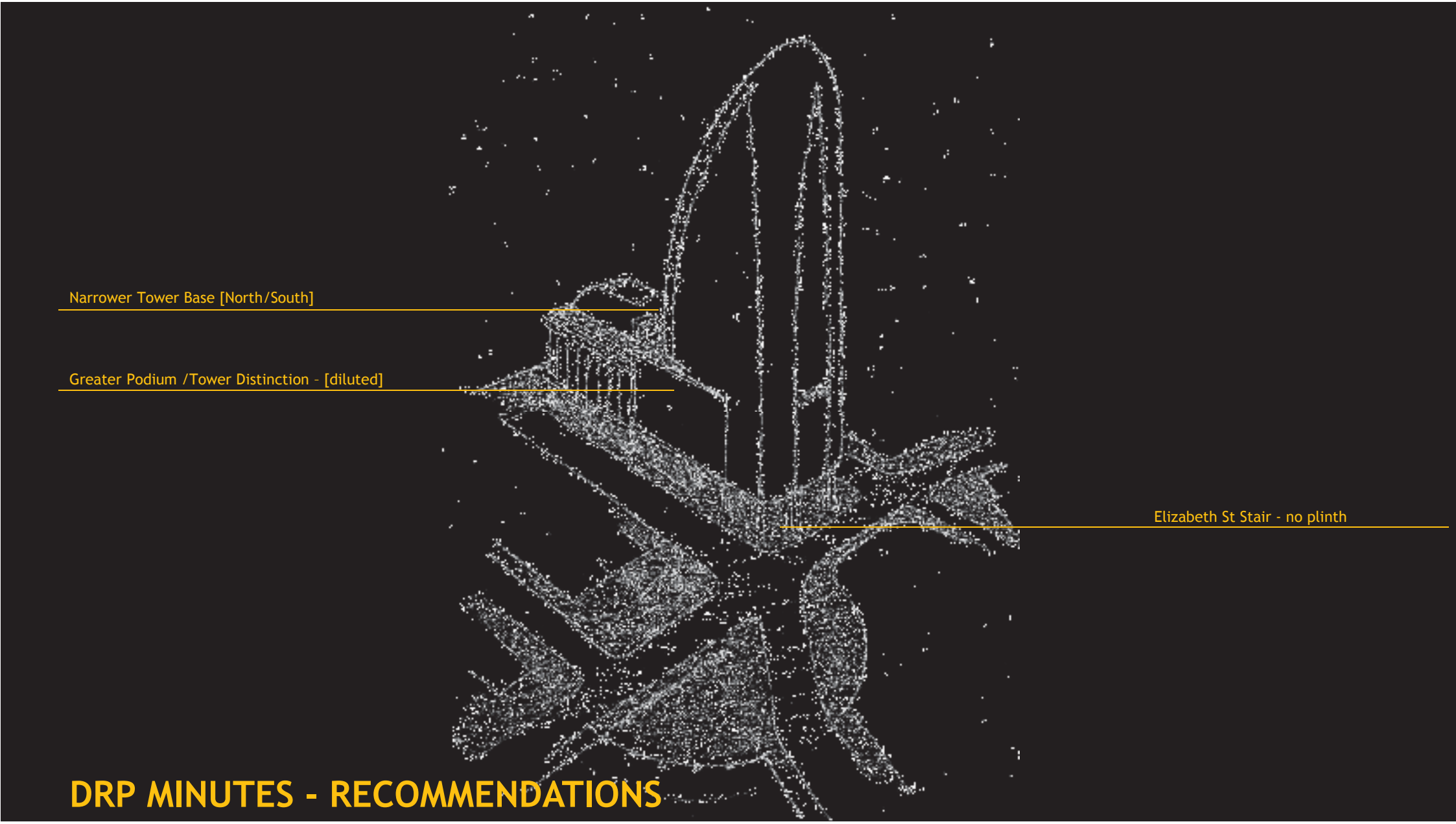
- Interrogation of scaling elements to express base, middle and top of podium
- Clearer visual distinction/separation between existing and proposed podium elements
- Intent of Level 10 cutback

The shade elements to the south façade continue to be developed and will be presented to a future OSD DRP meeting.

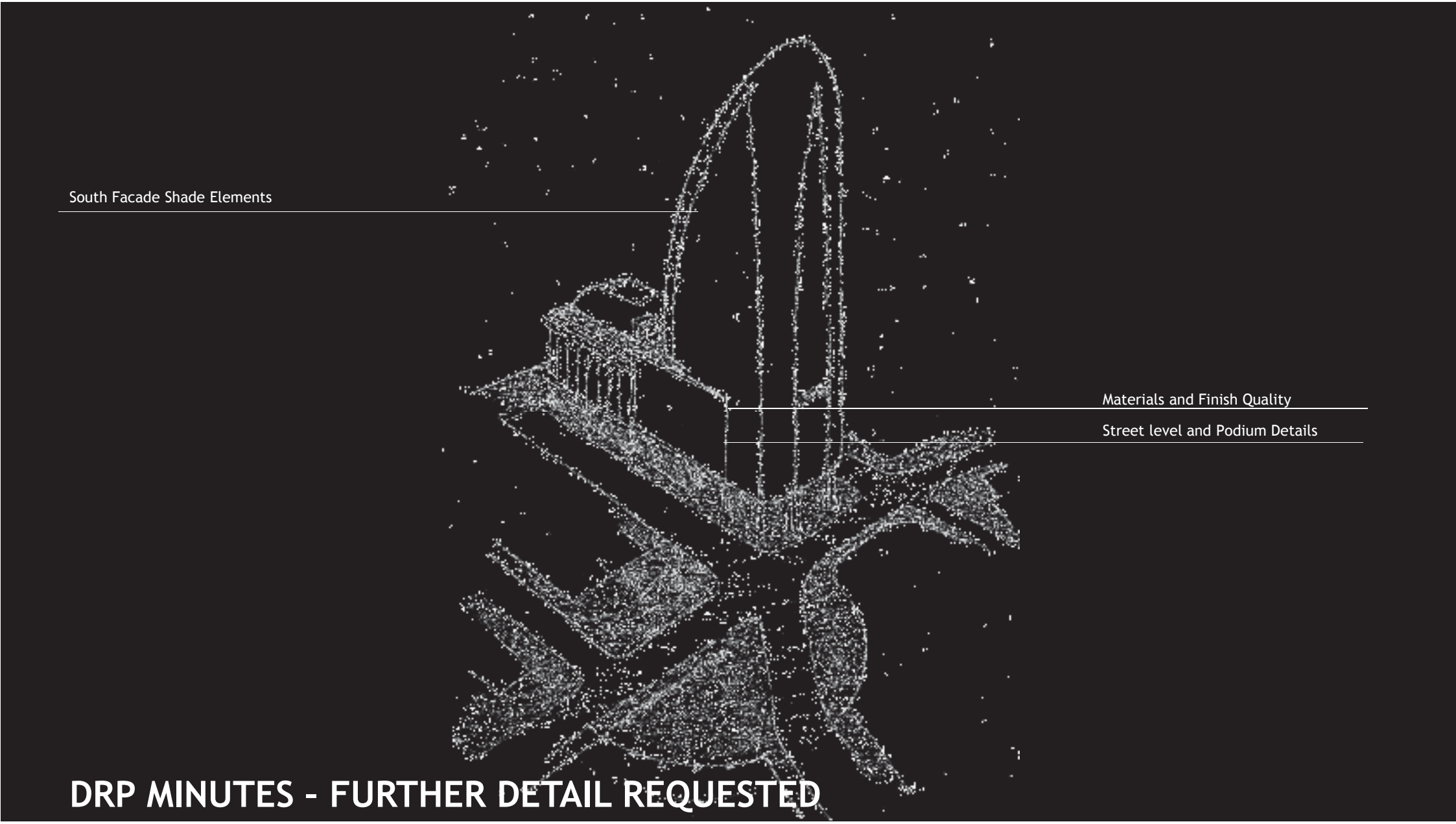
JPW is confirms the North Tower's reflectivity will be less than 20% as recommended by the OSD DRP. Reflectivity will be addressed through the DA submission and can independently reviewed as part of the DA assessment process.

NORTH TOWER
03.07.18

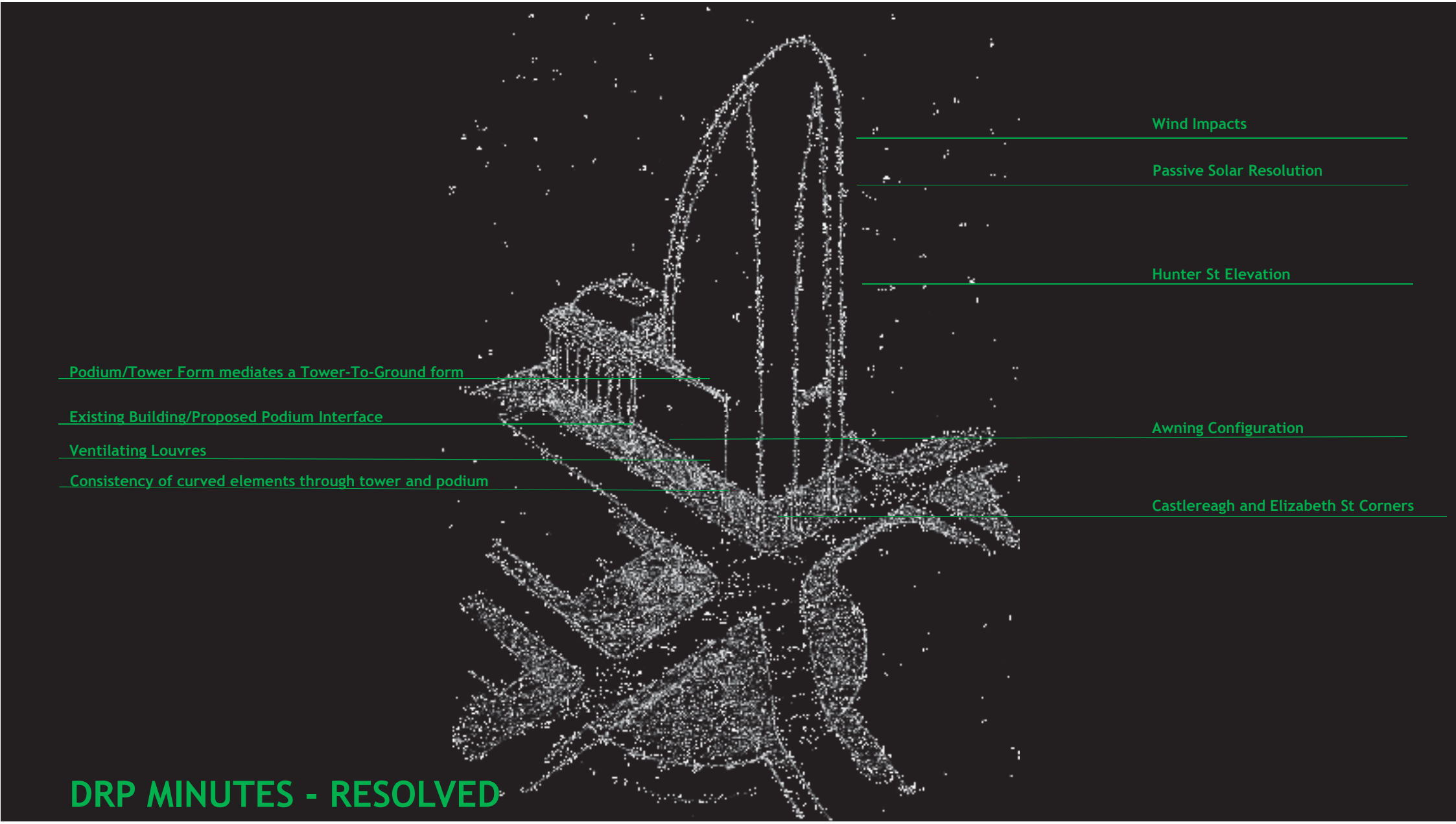




DRP MINUTES - RECOMMENDATIONS



DRP MINUTES – FURTHER DETAIL REQUESTED



DRP MINUTES - RESOLVED

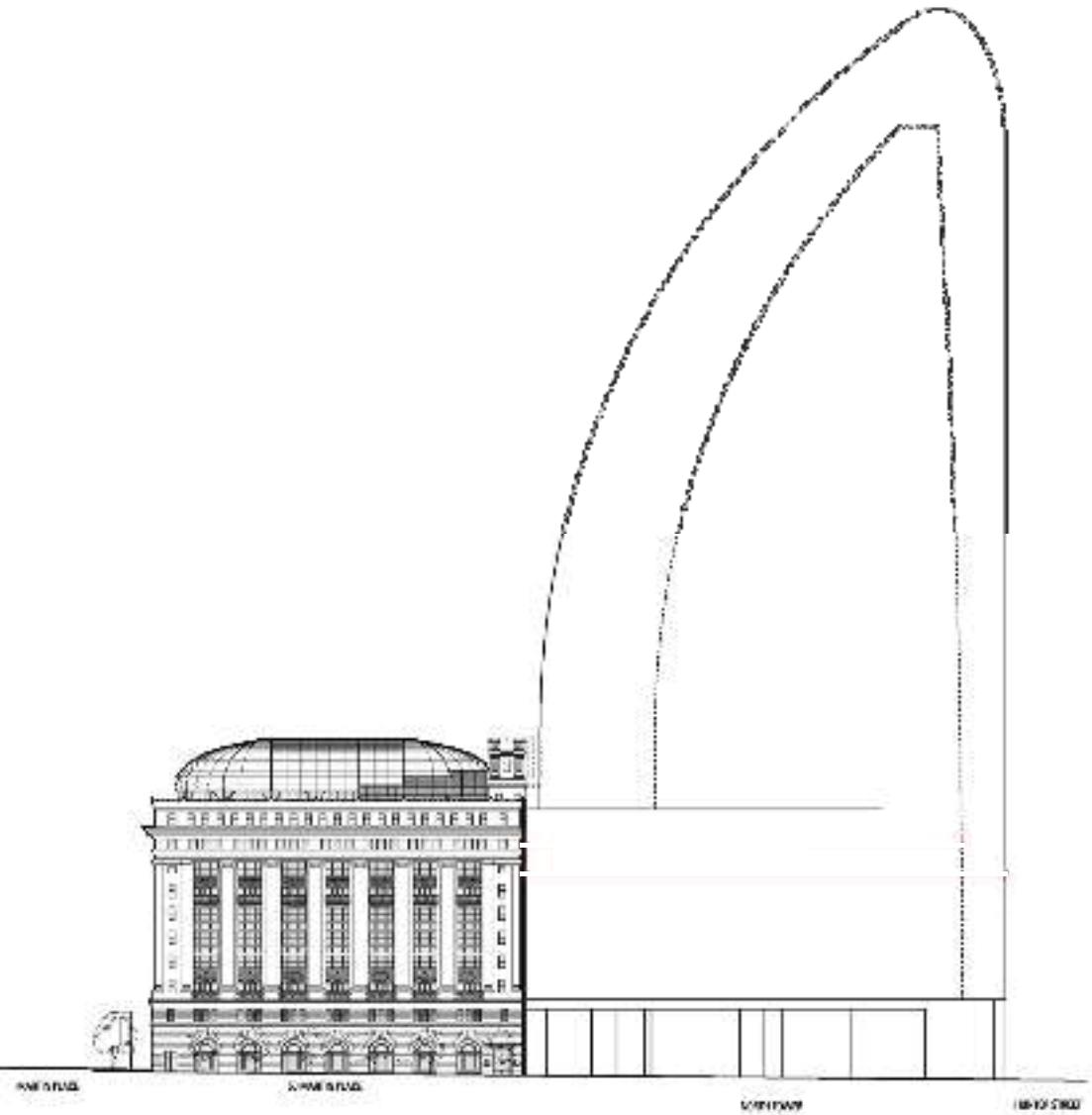
1. NARROWER TOWER BASE [NORTH/SOUTH]

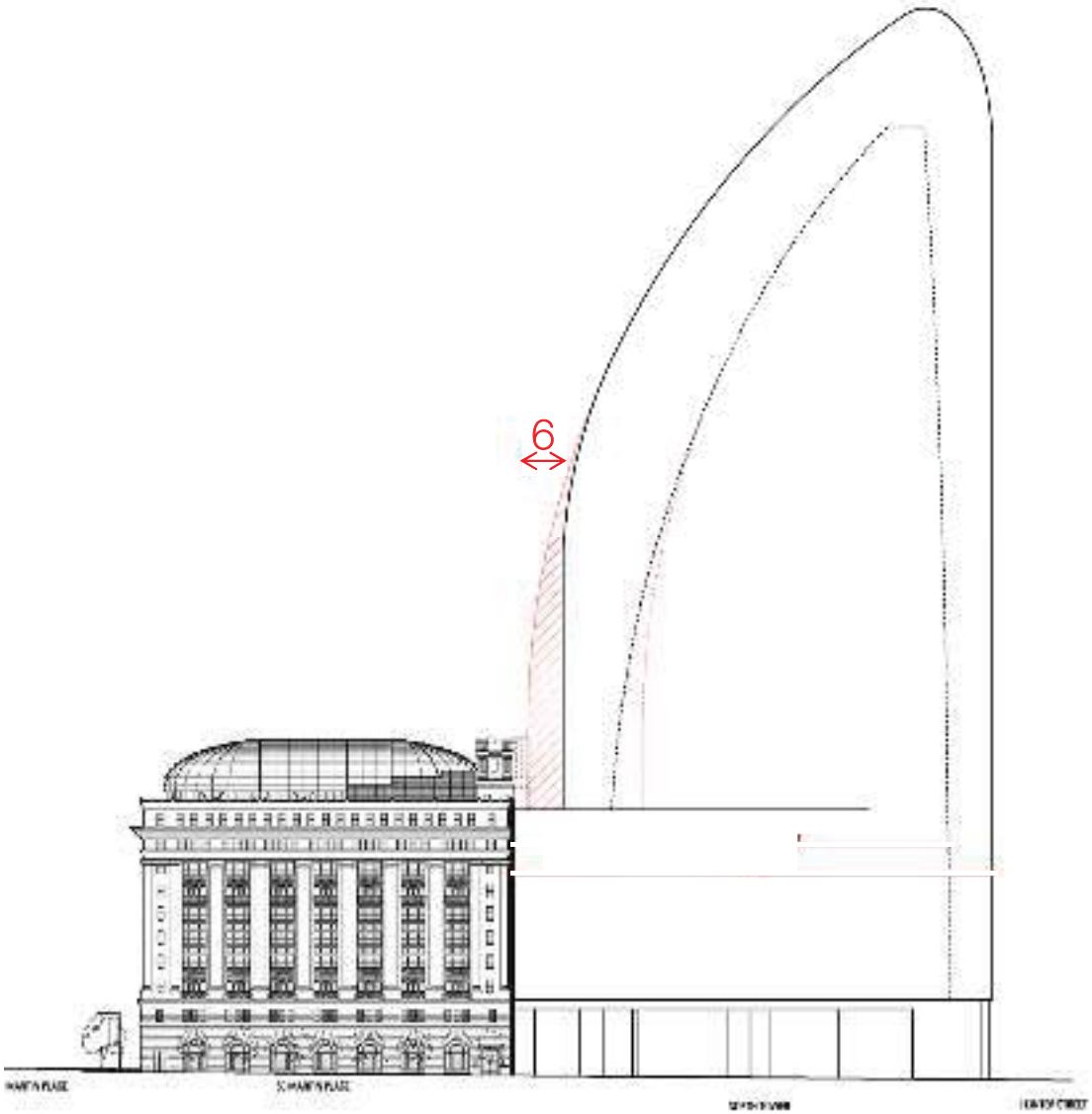
2. GREATER PODIUM /TOWER DISTINCTION - Dilution

3. ELIZABETH ST STAIR - No Plinth

1. NARROWER TOWER BASE [NORTH/SOUTH]

"We remain of the view that a narrower base (north to south) of the tower could benefit the proposal overall."

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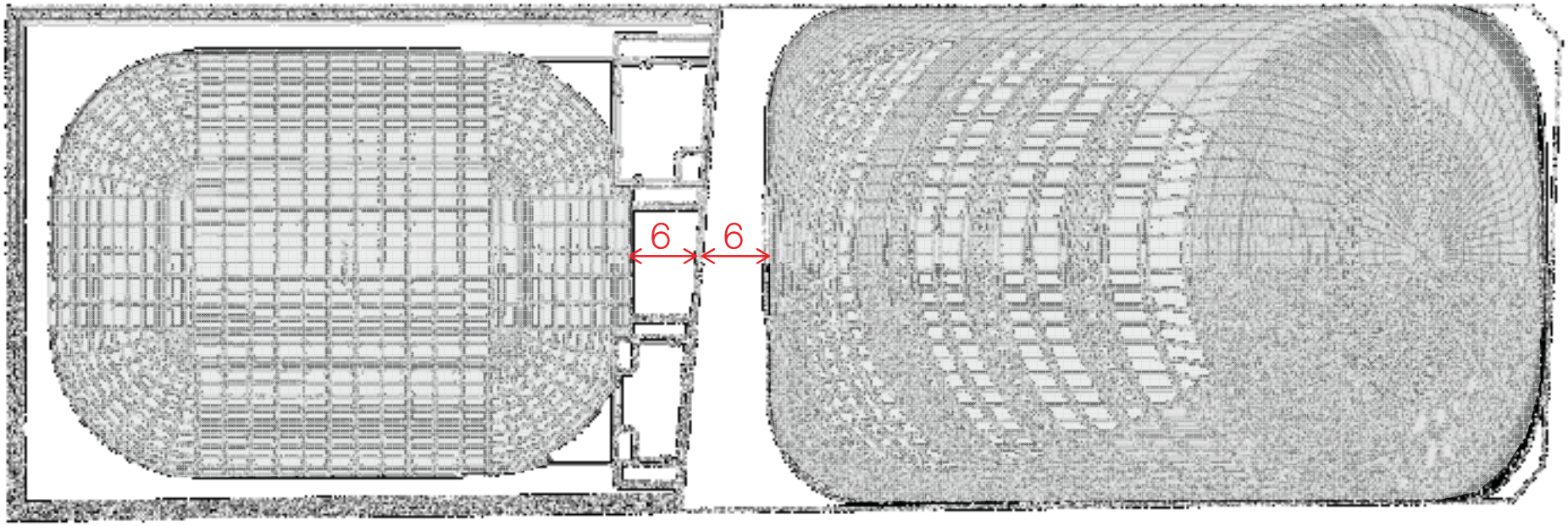
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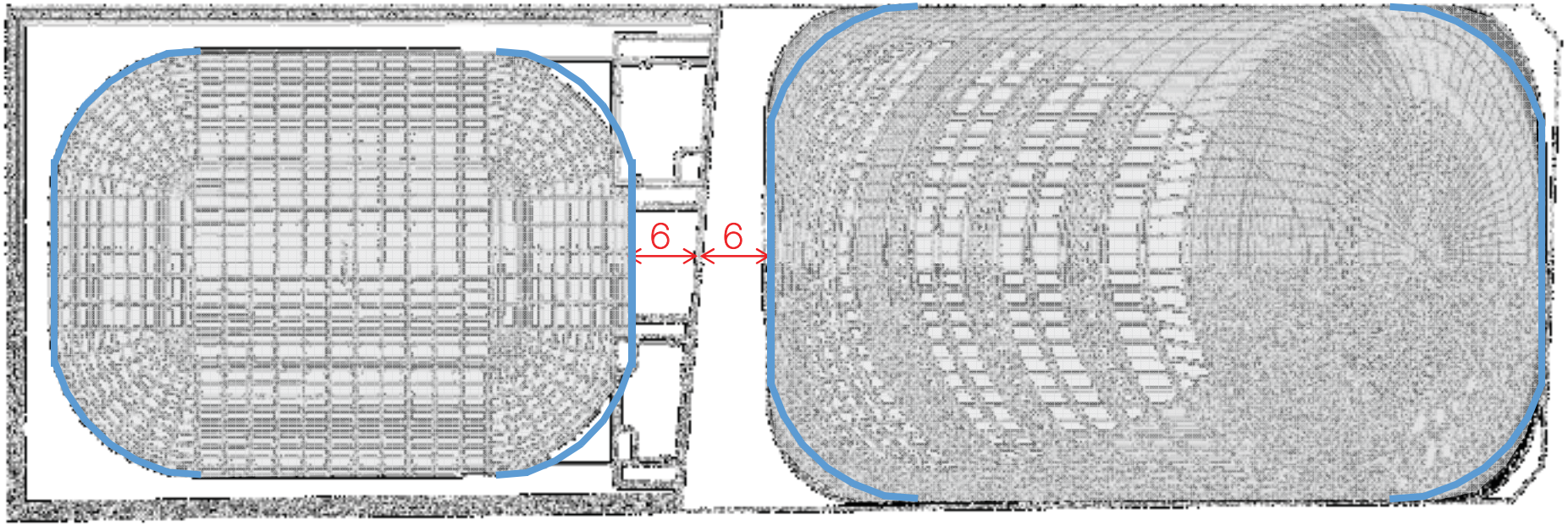
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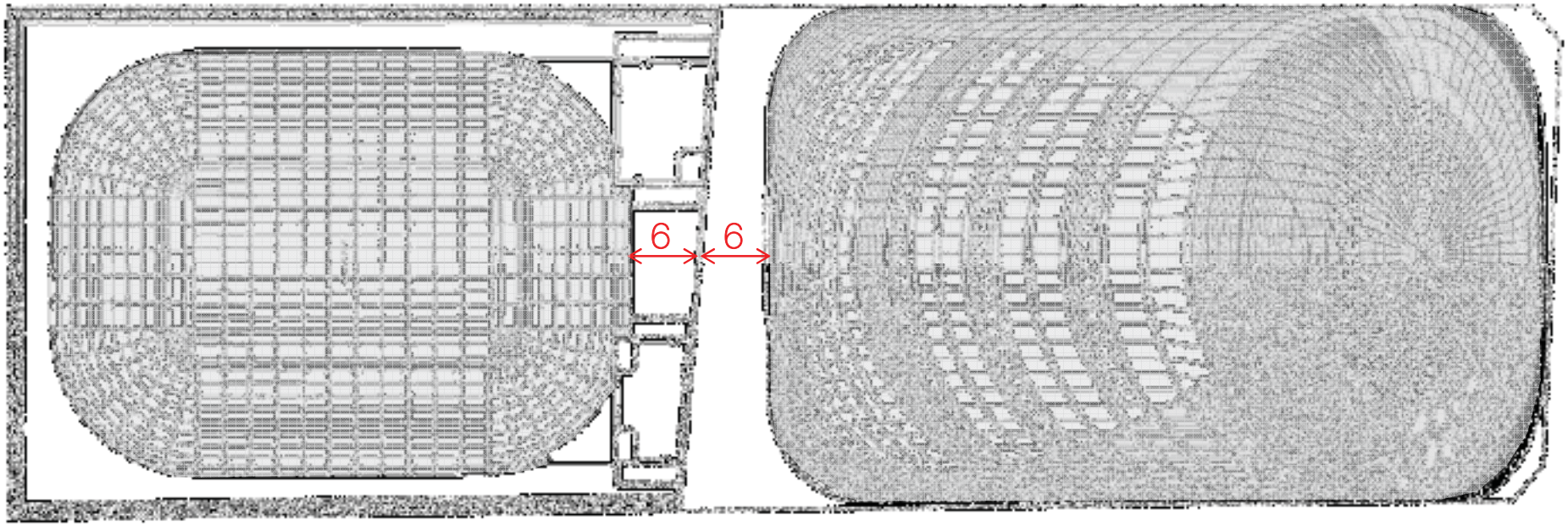
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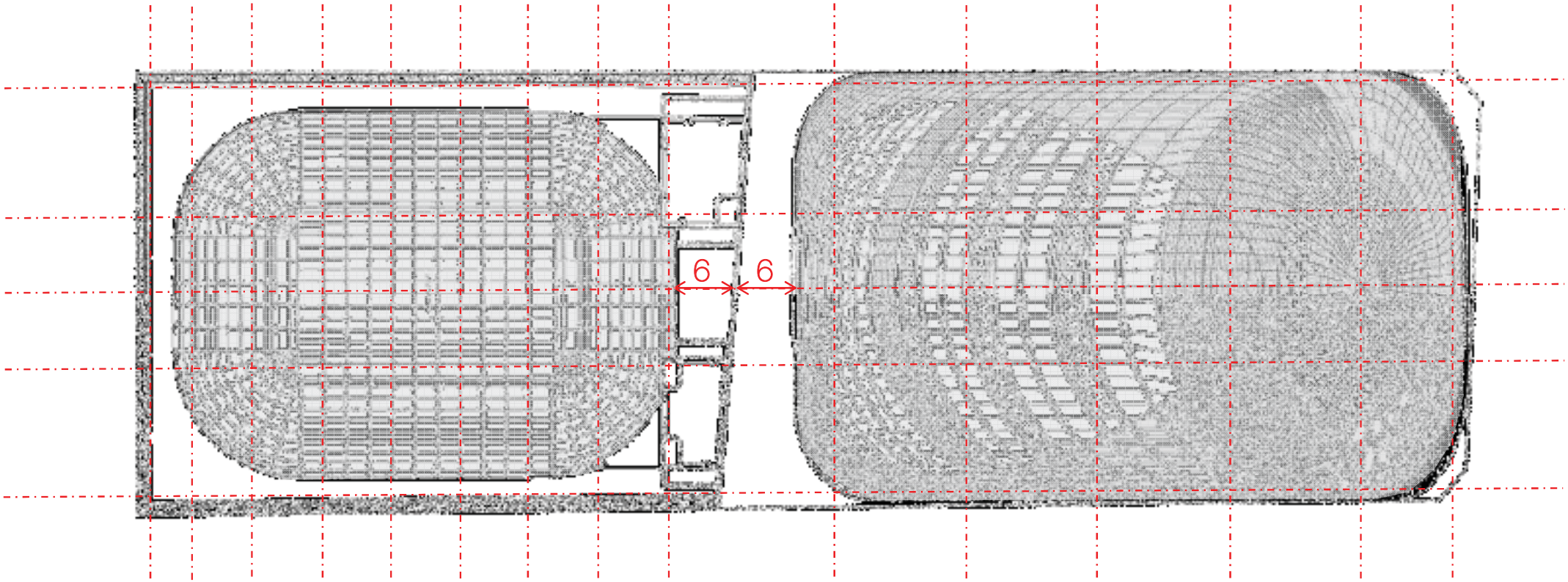
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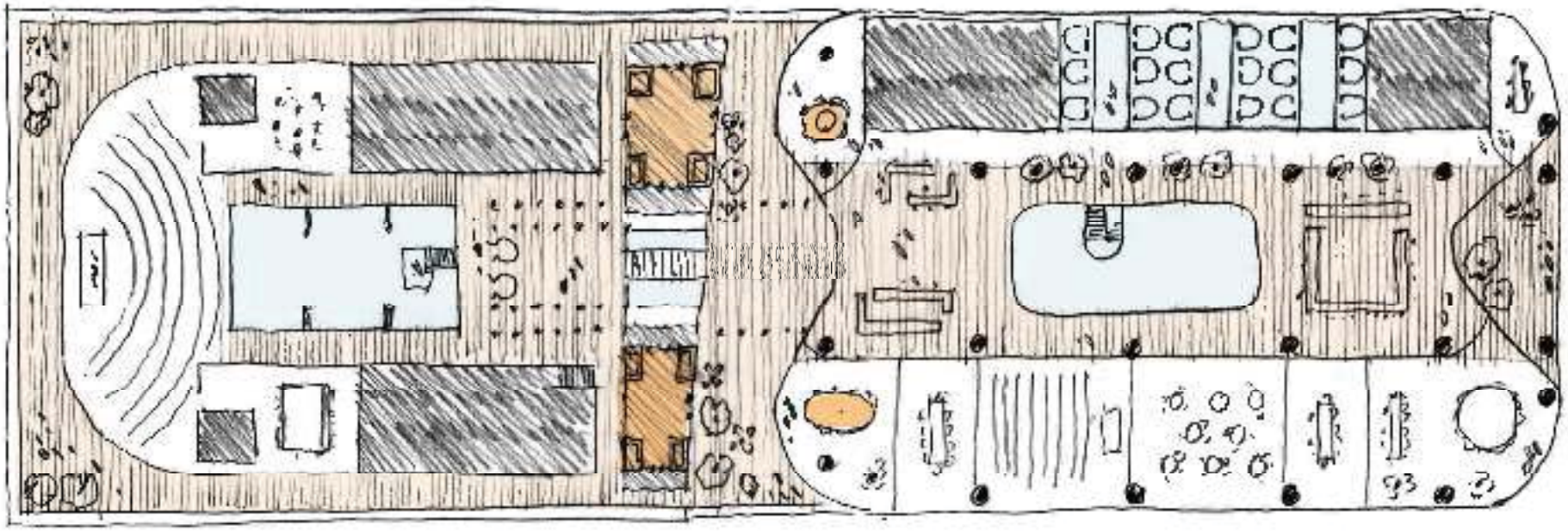
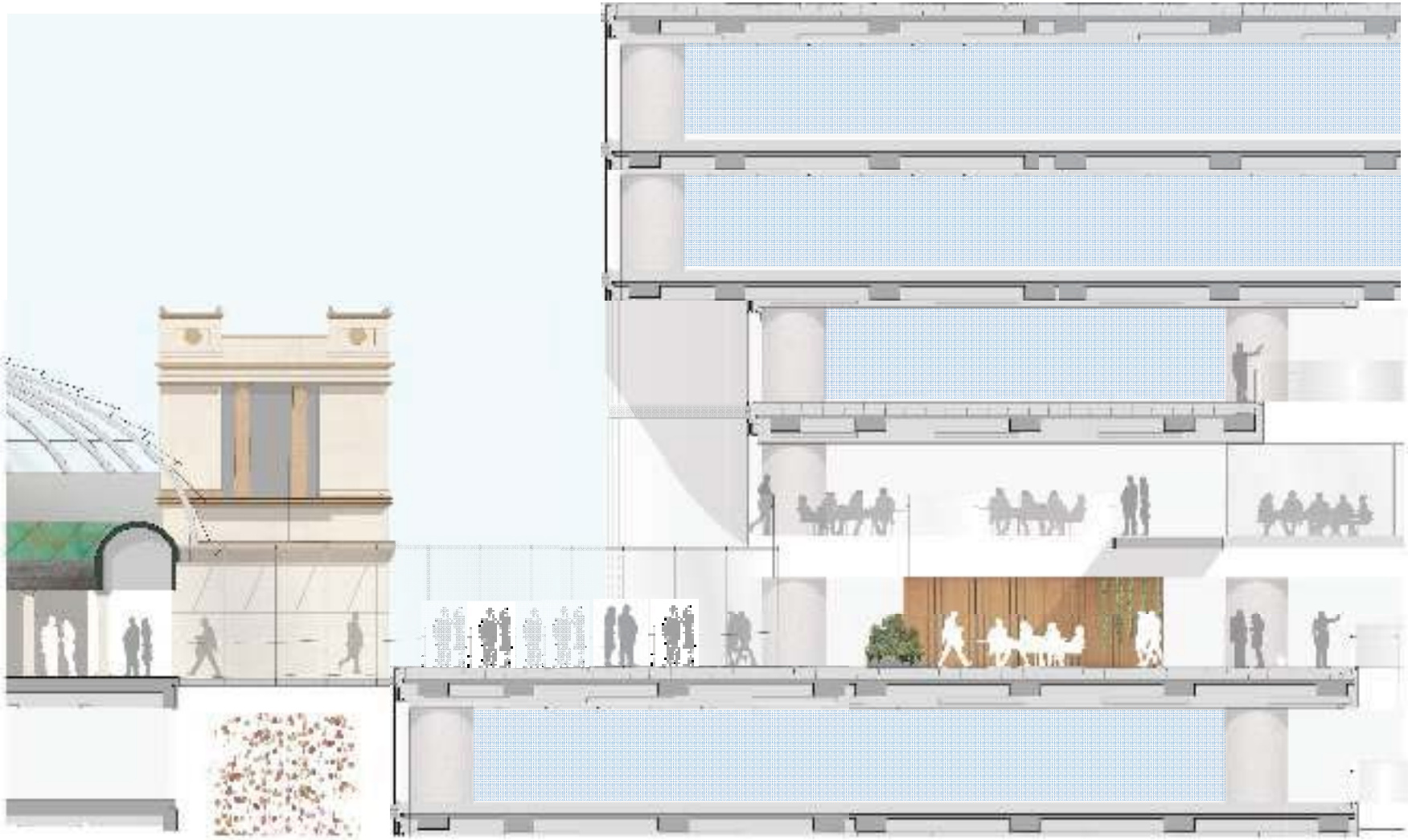
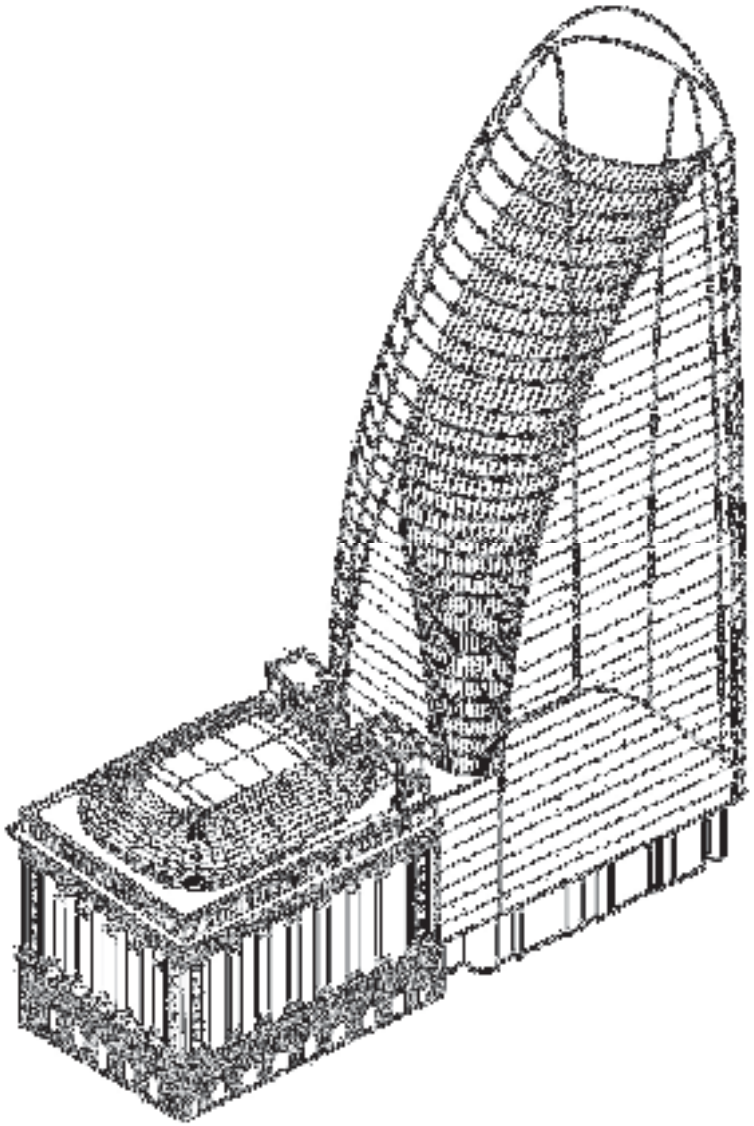
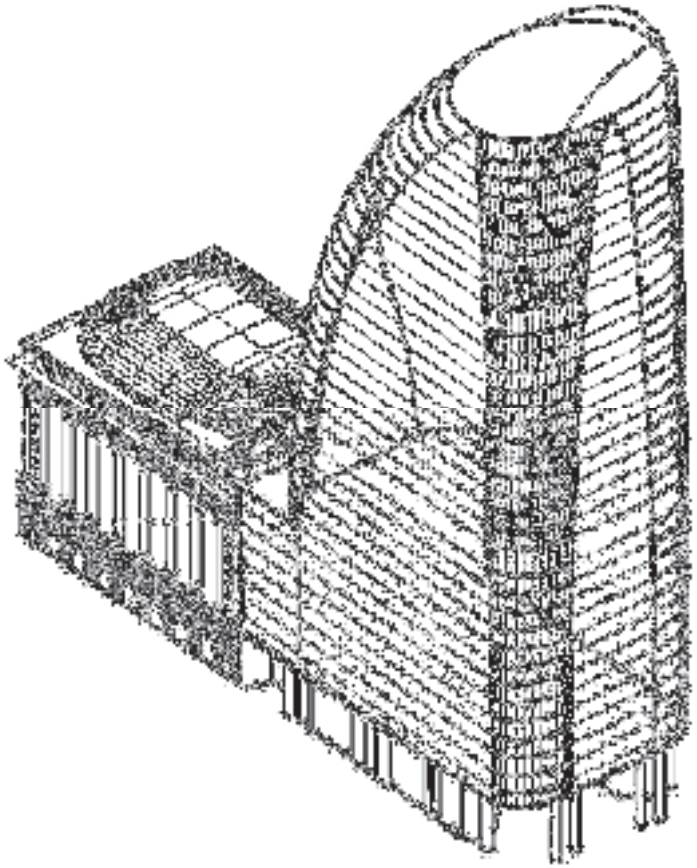
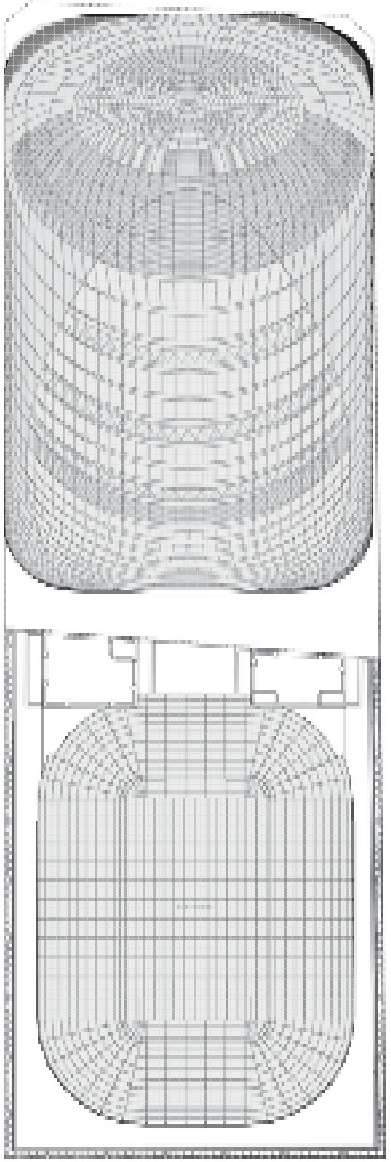










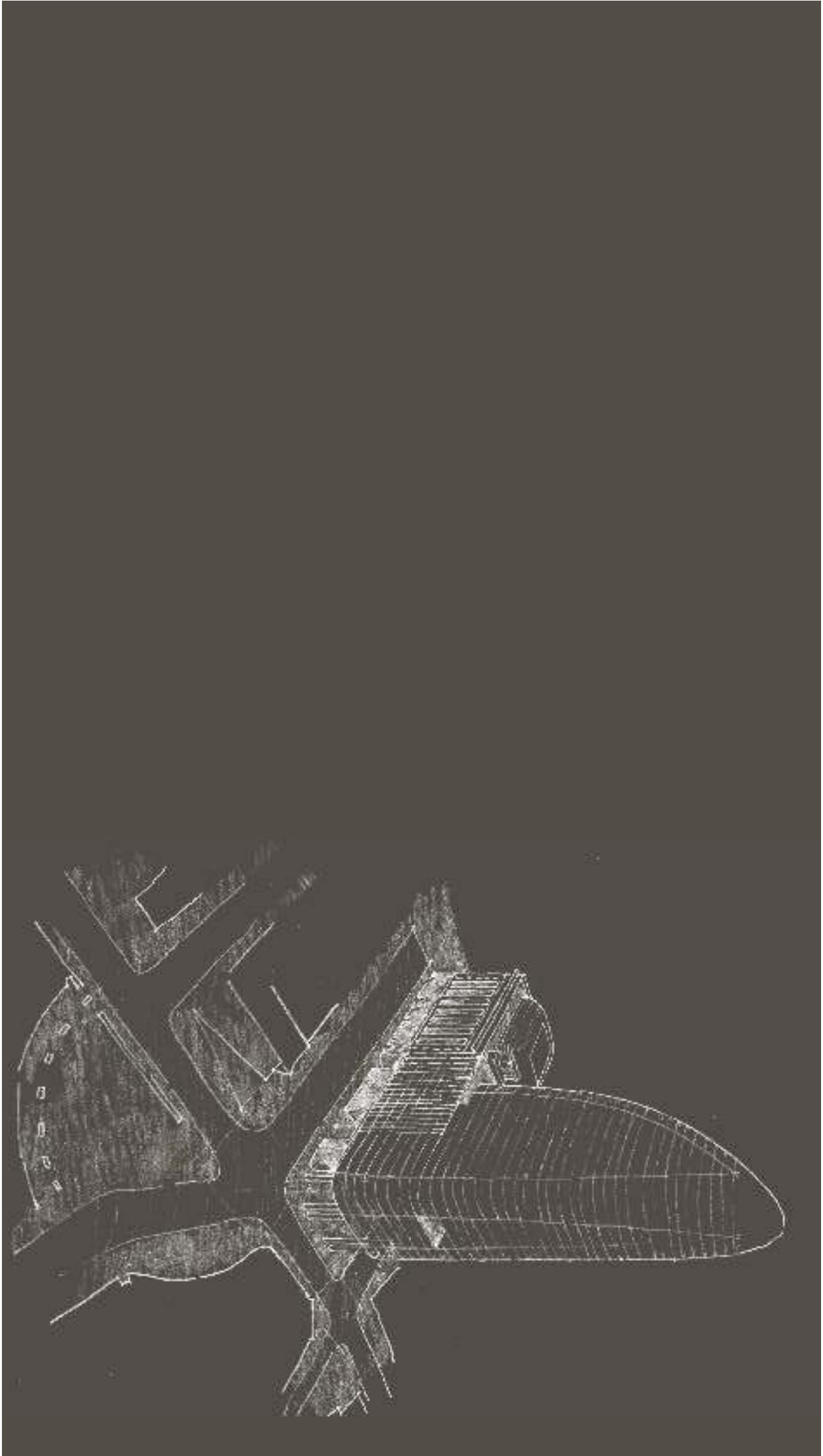
Proposal

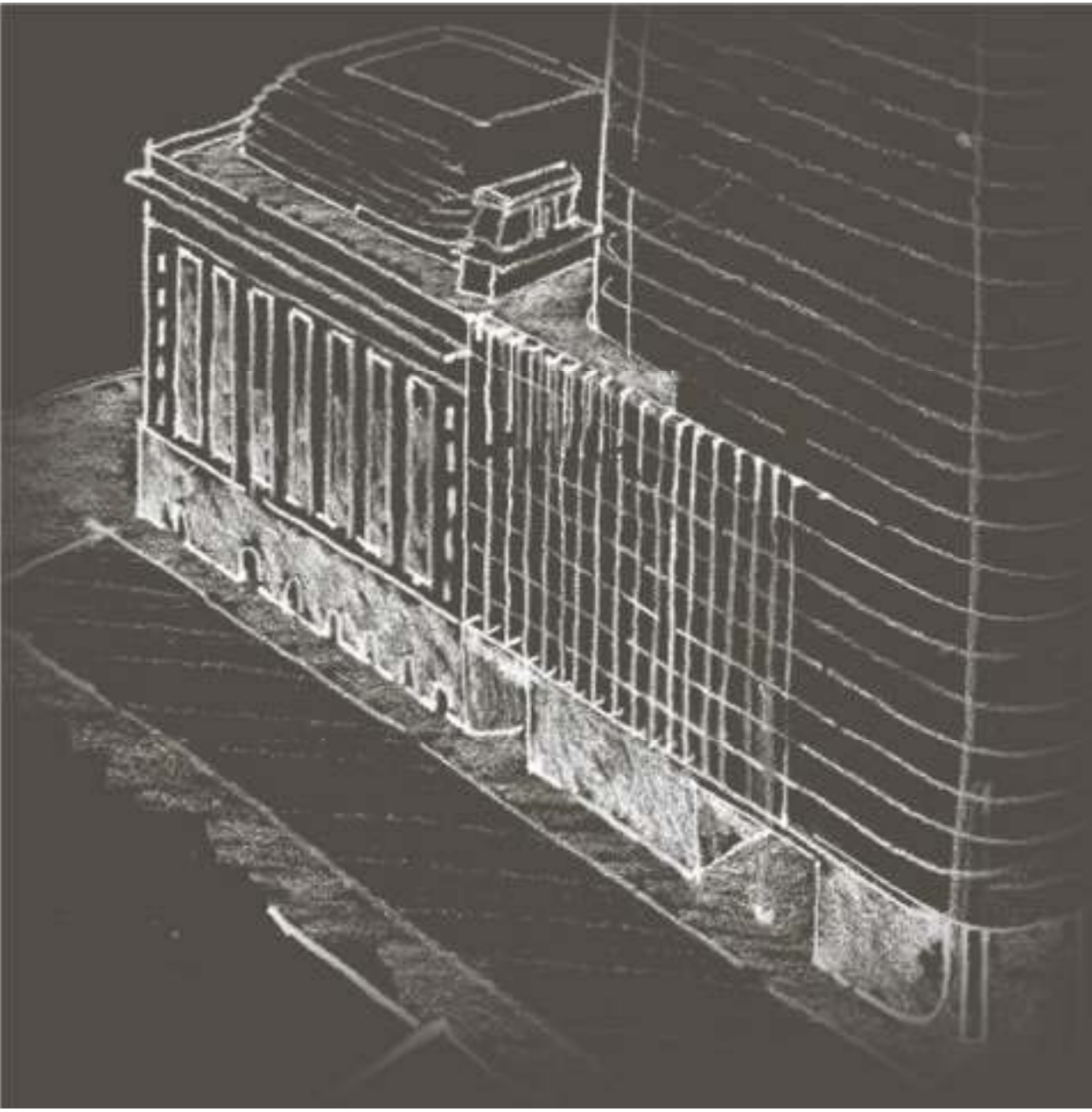
Proposal

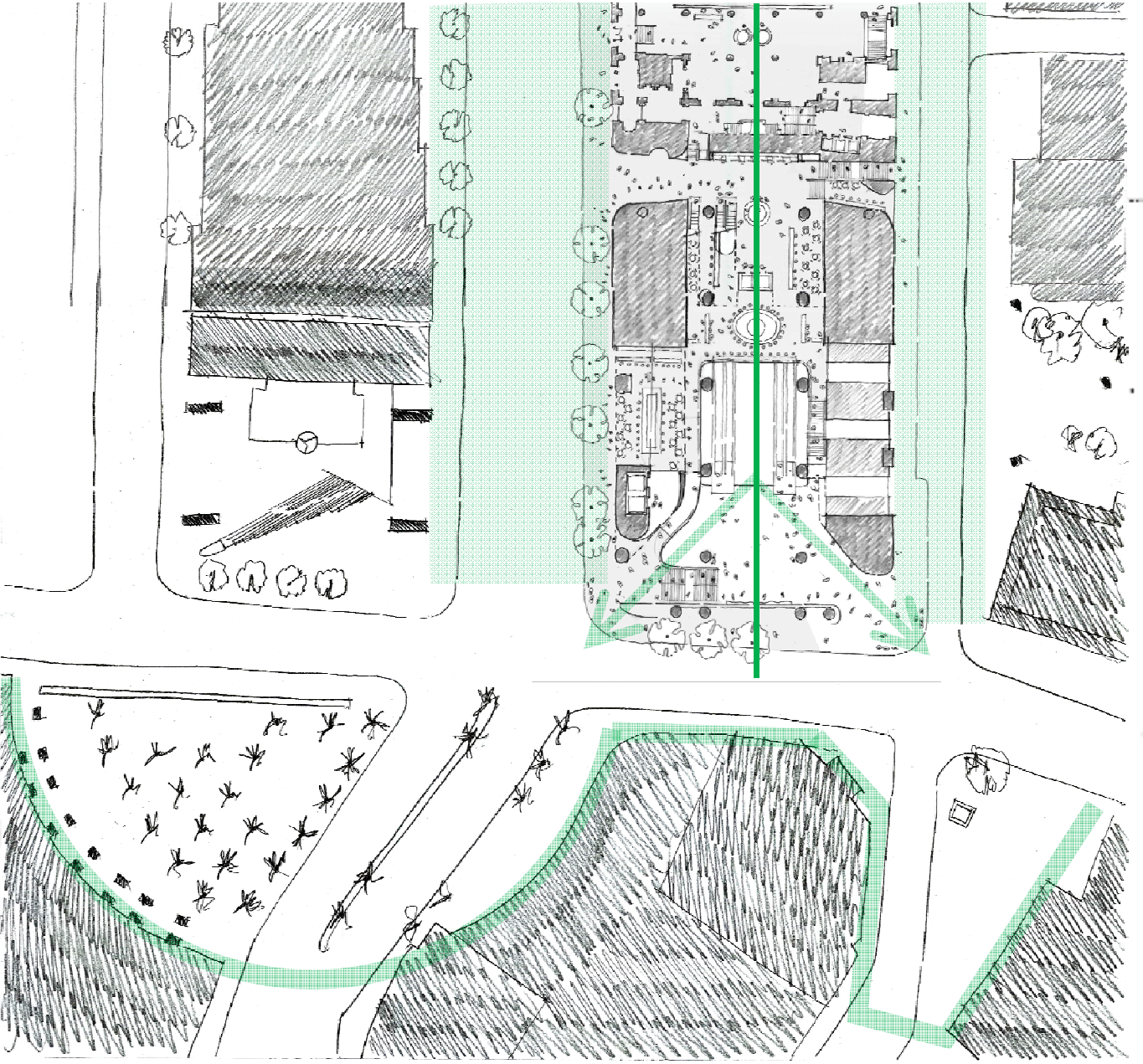
2. GREATER PODIUM /TOWER DISTINCTION

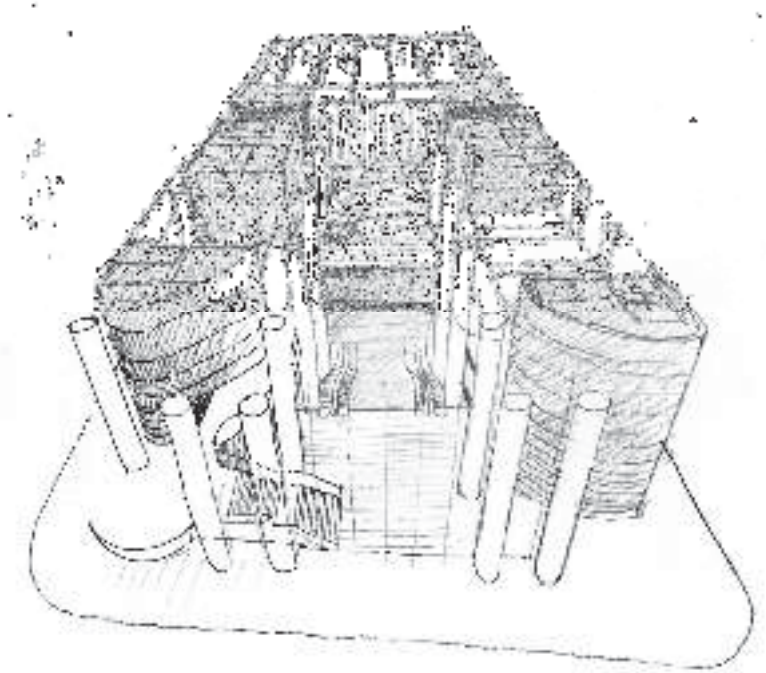
"The transition between the tower and podium elements is not yet successfully resolved. Changes to the overall design have resulted in the podium expression becoming diluted, which is not supported.

The current approach to the podium is insufficient to maintain its clear expression and formal relationship to 50 Martin Place, particularly at the south end of the podium. Additionally, the current approach exacerbates the appearance of overbearing bulk and scale on the east and west elevations."









20 MARTIN PLACE
REFLECTIVITY = 19-20%

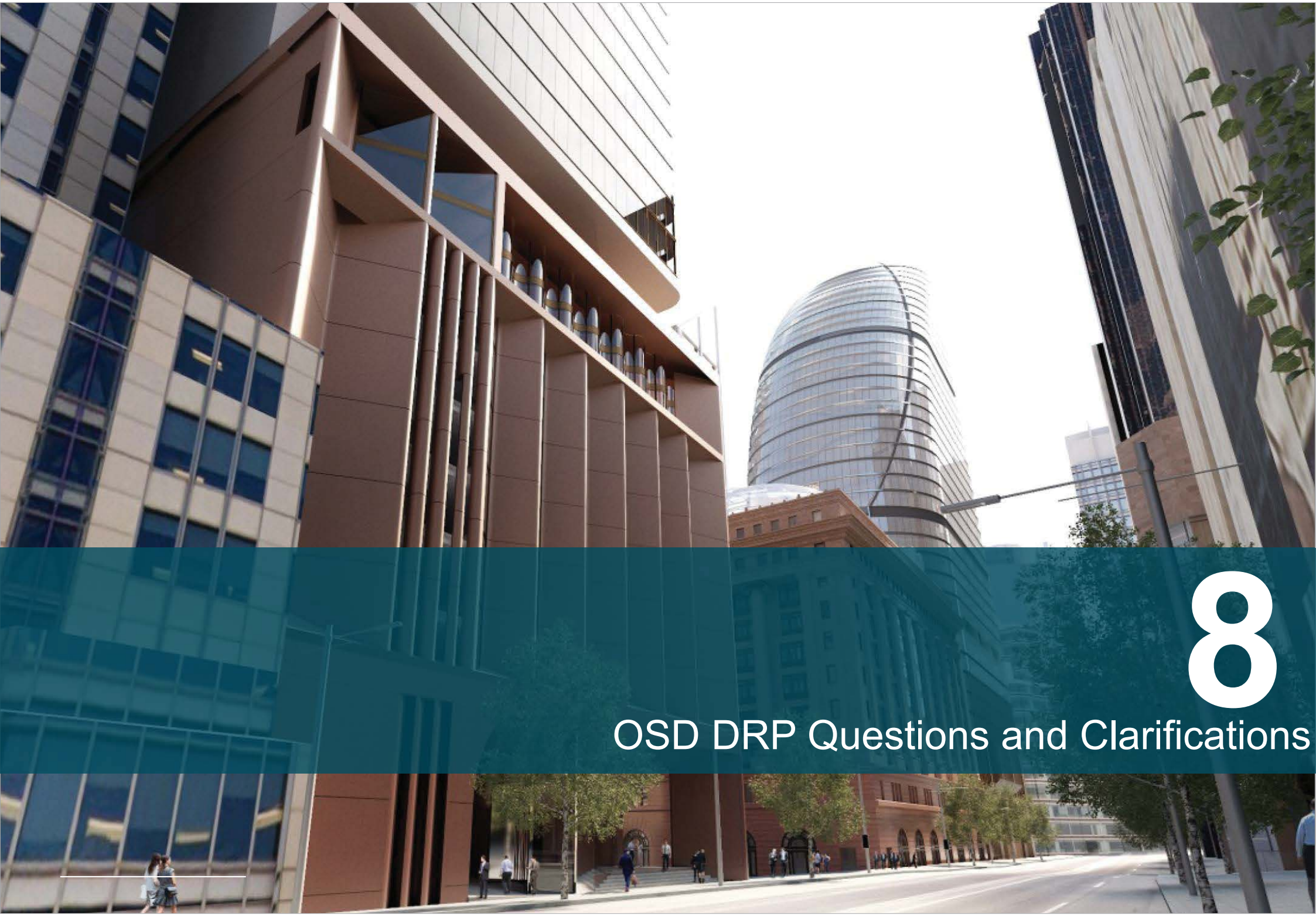
7

OSD DRP – South Tower Southern Façade

South Tower Southern Façade

The OSD DRP has recommended strengthening the resolution of the southern façade, considering views from both Castlereagh Street and Elizabeth Street.

The southern façade treatment presented at the last DRP is proposed to be documented for Macquarie's DA submission. Views of the façade from Castlereagh Street and Elizabeth Street will be considered.



8

OSD DRP Questions and Clarifications

9

OSD DRP – Feedback Summary

Metro Martin Place

Sydney Metro and Over Station Development Design Review Panels

DRP #06

7 August 2018

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
00. Panel Preparation	• Sydney Metro and OSD DRP Panels arrive and review agenda and previous DRP notes	Peter Poulet, Government Architect	Prior to 9:00
1. Opening	• Welcome and Introduction • Current and Forward Agendas	Peter Poulet, Government Architect Anthony Henry, Macquarie	9:00 – 9:15 (15 mins)
SYDNEY METRO DRP – RESPONSE TO DRP FEEDBACK			
2. Public Art and Heritage	• Macquarie's Public Art Strategy – Overview • Tom Bass sculpture • Douglas Annand works • Commemorative plaque	Felicity Fenner, Macquarie Anthony Henry, Macquarie	9:15 – 9:30 (15 mins)
3. North Tower	A. Hunter Street • Addressing and resolving level changes • Hunter Street and Elizabeth Street corner • Physical and visual connections from Phillip Street • Extent of closure and glazing B. Castlereagh Street and Elizabeth Street • Extent of retail activation and associated matters • Opportunities for stair and lift access • Façade detailing opportunities • Weather protection / awnings	Matthew Morel, JPW	9:30 – 10:00 (30 mins)
4. South Tower	Metro Station • Customer experience, wayfinding and legibility to street level Martin Place • Extent of retail activation and associated matters	Alex Tzannes, Tzannes	10:00 – 10:15 (15 mins)

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
MORNING TEA BREAK			10:15-10:30 (15 mins)
OSD DRP – RESPONSE TO DRP FEEDBACK			

5. North Tower	A. Form and Mass
	• Narrower base
	• Softened curves and reducing flat surfaces on east and west elevations
	
	B. Architectural Expression
	• Extent of Level 10 terrace
	• Shading elements on the southern façade
	• Materiality
	  • Podium
	  • Tower
		Matthew Morel, JPW	10:30 – 11:00
			(30 mins)

6. South Tower	A. Architectural Expression • Intent of setbacks at south-east and south-west corners	Alex Tzannes, Tzannes	11:00 – 11:15 (15 mins)
7. ESD	• Macquarie's ESD targets • Thermal comfort, façade and blinds	Haico Schepers, Arup	11:15 – 11:30 (15 mins)
8. Shadowing analysis	• Update on shadowing results	Anthony Henry, Macquarie	11:30 – 11:45 (15 mins)
SYDNEY METRO AND OSD DRP DEBRIEF (Macquarie leaves the room)			11:45-12:00 (15 mins)

2

Sydney Metro DRP – Public Art and Heritage

3

Sydney Metro DRP – North Tower

4

Sydney Metro DRP – South Tower

STRICTLY CONFIDENTIAL

5

OSD DRP – North Tower

North Tower Form and Mass

The OSD DRP has recommended reconsideration of the North Tower's form and mass, and particularly narrowing at the base.

JPW presentation, presented under separate cover, responds to the OSD DRP's advice and recommendations regarding the North Tower's form and mass, including:

- narrower base
- extent of flat surfaces on the eastern and western elevations
- tower geometry
- setbacks to 50 Martin Place

North Tower Architectural Expression

The OSD DRP has recommended reconsideration of the Level 10 terrace and requested more details on materials.

JPW presentation, presented under separate cover, responds to the OSD DRP's advice and recommendations regarding the North Tower's architectural expression, including:

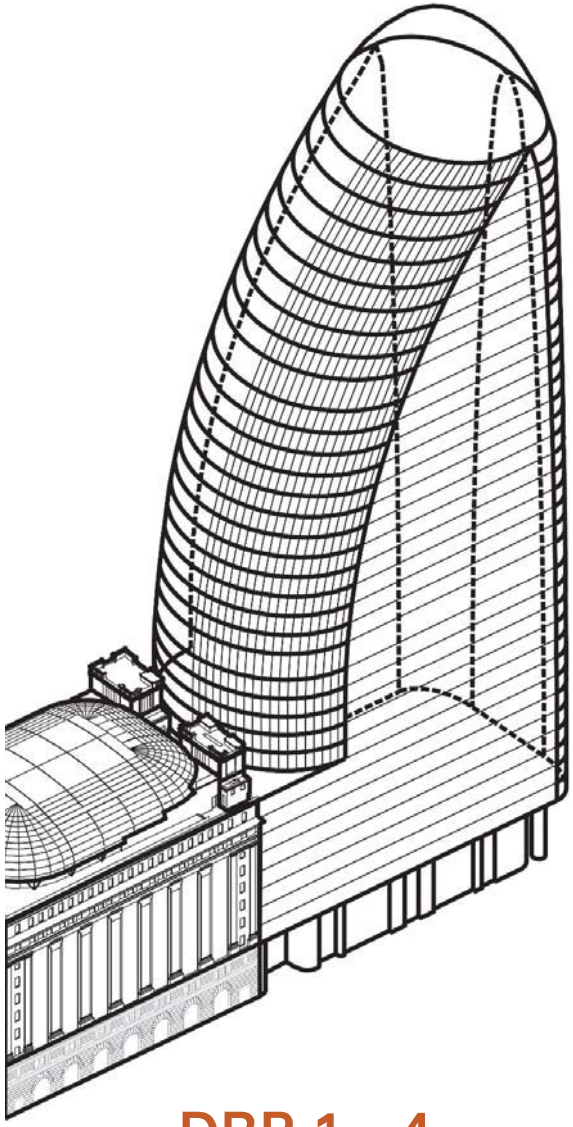
- revised Level 10 terrace depth
- shading elements on tower and particularly southern façade
- proposed materials for each component of the tower

NORTH TOWER
07.08.18

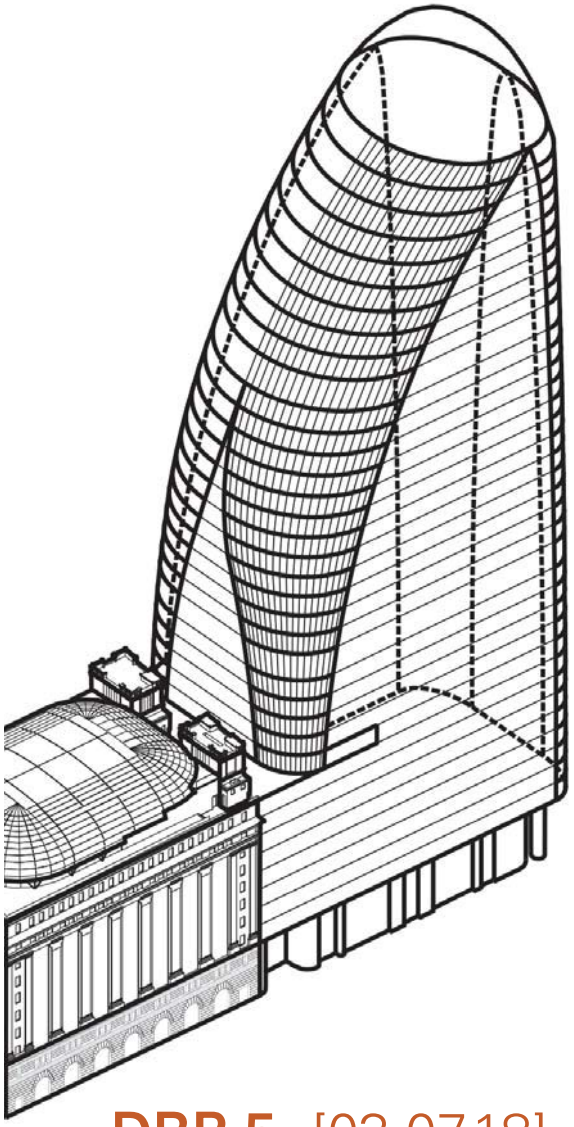
Softened curves and reducing flat surfaces on east and west elevations

Narrower base

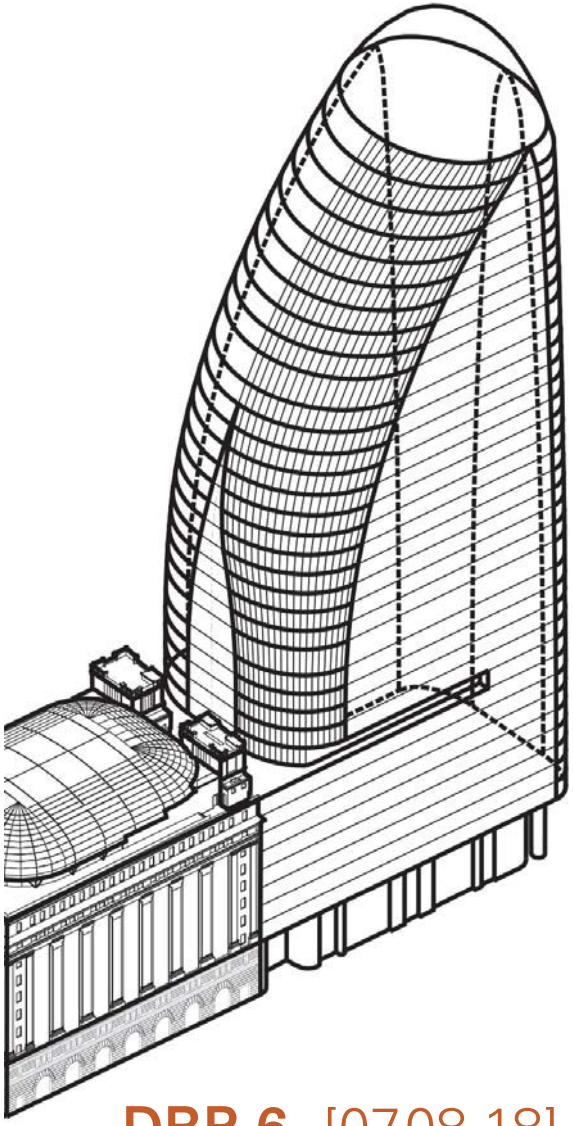
FORM AND MASS



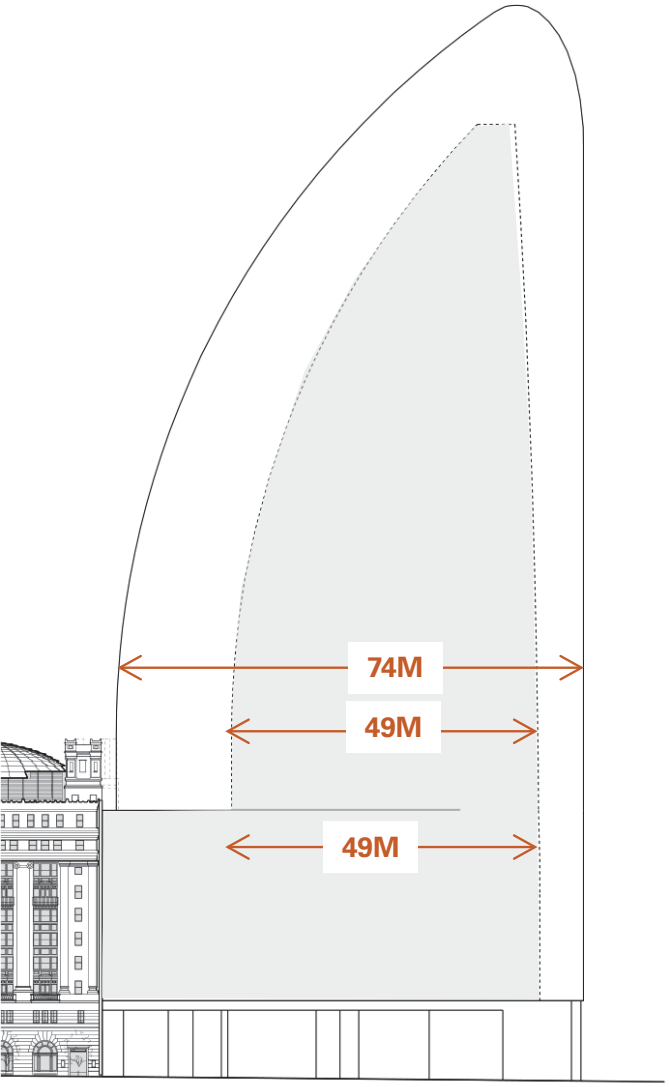
DRP 1 - 4



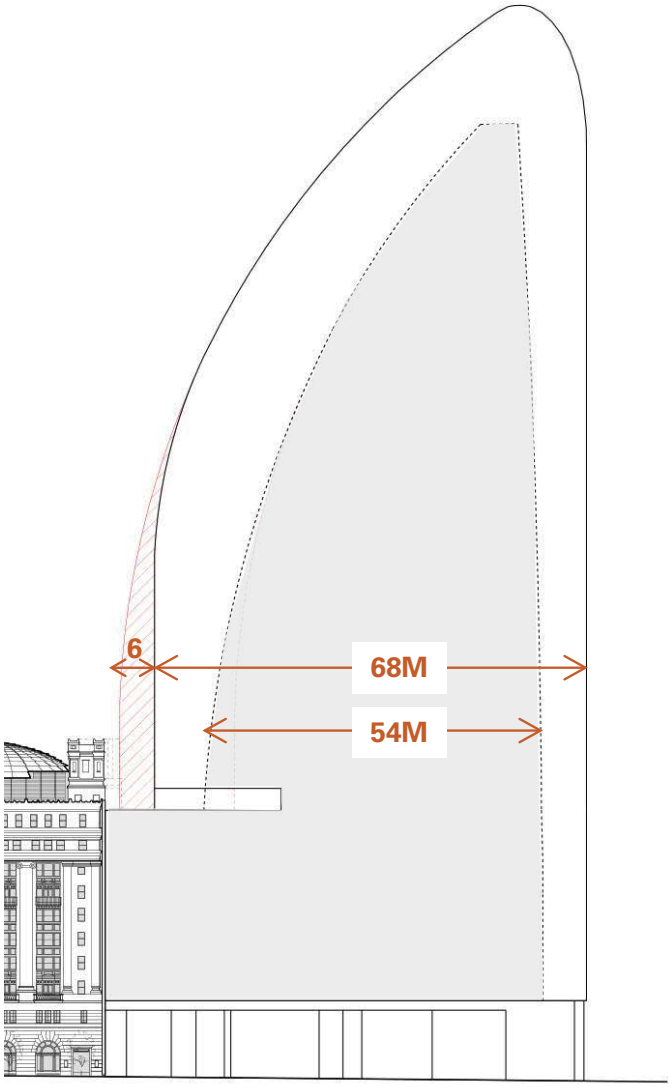
DRP 5 [03.07.18]



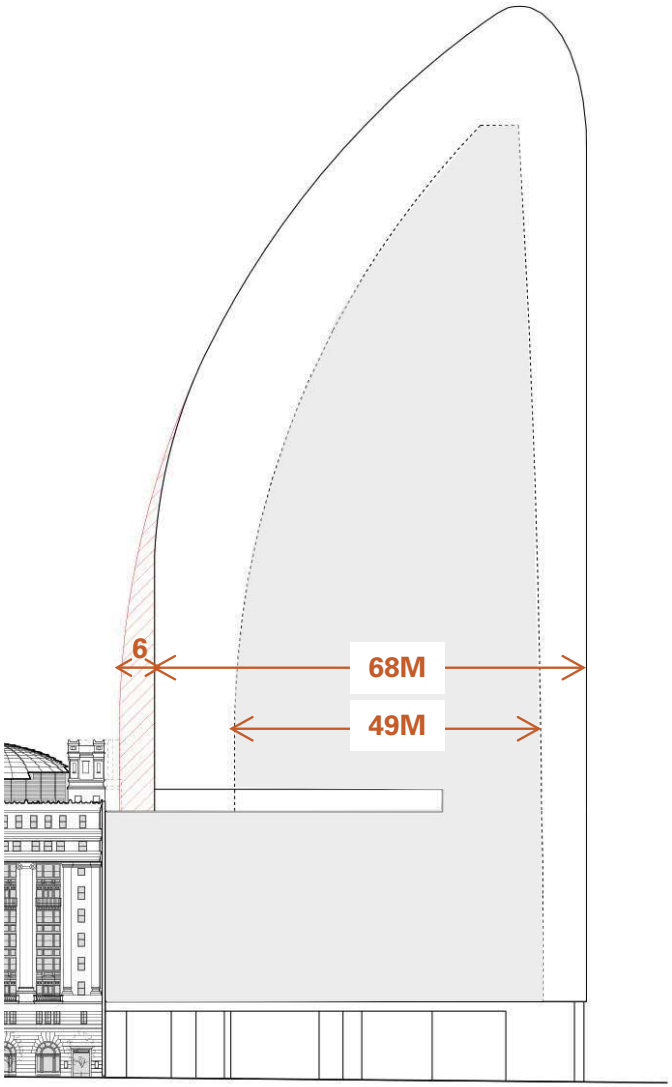
DRP 6 [07.08.18]



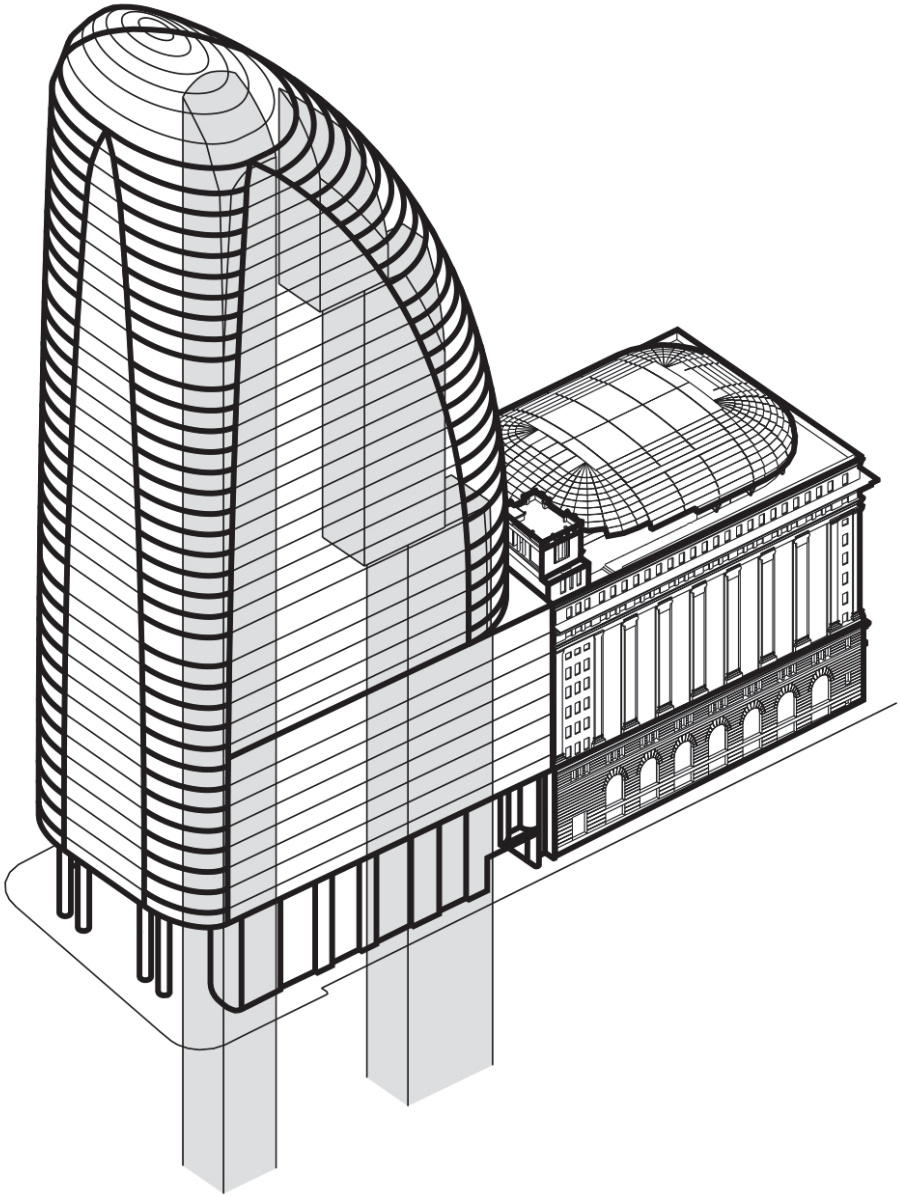
DRP 1 - 4



DRP 5 [03.07.18]



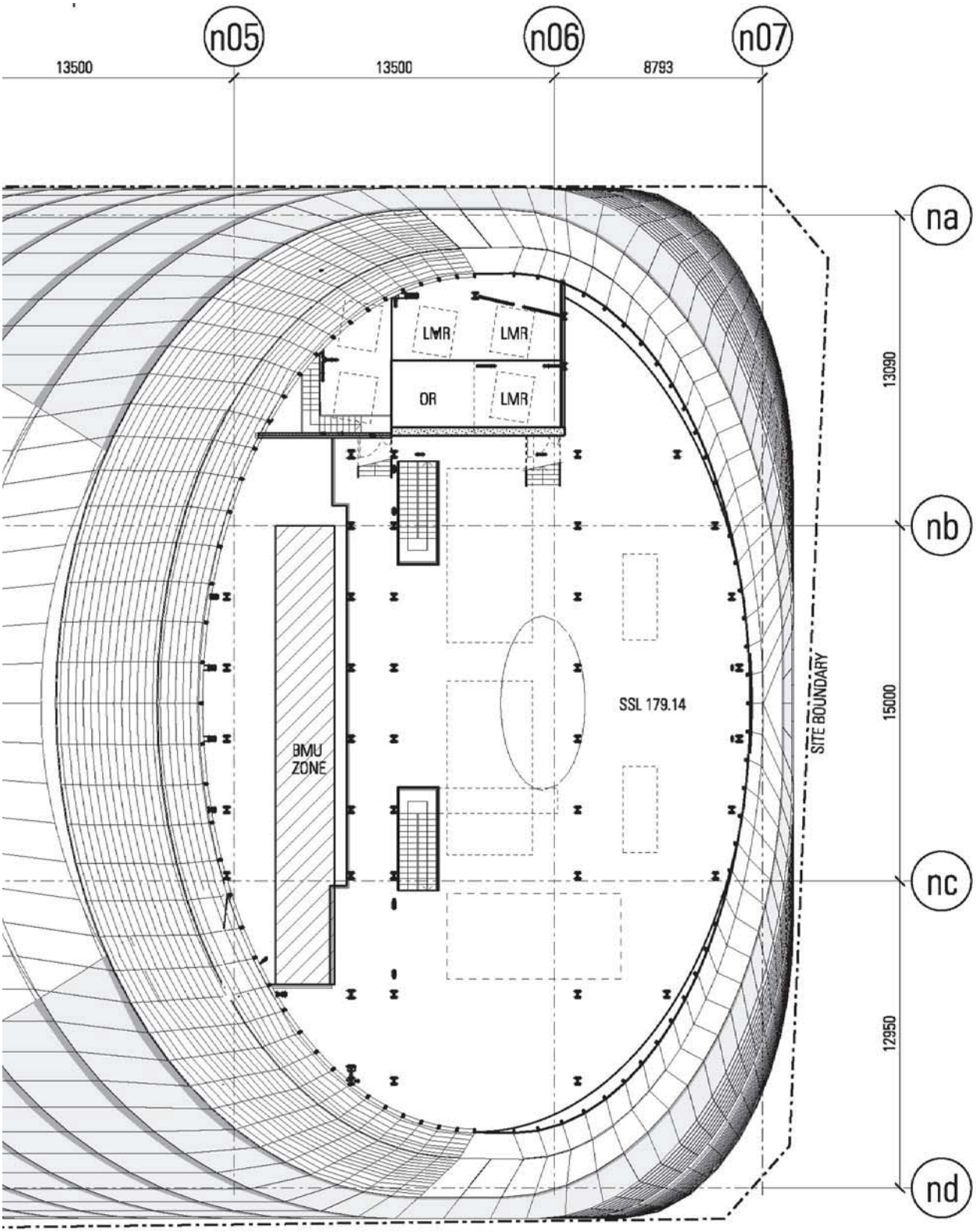
DRP 6 [07.08.18]



NORTHERN CORNERS

na
nb
nc
nd
13090
15000
12950
SITE BOUNDARY
n07
n06
n05
8793
13500
13500

ROOF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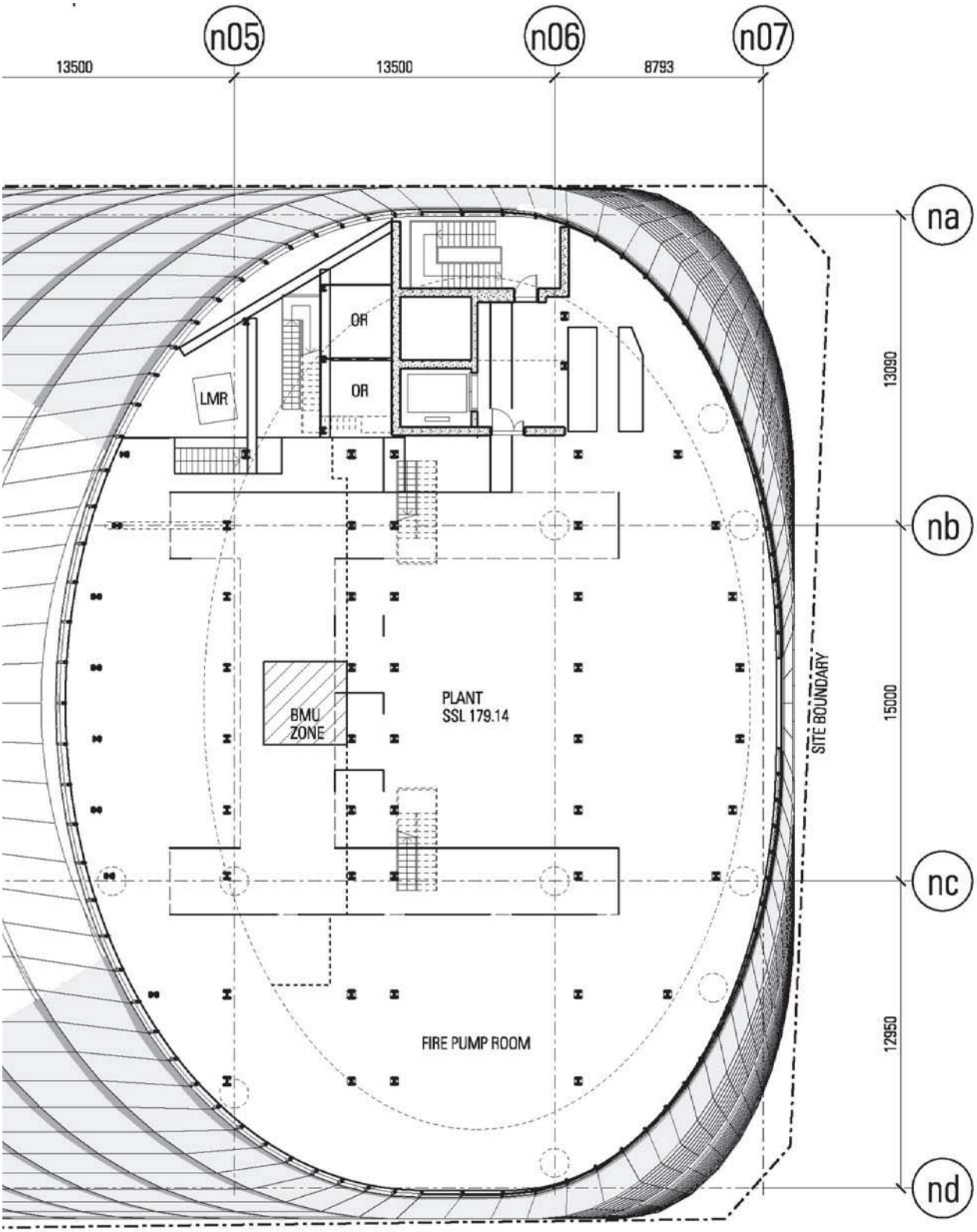
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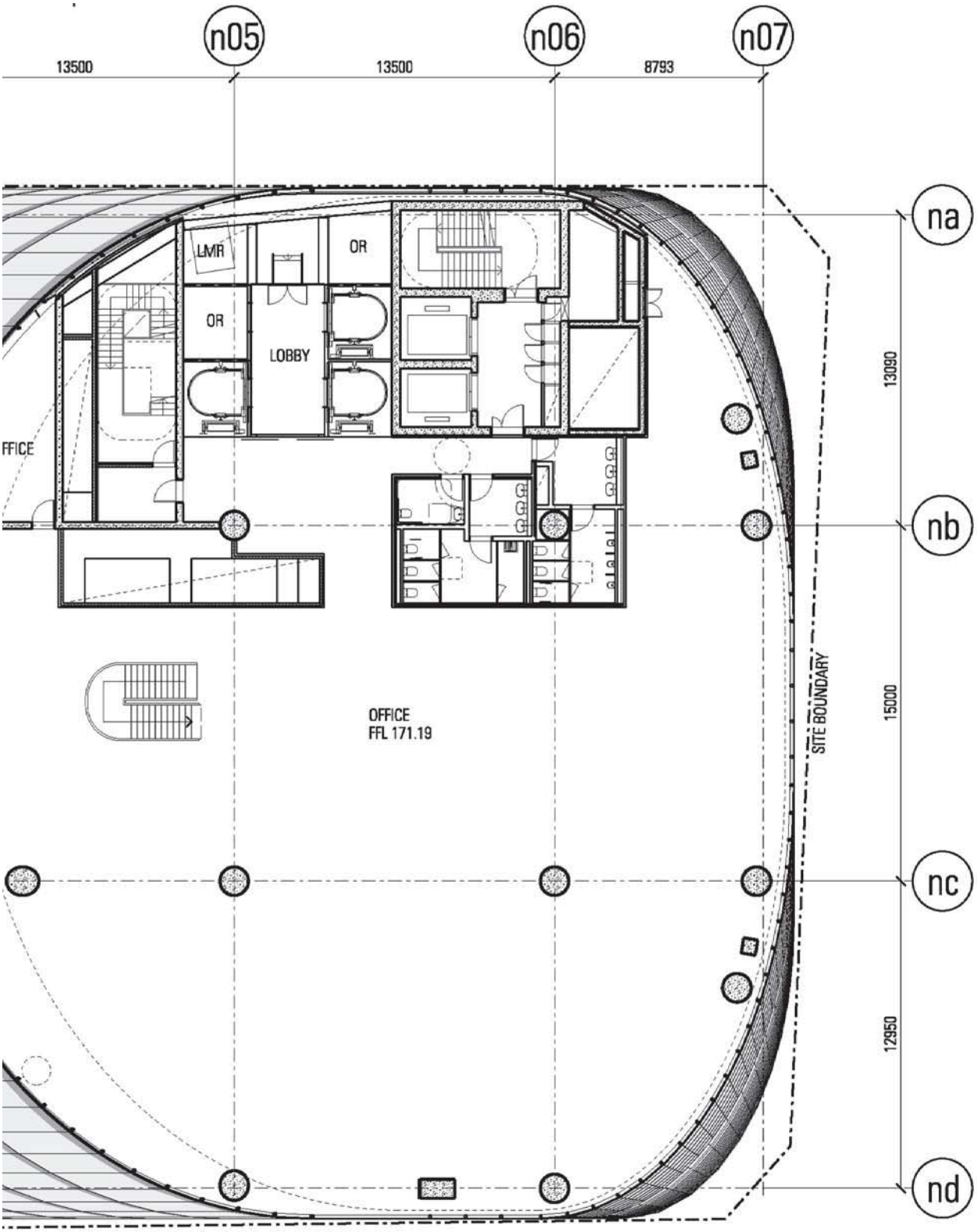
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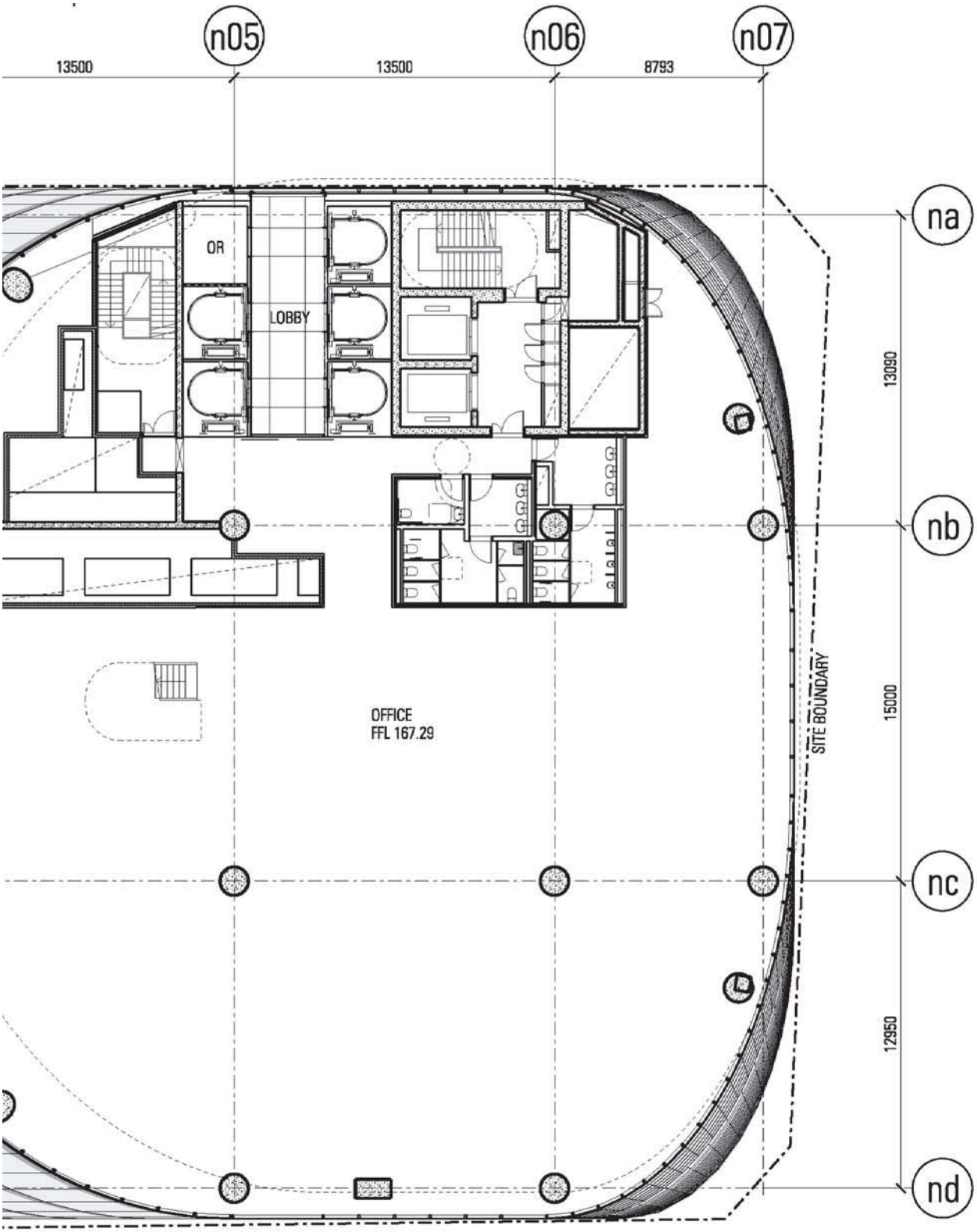
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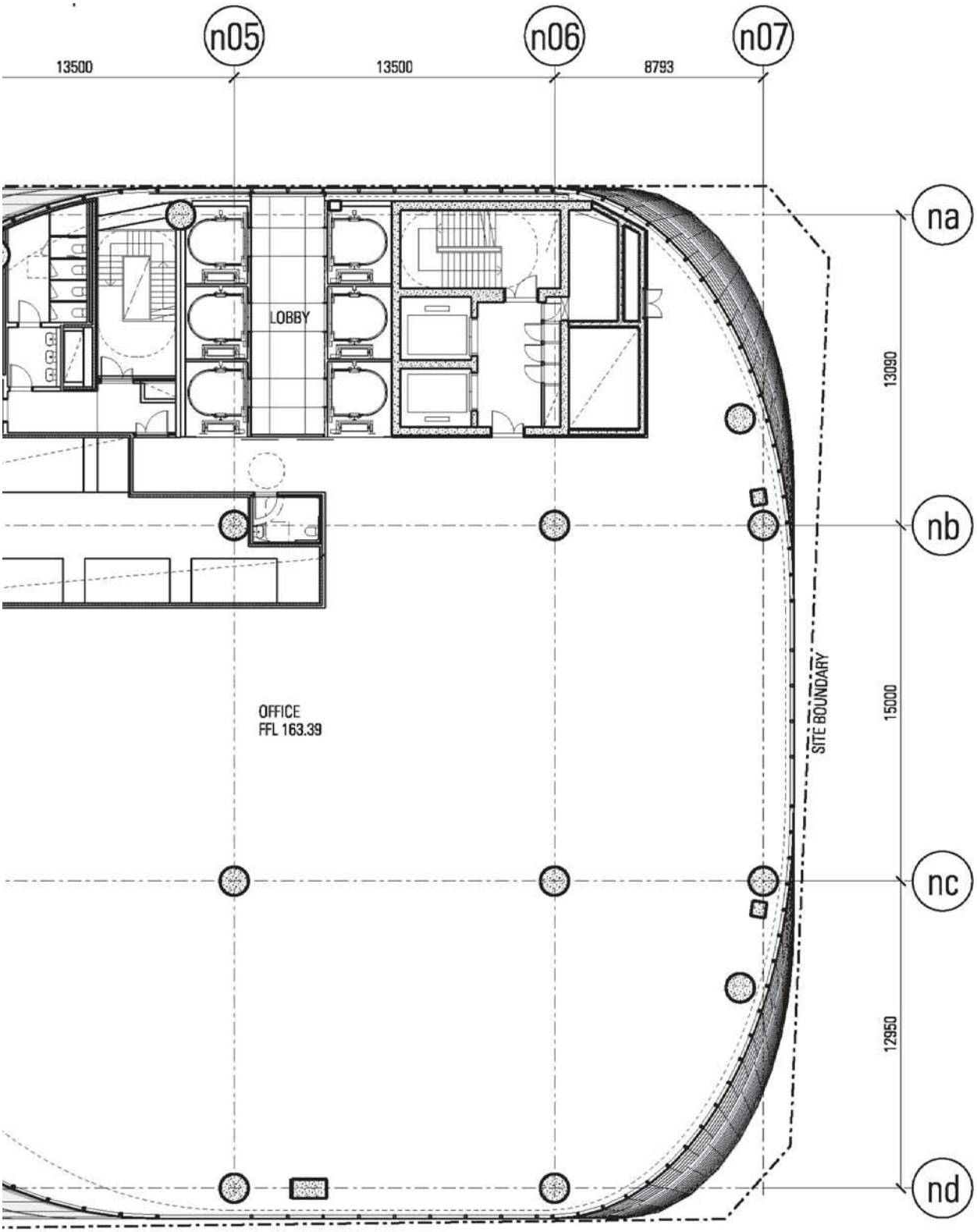
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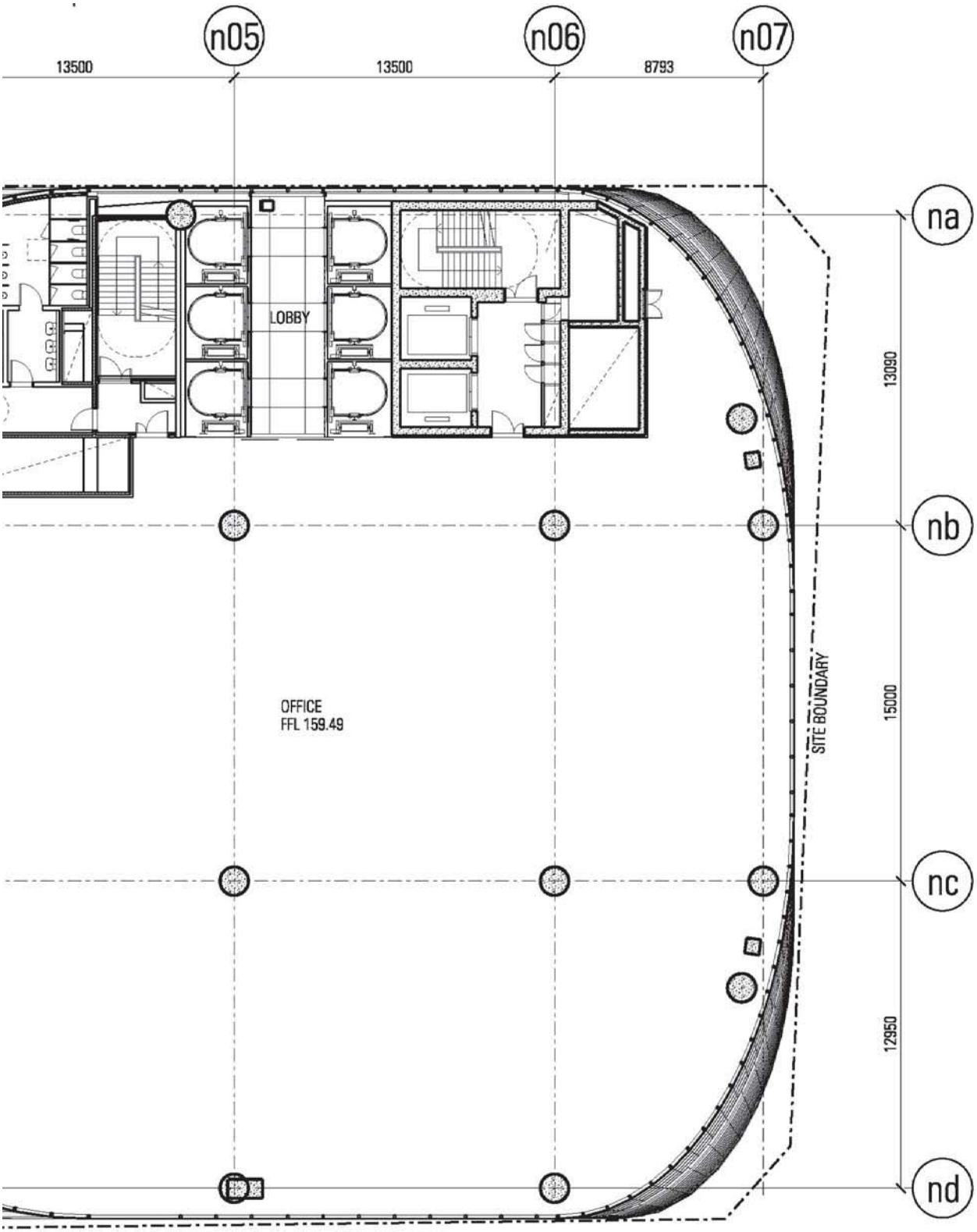
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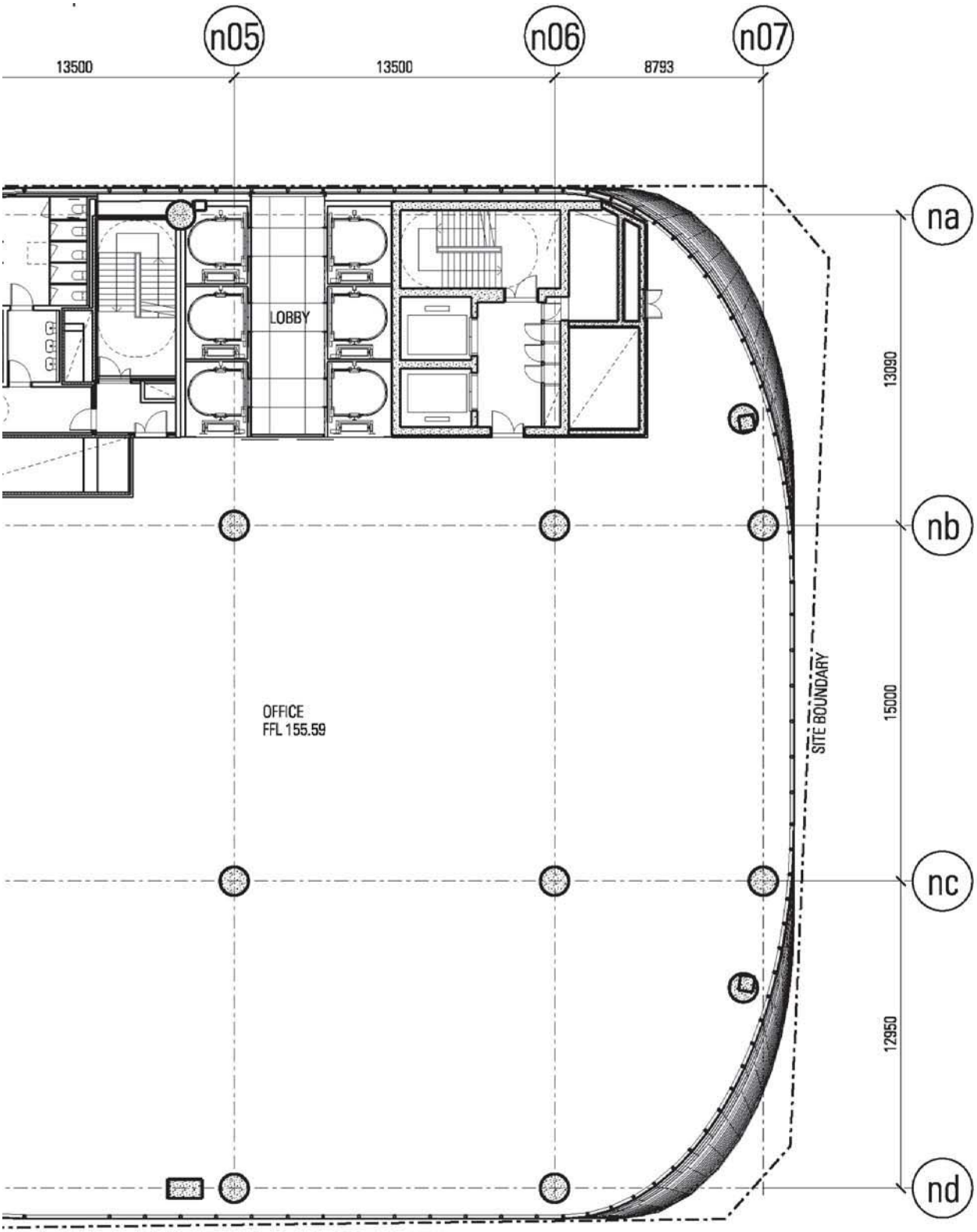
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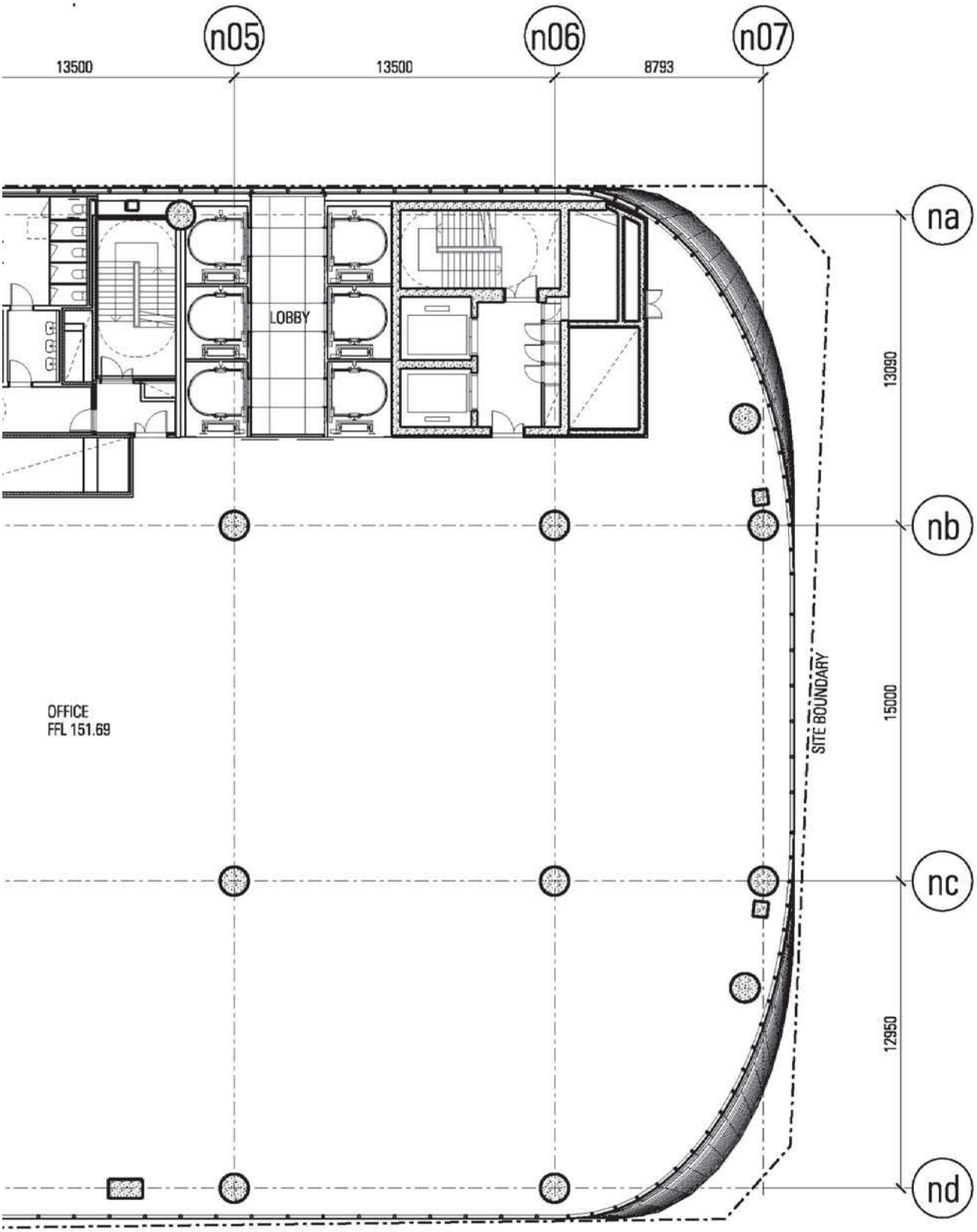
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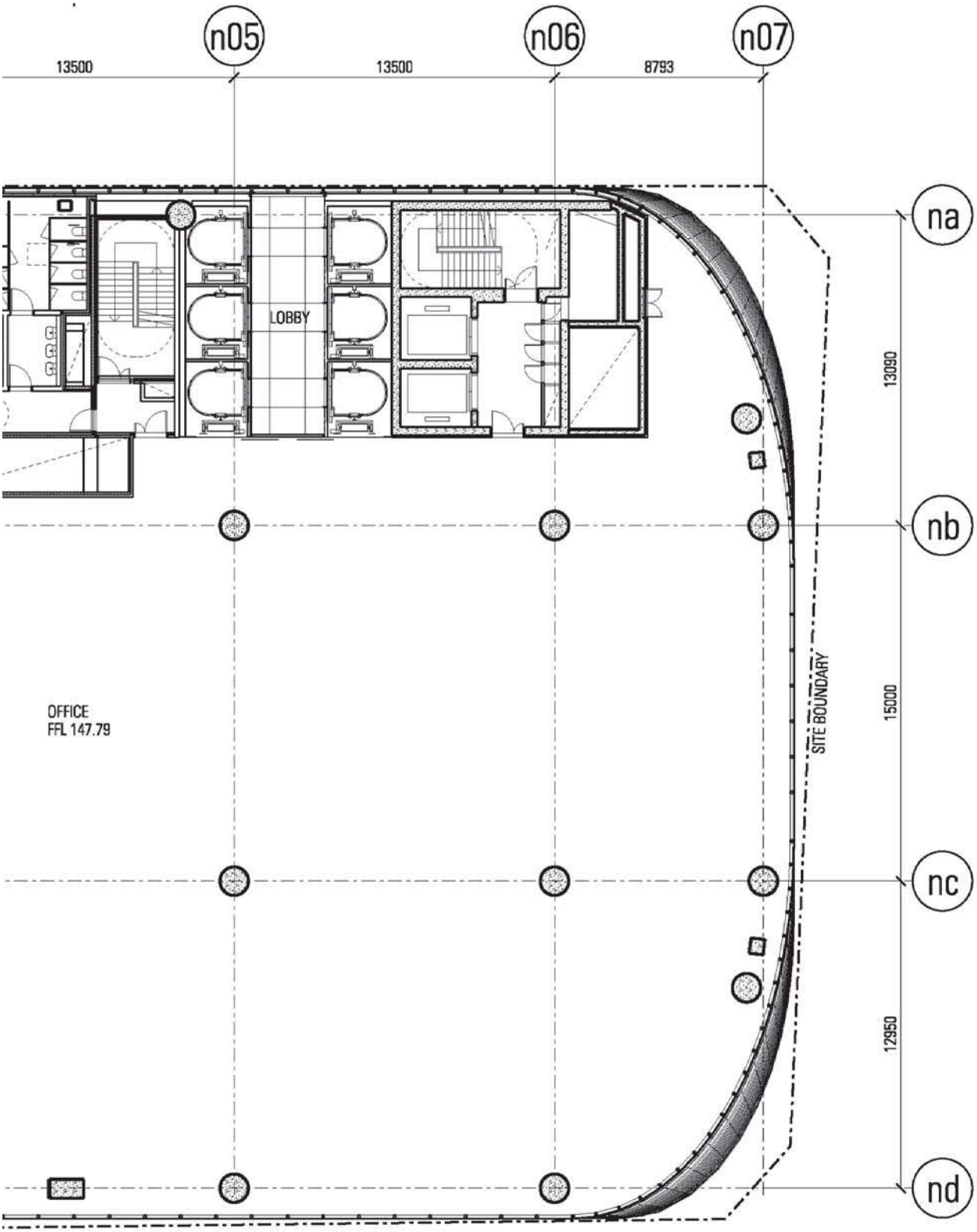
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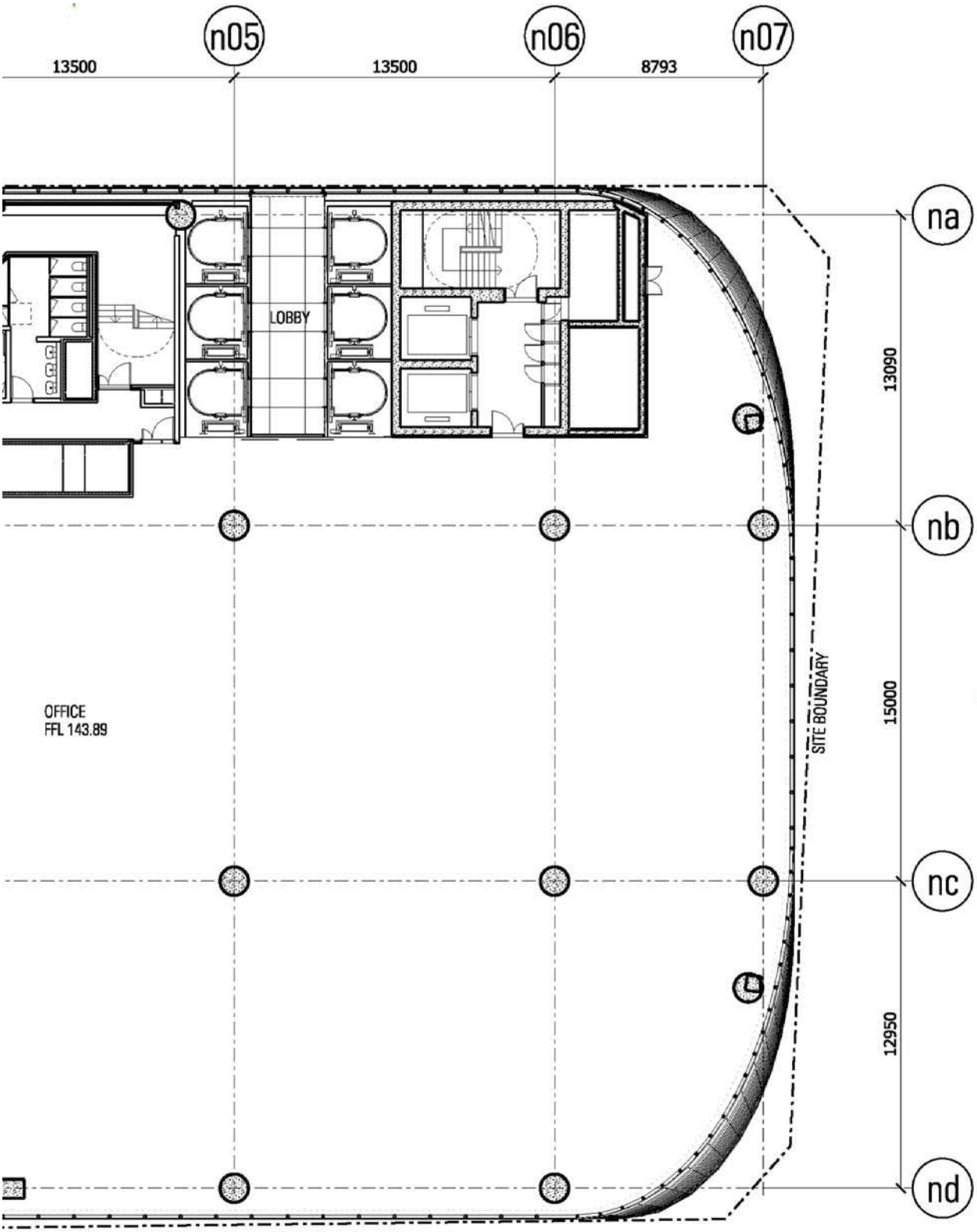
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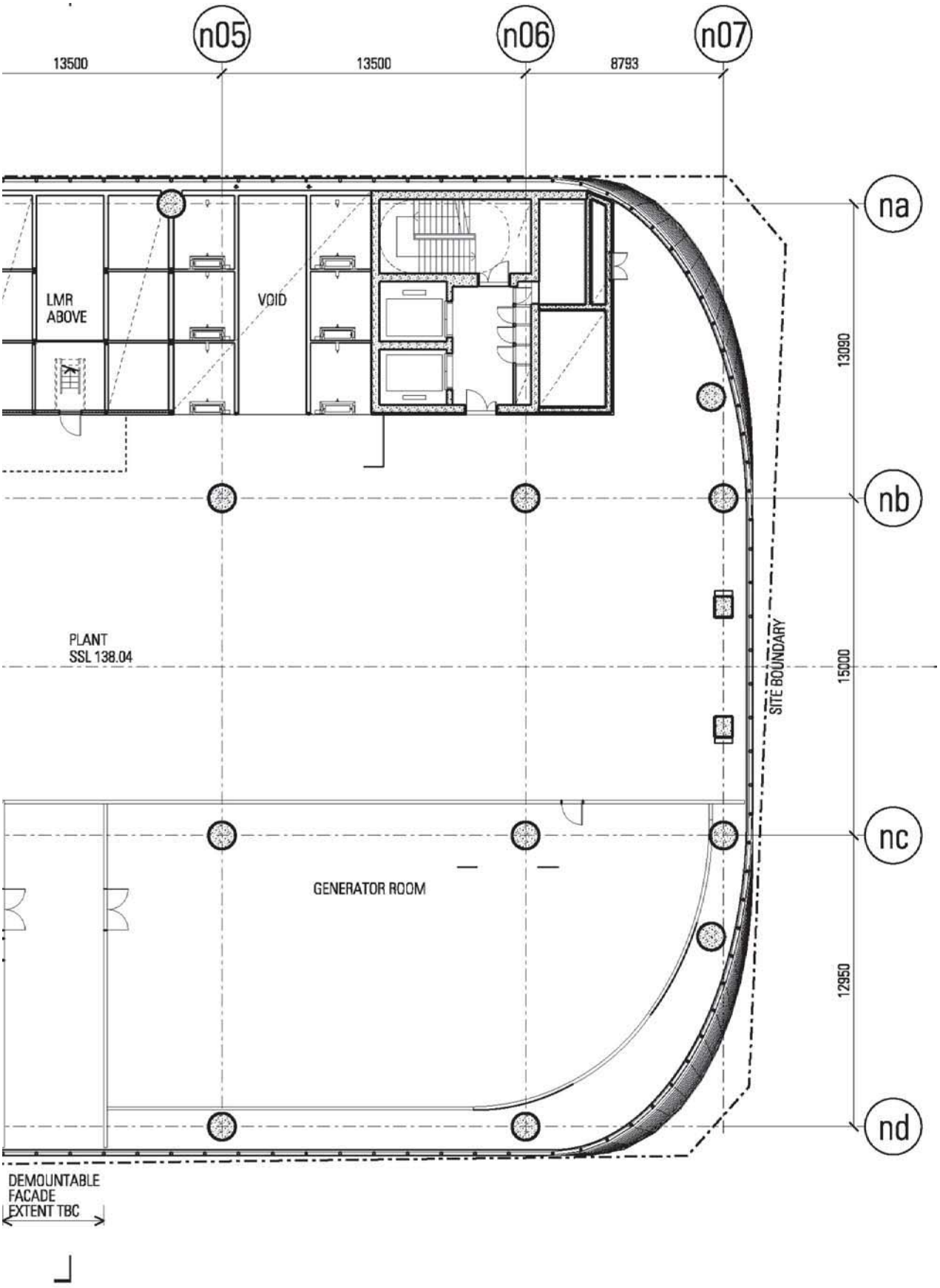
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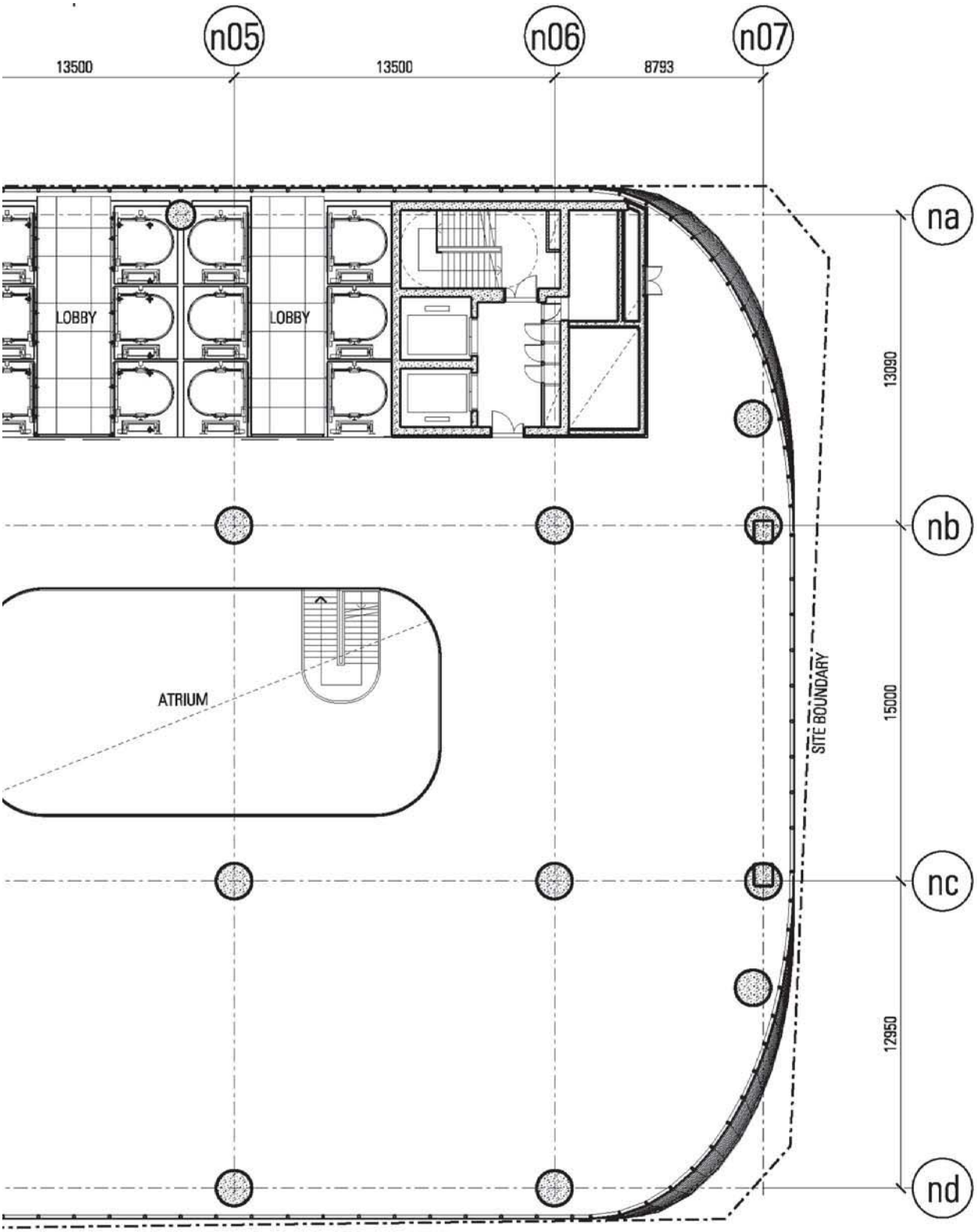
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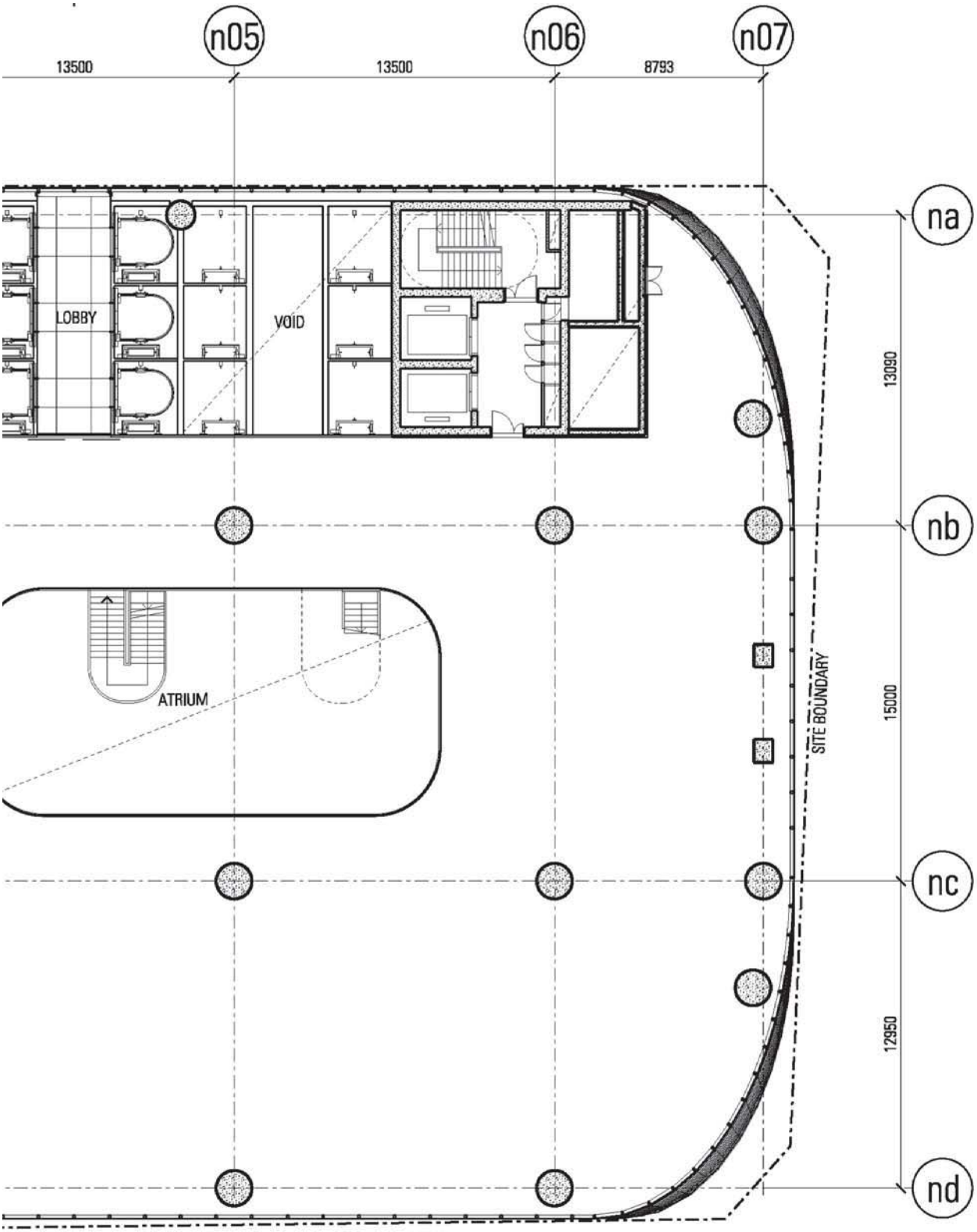
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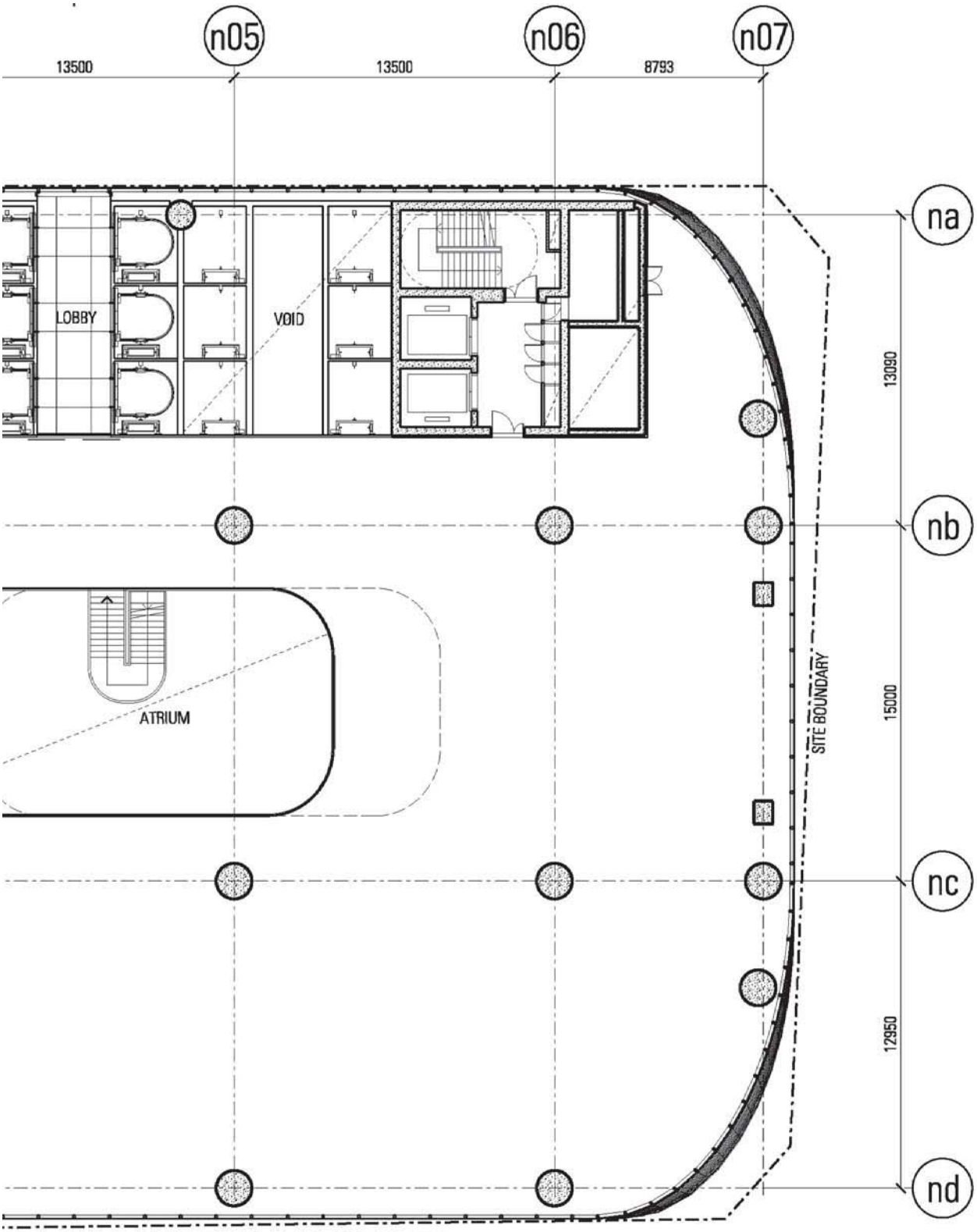
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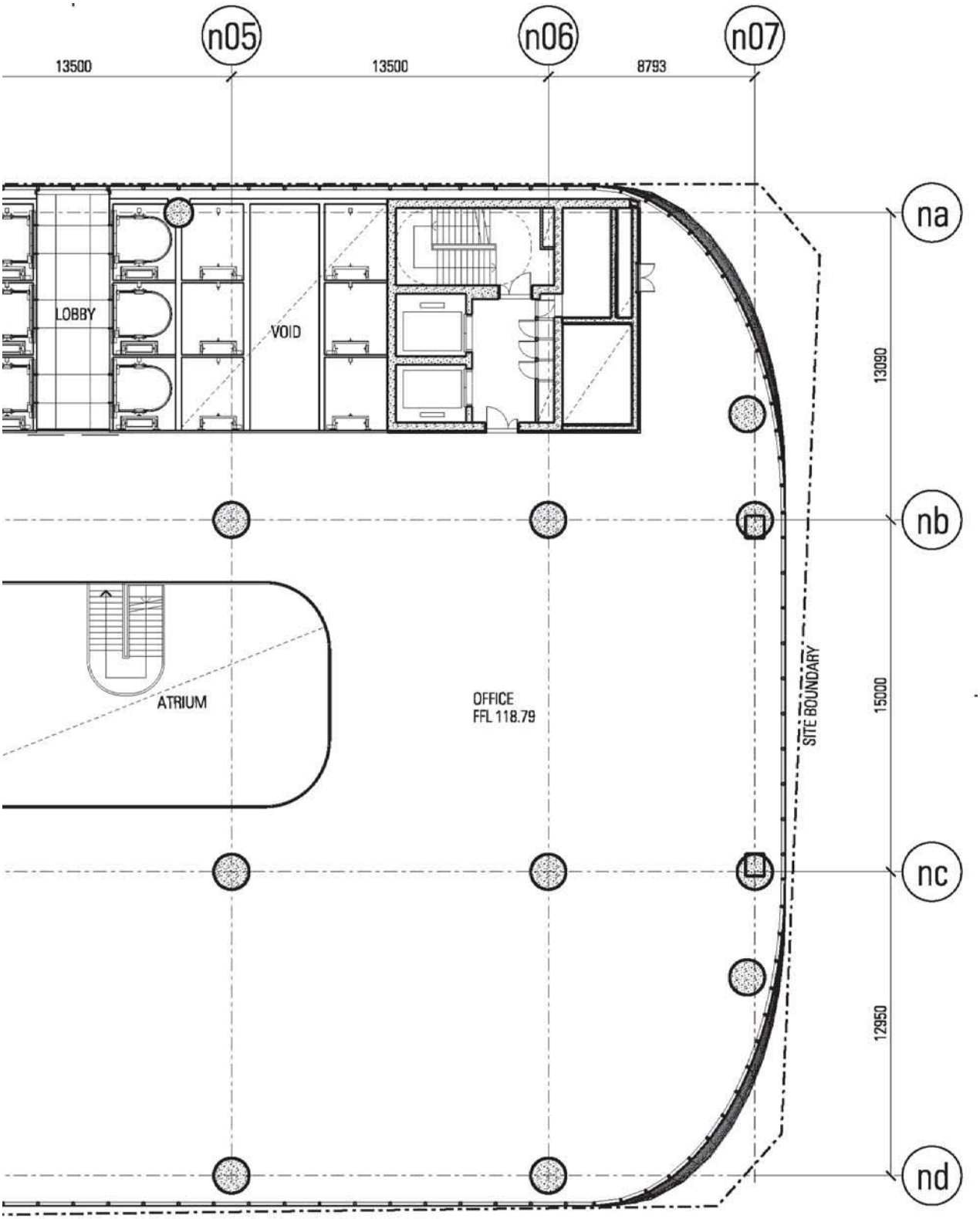
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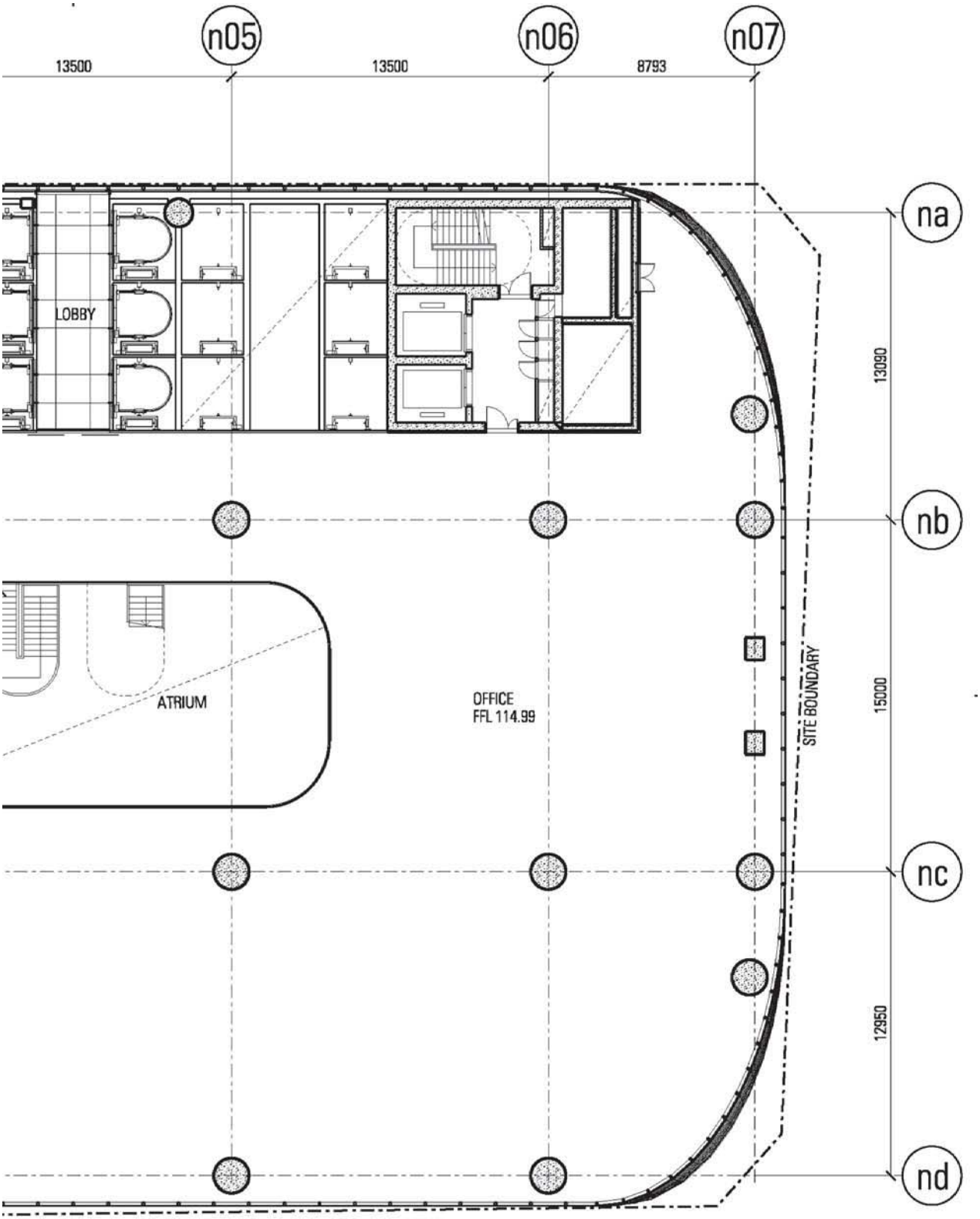
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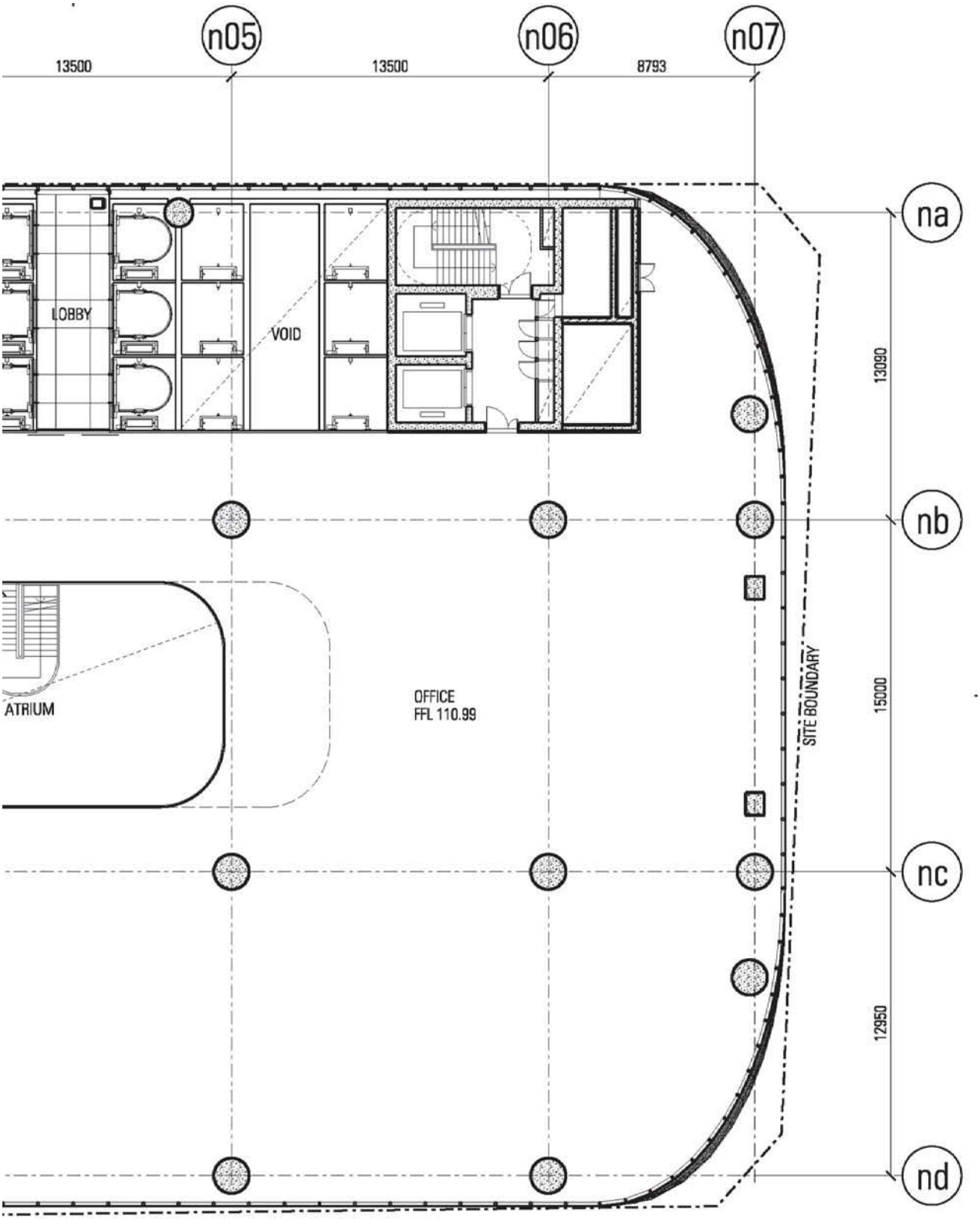
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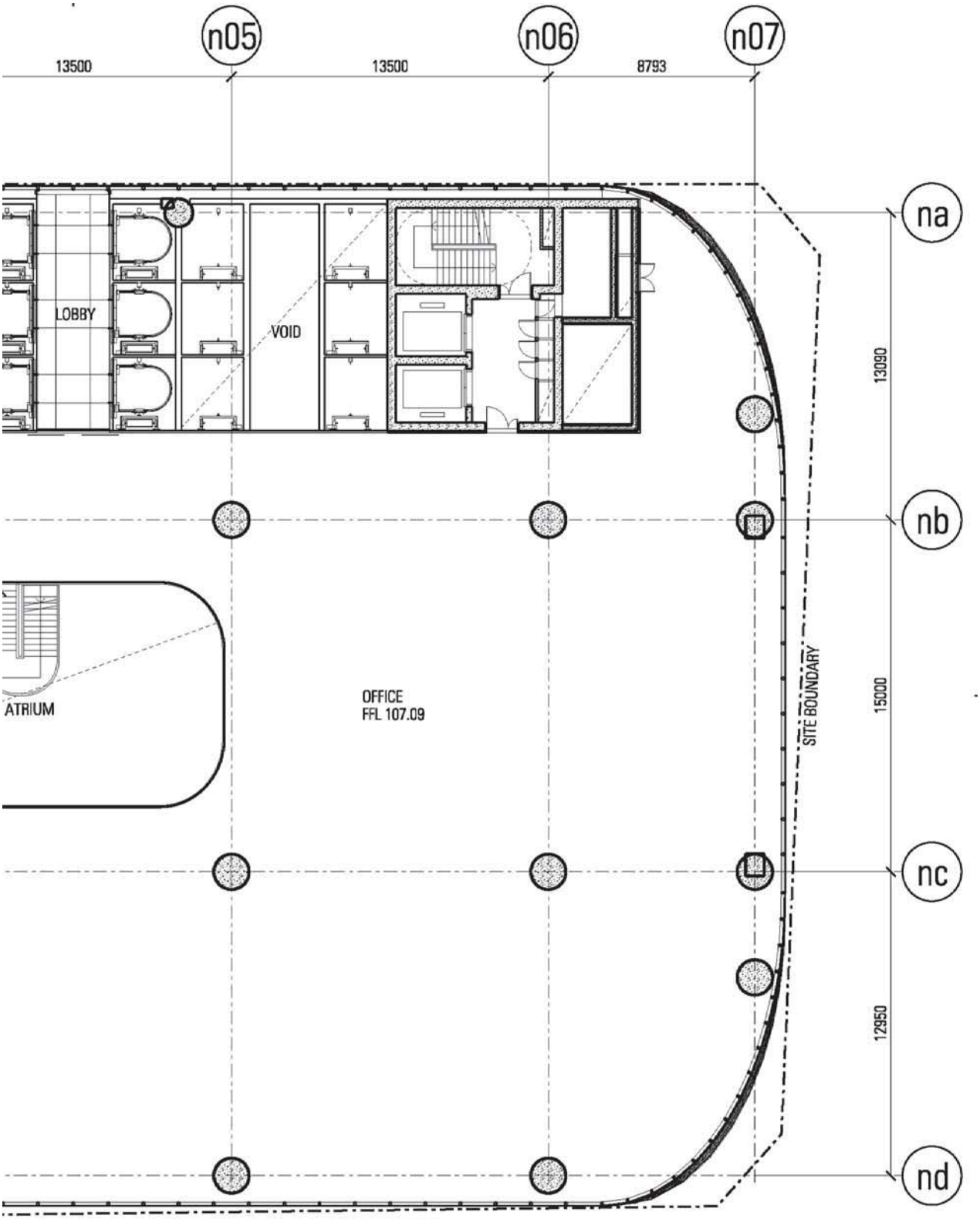
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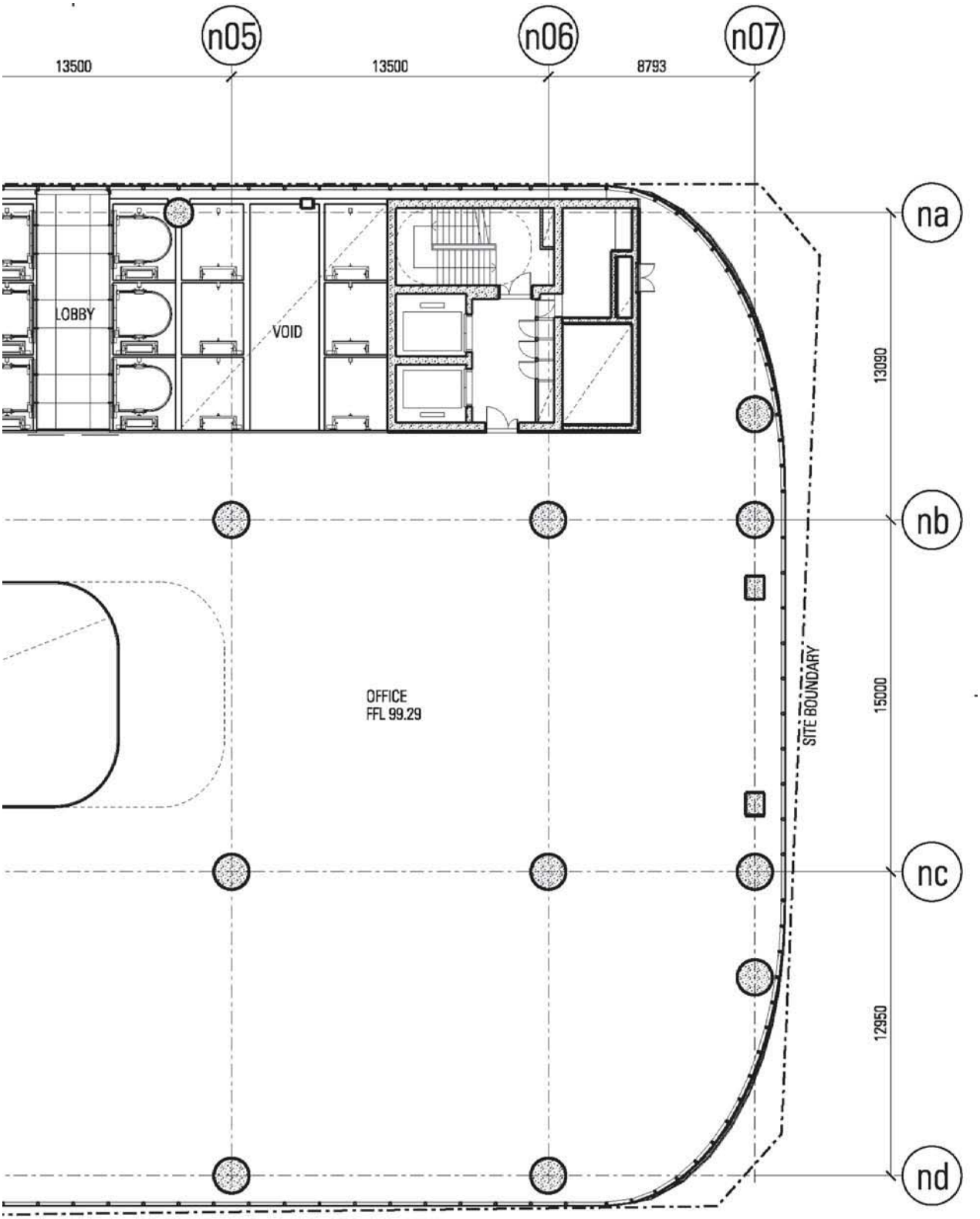
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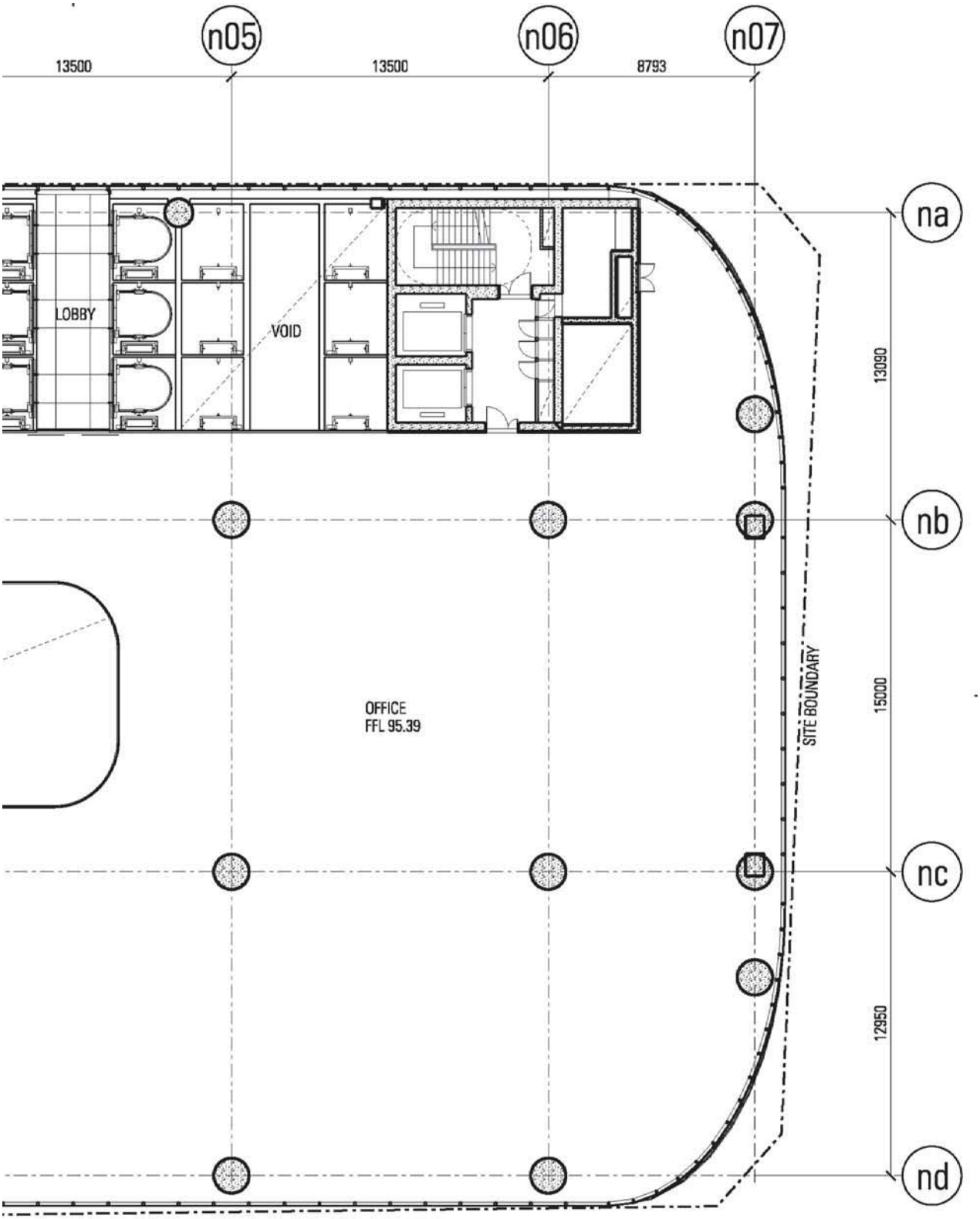
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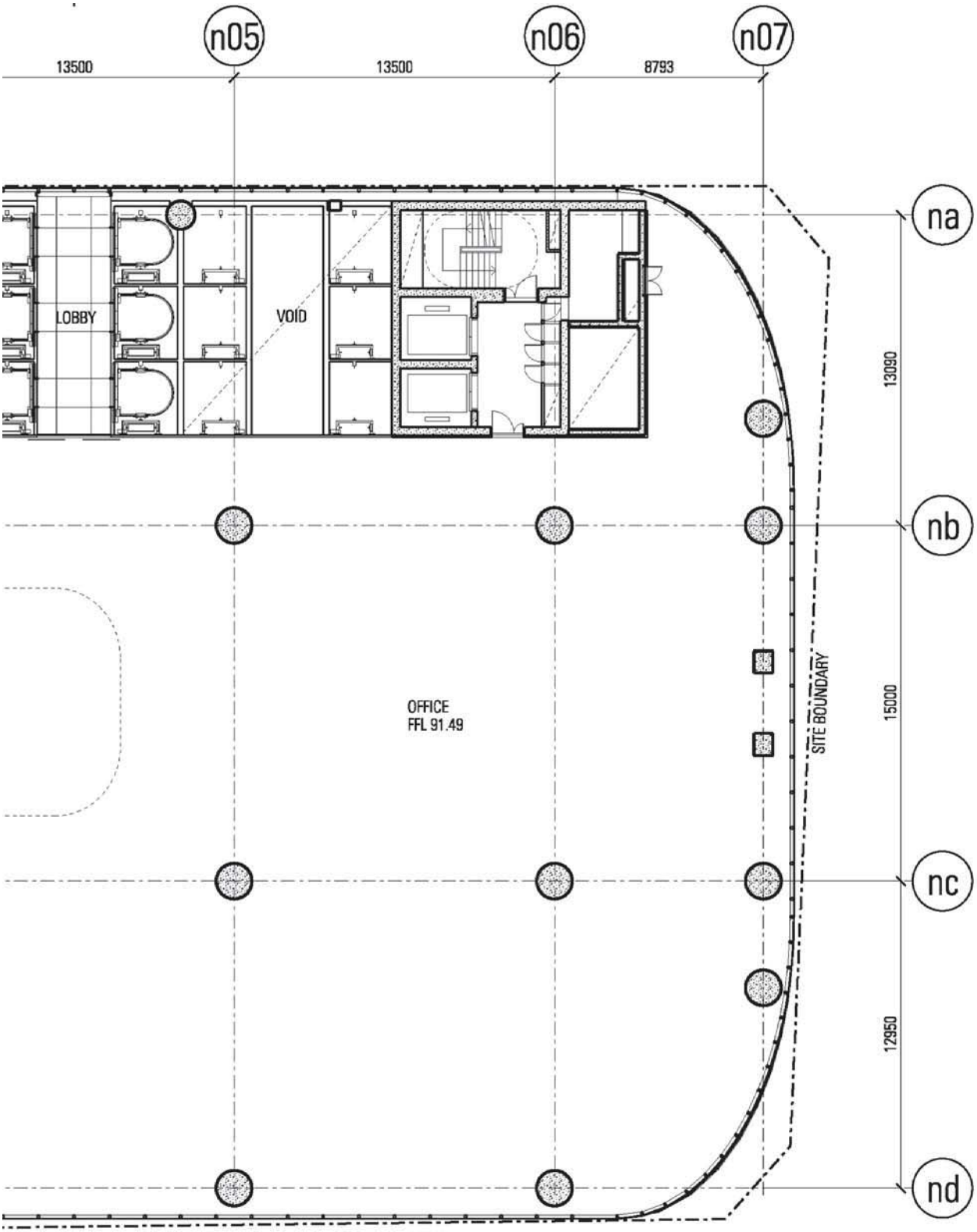
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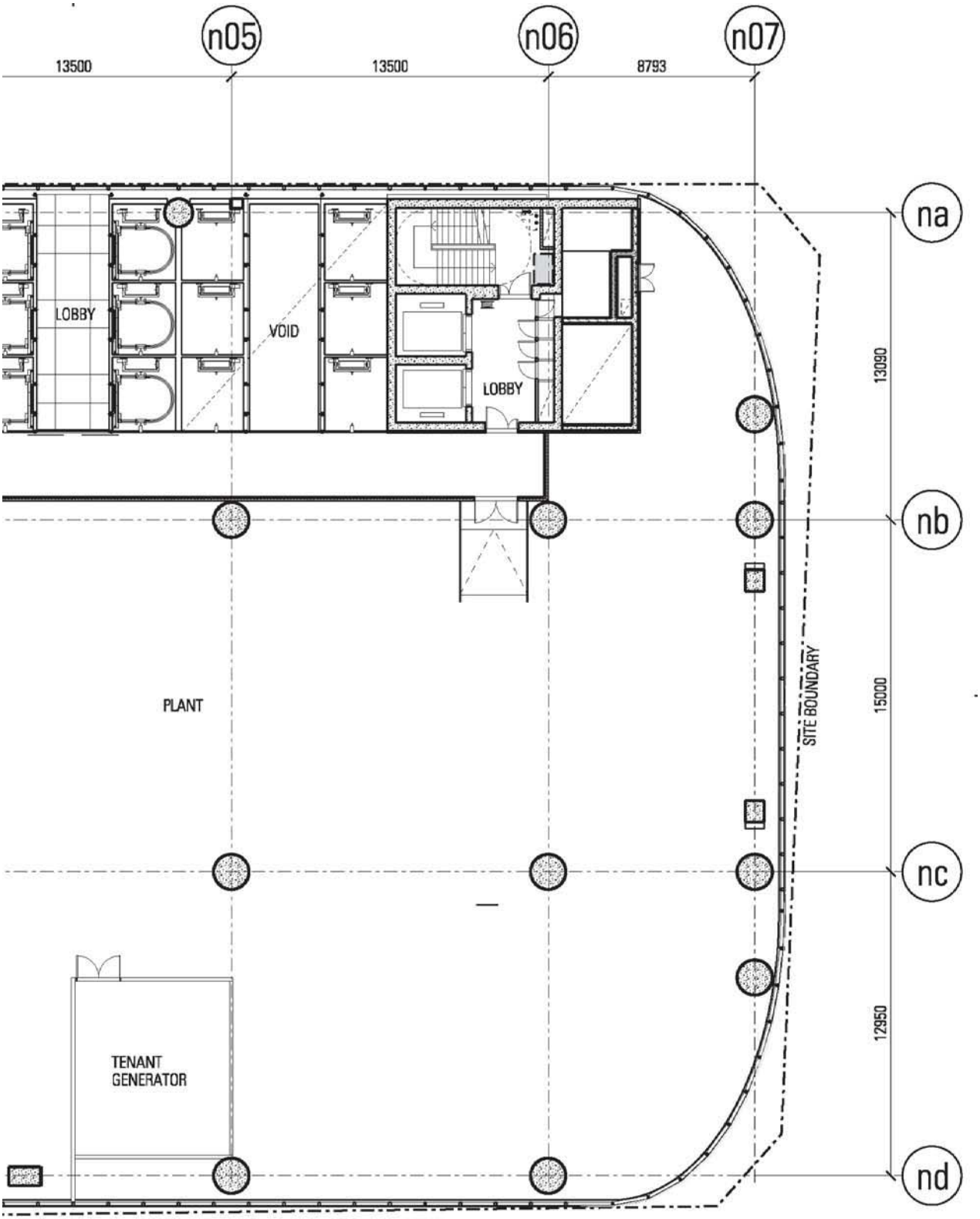
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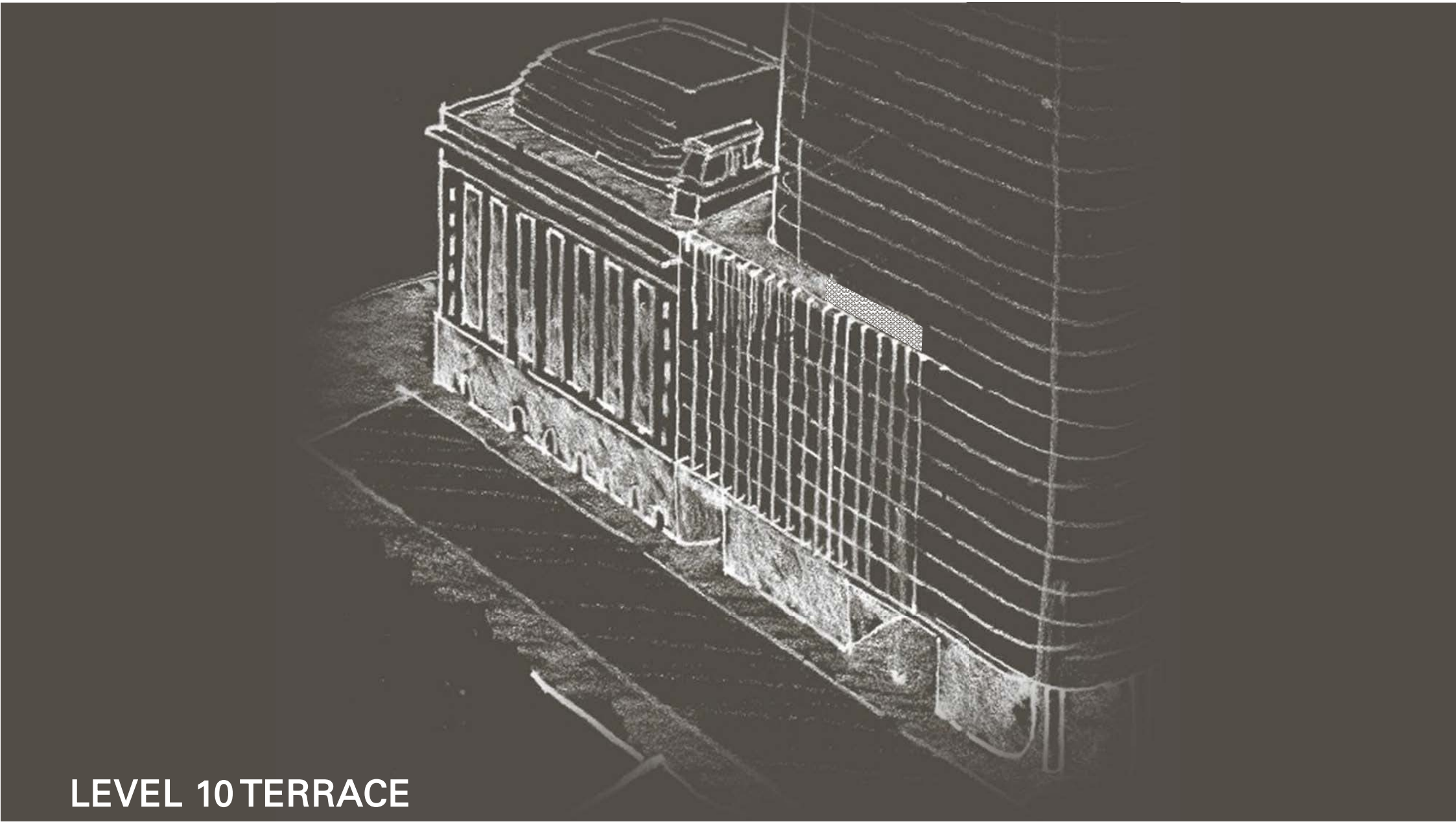
Materiality
Podium
Tower

Extent of Level 10 terrace

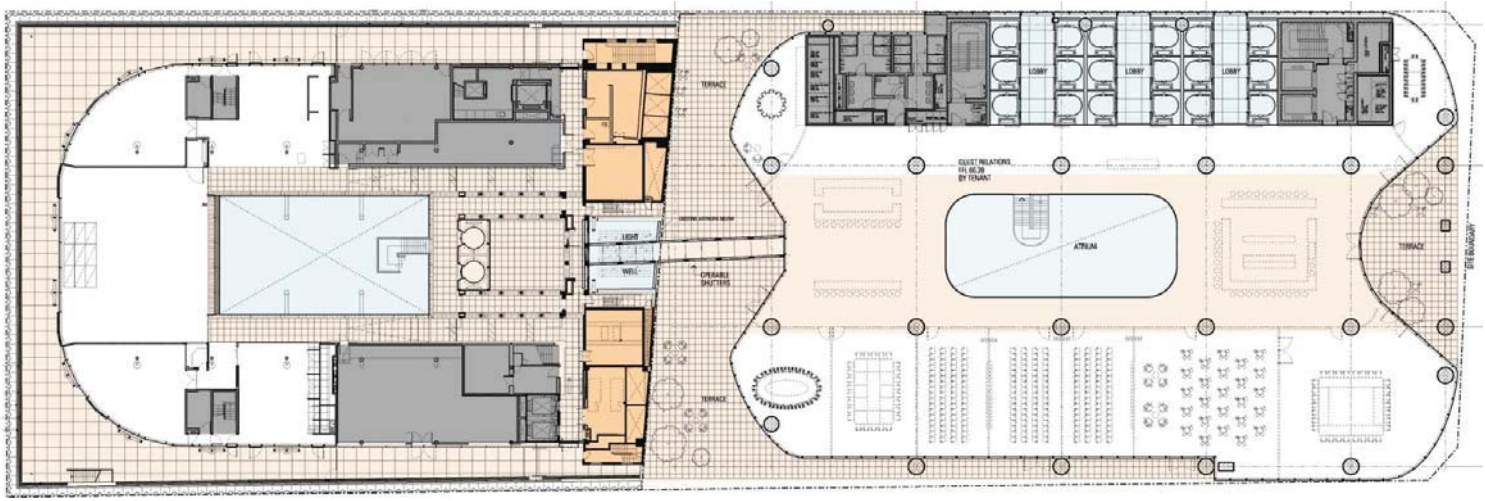
ARCHITECTURAL EXPRESSION



LEVEL 10 TERRACE

DRP 5 [03.07.18]

DRP 6 [07.08.18]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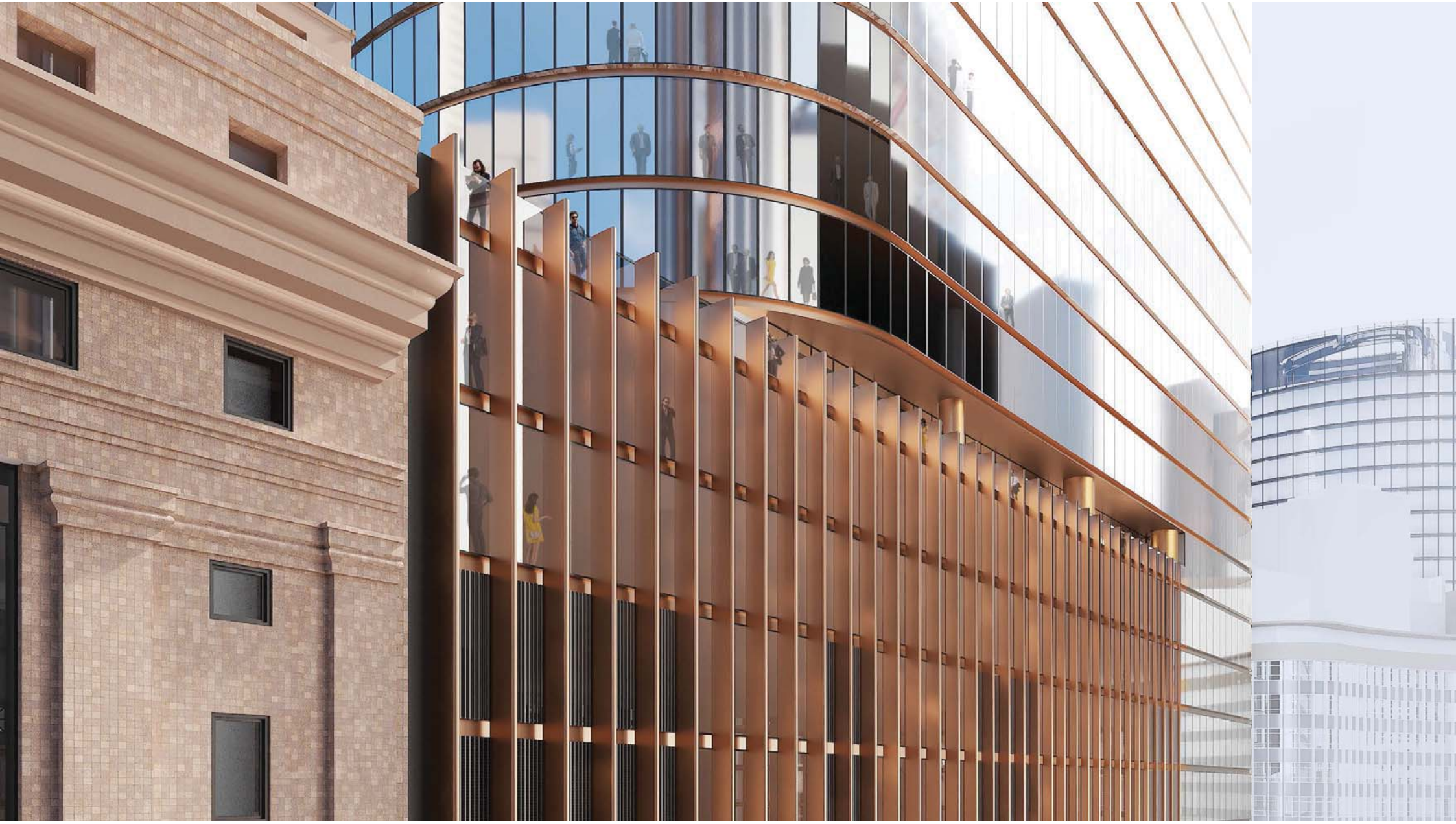


Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing undergound utilities and infrastructure
DRP 5 [03.07.18]

DRP 6 [07.08.18]

Street trees, furniture and other public domain elements within the precinct are indicative only
and are subject to relevant approvals and detailed coordination with new and existing
undergound utilities and infrastructure
DRP 5 [03.07.18]

DRP 6 [07.08.18]

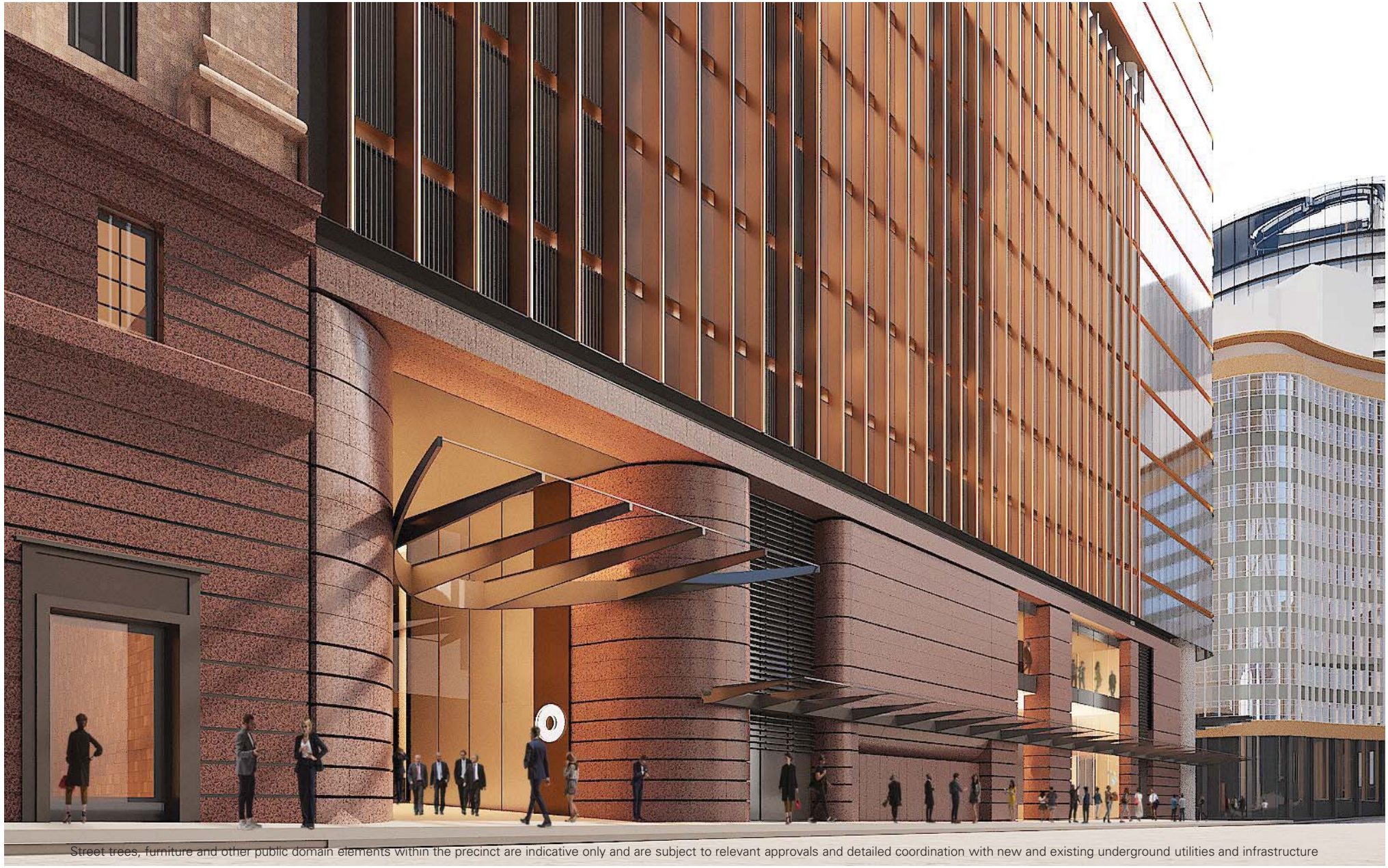
RED GRANITE
LOWER GROUND TO
LEVEL 1

ALUMINIUM
METALLIC FINISH
PODIUM FINS
TOWER SPANDRELS

HIGH TRANSPARENCY
LOW-E DGUs
SOUTHERN "LENS"
CASTLEREAGH ST LIFT SHAFT

REFLECTIVE GLASS [MAX 20%]
LOW-E DGUs
TOWER GLAZING
LEVEL 2 TO ROOF

MATERIAL PRECEDENTS



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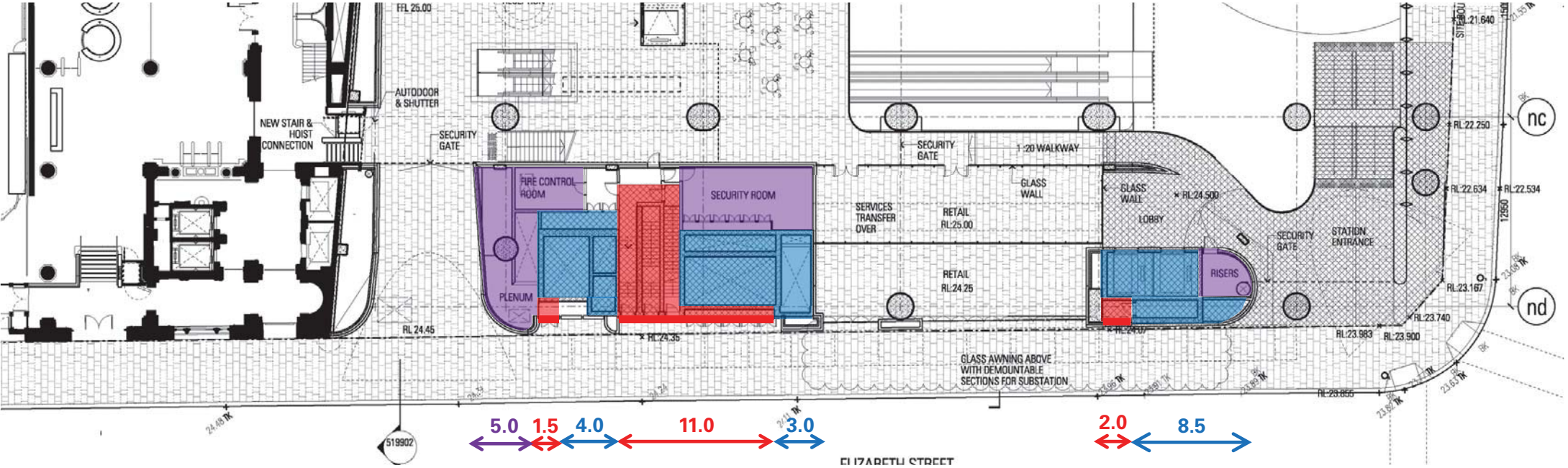
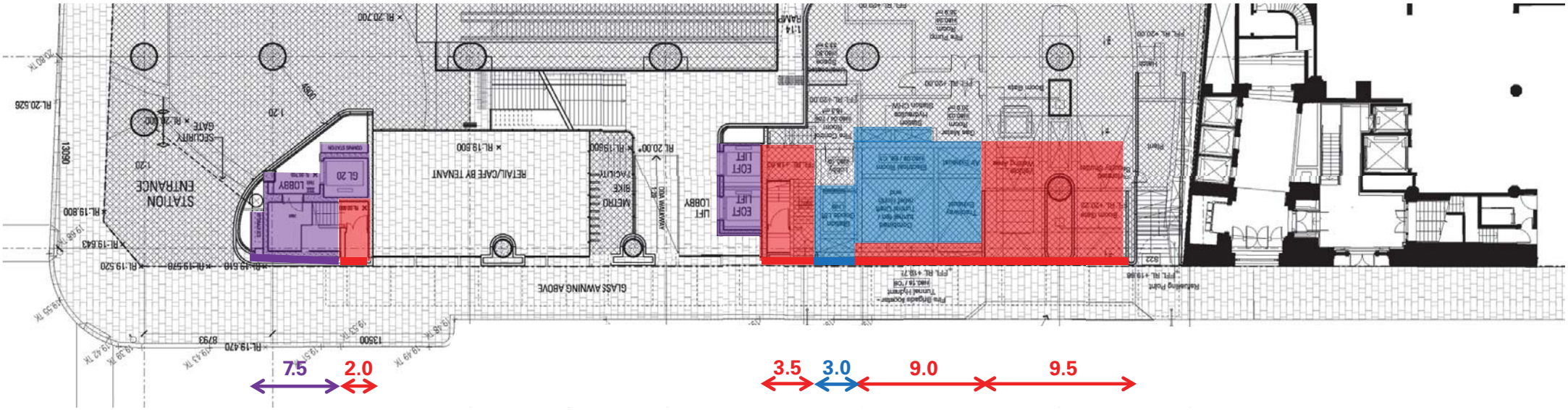
NORTH TOWER
07.08.18

	Minimum interface with boundary
	Metro Standards/Atrium Concept
	Tower related



	Minimum interface with boundary
	Metro Standards/Atrium Concept
	Tower related



6

OSD DRP – South Tower

South Tower Architectural Expression

The OSD DRP has indicated the intent of the setbacks above the podium has not been met by the tower and has recommended increasing the setbacks at the south east and south west corners '*to improve architectural expression and urban design outcomes for the block*'.

Tzannes presentation, provided under separate cover, responds to the OSD DRP's feedback.

07 August 2018

Martin Place Metro
SOUTH TOWER DESIGN REVIEW PANEL

ARCHITECTURAL EXPRESSION

'While the proposed decoration of the south facade has merit as a strategy to mitigate the blankness of the southern elevation , we do not support the current approach to this elevation. We strongly recommend strengthening the resolution of this in relation to the elevation as a whole, considering views from both Castlereagh and Elizabeth Streets.

New comments;

- the intent of the setback above the podium has not been met by the tower, which extends the full height and width of the approved envelope and is likely to result in a poor urban design outcome for the southern end of the street block and adjacent development

- we recommend increasing the setbacks at the south east and south west corners of the tower to improve architectural expression and urban design outcomes for the block.'

Scale

1:250 @A3

0 2.5 5 7.5 m

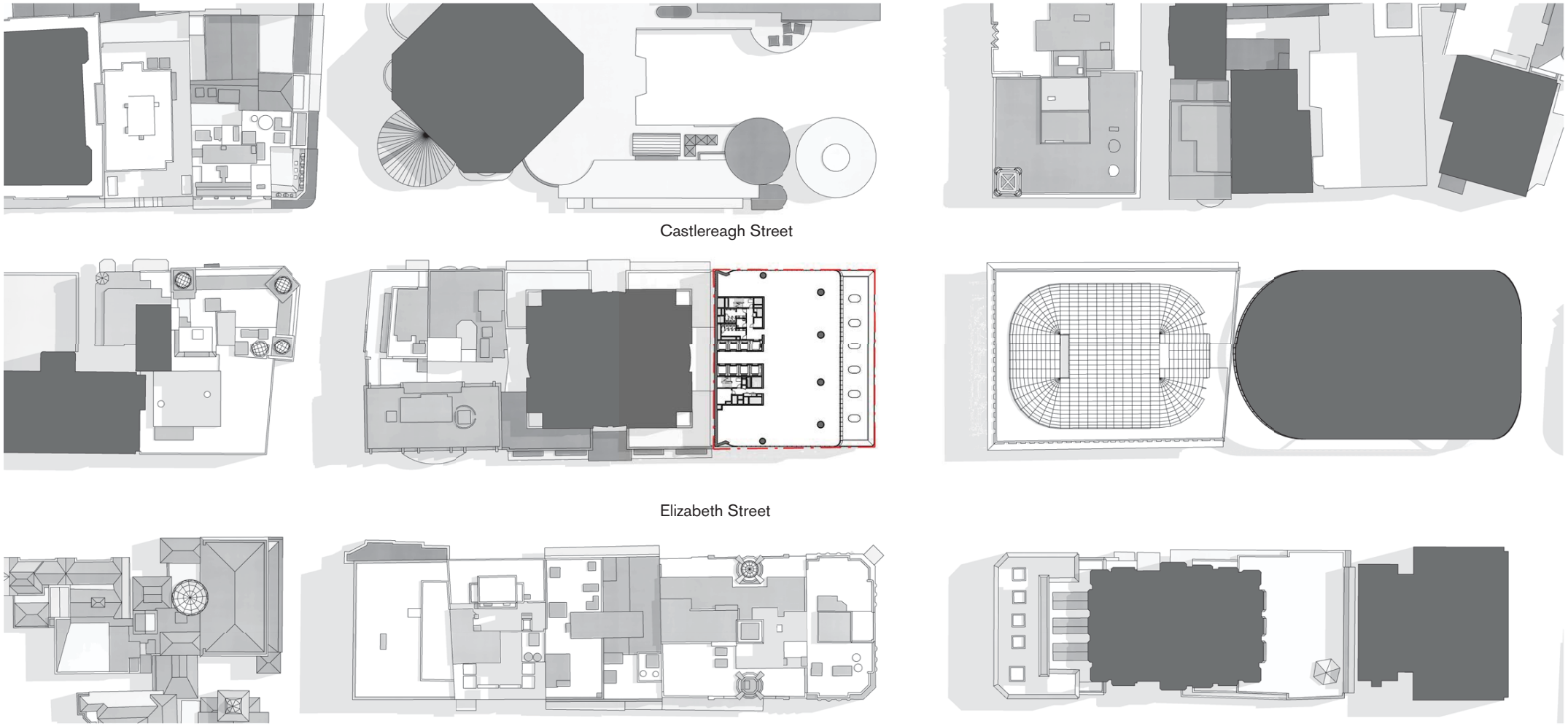
North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

TOWER - SOUTH WALL CURRENT DESIGN

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

0 10 20 30 m

North

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07 August 2018

TOWER - SOUTH WALL CURRENT DESIGN IN CONTEXT

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Streetview from south west - Castlereagh Street

Streetview from south east - Elizabeth Street

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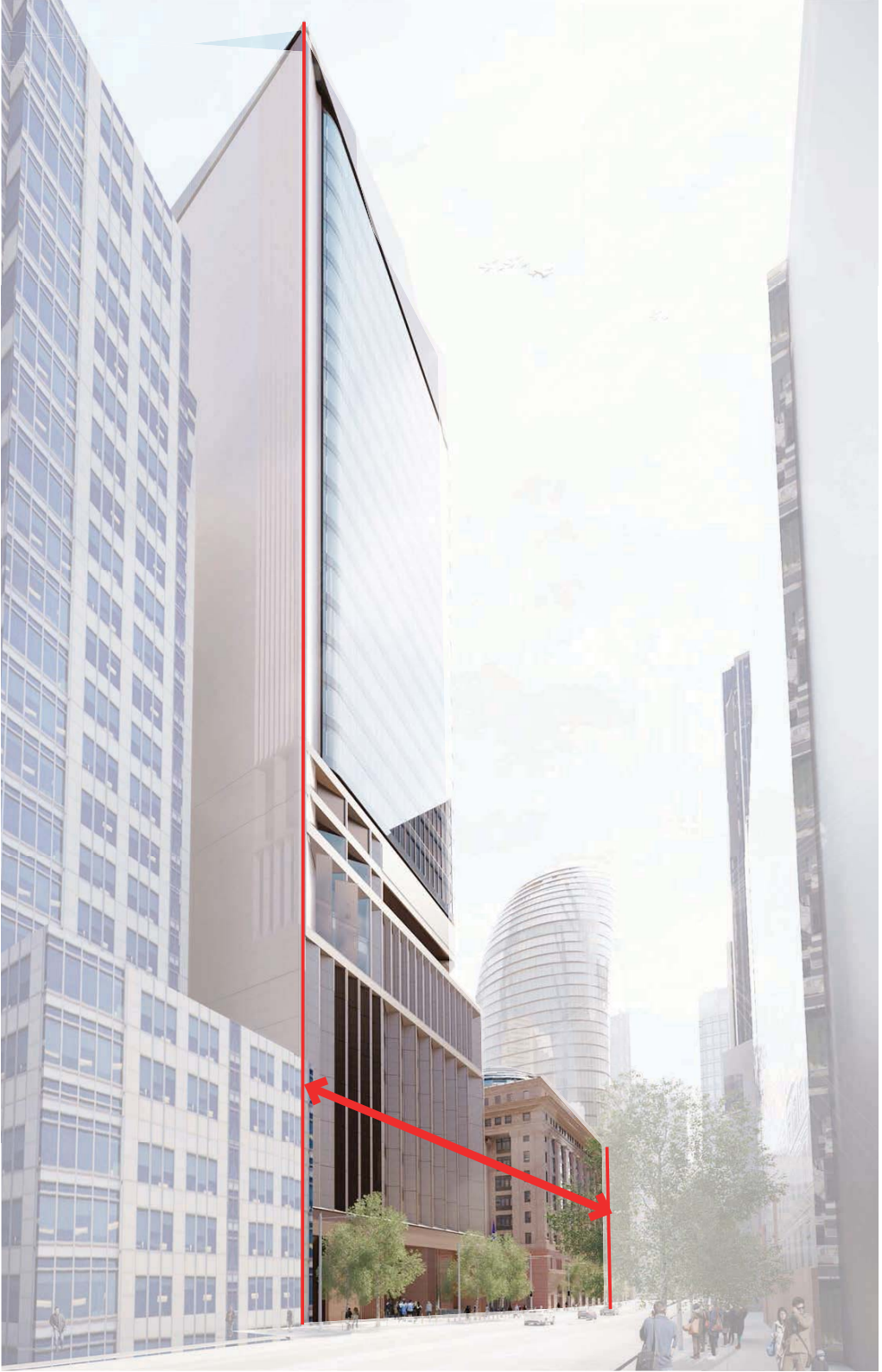
07 August 2018

CURRENT EAST ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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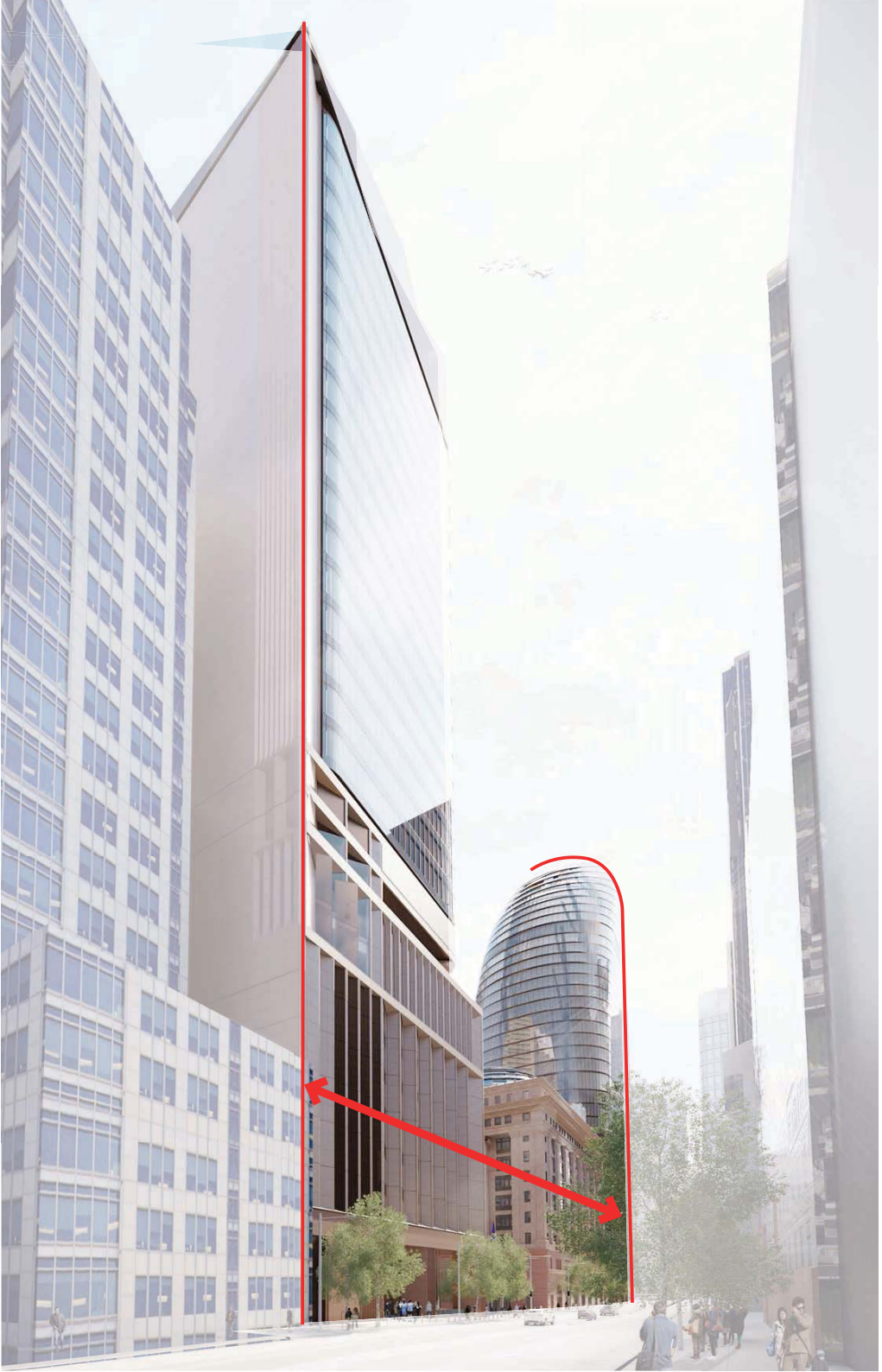
07 August 2018

SOUTHERN FACADE ARTICULATION - MARTIN PLACE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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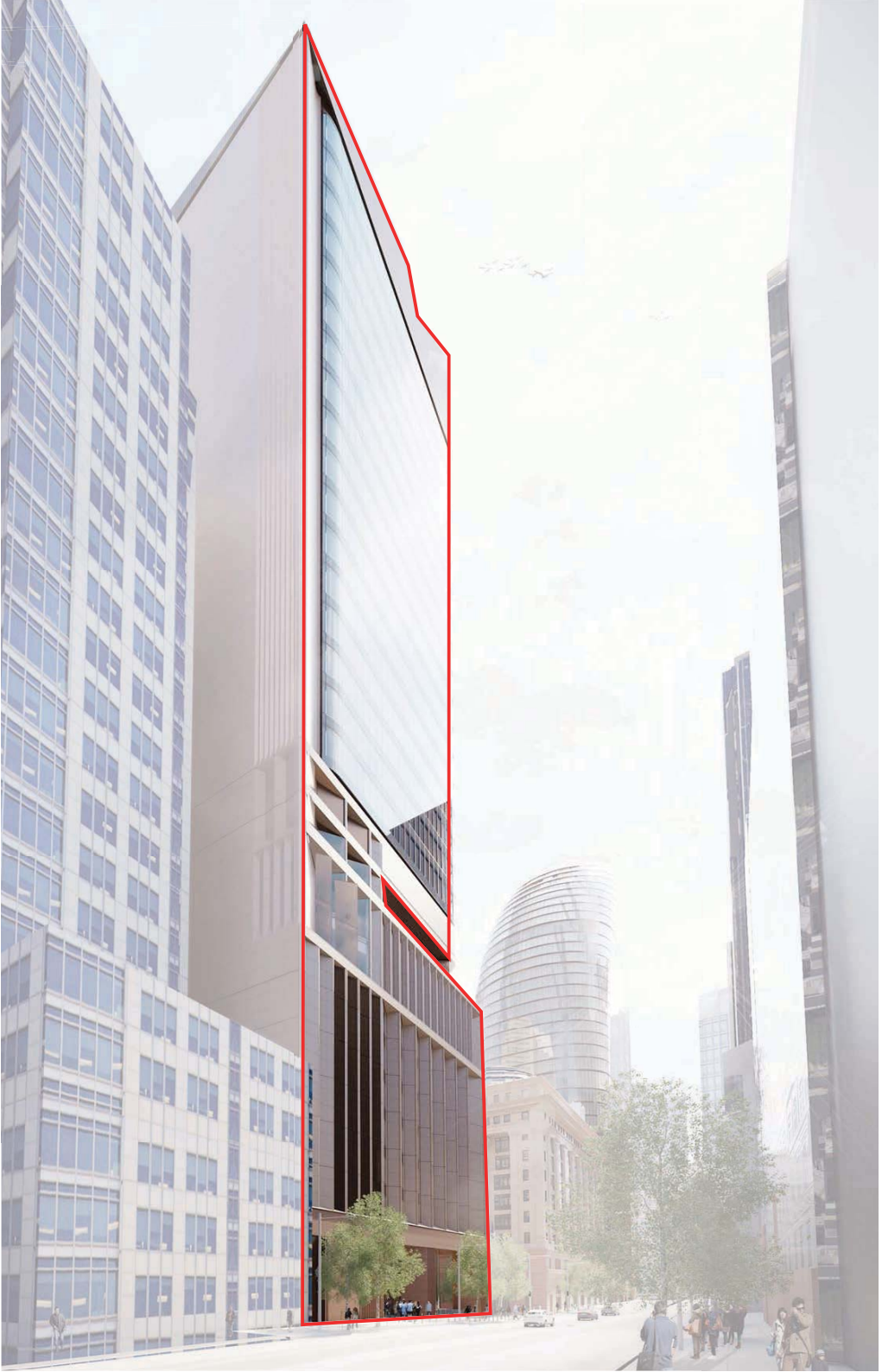
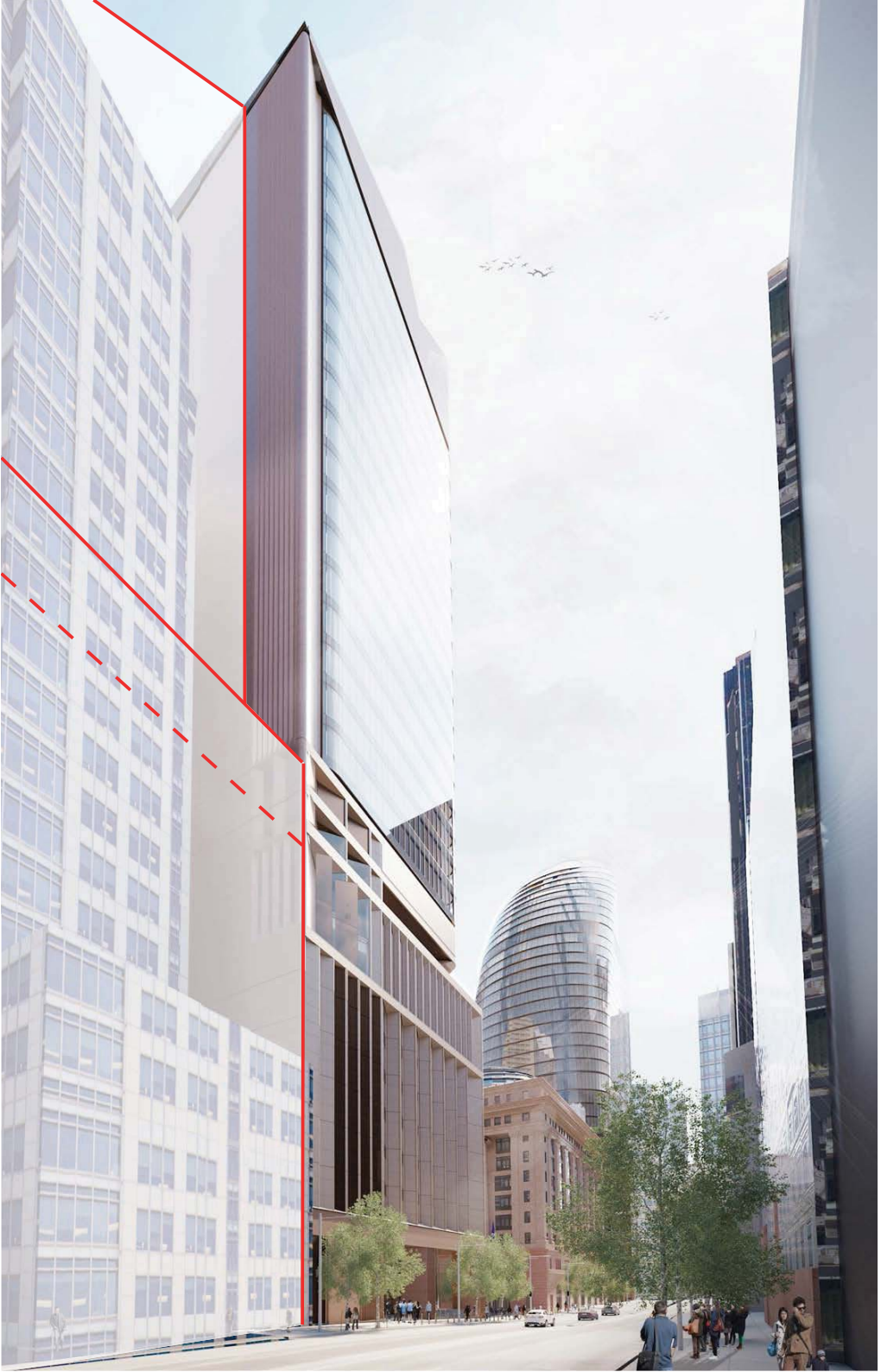
07 August 2018

SOUTHERN FACADE ARTICULATION - METRO PRECINCT

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.



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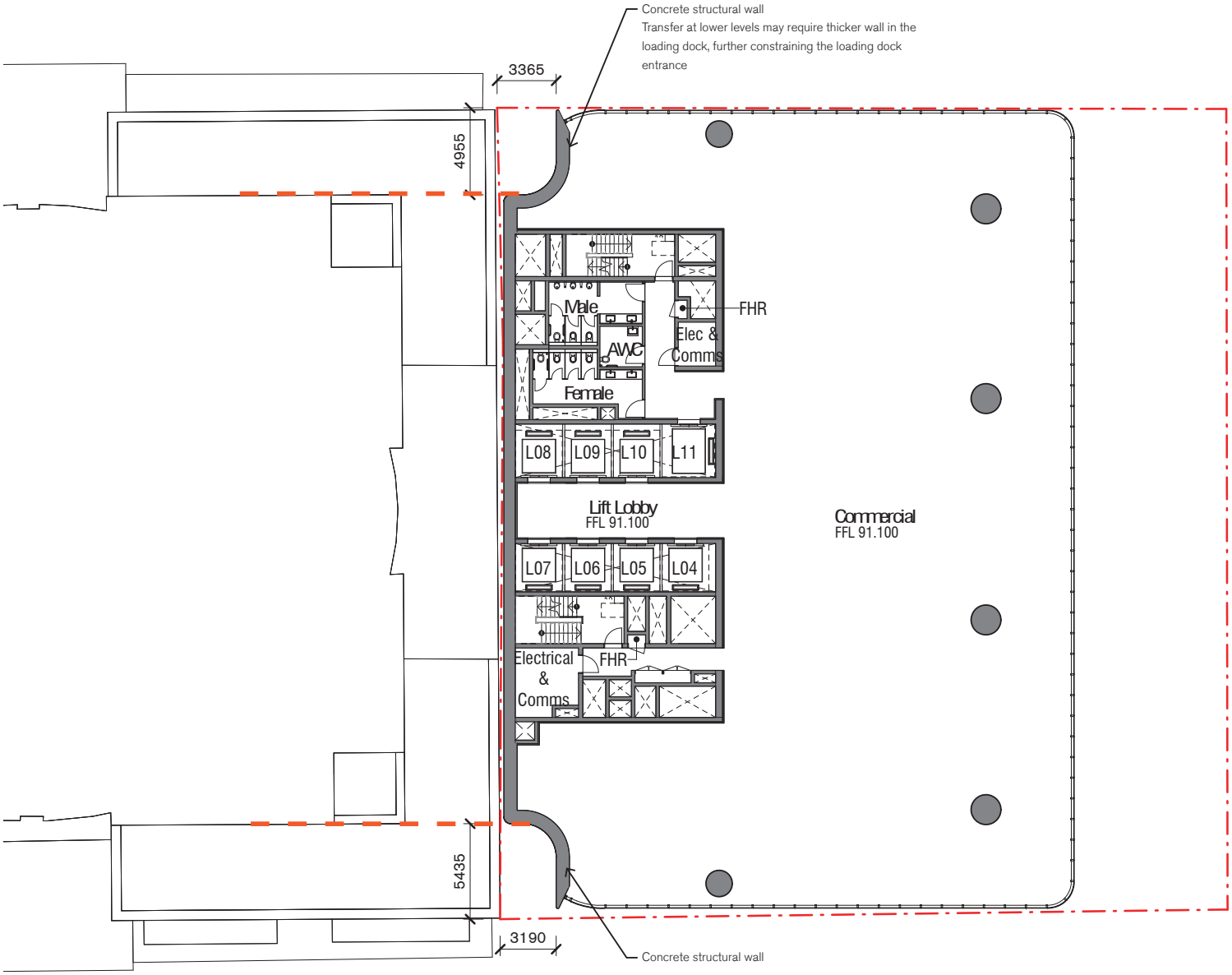
07 August 2018

SOUTHERN FACADE ARTICULATION - SOUTHERN SITE

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1:250 @A3

0 2.5 5 7.5 m

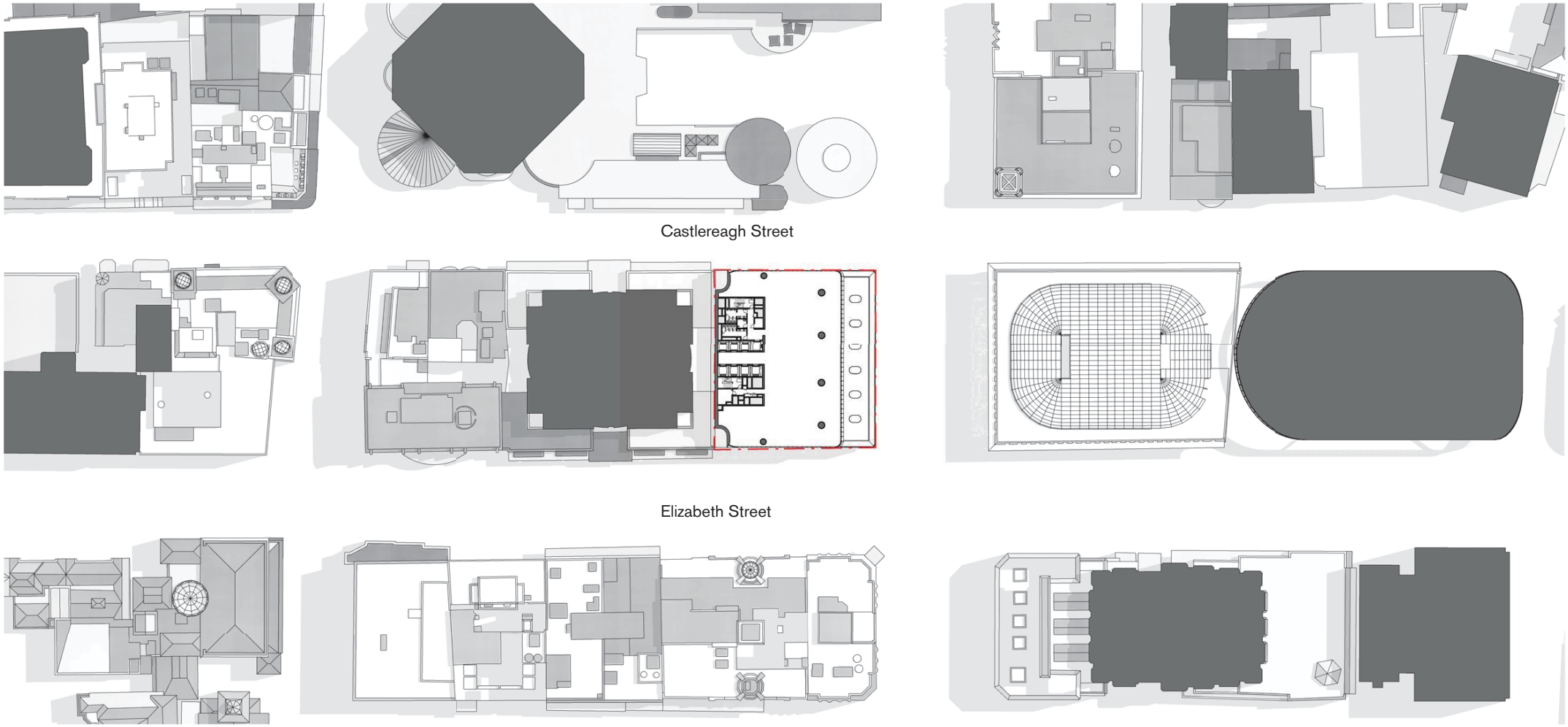
North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 1

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

0 10 20 30 m

North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

REVISED PLAN - OPTION 01

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 1

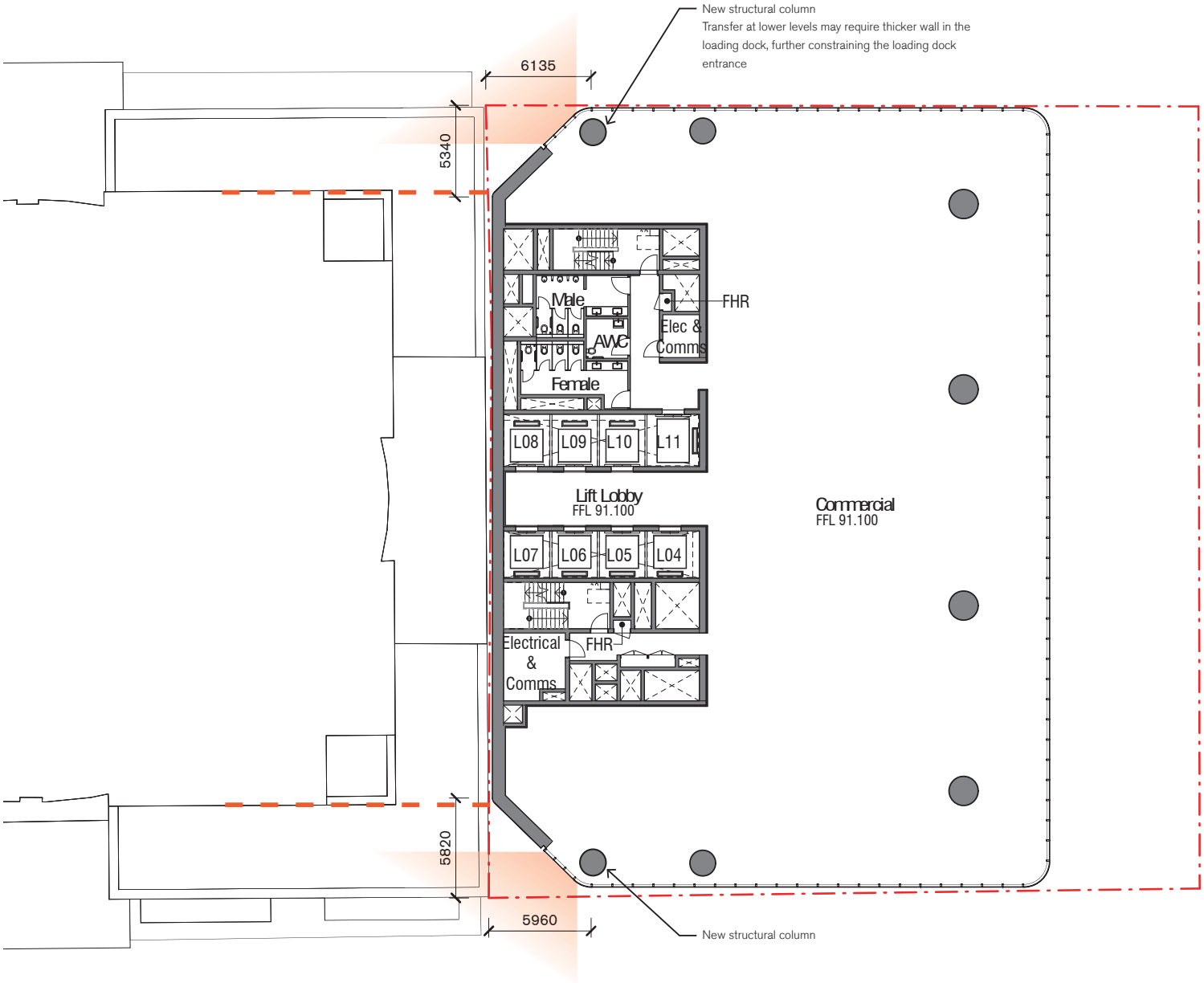
METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

EAST ELEVATION - OPTION 1

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1:250 @A3

0 2.5 5 7.5 m

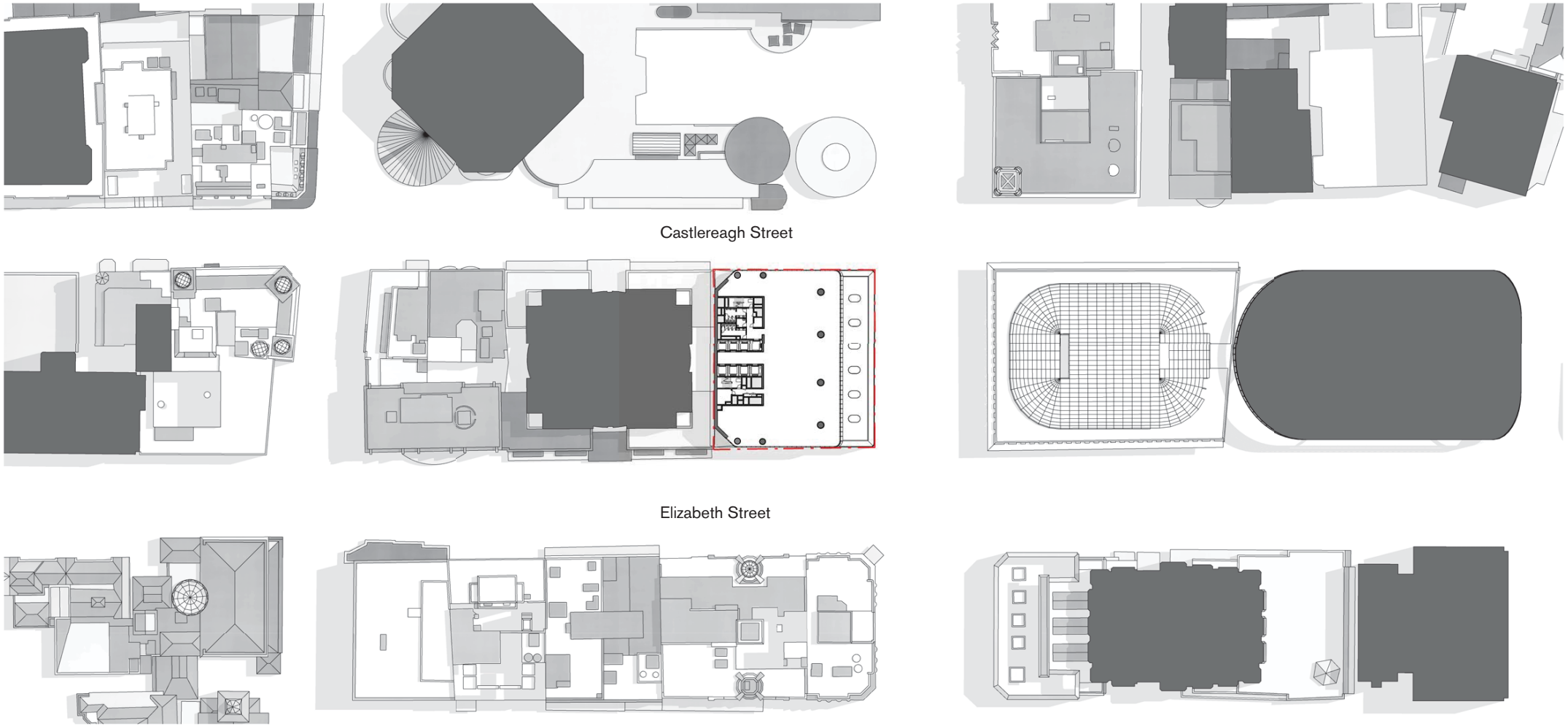
North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

0 10 20 30 m

North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

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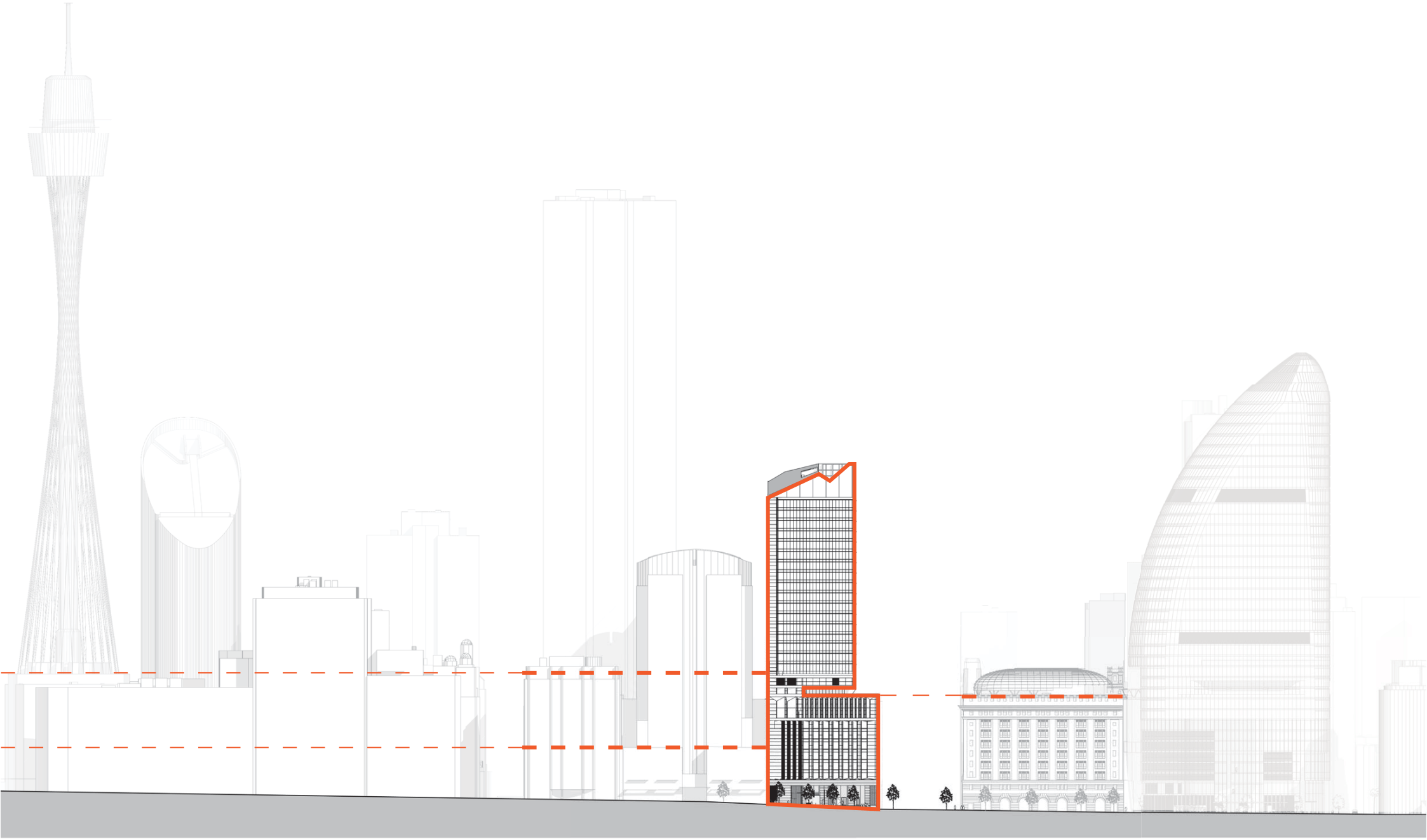
07 August 2018

EAST ELEVATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

ELIZABETH STREET ELEVATION

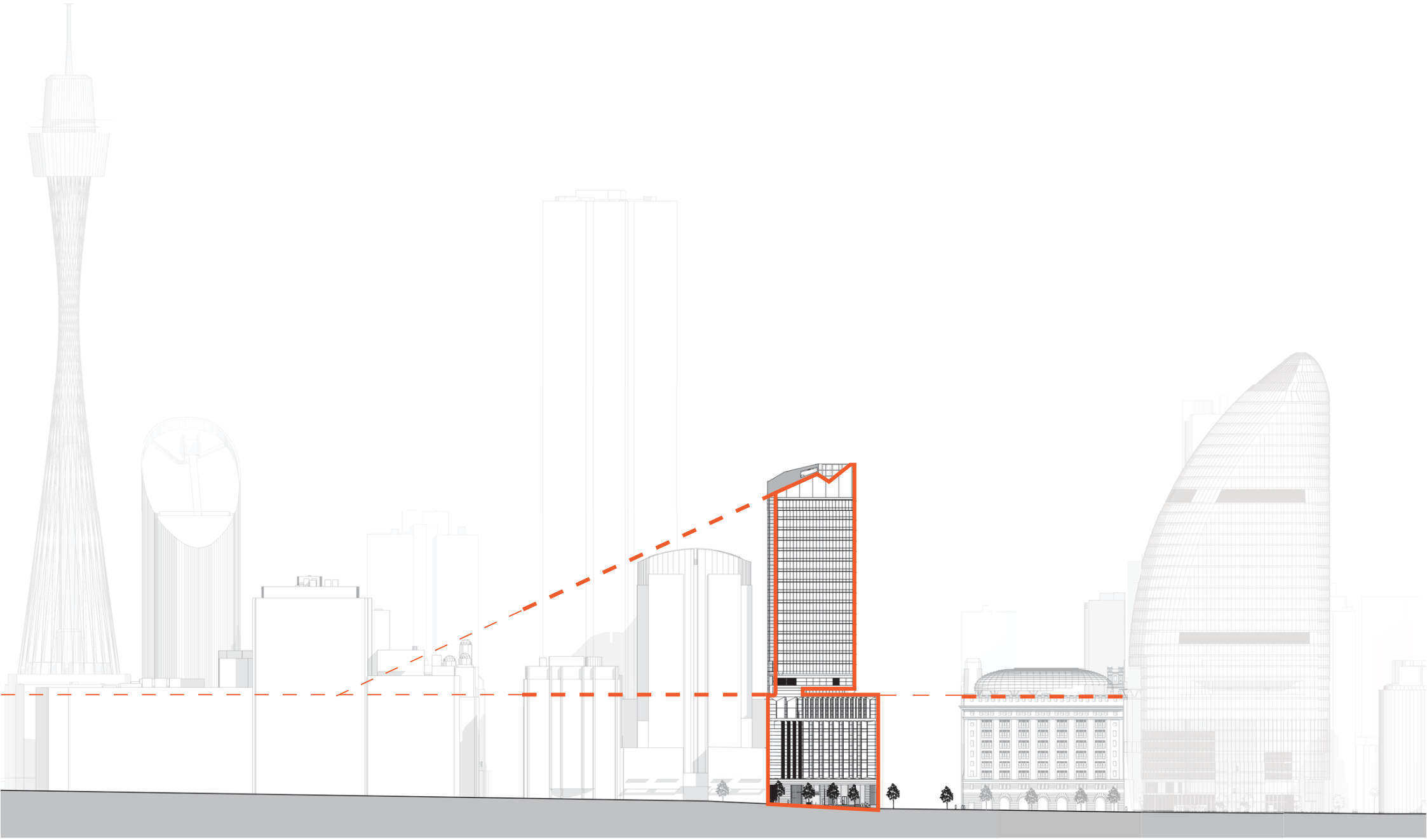
METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

ELIZABETH STREET ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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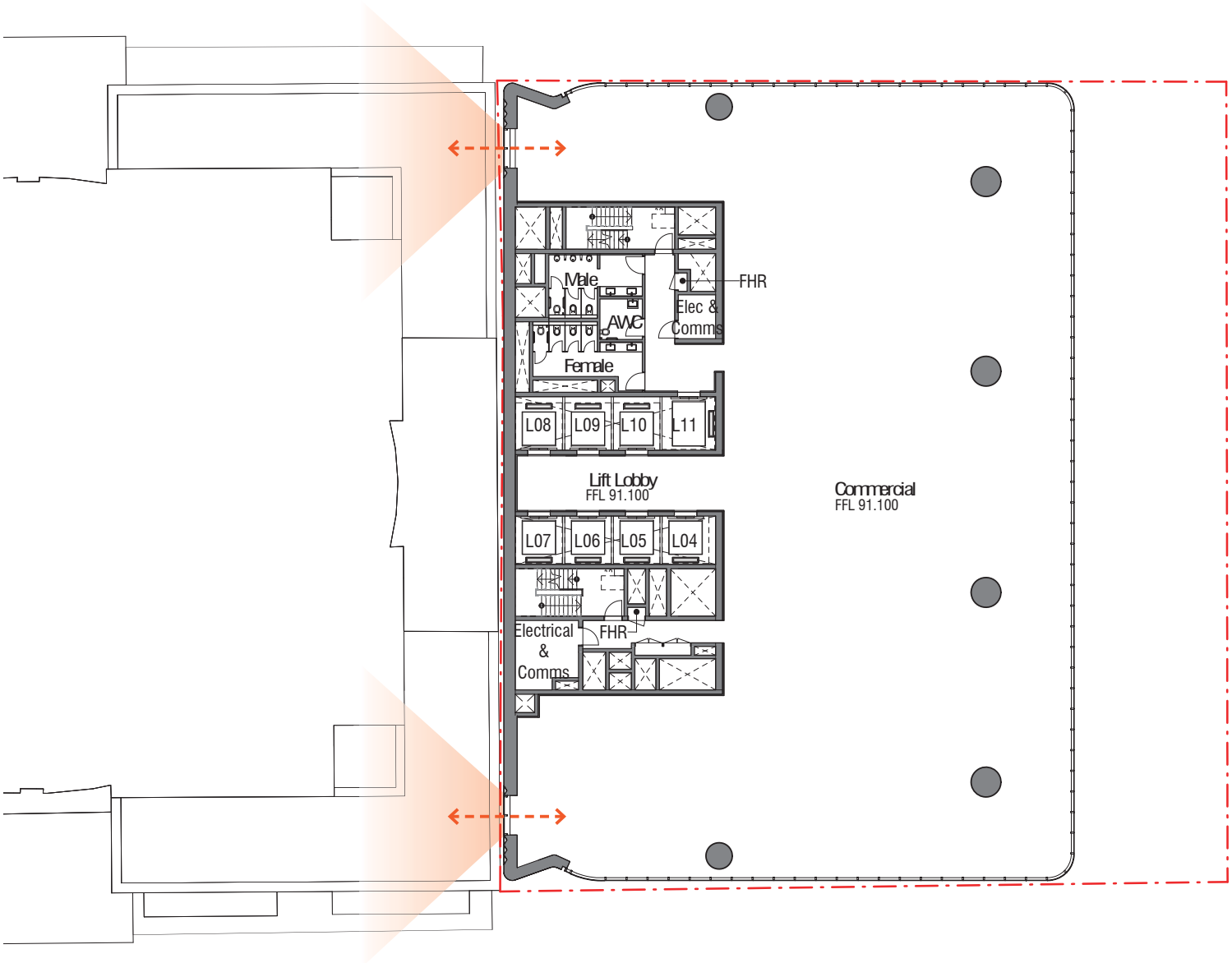
07 August 2018

ELIZABETH STREET ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1:250 @A3

0 2.5 5 7.5 m

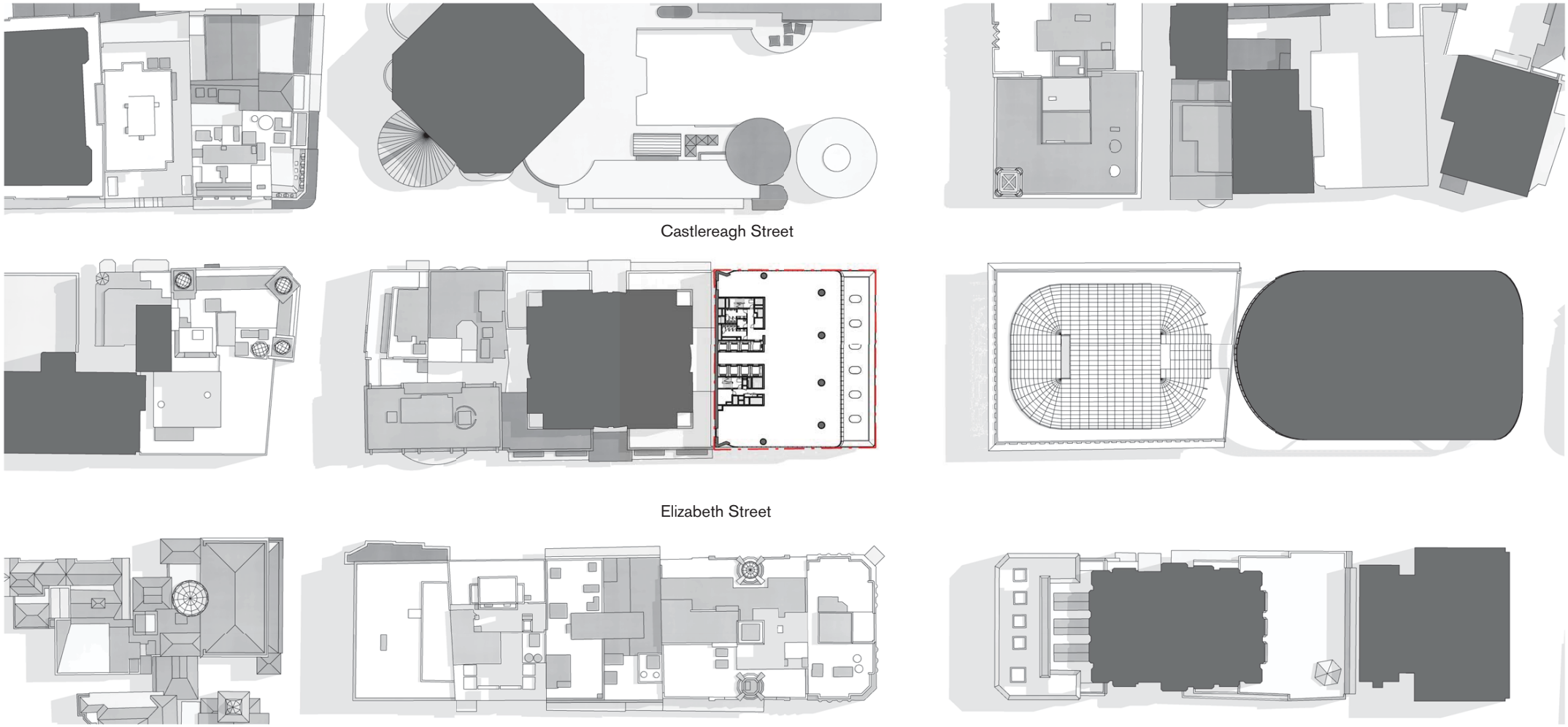
North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 3

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

0 10 20 30 m

North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

REVISED PLAN - OPTION 03

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Streetview from south west - Castlereagh Street

Streetview from south east - Elizabeth Street

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

REVISED ELEVATION - OPTION 03

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

7

OSD DRP – ESD

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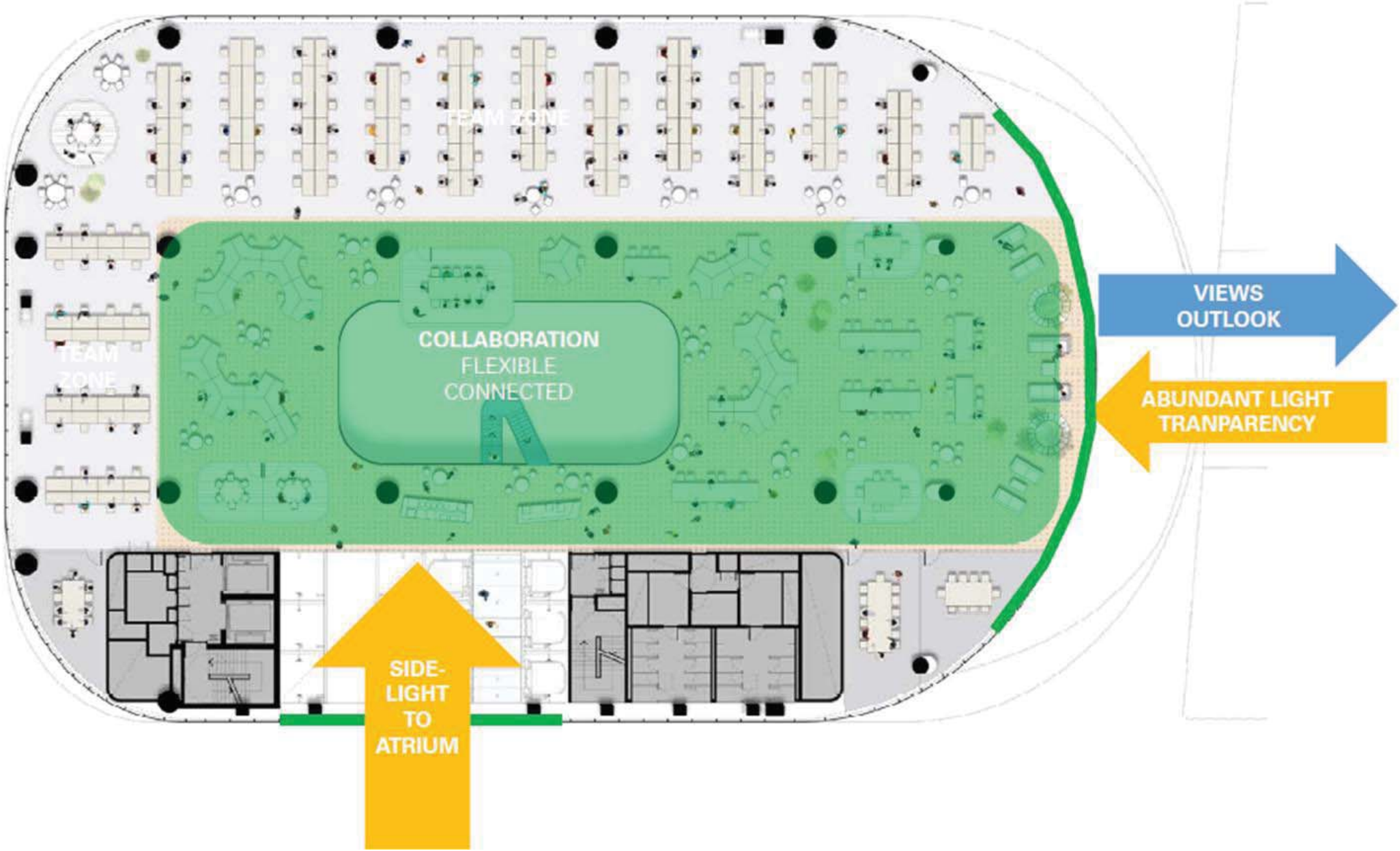
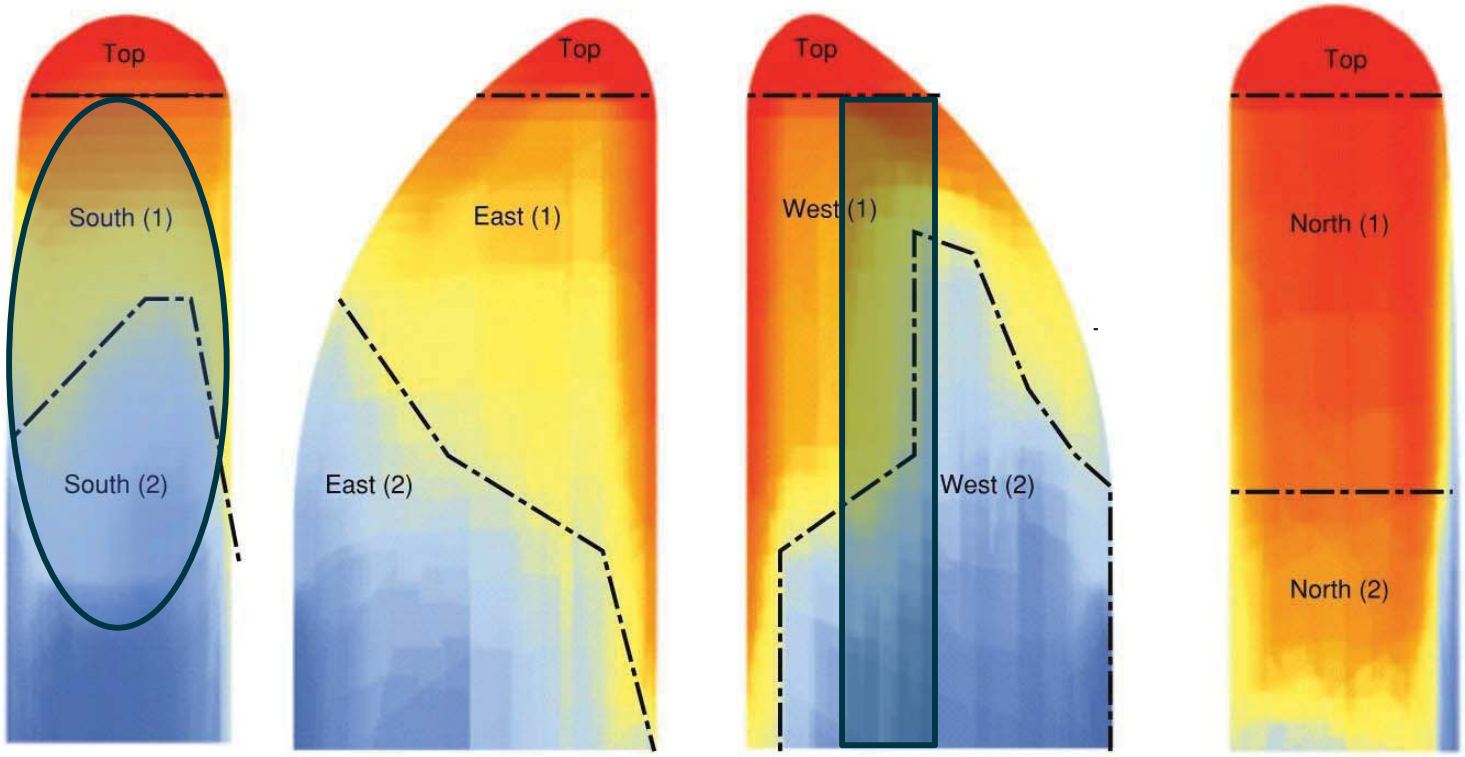
North Tower Comfort Levels

The OSD DRP has requested further details on Macquarie's Comfort Levels as it relates to the North Tower shading and transparent glazing to the western façade.

North Tower Conditions



Peak solar load analysis

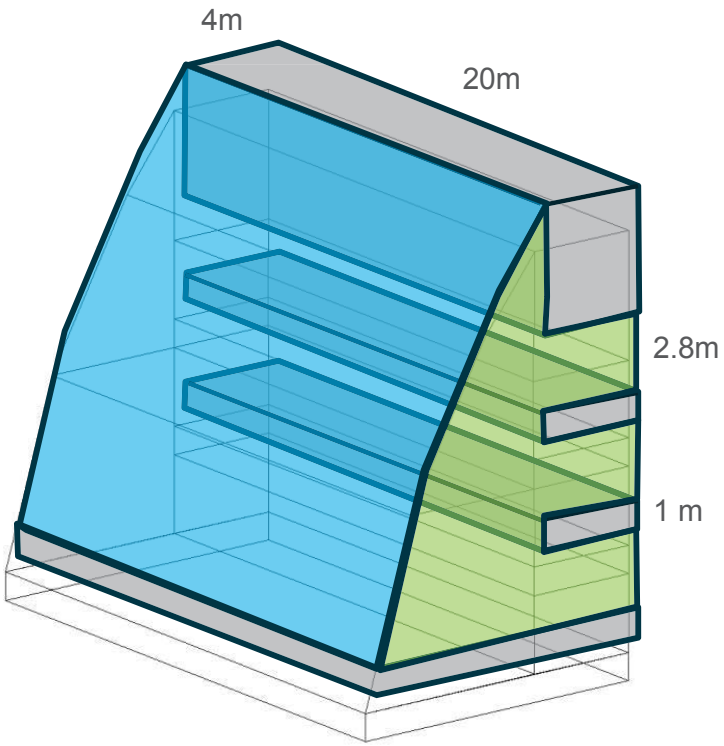


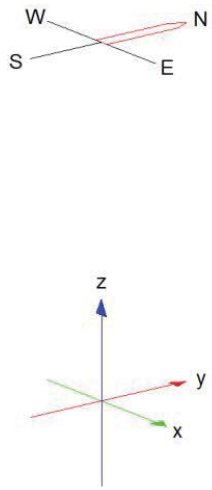
South Elevation | East Elevation | West Elevation | North Elevation

Area				SHGC required to achieve peak load < 75w/m2								
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	**Dec**
West (1)	0.12	0.12	0.13	0.14	0.17	0.19	0.17	0.14	0.13	0.13	0.13	**0.12**
West (2)	0.24	0.26	0.21	0.19	0.19	0.20	0.19	0.19	0.20	0.26	0.34	0.26
South (1)	0.17	0.21	0.30	0.48	0.56	0.57	0.59	0.49	0.36	0.21	0.19	0.17
South (2)	0.37	0.47	0.53	0.78	0.88	0.90	0.92	0.80	0.56	0.50	0.33	0.36

Southern Lens

- Southern façade is a breakout space
- Breakout spaces allow greater variability of comfort
- Target comfort for breakout spaces is PMV +/- 1.5 (similar to retail breakout spaces)
- If using as office then Blinds deployed similar to Office façade PMV +/- 1.0





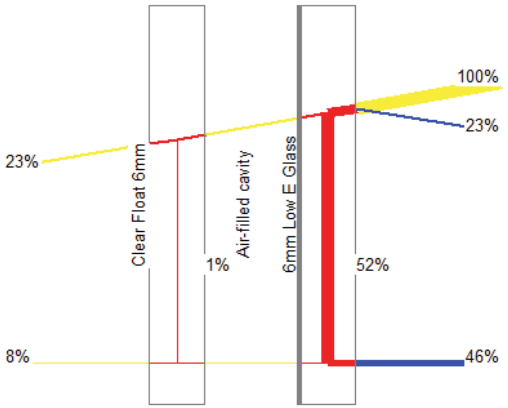
Martin Place Conditions:

- VLT >60%
- SHGC 0.30
- Pelmet with allowance for future blind

Southern Lens Performance

Without blinds – Breakout

Glazing: Low E DGU-SHGC0.3 Uv2_84 Angle of incidence (°): 0



SHGC 0.3

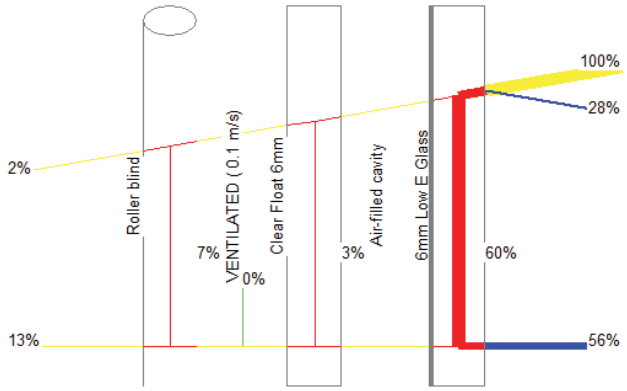
January Option 5 - Atrium at A/C with fully mixed air supply to maintain 24 C

Time	External Temperature	Space temperature at occupied level		Upper Level
		Dry bulb	Average PMV	Dry bulb
(hrs)	(DB, °C)	(°C)		(°C)
1	25.2	24.4	0.4	24.4
2	25.0	24.3	0.3	24.3
3	25.2	24.3	0.3	24.3
4	25.6	24.4	0.3	24.4
5	26.3	24.5	0.4	24.5
6	27.3	24.0	0.4	24.0
7	28.3	24.0	0.7	24.0
8	**29.5**	**24.0**	**0.8**	**24.0**
9	**30.7**	**24.0**	**1.0**	**24.0**
10	**31.8**	**24.0**	**1.1**	**24.0**
11	**32.7**	**24.0**	**1.2**	**24.0**
12	**33.4**	**24.0**	**1.3**	**24.0**
13	**33.9**	**24.0**	**1.3**	**24.0**
14	**34.0**	**24.0**	**1.3**	**24.0**
15	**33.9**	**24.0**	**1.2**	**24.0**
16	**33.4**	**24.0**	**1.1**	**24.0**
17	**32.7**	**24.0**	**0.9**	**24.0**
18	**31.8**	**24.0**	**0.8**	**24.0**
19	30.7	24.0	0.6	24.0
20	29.5	24.0	0.4	24.0
21	28.3	24.0	0.4	24.0
22	27.3	24.9	0.5	24.9
23	26.3	24.9	0.5	24.9
24	25.6	24.6	0.4	24.6

PMV < 1.5

With Blind – Office

Glazing: Low E DGU-SHGC0.3 Uv2_84 + bli Angle of incidence (°): 0



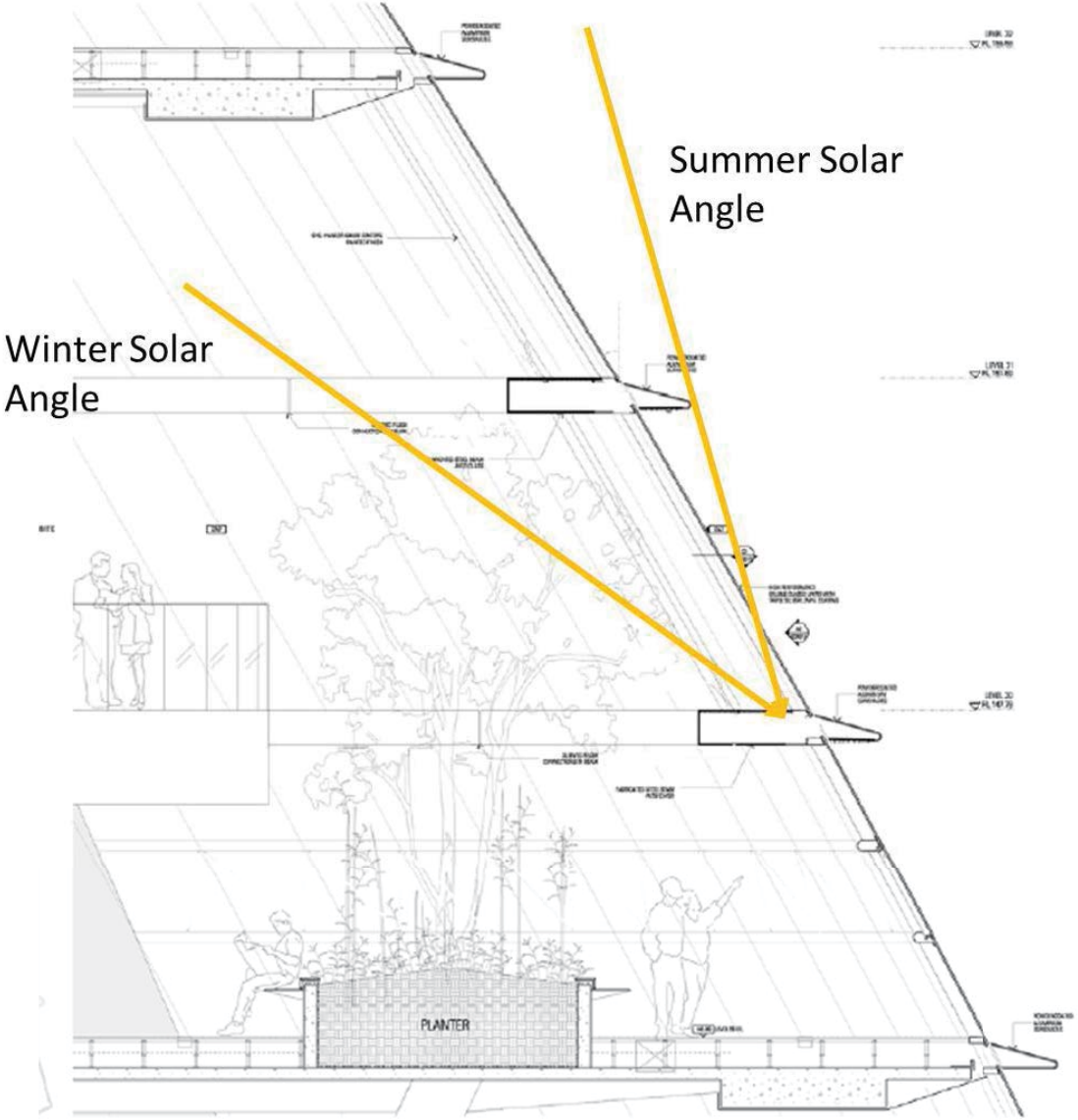
SHGC 0.15 <0.17

January Option 5a - Atrium at A/C with fully mixed air supply to maintain 24 C

Time	External Temperature	Space temperature at occupied level		Upper Level
		Dry bulb	Average PMV	Dry bulb
(hrs)	(DB, °C)	(°C)		(°C)
1	25.2	24.3	0.3	24.3
2	25.0	24.2	0.3	24.2
3	25.2	24.2	0.3	24.2
4	25.6	24.2	0.3	24.2
5	26.3	24.4	0.3	24.4
6	27.3	24.0	0.4	24.0
7	28.3	24.0	0.5	24.0
8	**29.5**	**24.0**	**0.5**	**24.0**
9	**30.7**	**24.0**	**0.5**	**24.0**
10	**31.8**	**24.0**	**0.5**	**24.0**
11	**32.7**	**24.0**	**0.5**	**24.0**
12	**33.4**	**24.0**	**0.6**	**24.0**
13	**33.9**	**24.0**	**0.6**	**24.0**
14	**34.0**	**24.0**	**0.6**	**24.0**
15	**33.9**	**24.0**	**0.6**	**24.0**
16	**33.4**	**24.0**	**0.6**	**24.0**
17	**32.7**	**24.0**	**0.5**	**24.0**
18	**31.8**	**24.0**	**0.5**	**24.0**
19	30.7	24.0	0.4	24.0
20	29.5	24.0	0.3	24.0
21	28.3	24.0	0.3	24.0
22	27.3	24.7	0.4	24.7
23	26.3	24.7	0.4	24.7
24	25.6	24.5	0.3	24.5

PMV < 1.0

Shading Elements



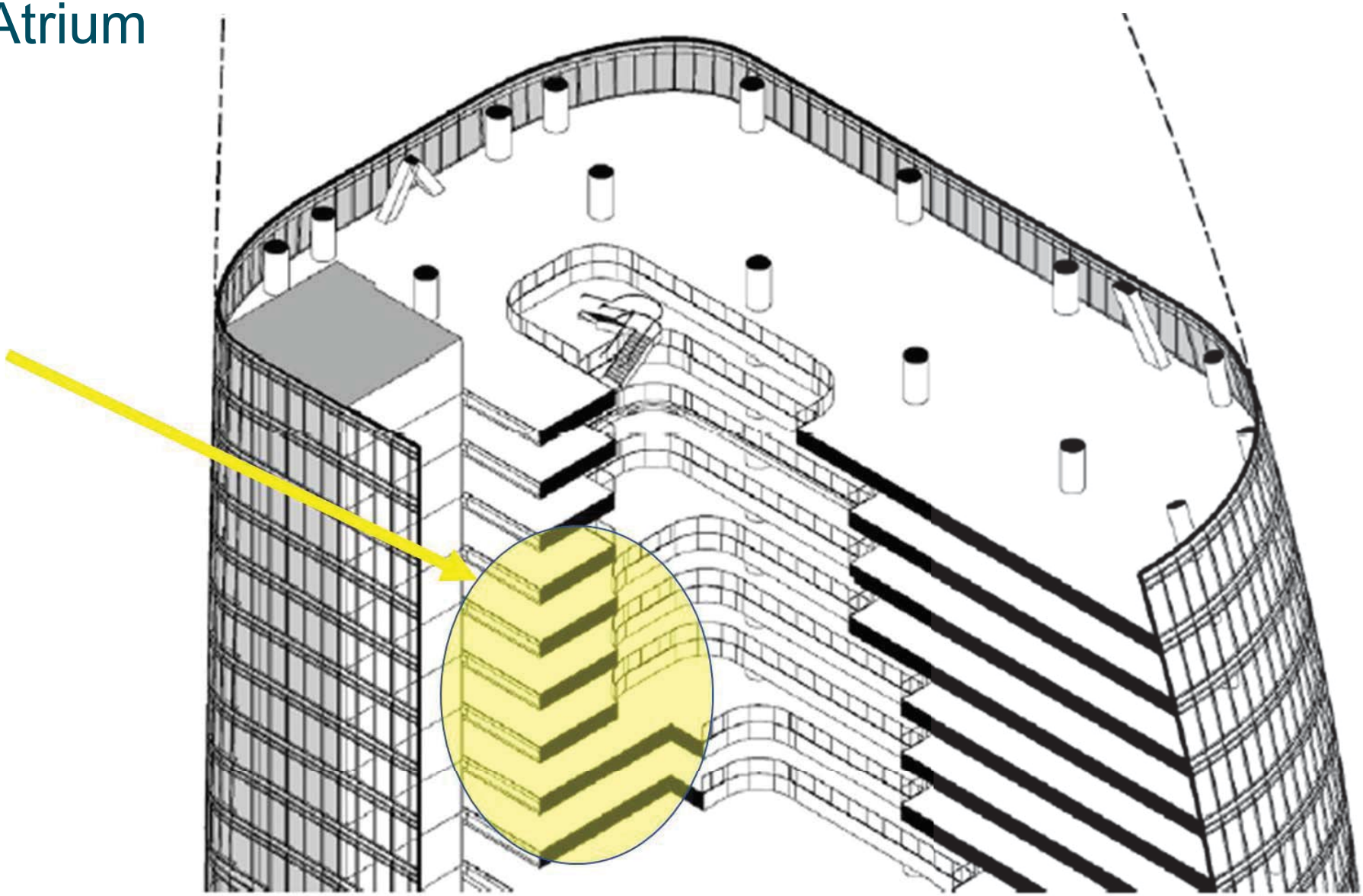
L29 Atrium

Max PMV with shade 1.0
Max PMV without Shade 1.3

L35 Atrium

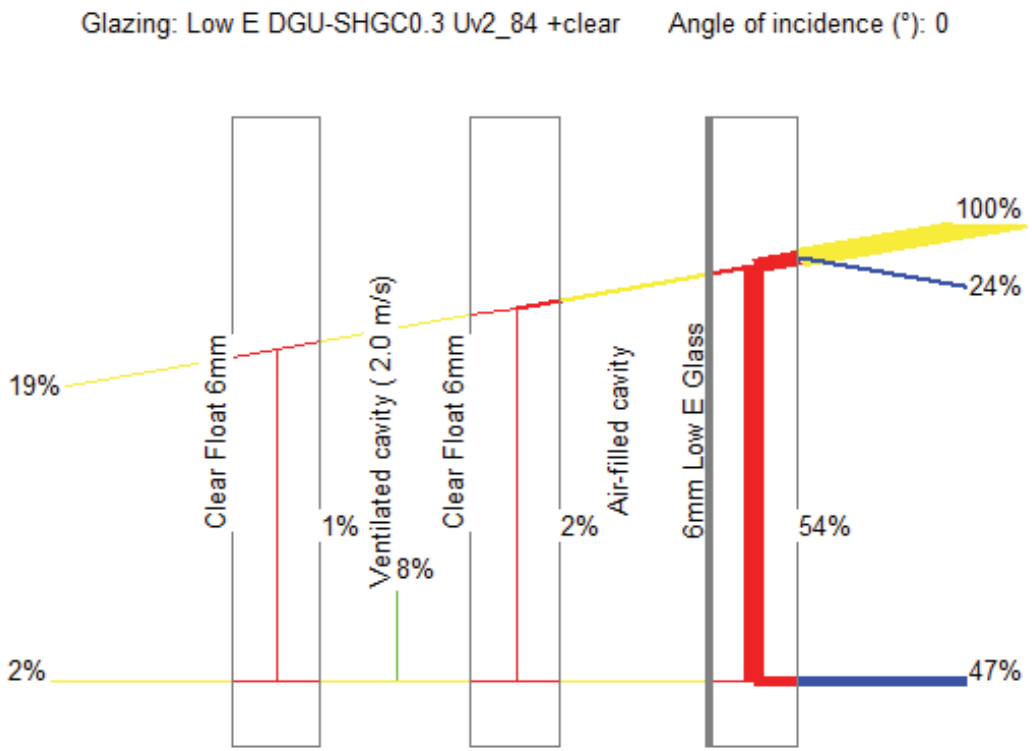
Max PMV with shade 1.3
Max Shade without Shade 1.6

Side Lit Atrium

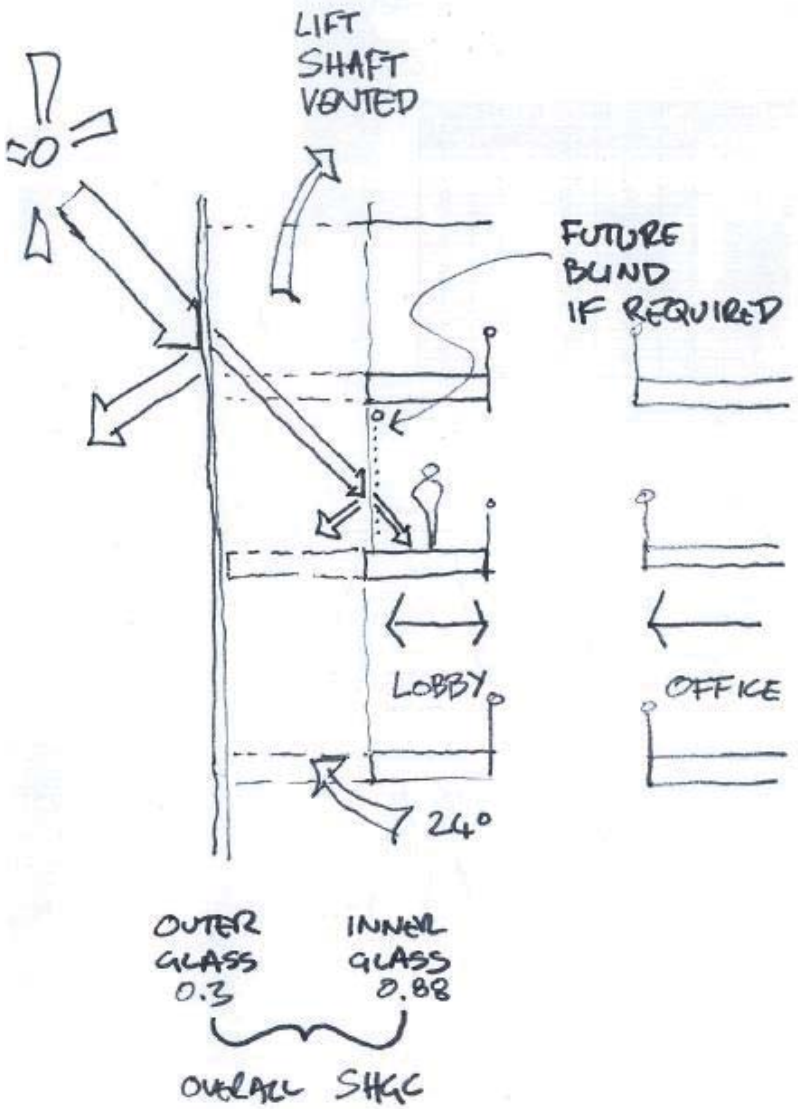


Lift and Lobby

Vented shaft glass performance

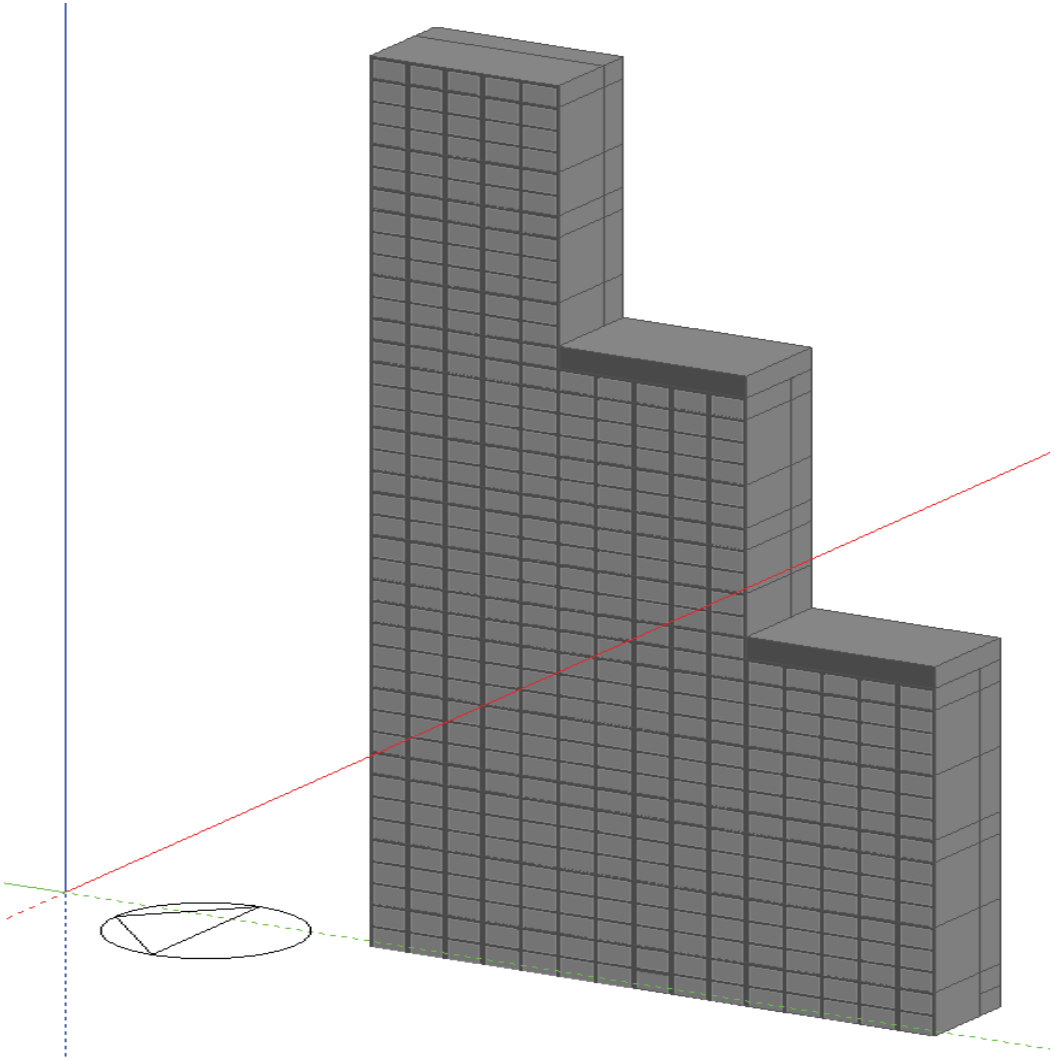


SHGC 0.21 < 0.26



Thermal Comfort of Lift Lobby

Dynamic Thermal Modelling Study



January Lift car internal temperature and PMV during peak summer day

Time	Temperature inside lift shaft	Temperature inside lift car	PMV inside lift car
(hrs)	(DB, °C)	(DB, °C)	
1	40.0	24.0	0.3
2	40.0	24.0	0.2
3	40.0	24.0	0.2
4	40.0	24.0	0.2
5	40.0	24.0	0.2
6	40.0	24.0	0.2
7	40.0	24.0	0.3
8	40.0	24.0	0.3
9	40.0	24.0	0.3
10	40.0	24.0	0.4
11	40.0	24.0	0.4
12	40.0	24.0	0.4
13	40.0	24.0	0.4
14	40.0	24.0	0.6
15	40.0	24.0	0.7
16	40.0	24.0	0.9
17	40.0	24.0	1.0
18	40.0	24.0	0.9
19	40.0	24.0	0.7
20	40.0	24.0	0.5
21	40.0	24.0	0.4
22	40.0	24.0	0.4
23	40.0	24.0	0.3
24	40.0	24.0	0.3

PMV 1.0 < 1.5

Lift and Lobby

Stockland HQ, Sydney

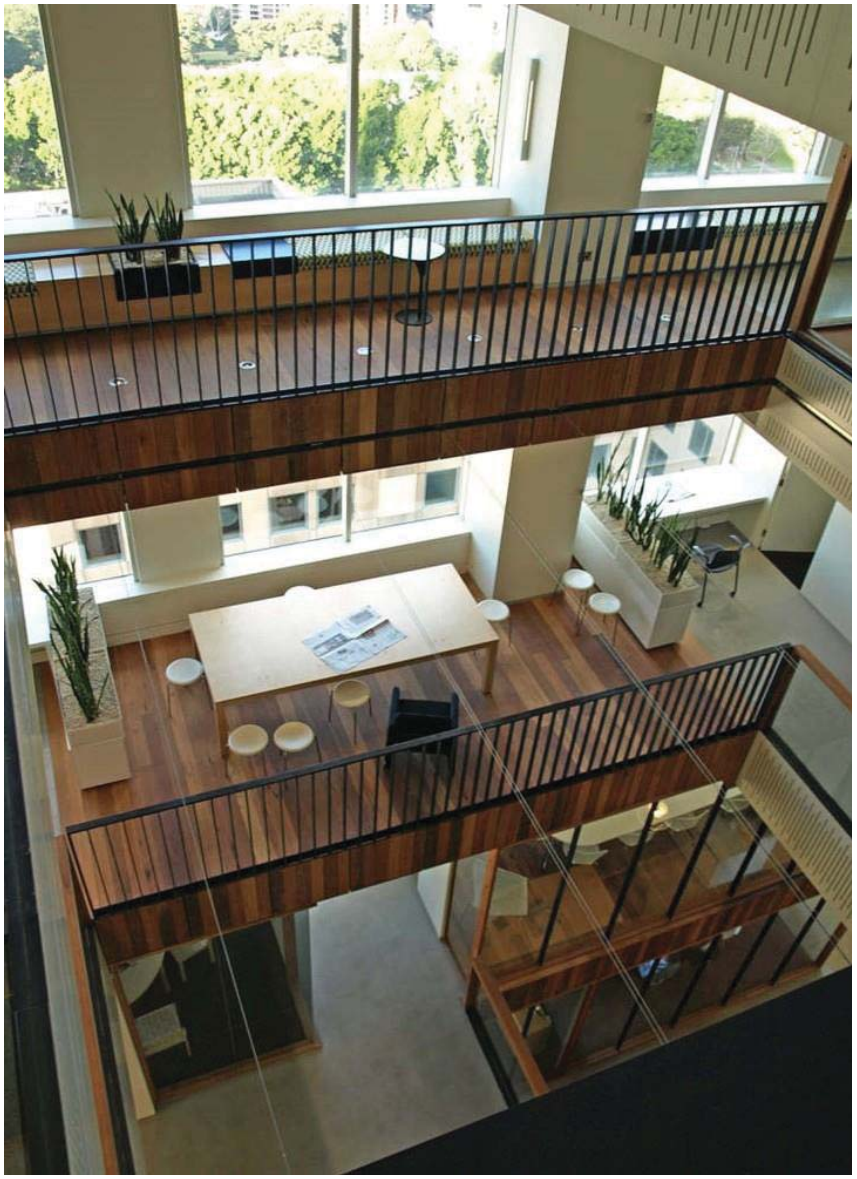
A good precedent of an effective side lit atrium space is the 8 storey atrium at Stockland HQ. This project is a good example of the nature of a side lit atrium and the feel and quality of daylight it creates.. When placing work zones next these spaces a glare strategy is required, similar to the blinds used o the roof of 50 Martin Place.

Case Study: Stockland Atrium

- VLT 70%
- SHGC 0.38
- No blinds

Proposed Martin Place:

- VLT >60%
- Eff SHGC 0.21
- SHGC 0.3 Vented Shaft, SHGC 0.88)
- Pelmet with allowance for future blind



8

OSD DRP – Shadowing Analysis

Shadowing Analysis

The Sydney Metro DRP and OSD DRP requested shadow analysis to demonstrate solar access to Martin Place. The requested analysis has been completed and distributed to both DRPs.

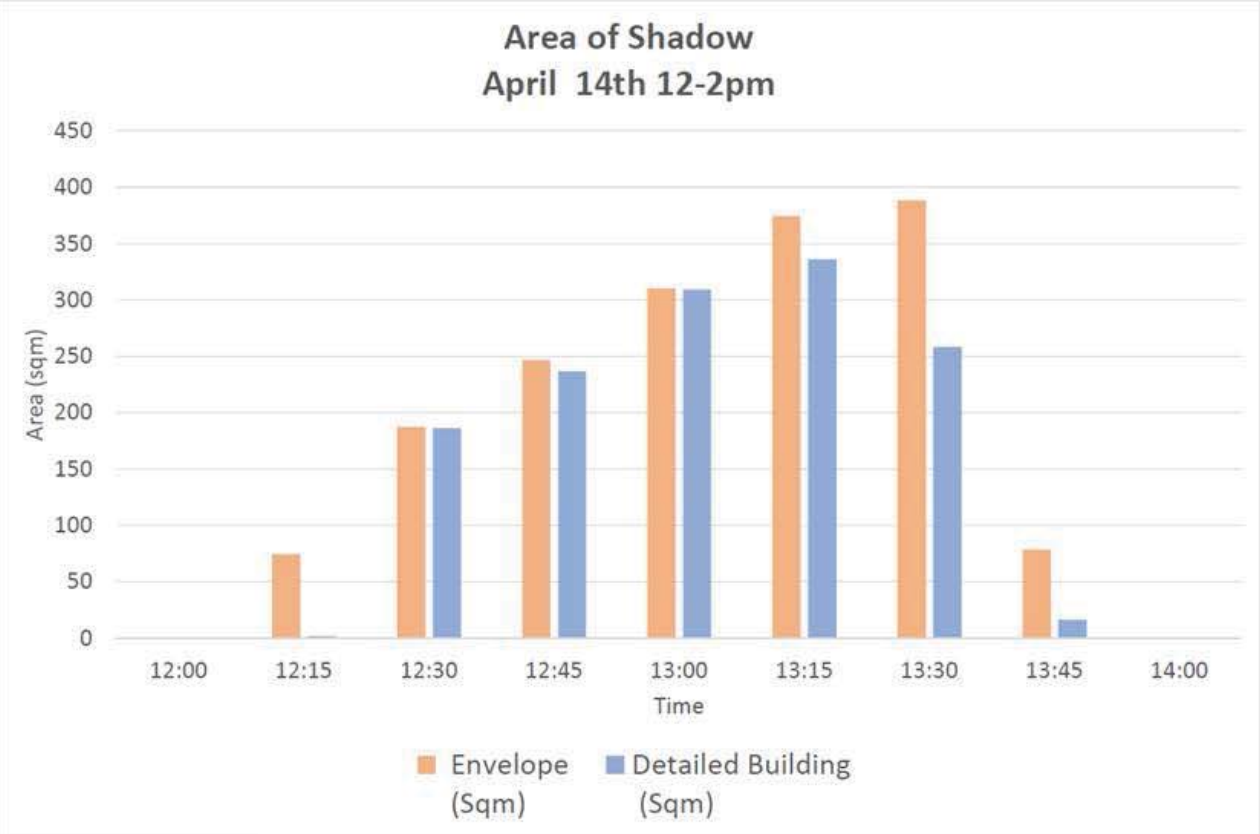
Sun Studies August 2018 Results

The Sydney Metro DRP and OSD DRP have requested shadow analysis of the North Tower. The Stage 1 SSDA Approval for the OSD includes the following overshadowing condition which the detailed building form is required to comply with for the Stage 2 SSDA submission.

Overshadowing

B2(b) Development of buildings pursuant to this consent shall:

identify opportunities to improve solar access to the ground plane of Martin Place (excluding the roadways and footpaths) between the hours of 12 and 2 pm (14 April), when compared to the shadow cast by the approved building envelope.



Reduction in area of shadow from approved envelope to detailed building form
14 April 12-2pm

316.8m^2 = 19.1%

Thank you

Metro Martin Place

Sydney Metro and Over Station Development Design Review Panels

DRP #06

7 August 2018

STRICTLY CONFIDENTIAL

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
00. Panel Preparation	• Sydney Metro and OSD DRP Panels arrive and review agenda and previous DRP notes	Peter Poulet, Government Architect	Prior to 9:00
1. Opening	• Welcome and Introduction • Current and Forward Agendas	Peter Poulet, Government Architect Anthony Henry, Macquarie	9:00 – 9:15 (15 mins)
SYDNEY METRO DRP – RESPONSE TO DRP FEEDBACK			
2. Public Art and Heritage	• Macquarie's Public Art Strategy – Overview • Tom Bass sculpture • Douglas Annand works • Commemorative plaque	Felicity Fenner, Macquarie Anthony Henry, Macquarie	9:15 – 9:30 (15 mins)
3. North Tower	A. Hunter Street • Addressing and resolving level changes • Hunter Street and Elizabeth Street corner • Physical and visual connections from Phillip Street • Extent of closure and glazing B. Castlereagh Street and Elizabeth Street • Extent of retail activation and associated matters • Opportunities for stair and lift access • Façade detailing opportunities • Weather protection / awnings	Matthew Morel, JPW	9:30 – 10:00 (30 mins)
4. South Tower	Metro Station • Customer experience, wayfinding and legibility to street level Martin Place • Extent of retail activation and associated matters	Alex Tzannes, Tzannes	10:00 – 10:15 (15 mins)

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
MORNING TEA BREAK			10:15-10:30 (15 mins)
OSD DRP – RESPONSE TO DRP FEEDBACK			

5. North Tower	A. Form and Mass
	• Narrower base
	• Softened curves and reducing flat surfaces on east and west elevations
	
	B. Architectural Expression
	• Extent of Level 10 terrace
	• Shading elements on the southern façade
	• Materiality
	  • Podium
	  • Tower
		Matthew Morel, JPW	10:30 – 11:00
			(30 mins)

6. South Tower	A. Architectural Expression • Intent of setbacks at south-east and south-west corners	Alex Tzannes, Tzannes	11:00 – 11:15 (15 mins)
7. ESD	• Macquarie's ESD targets • Thermal comfort, façade and blinds	Haico Schepers, Arup	11:15 – 11:30 (15 mins)
8. Shadowing analysis	• Update on shadowing results	Anthony Henry, Macquarie	11:30 – 11:45 (15 mins)
SYDNEY METRO AND OSD DRP DEBRIEF (Macquarie leaves the room)			11:45-12:00 (15 mins)

2

Sydney Metro DRP – Public Art and Heritage

STRICTLY CONFIDENTIAL

3

Sydney Metro DRP – North Tower

STRICTLY CONFIDENTIAL

4

Sydney Metro DRP – South Tower

STRICTLY CONFIDENTIAL

5

OSD DRP – North Tower

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North Tower Form and Mass

The OSD DRP has recommended reconsideration of the North Tower's form and mass, and particularly narrowing at the base.

JPW presentation, presented under separate cover, responds to the OSD DRP's advice and recommendations regarding the North Tower's form and mass, including:

- narrower base
- extent of flat surfaces on the eastern and western elevations
- tower geometry
- setbacks to 50 Martin Place

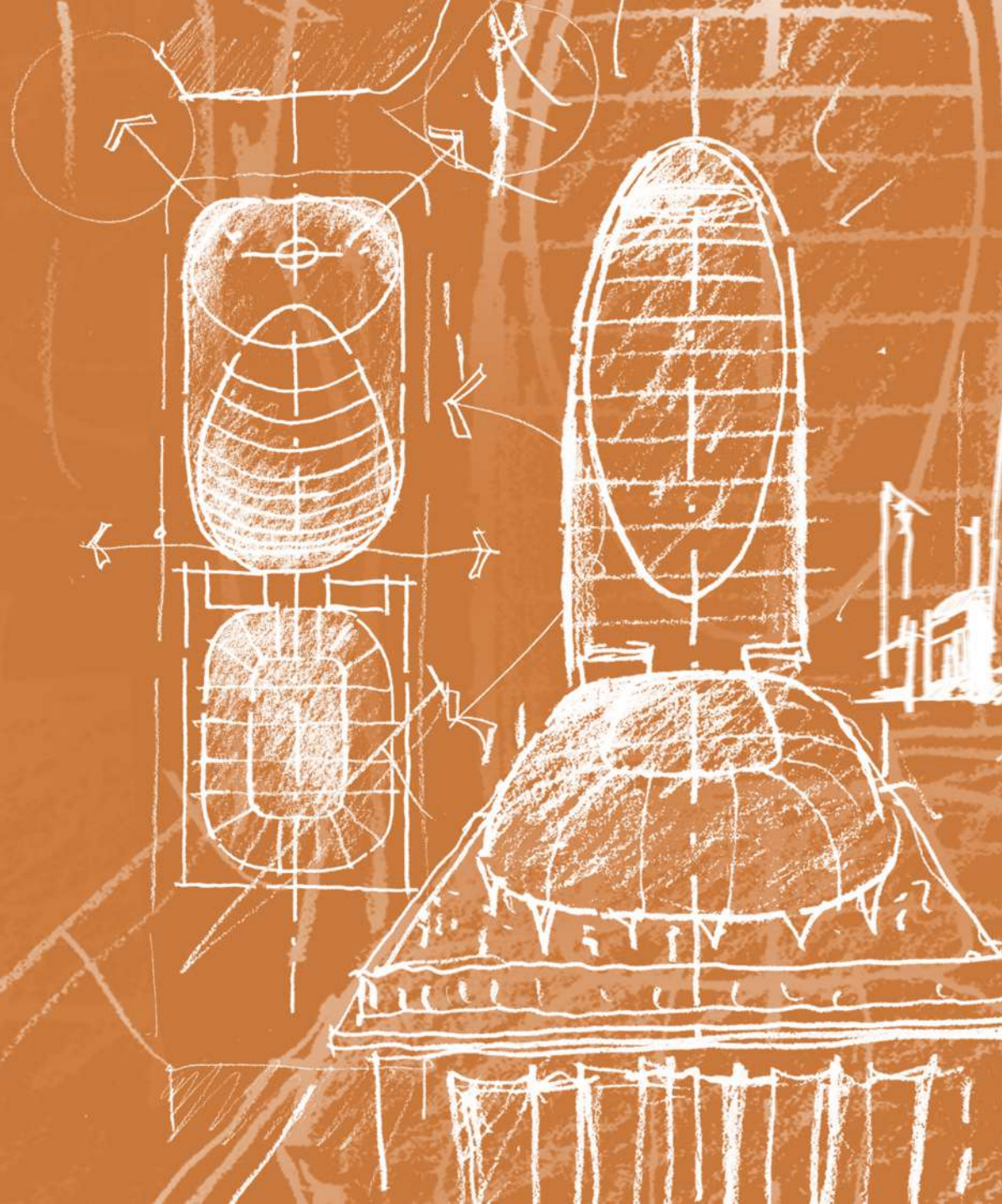
North Tower Architectural Expression

The OSD DRP has recommended reconsideration of the Level 10 terrace and requested more details on materials.

JPW presentation, presented under separate cover, responds to the OSD DRP's advice and recommendations regarding the North Tower's architectural expression, including:

- revised Level 10 terrace depth
- shading elements on tower and particularly southern façade
- proposed materials for each component of the tower

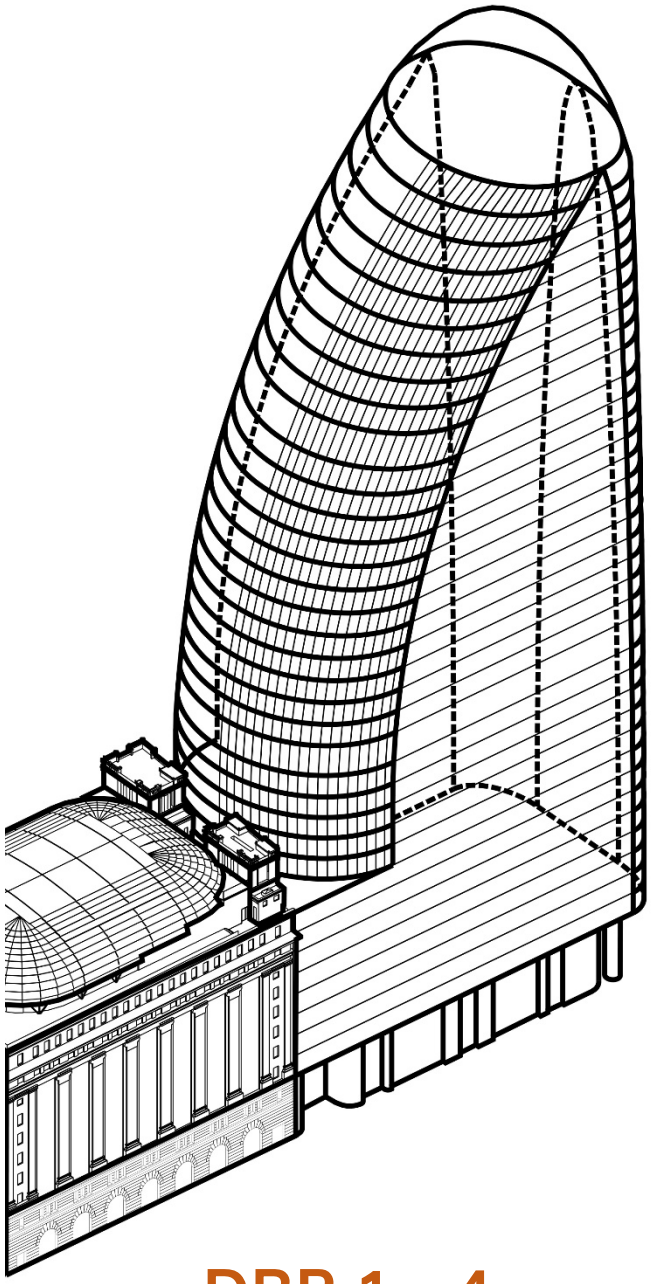
NORTH TOWER
07.08.18



Softened curves and reducing flat surfaces on east and west elevations

Narrower base

FORM AND MASS



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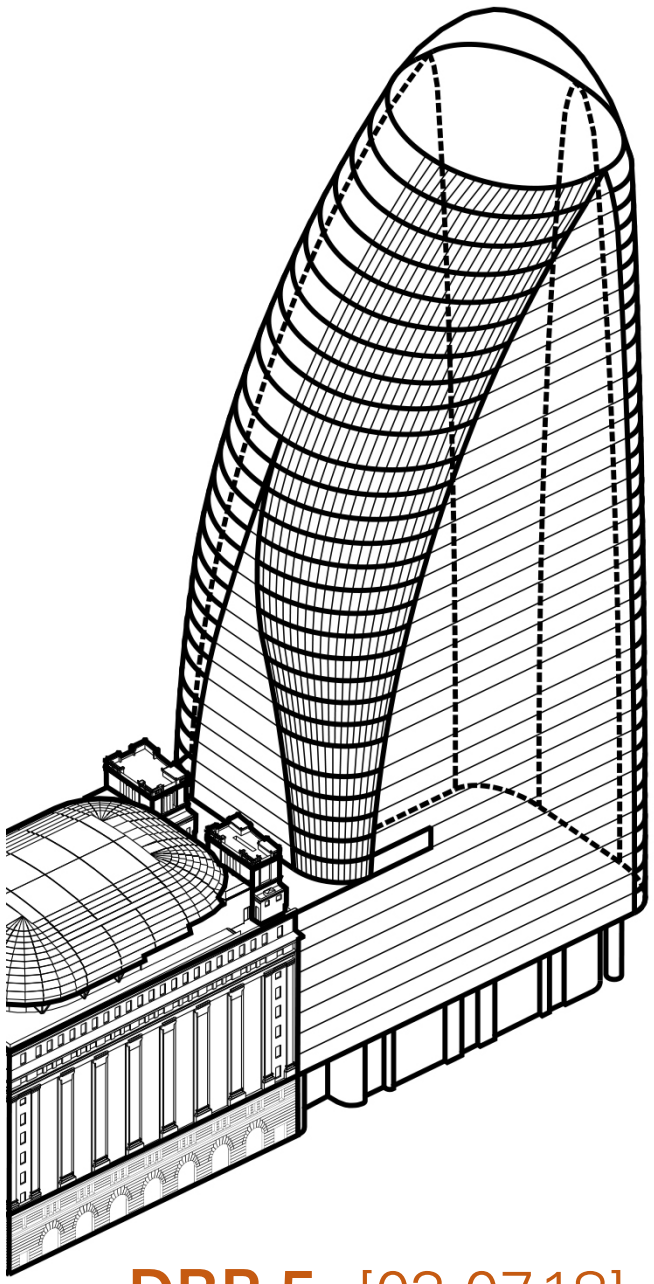

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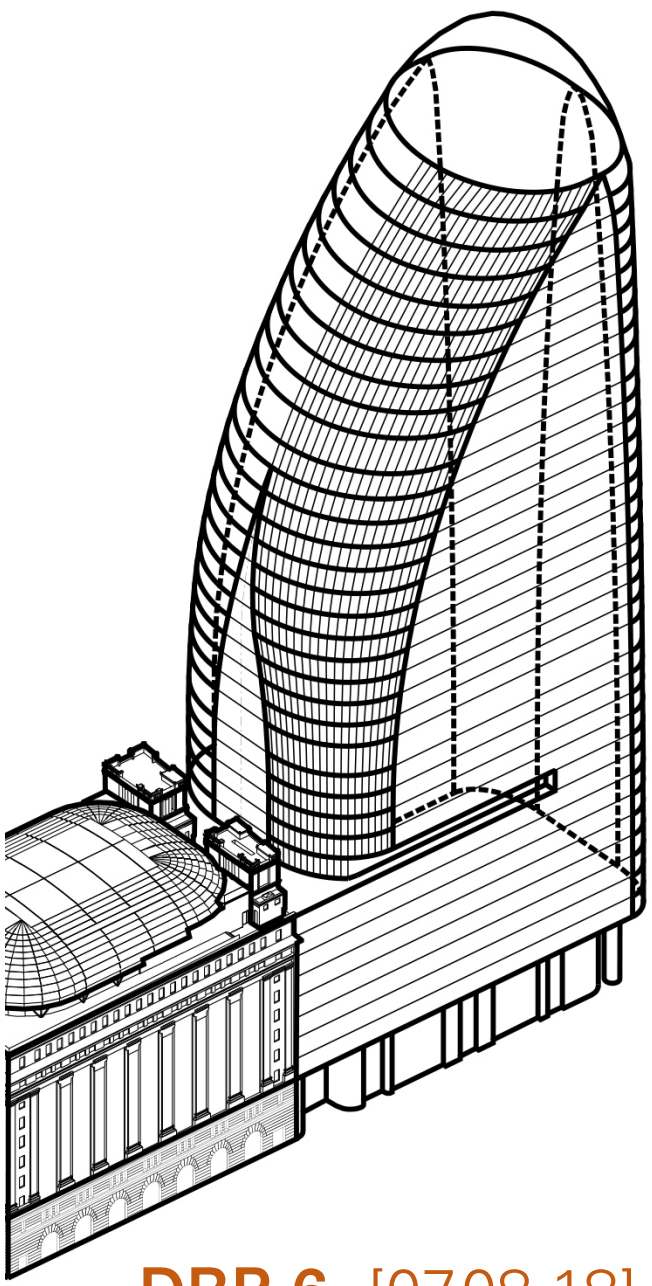

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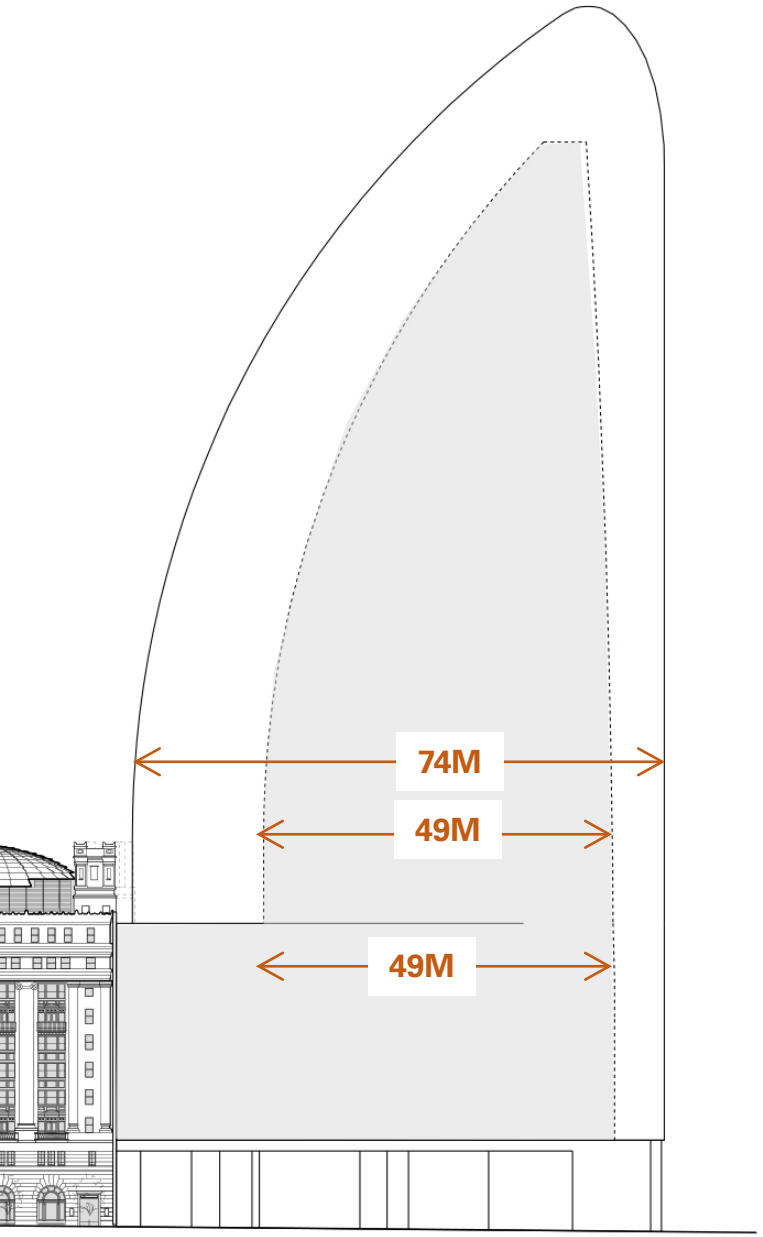

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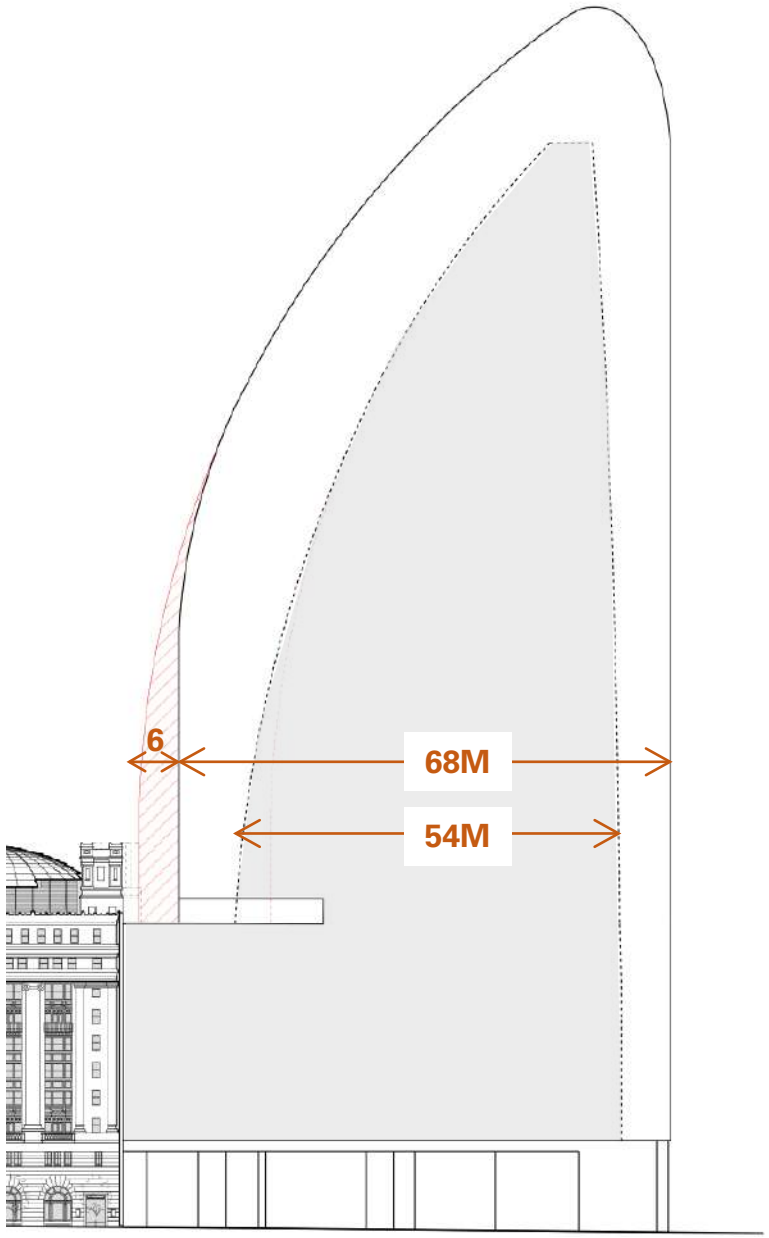

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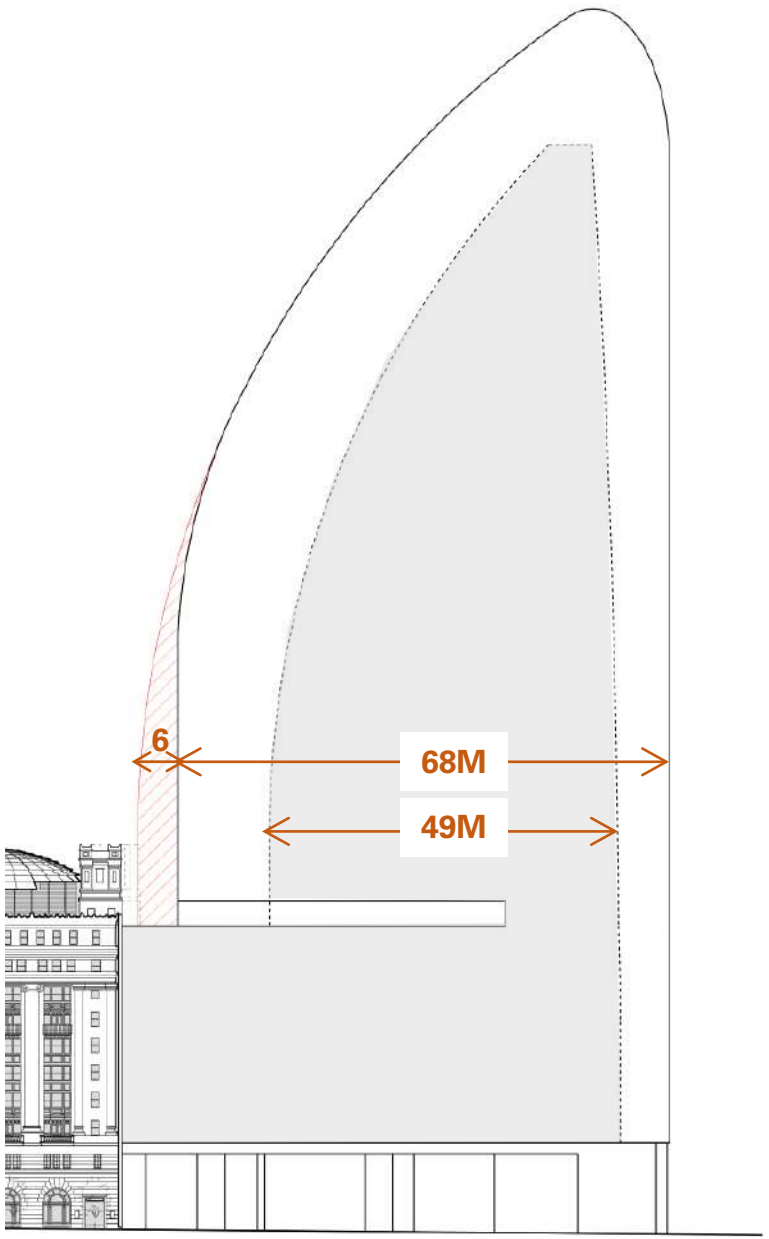

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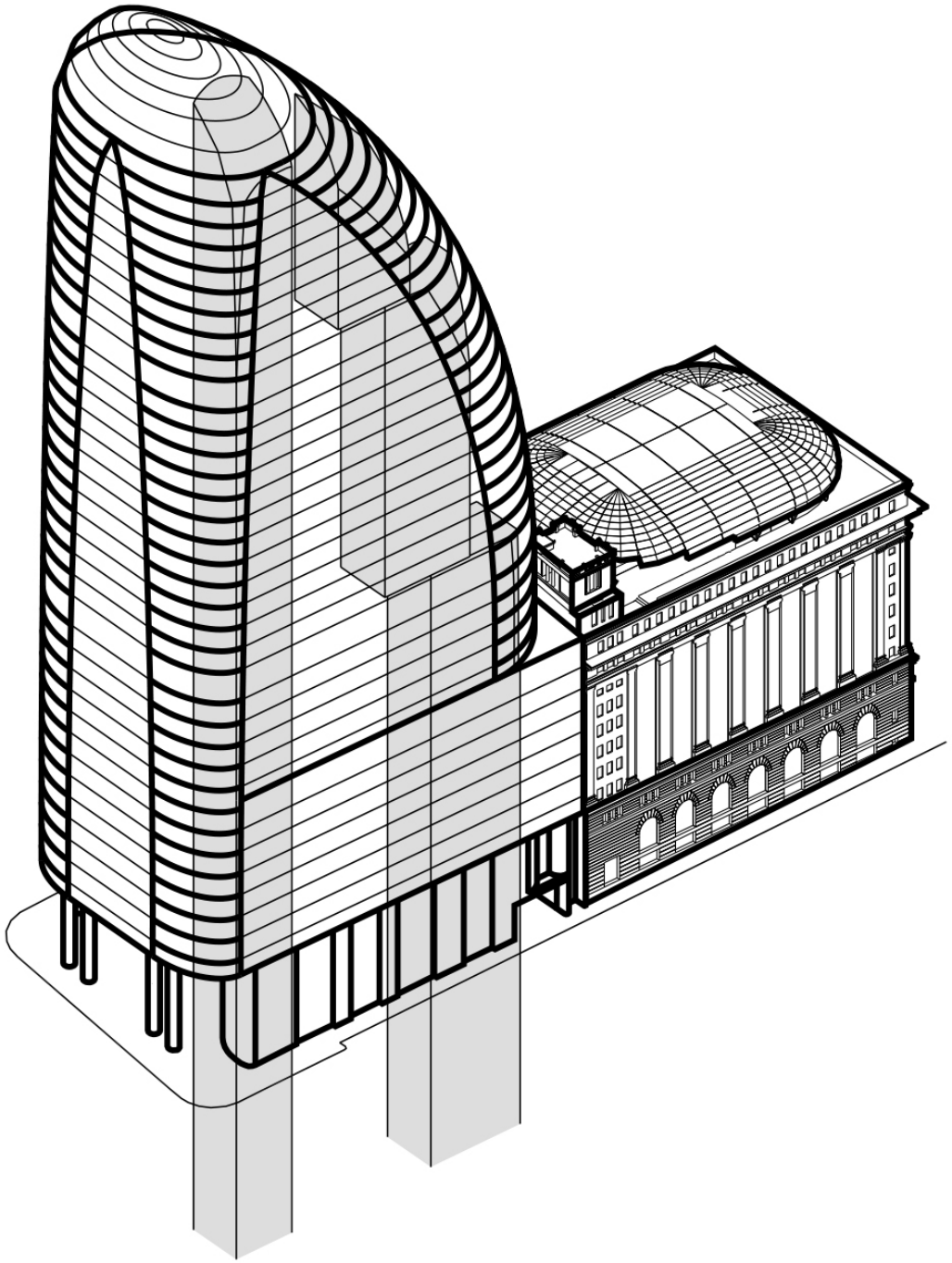

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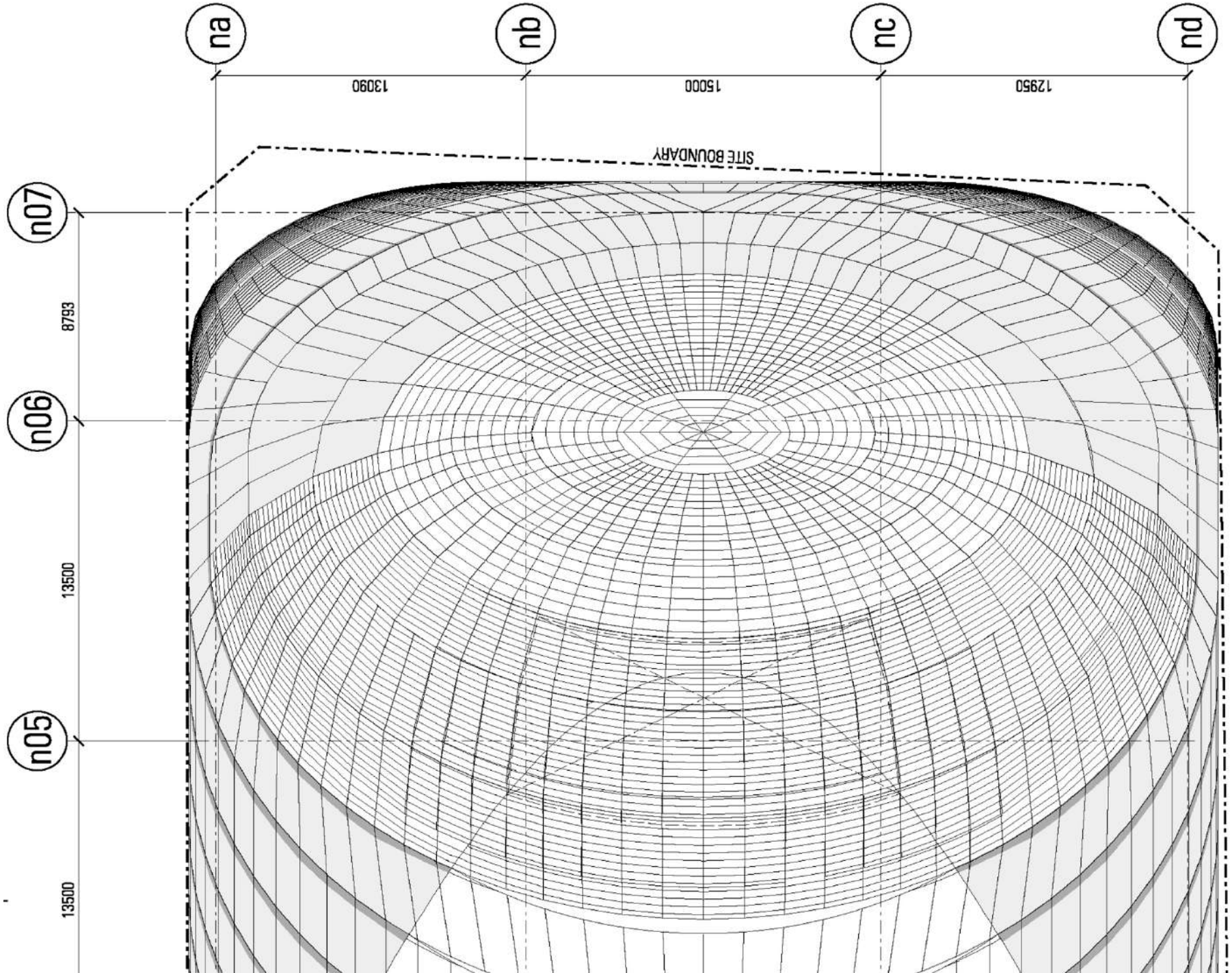
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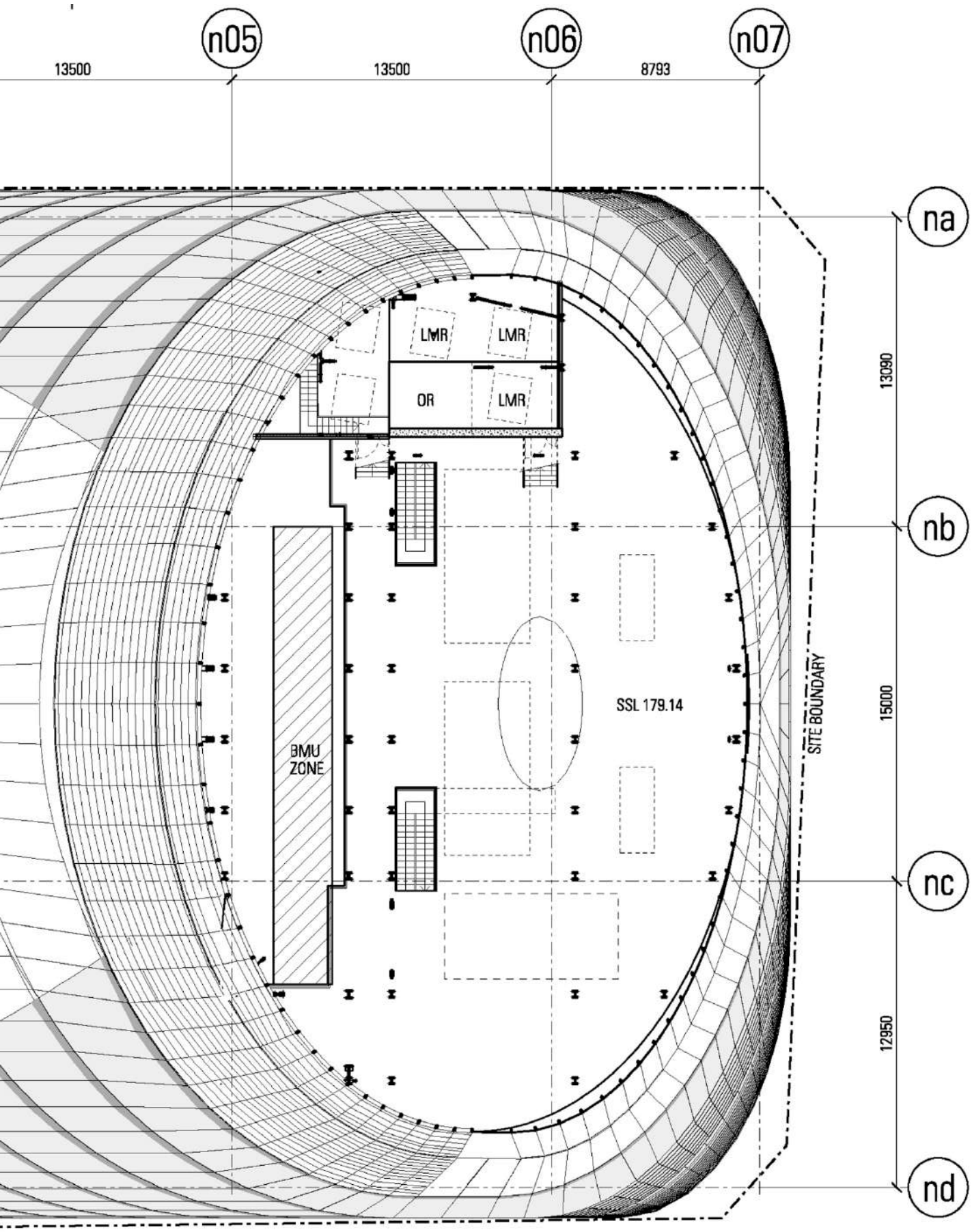
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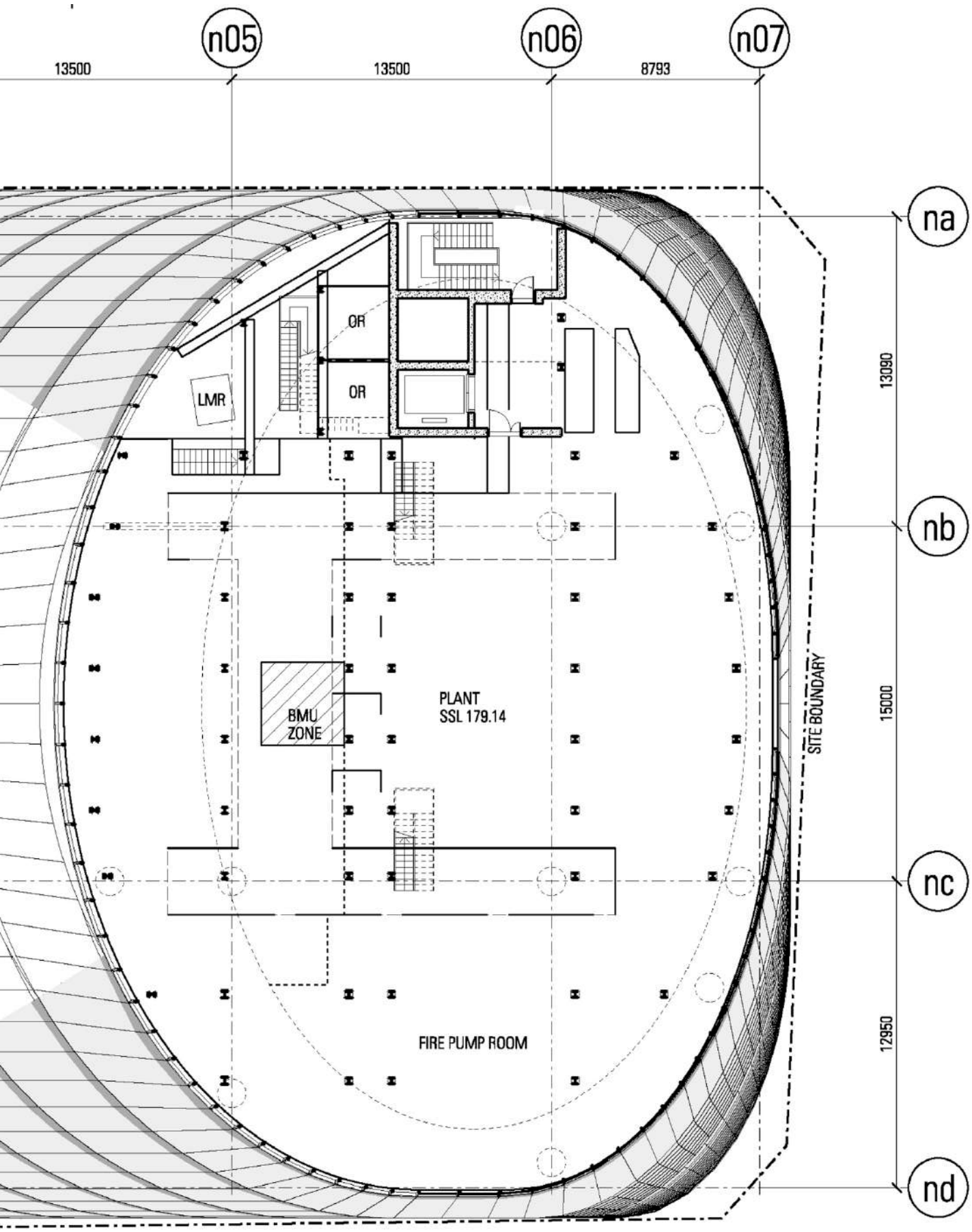
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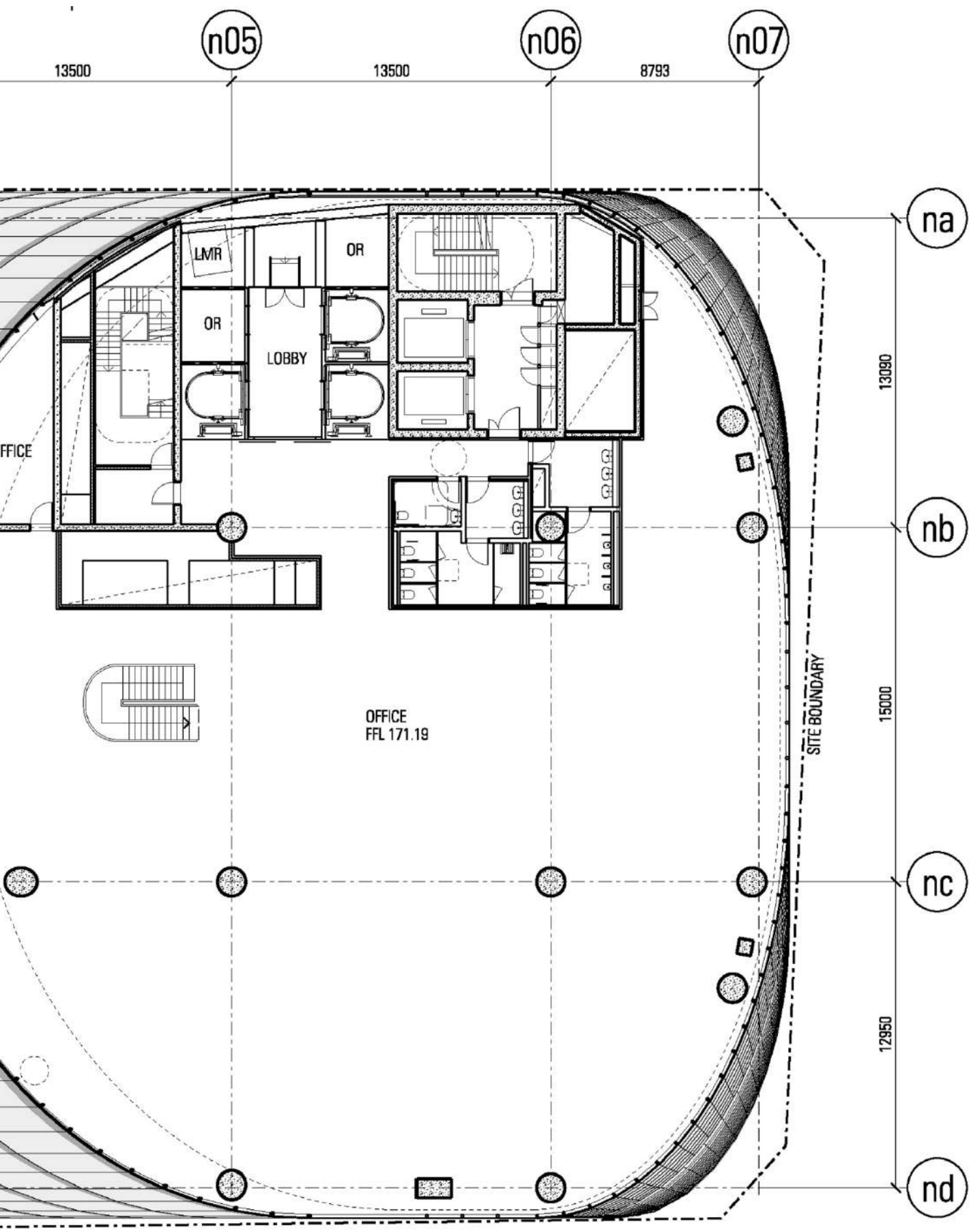
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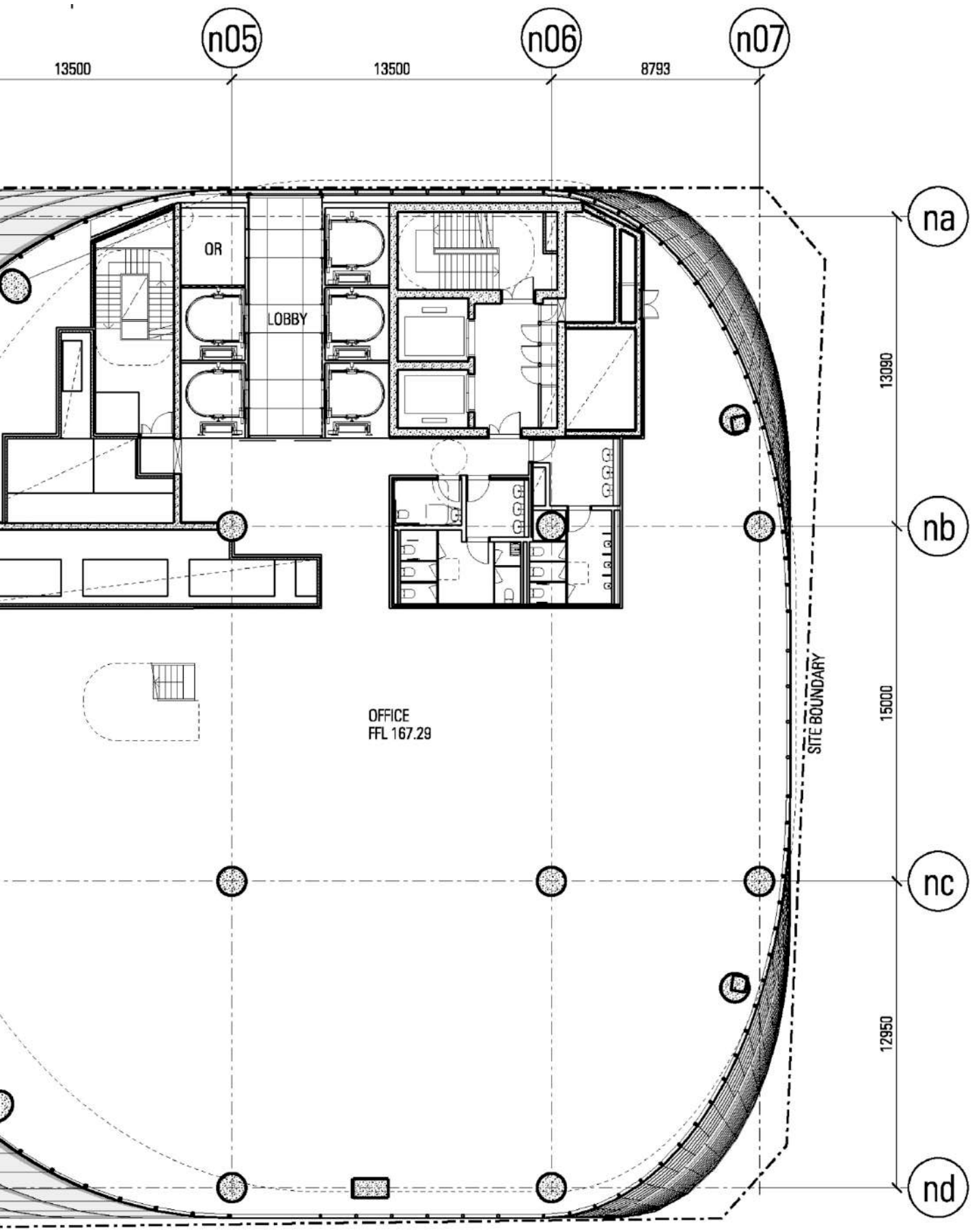
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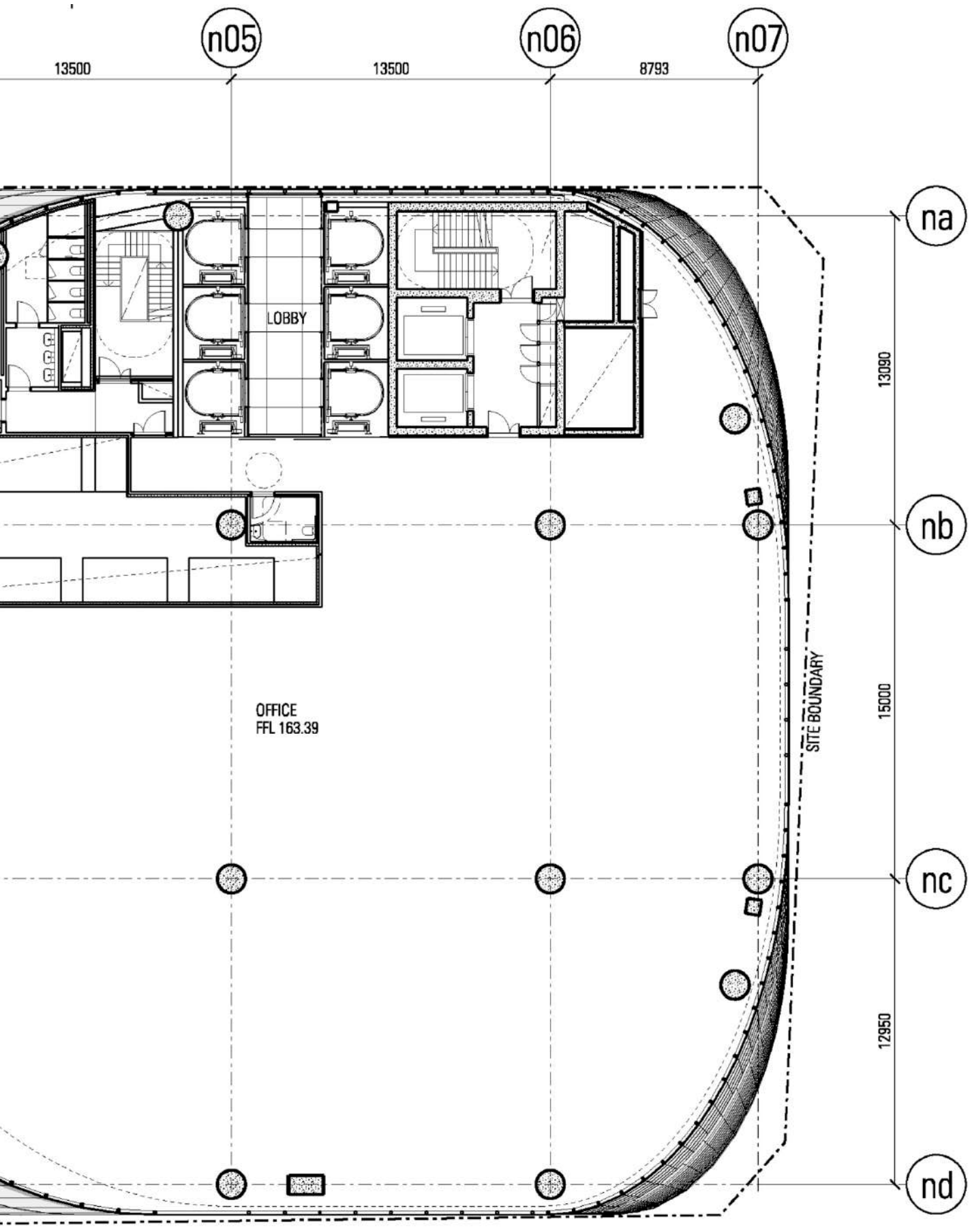
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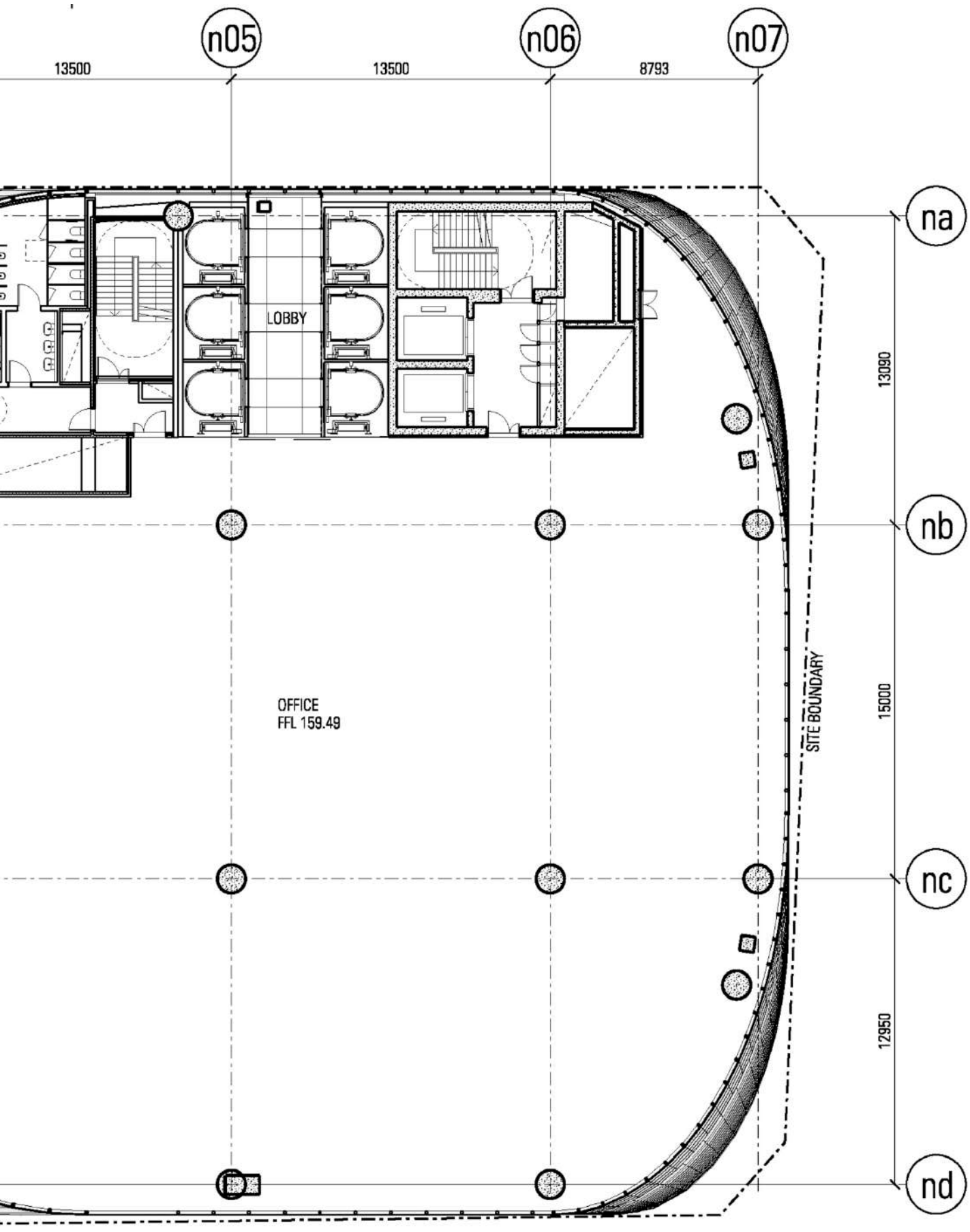
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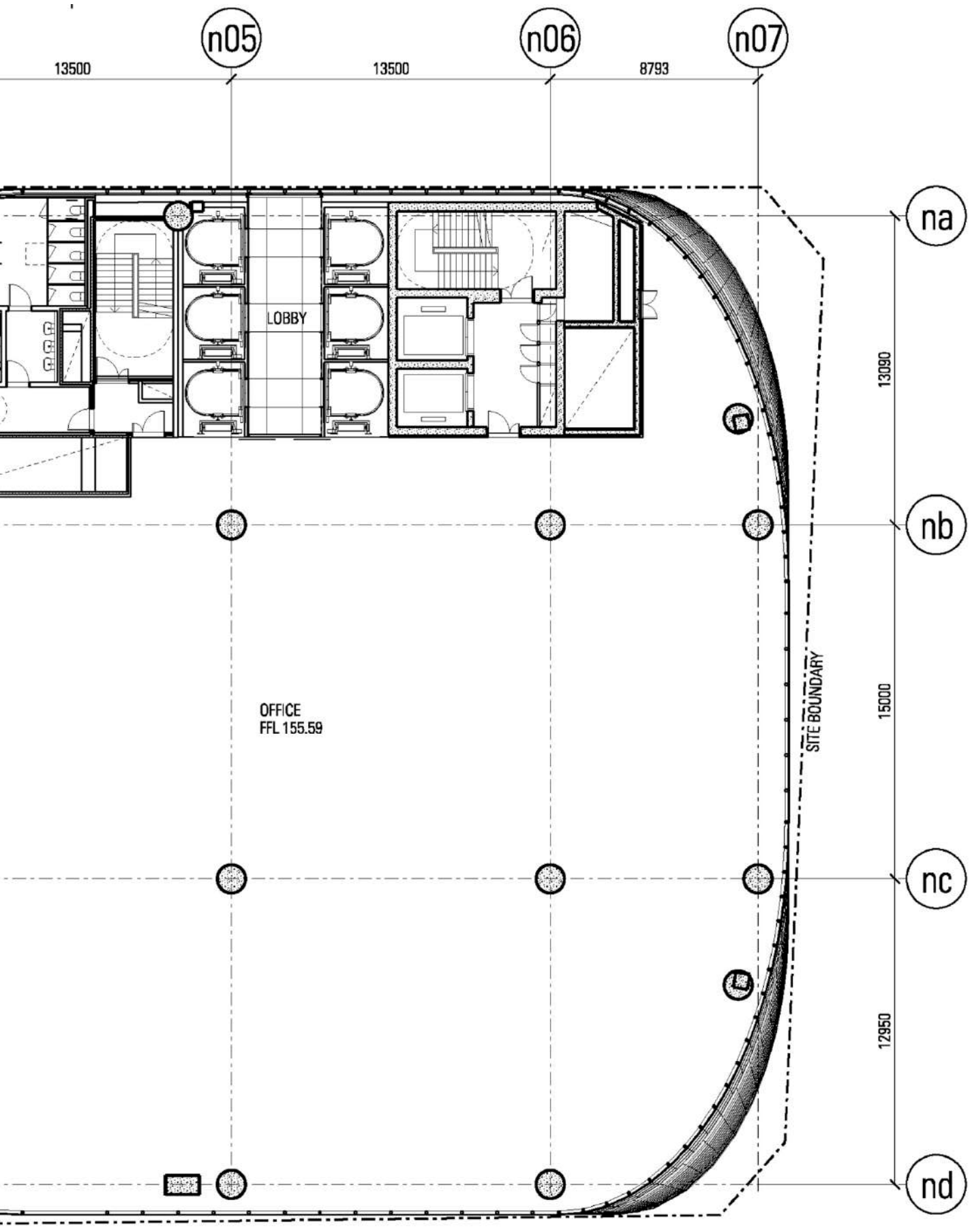
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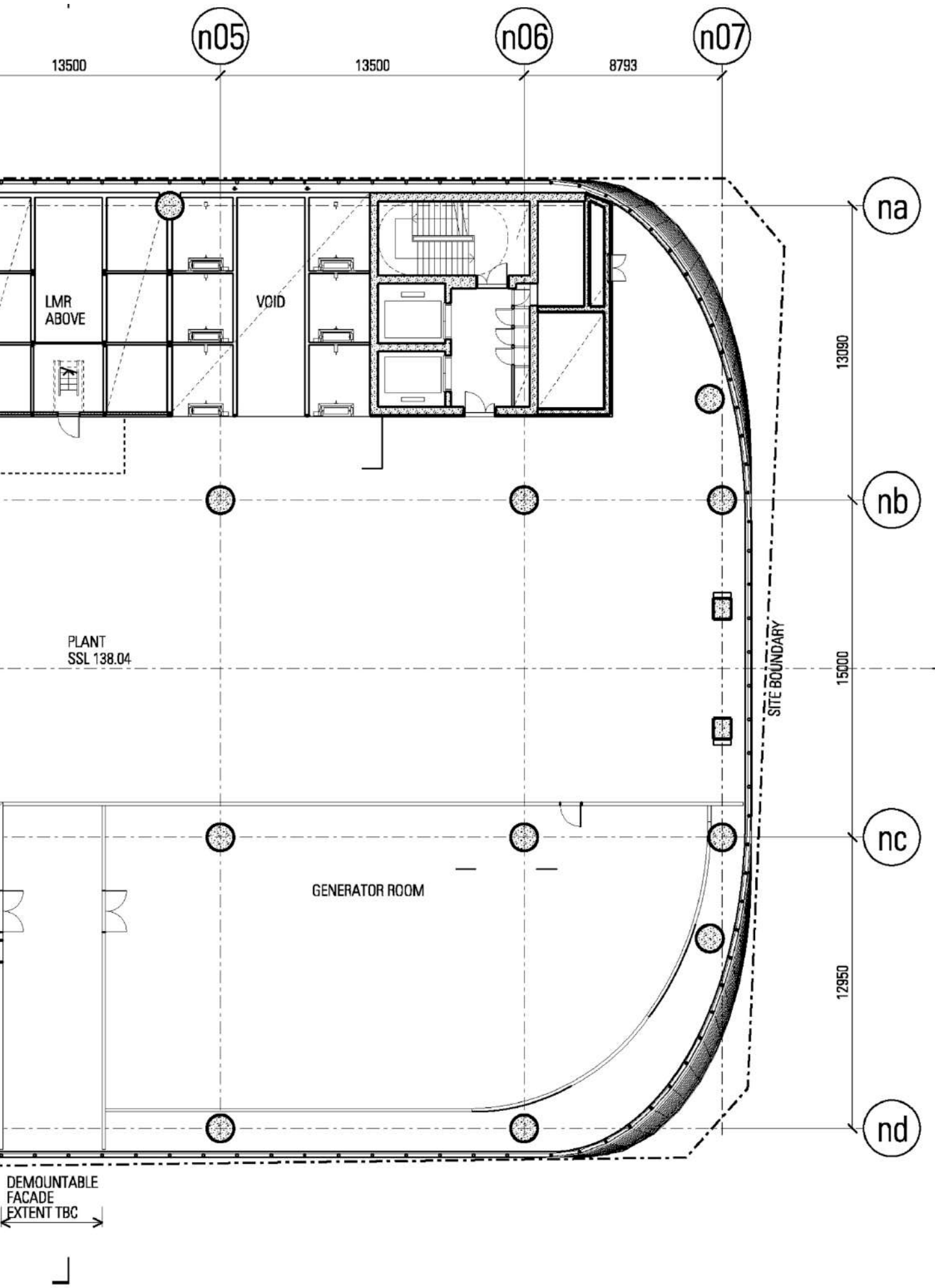
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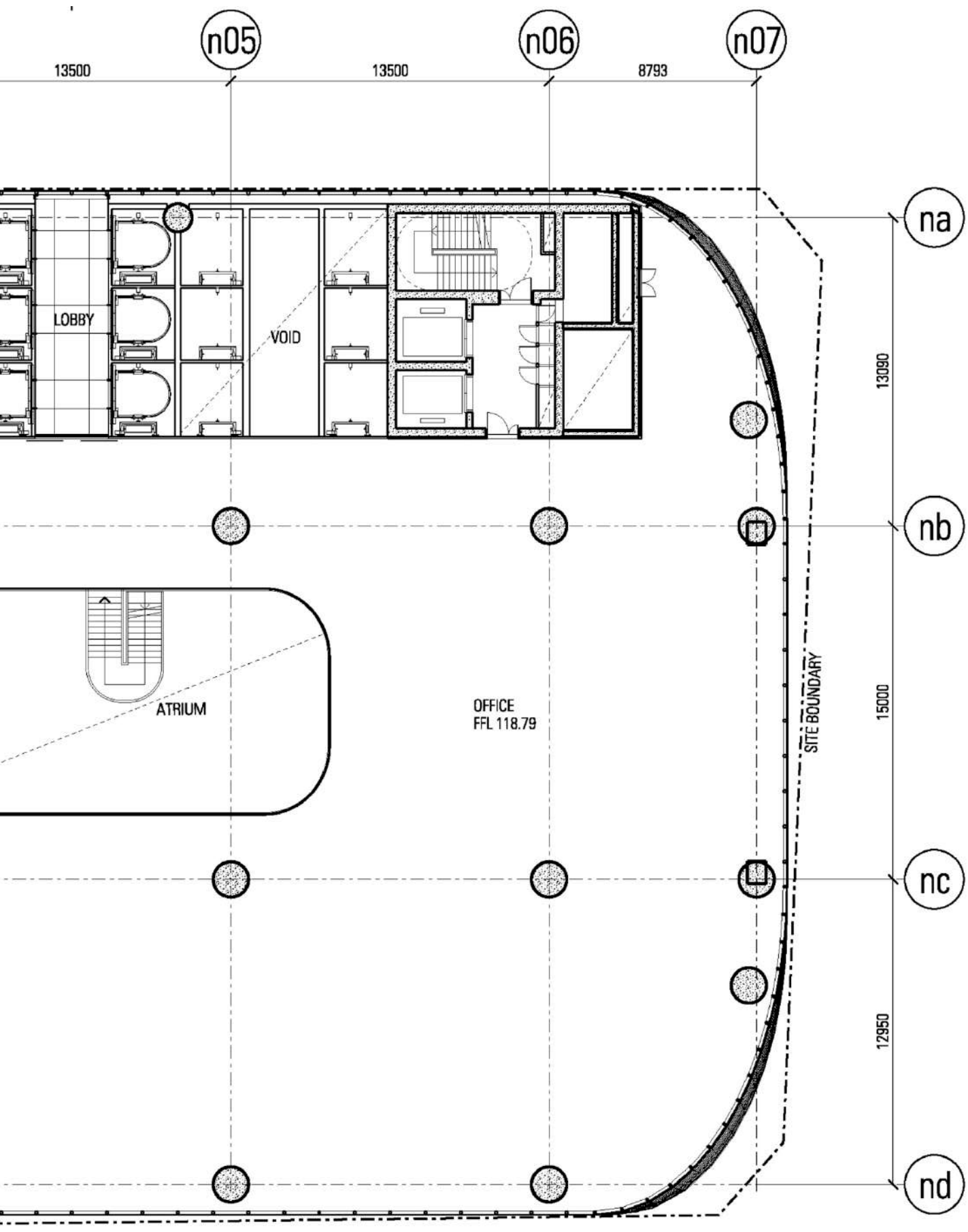
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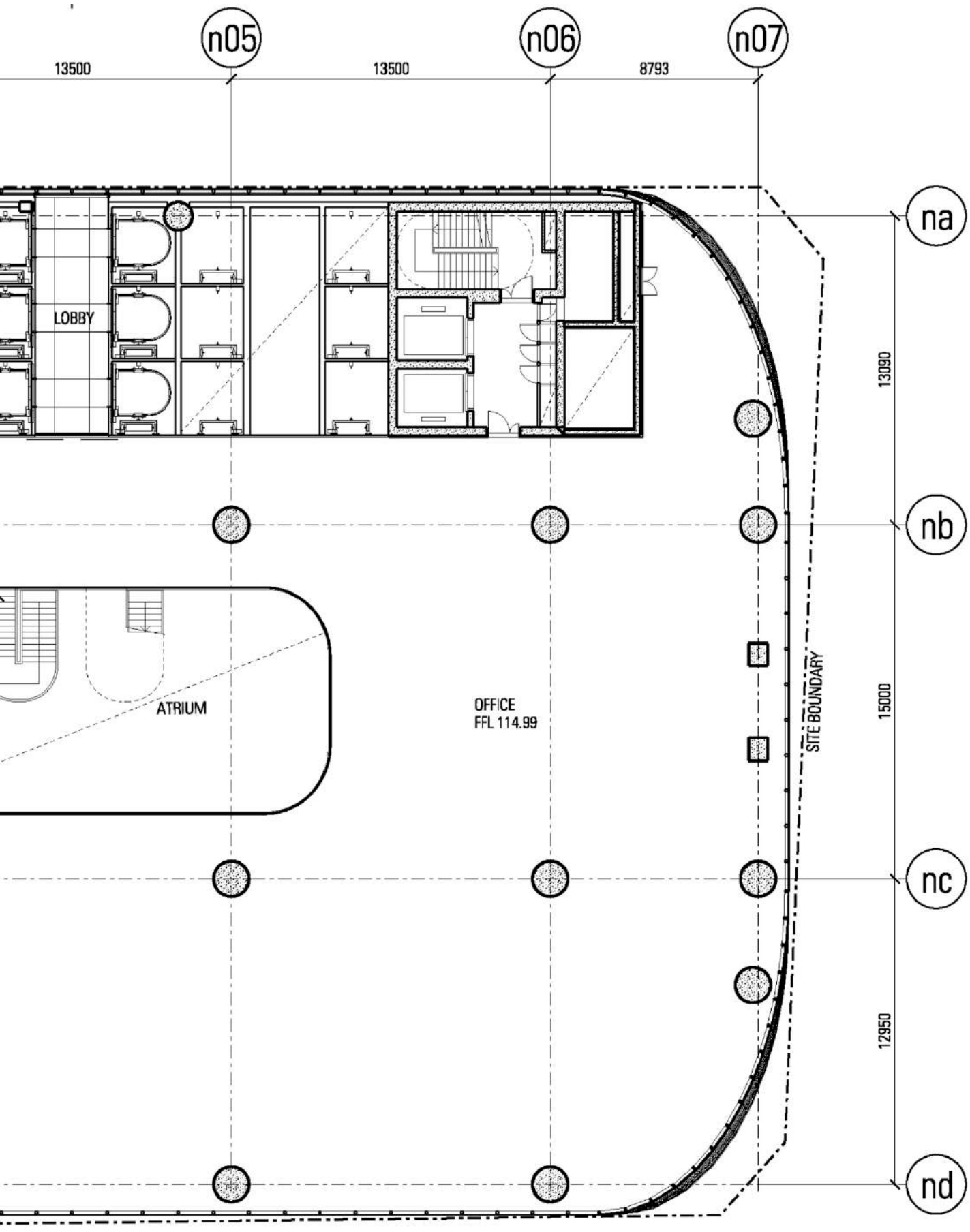
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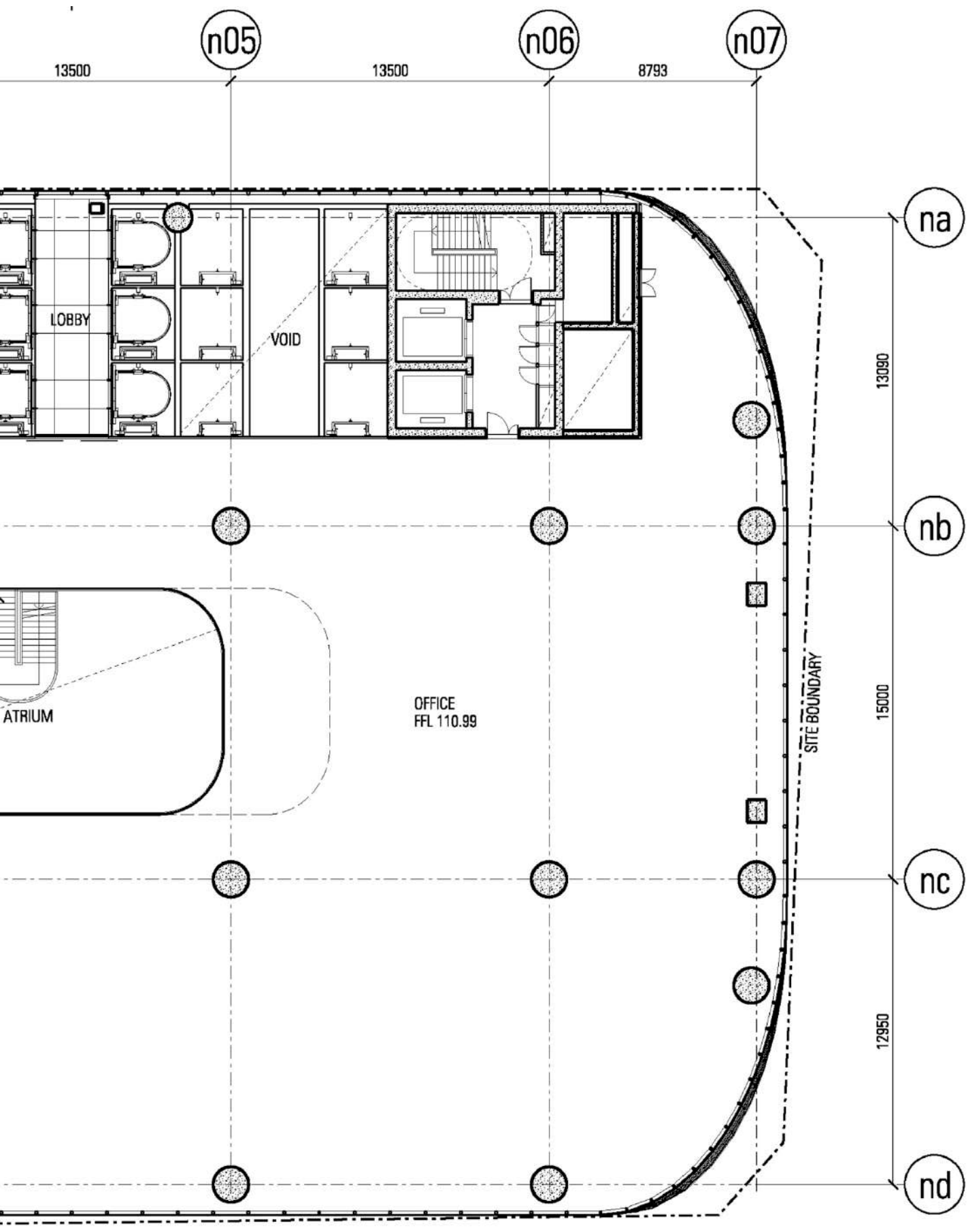
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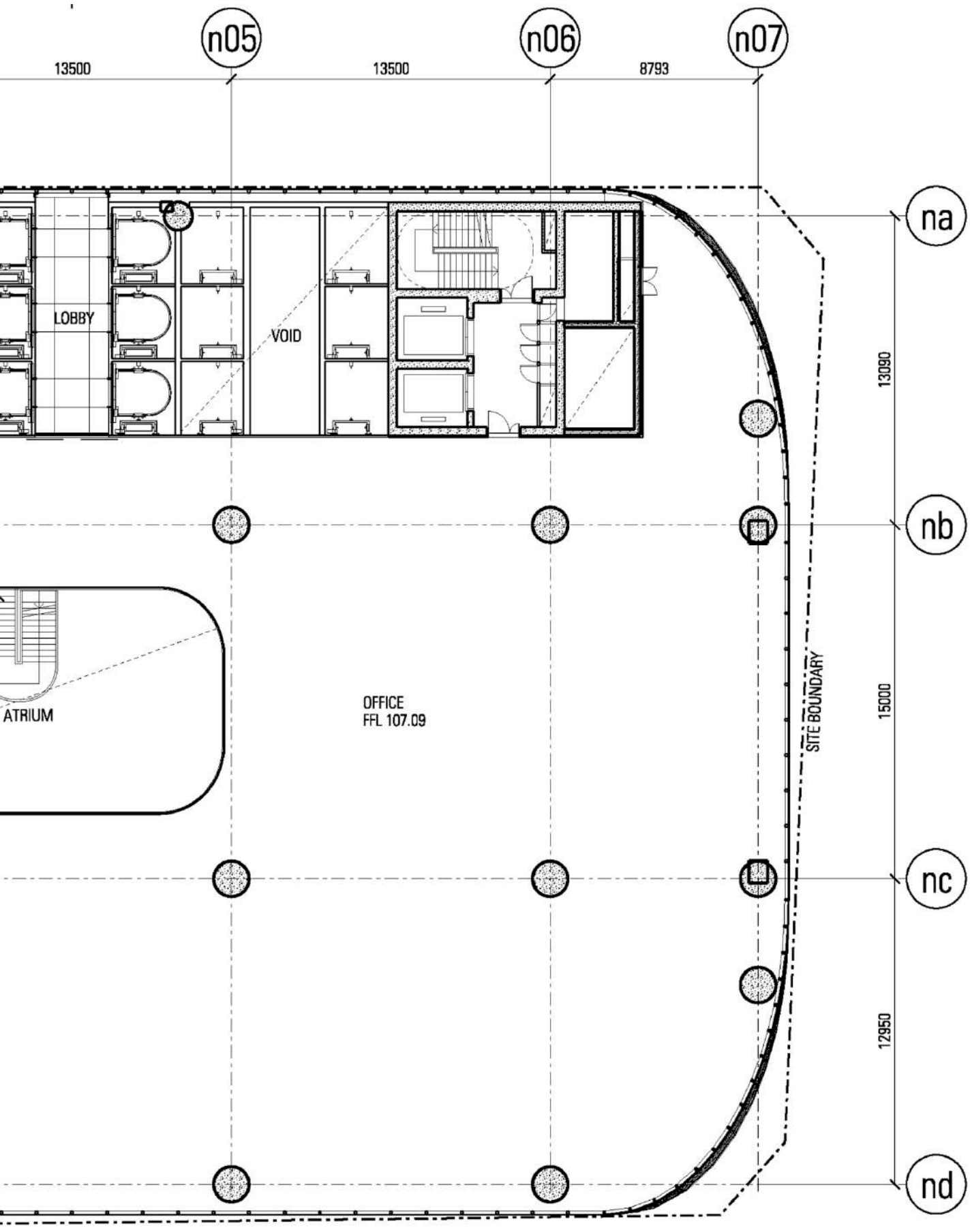
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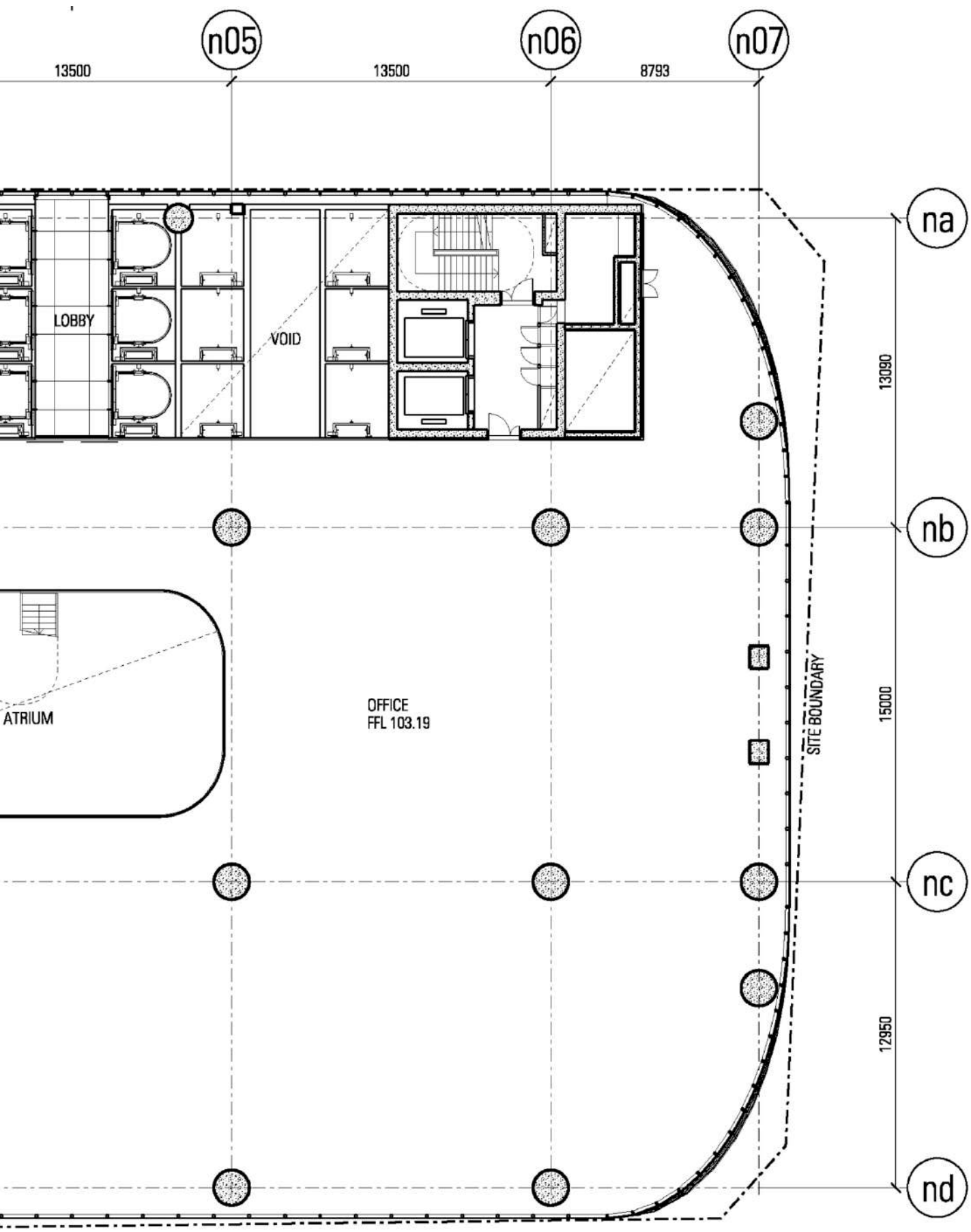
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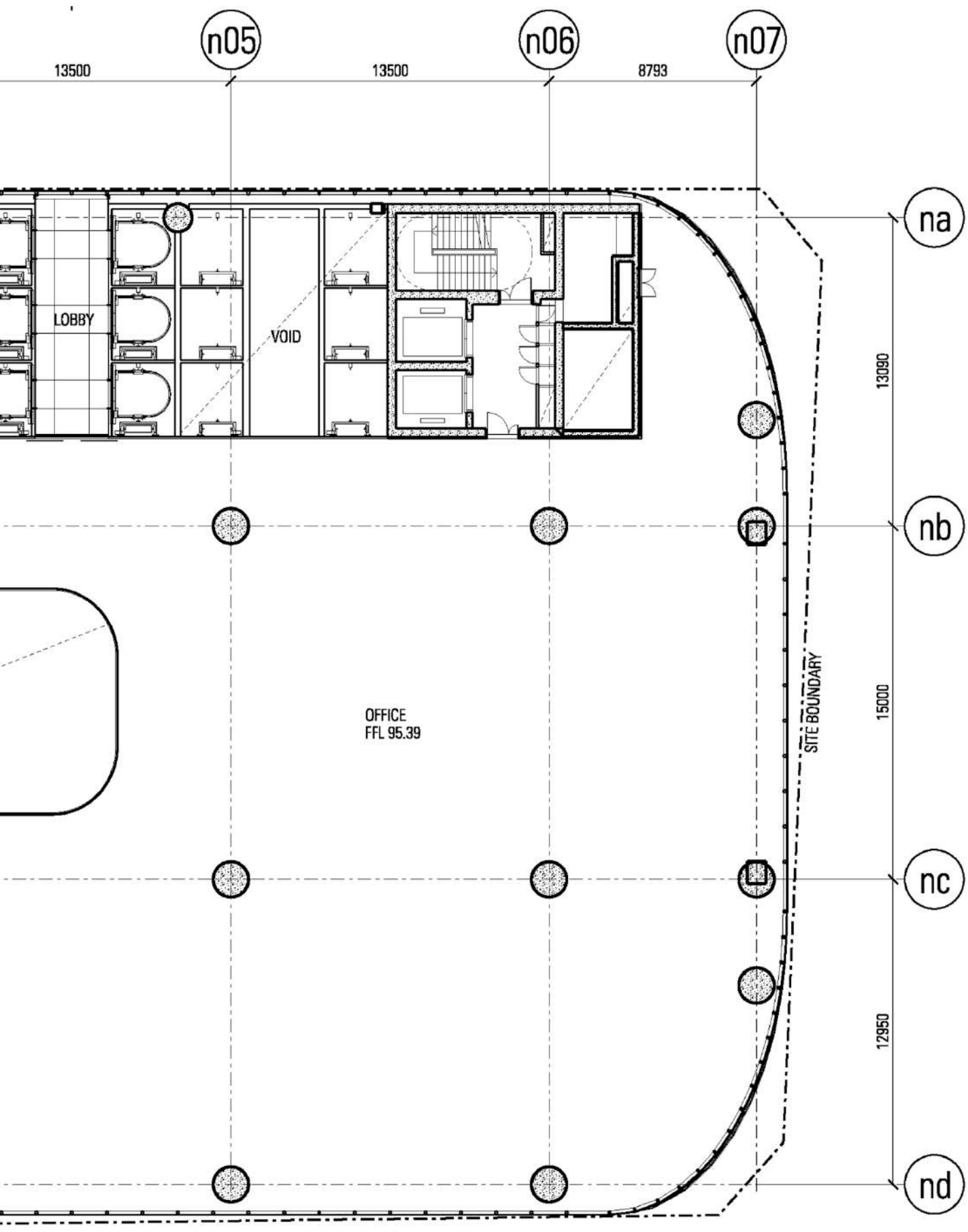
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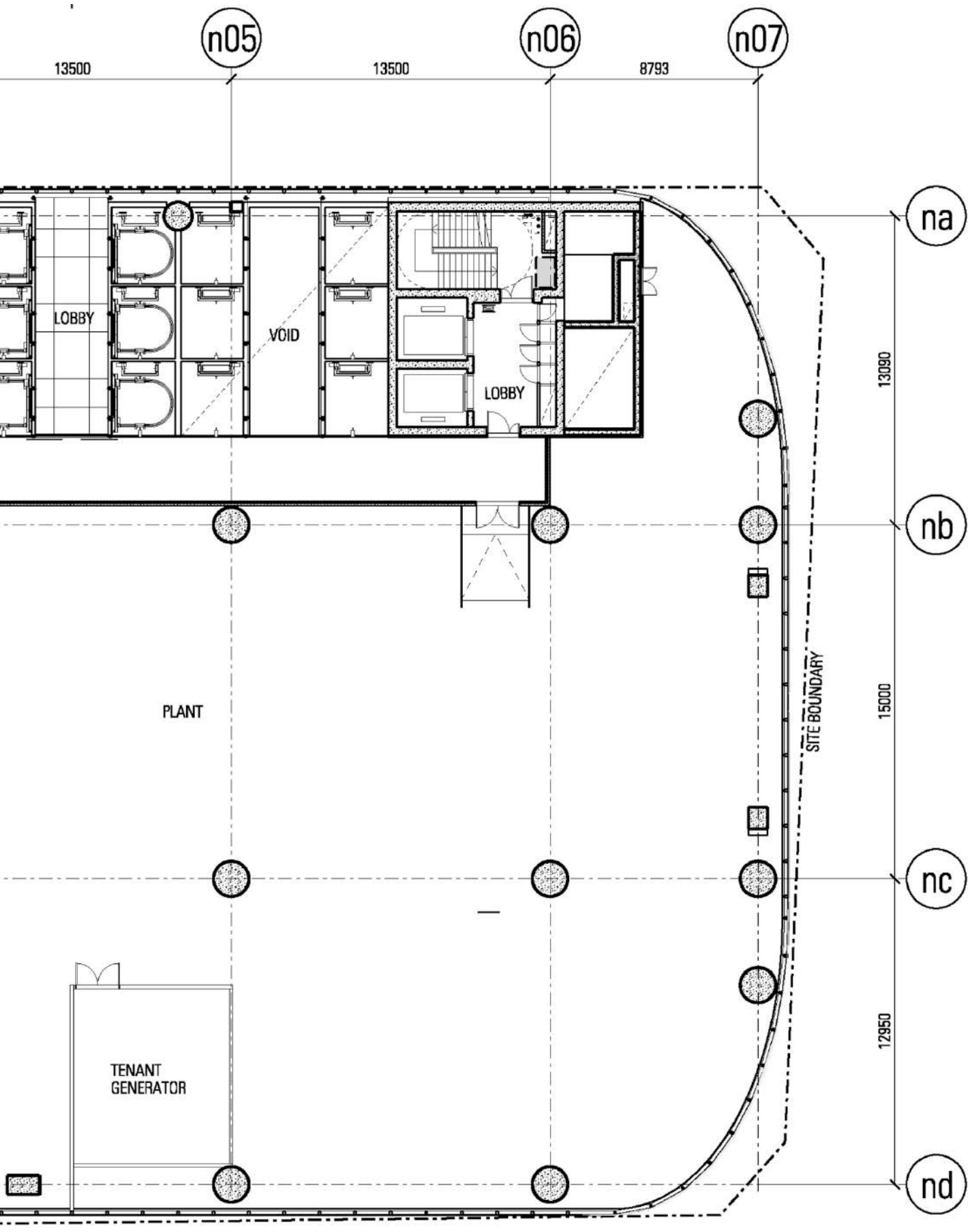
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TERRACE
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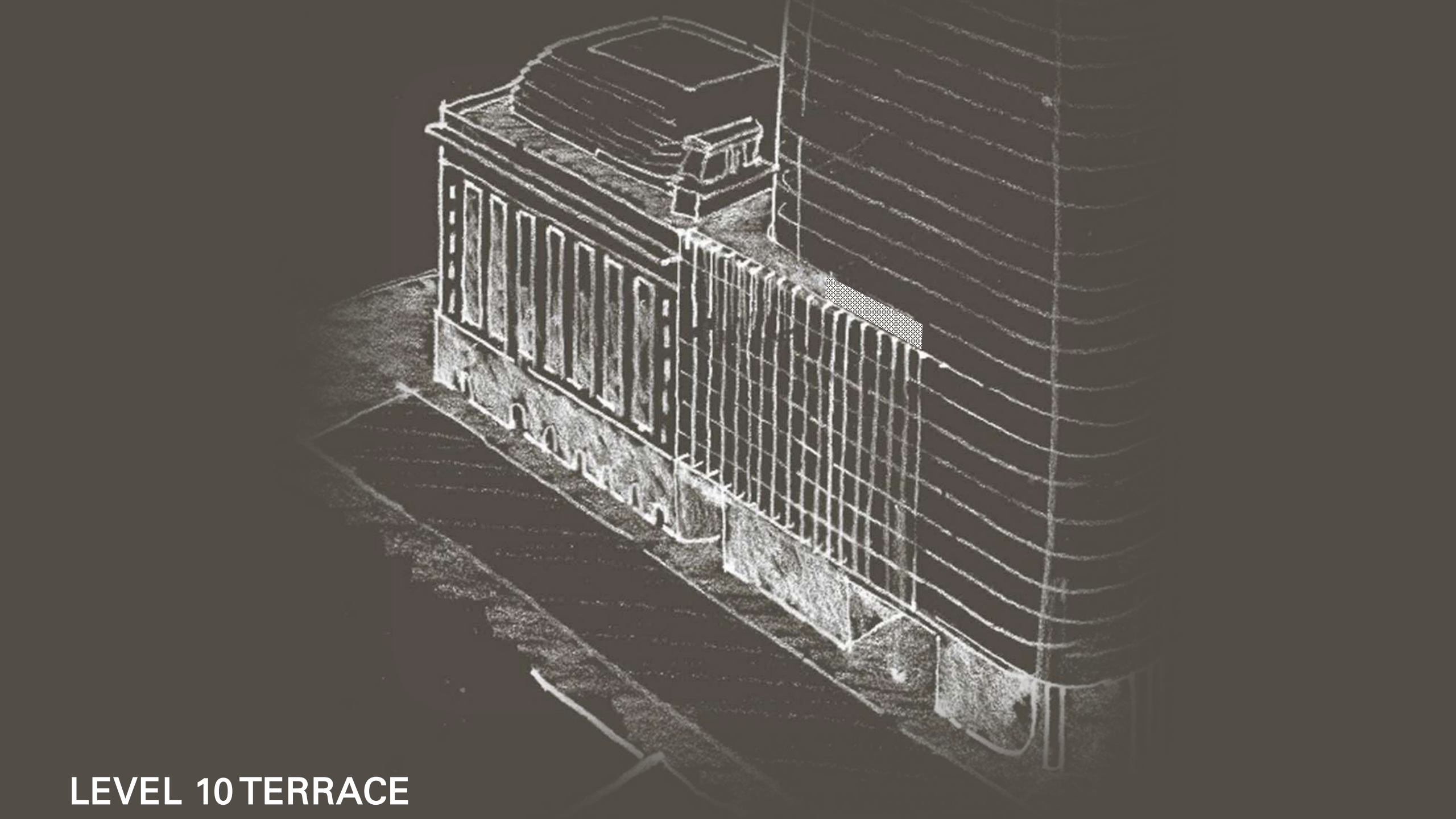
LOBBY

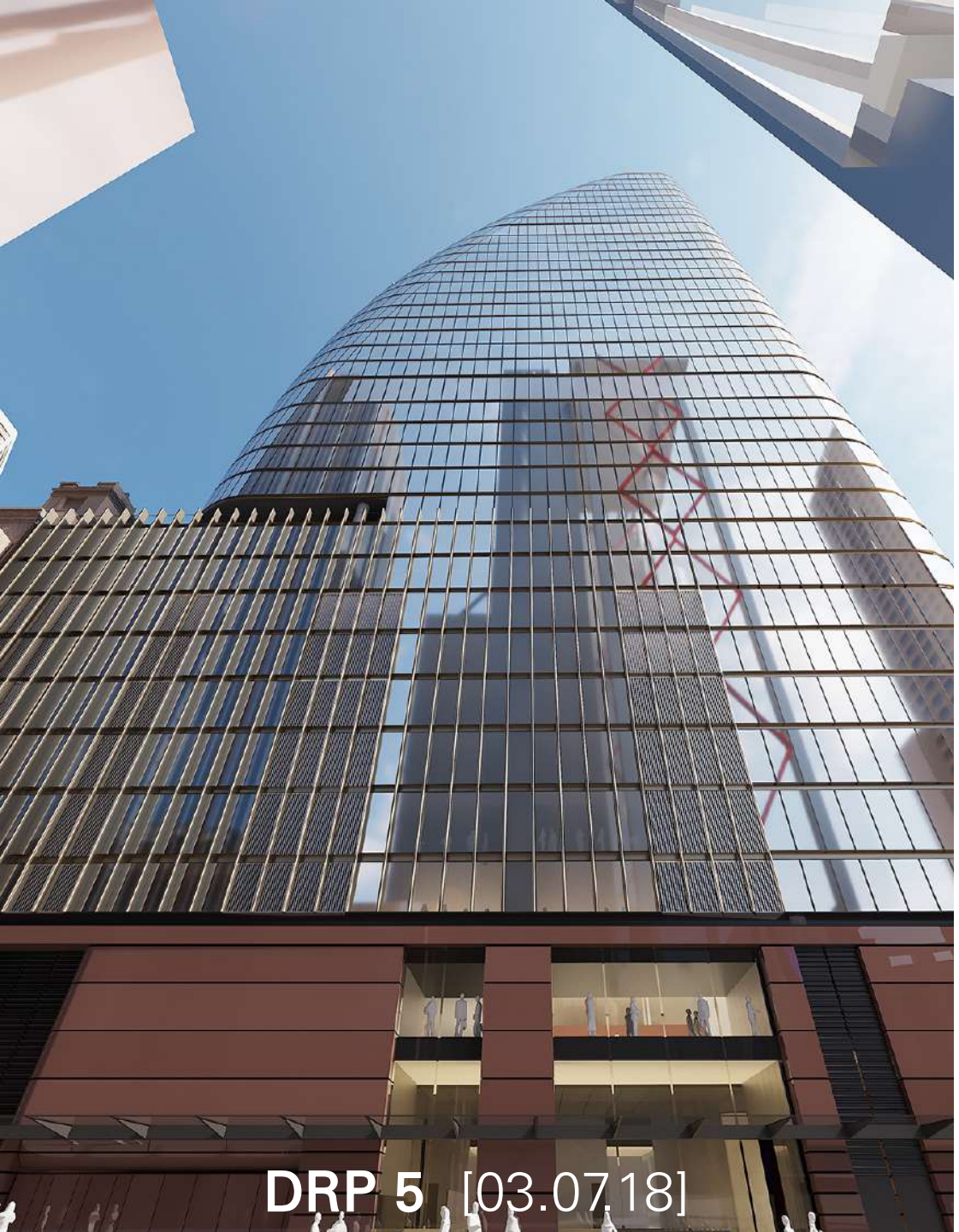
Materiality
Podium
Tower

Extent of Level 10 terrace

ARCHITECTURAL EXPRESSION

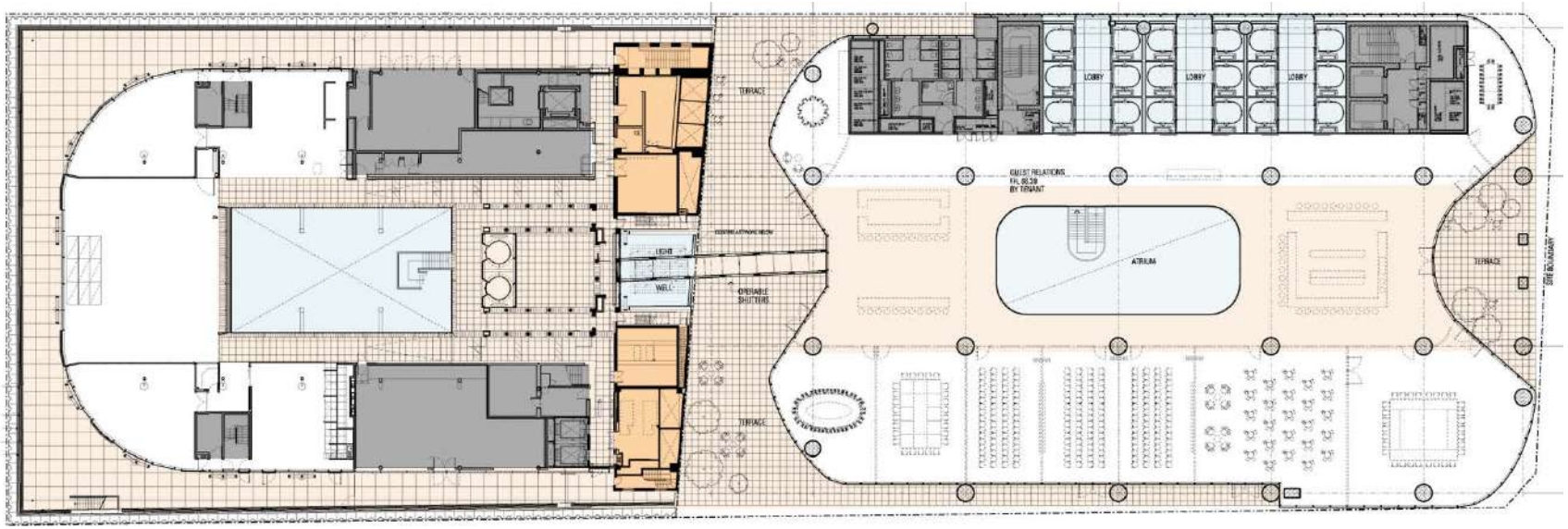


LEVEL 10 TERRACE



DRP 5 [03.07.18]

DRP 6 [07.08.18]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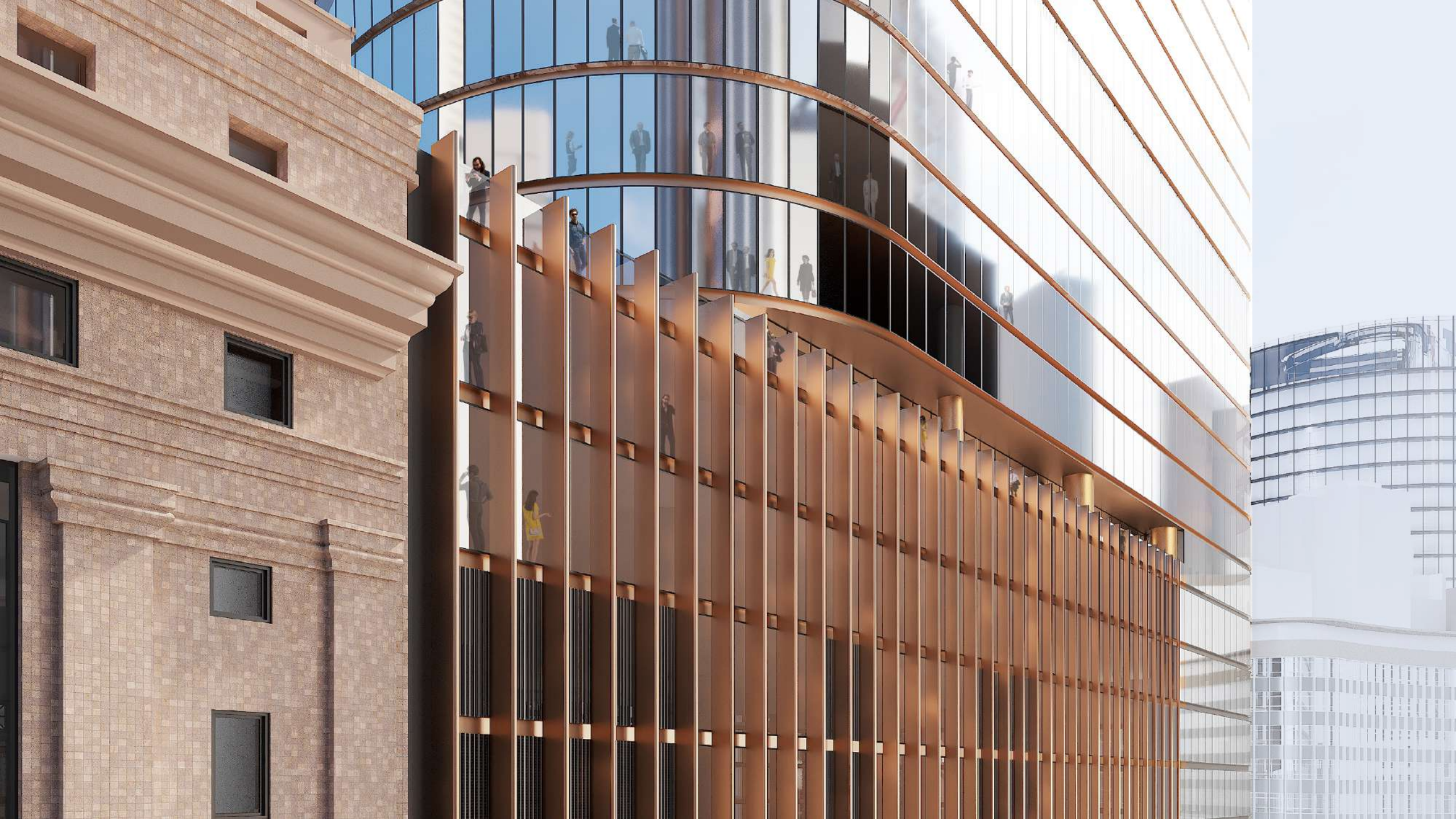

Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing undergound utilities and infrastructure

DRP 5 [03.07.18]

DRP 6 [07.08.18]

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DRP 5 [03.07.18]

DRP 6 [07.08.18]

RED GRANITE
LOWER GROUND TO
LEVEL 1

ALUMINIUM
METALLIC FINISH
PODIUM FINS
TOWER SPANDRELS

HIGH TRANSPARENCY
LOW-E DGUs
SOUTHERN "LENS"
CASTLEREAGH ST LIFT SHAFT

REFLECTIVE GLASS [MAX 20%]
LOW-E DGUs
TOWER GLAZING
LEVEL 2 TO ROOF

MATERIAL PRECEDENTS

Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure

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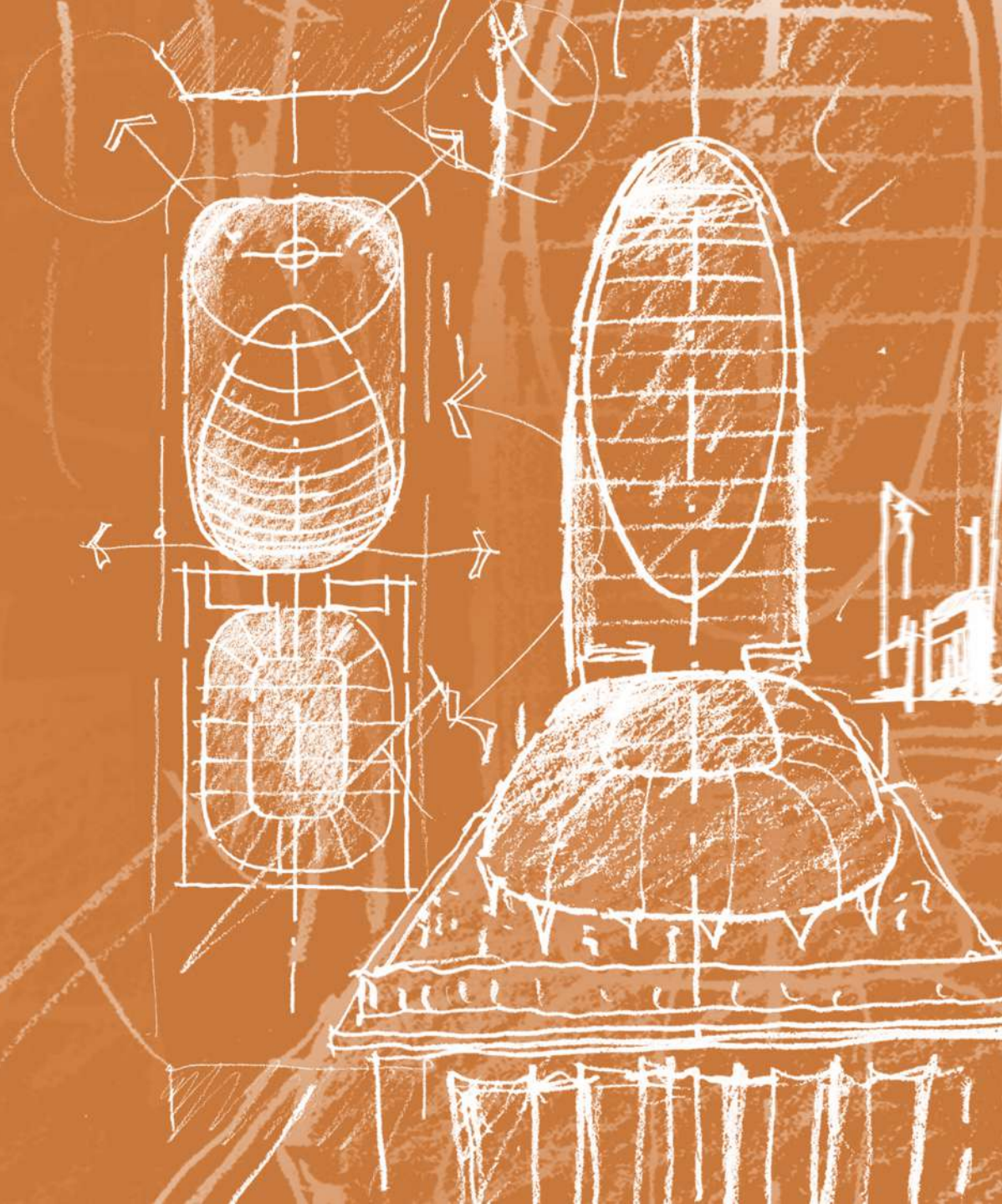
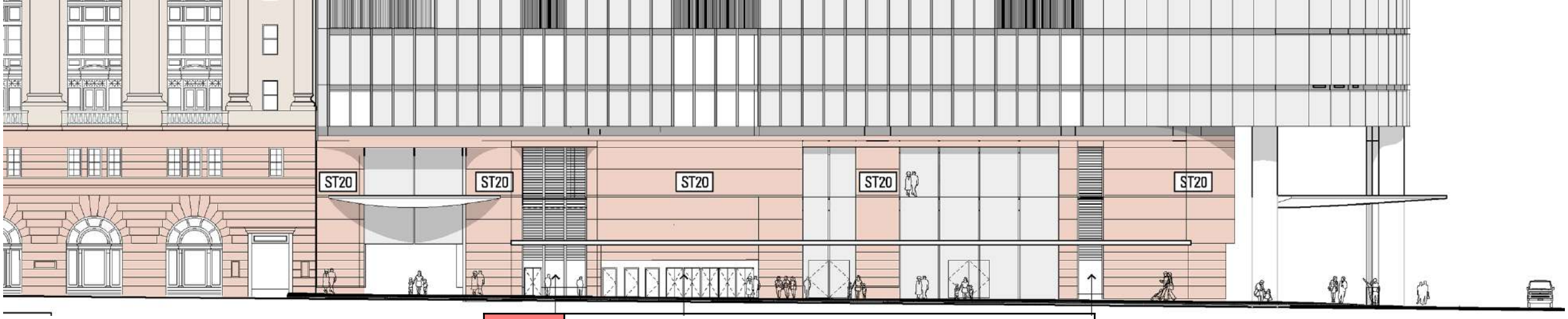
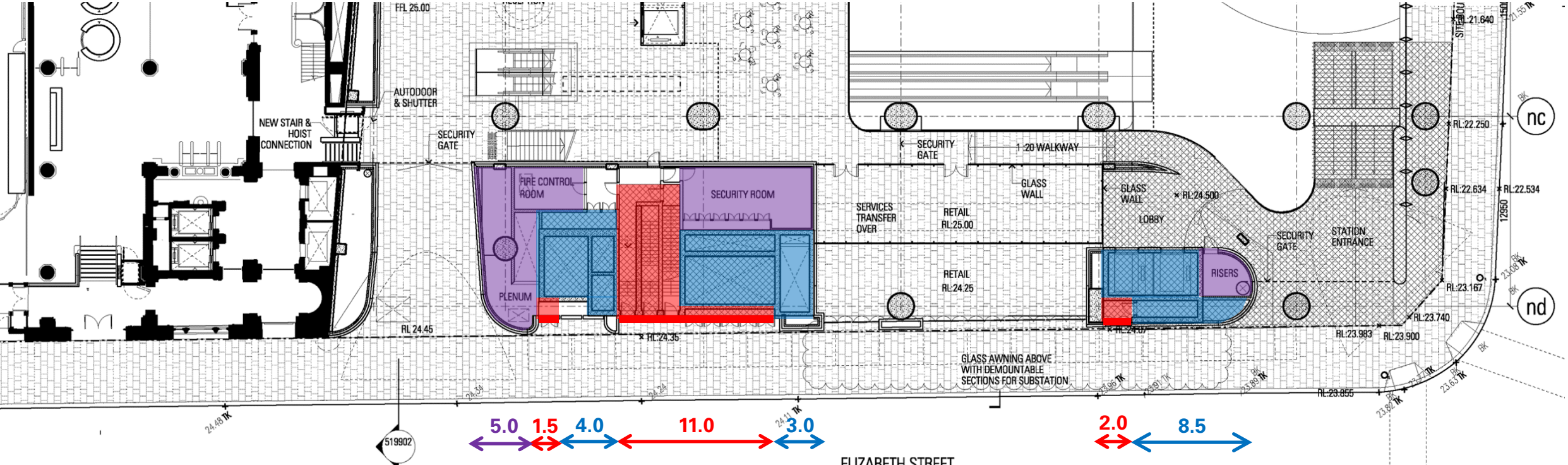
NORTH TOWER
07.08.18

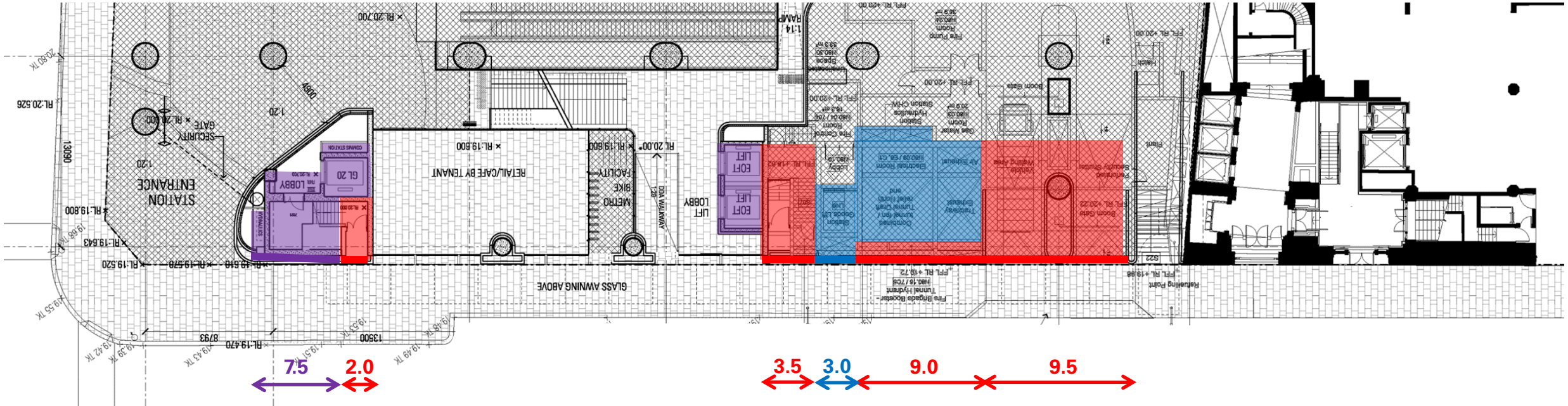




	Minimum interface with boundary
	Metro Standards/Atrium Concept
	Tower related



	Minimum interface with boundary
	Metro Standards/Atrium Concept
	Tower related



6

OSD DRP – South Tower

STRICTLY CONFIDENTIAL

South Tower Architectural Expression

The OSD DRP has indicated the intent of the setbacks above the podium has not been met by the tower and has recommended increasing the setbacks at the south east and south west corners '*to improve architectural expression and urban design outcomes for the block*'.

Tzannes presentation, provided under separate cover, responds to the OSD DRP's feedback.

07 August 2018

Martin Place Metro
SOUTH TOWER DESIGN REVIEW PANEL

ARCHITECTURAL EXPRESSION

'While the proposed decoration of the south facade has merit as a strategy to mitigate the blankness of the southern elevation , we do not support the current approach to this elevation. We strongly recommend strengthening the resolution of this in relation to the elevation as a whole, considering views from both Castlereagh and Elizabeth Streets.

New comments;

- the intent of the setback above the podium has not been met by the tower, which extends the full height and width of the approved envelope and is likely to result in a poor urban design outcome for the southern end of the street block and adjacent development

- we recommend increasing the setbacks at the south east and south west corners of the tower to improve architectural expression and urban design outcomes for the block.'

Scale

1:250 @A3

C 2.5 5 7.5

m

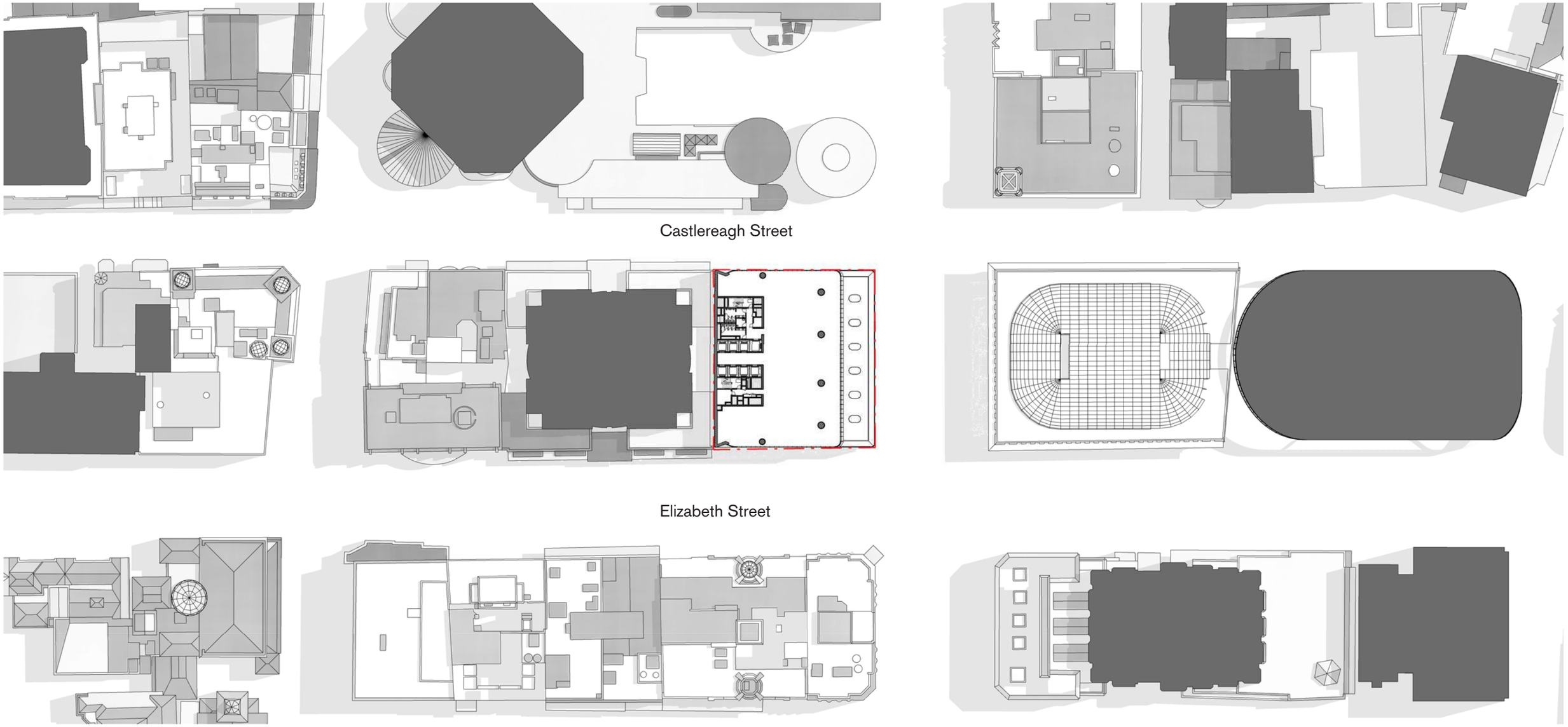
North

Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

TOWER - SOUTH WALL CURRENT DESIGN

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

C 10 20 30

m

North

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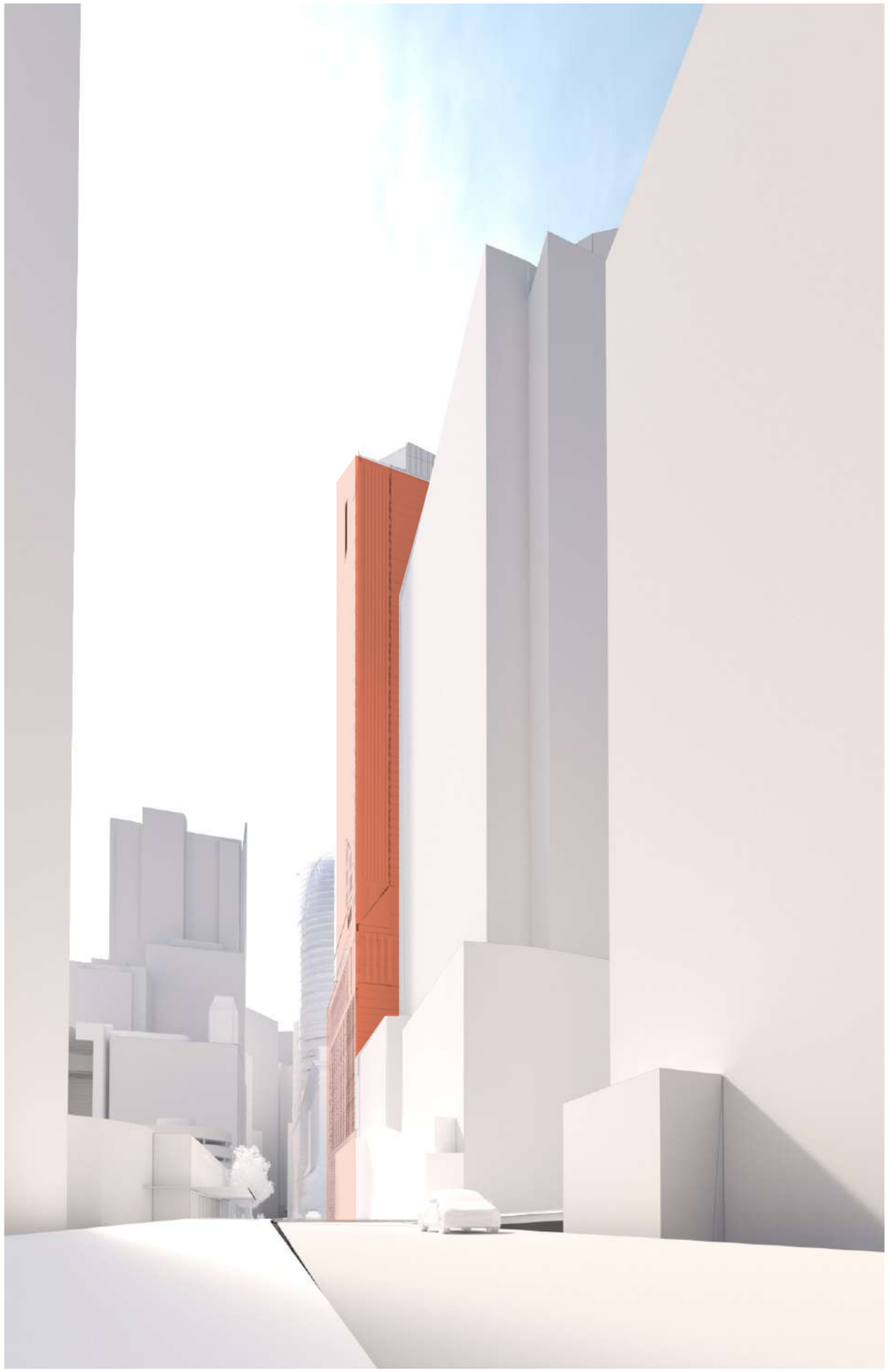
07 August 2018

TOWER - SOUTH WALL CURRENT DESIGN IN CONTEXT

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Streetview from south west - Castlereagh Street

Streetview from south east - Elizabeth Street

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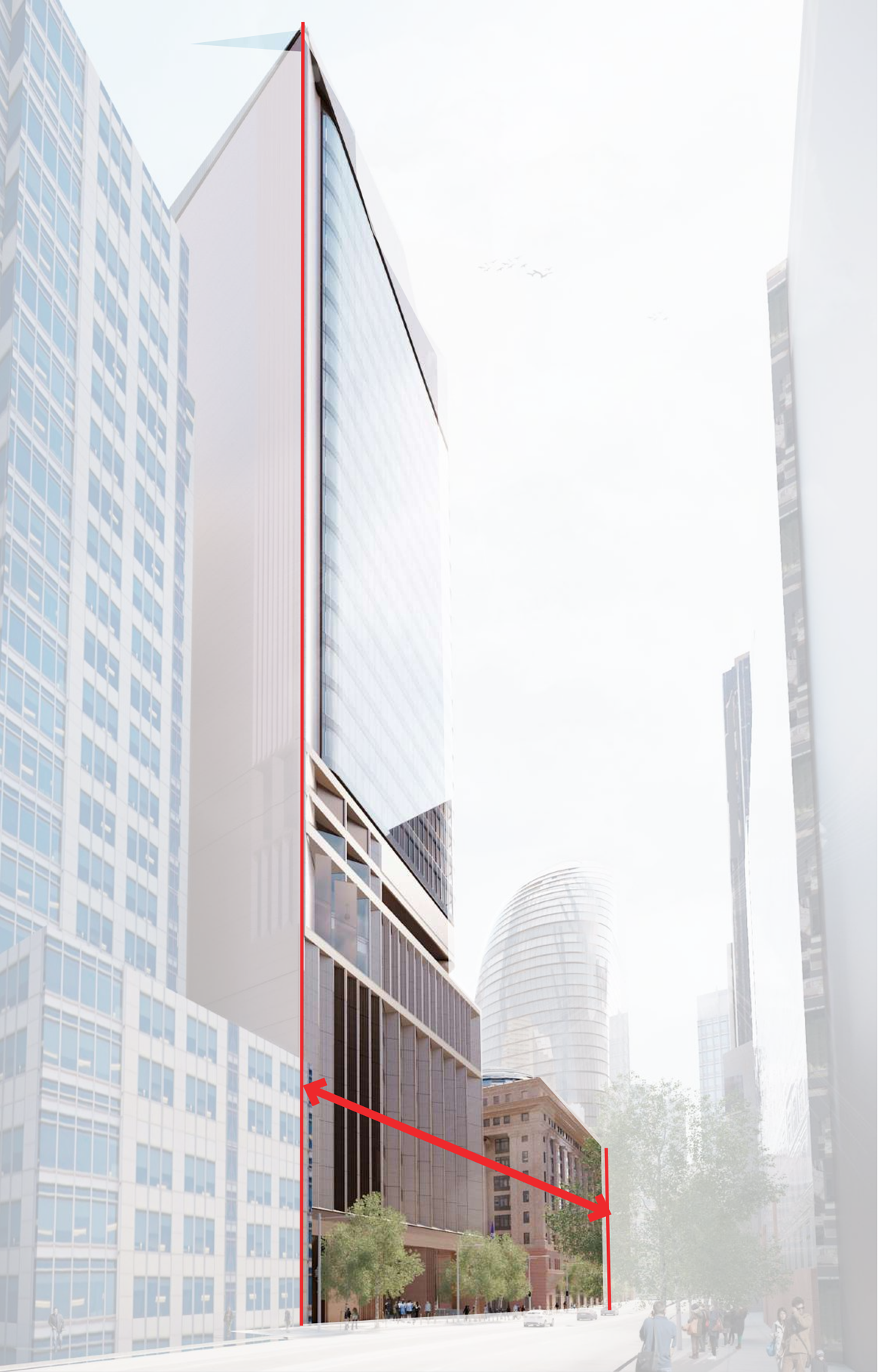
07 August 2018

CURRENT EAST ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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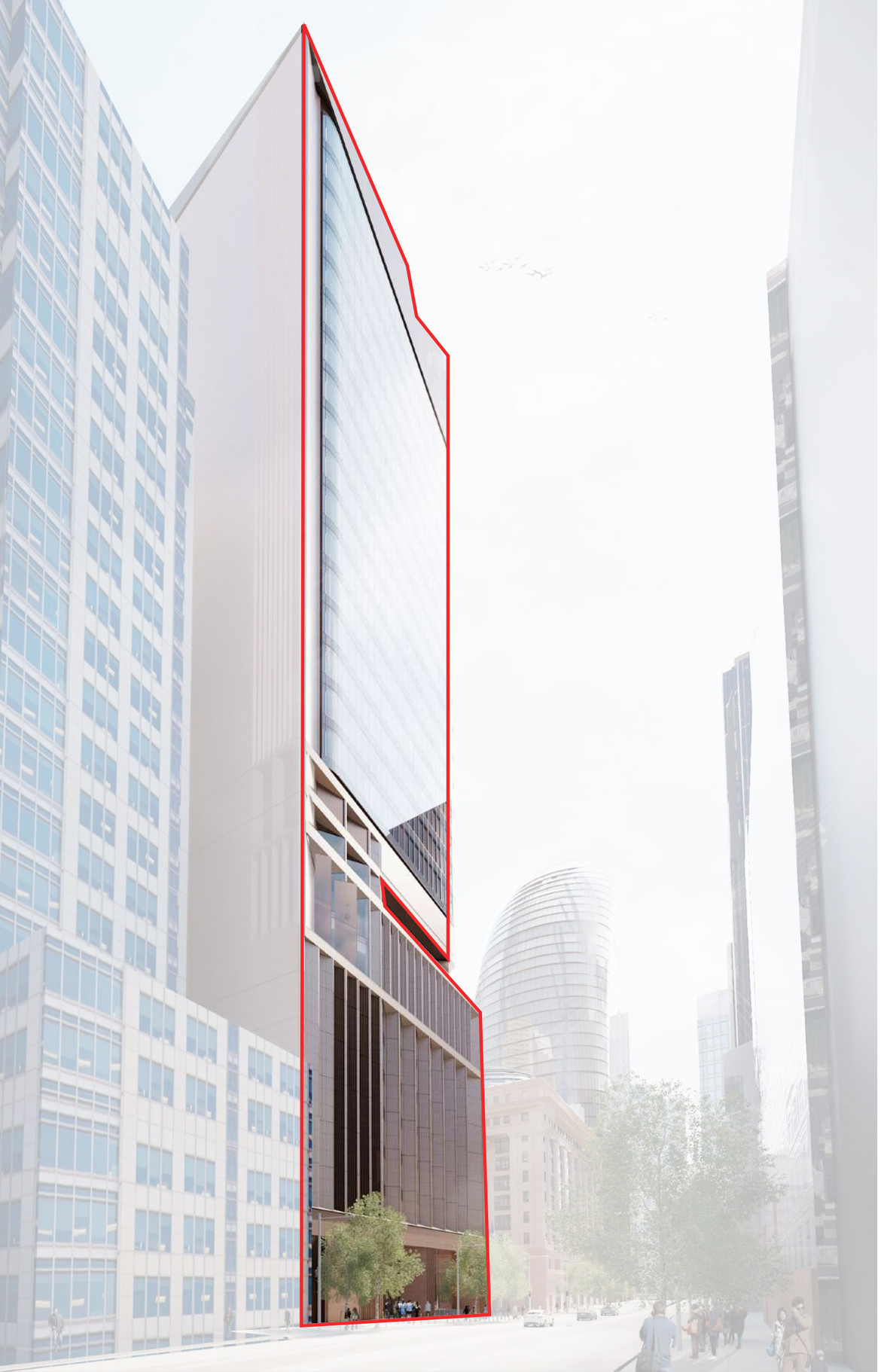
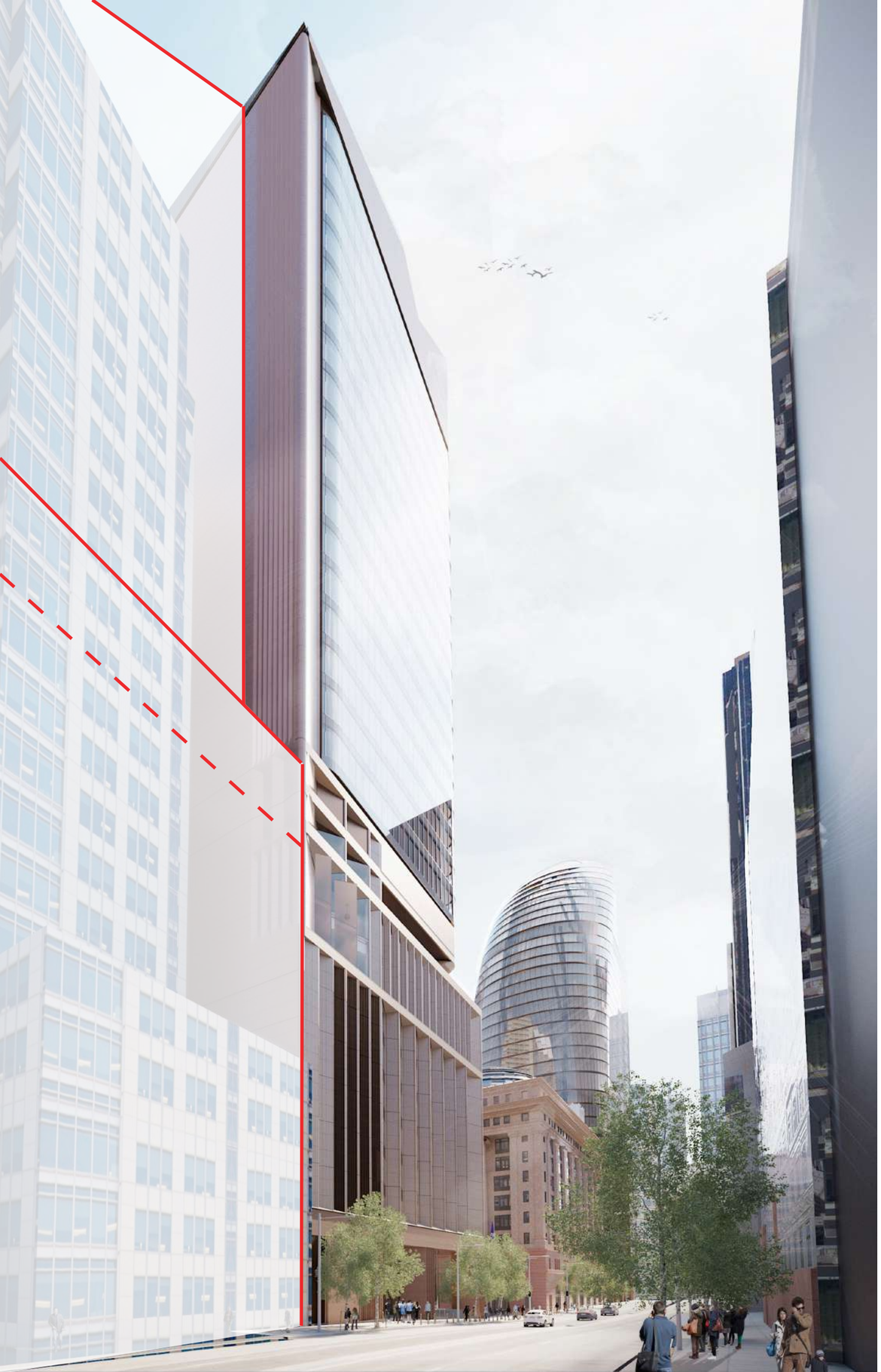
07 August 2018

SOUTHERN FACADE ARTICULATION - METRO PRECINCT

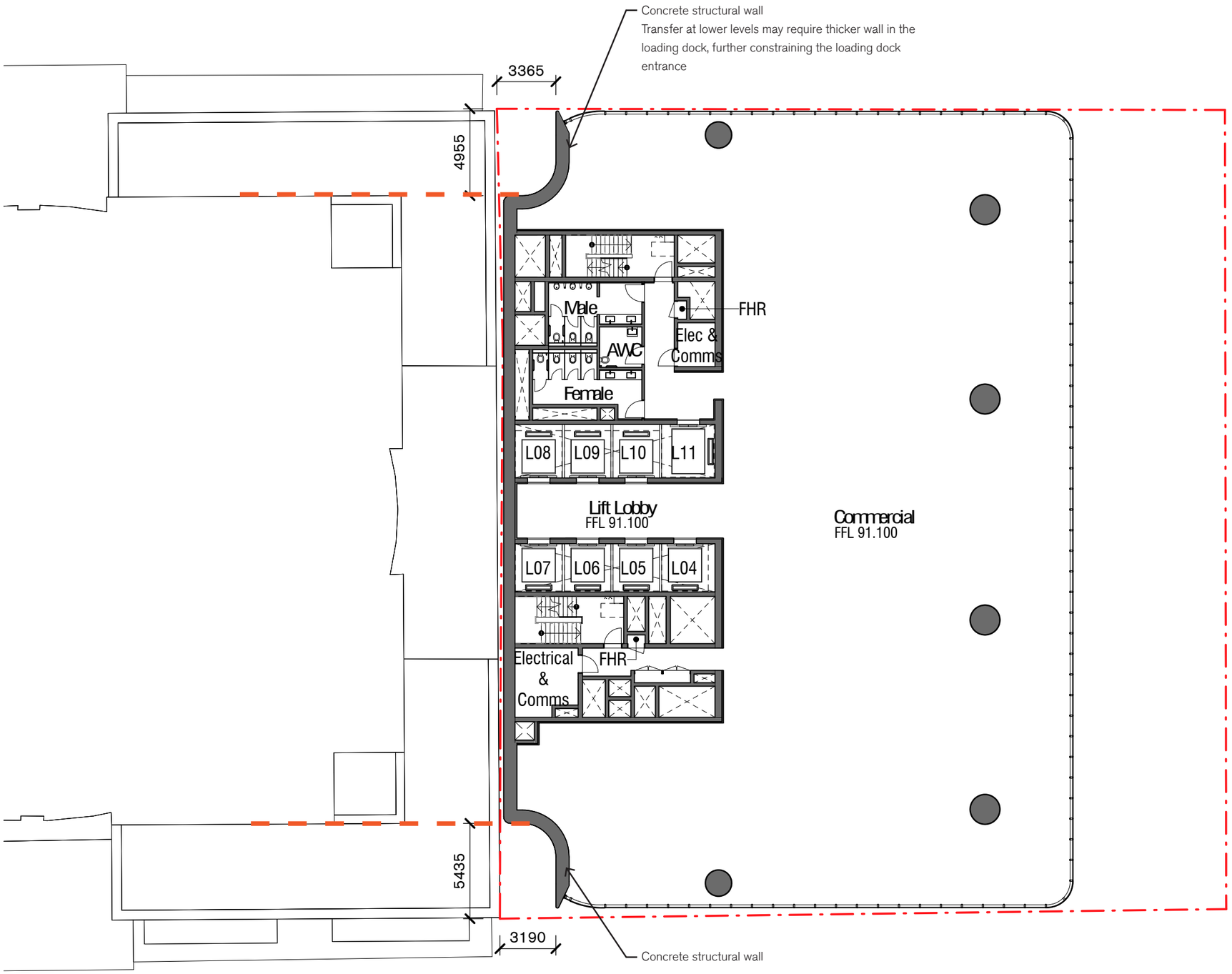
METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.



Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.



Scale

1:250 @A3

C 2.5 5 7.5 m

North

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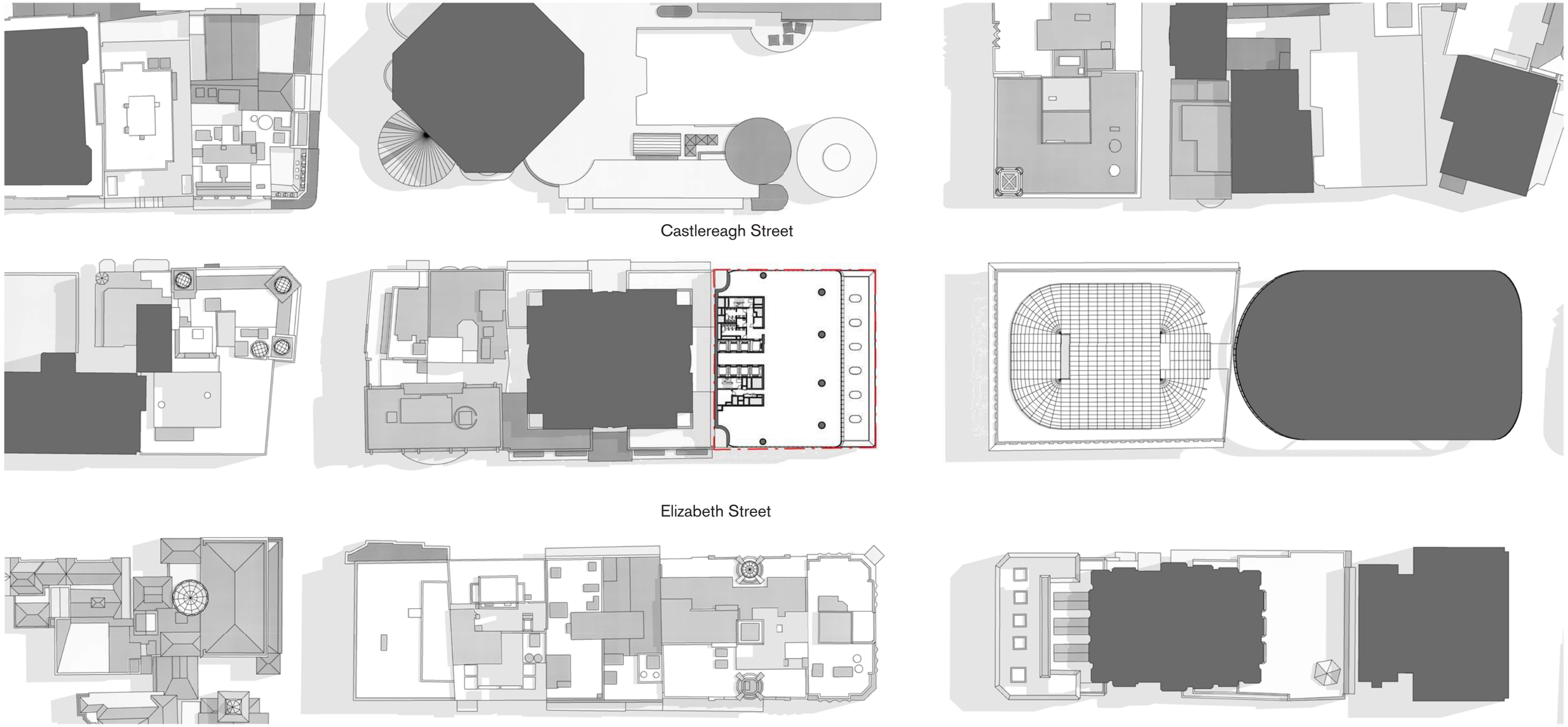
07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 1

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

C 10 20 30

m

North

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07 August 2018

REVISED PLAN - OPTION 01

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

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07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 1

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

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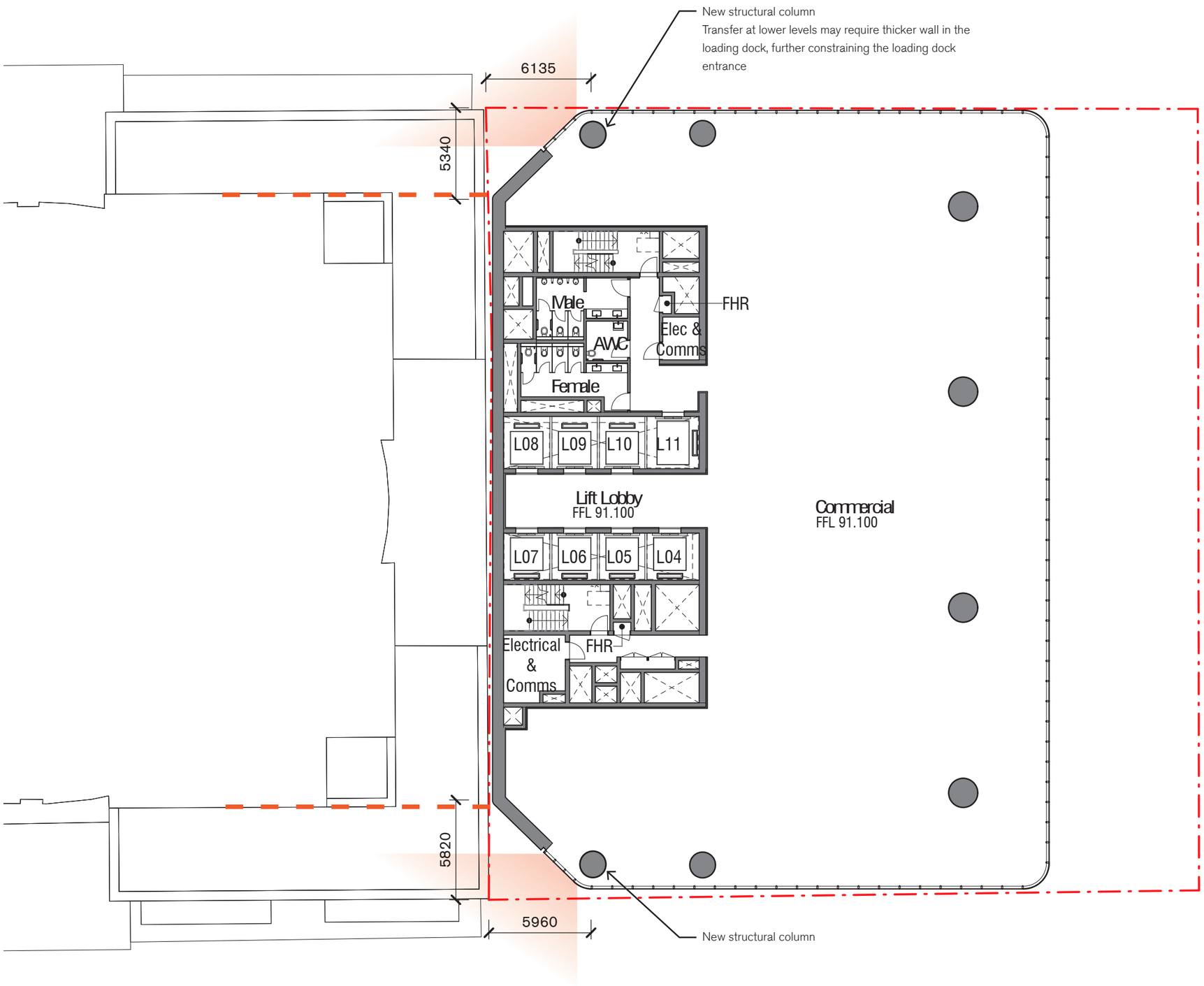
07 August 2018

EAST ELEVATION - OPTION 1

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1:250 @A3

C 2.5 5 7.5 m

North

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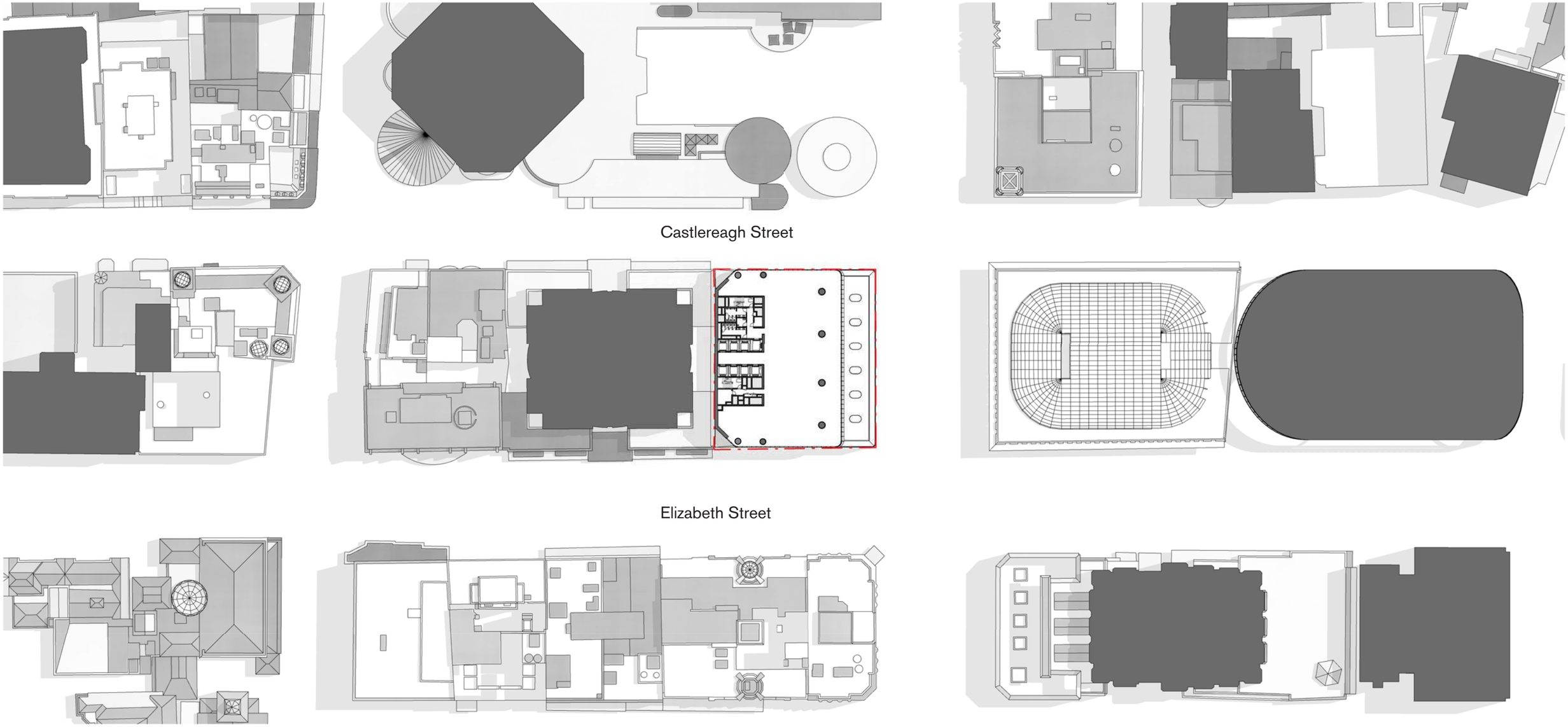
07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

C 10 20 30

m

North

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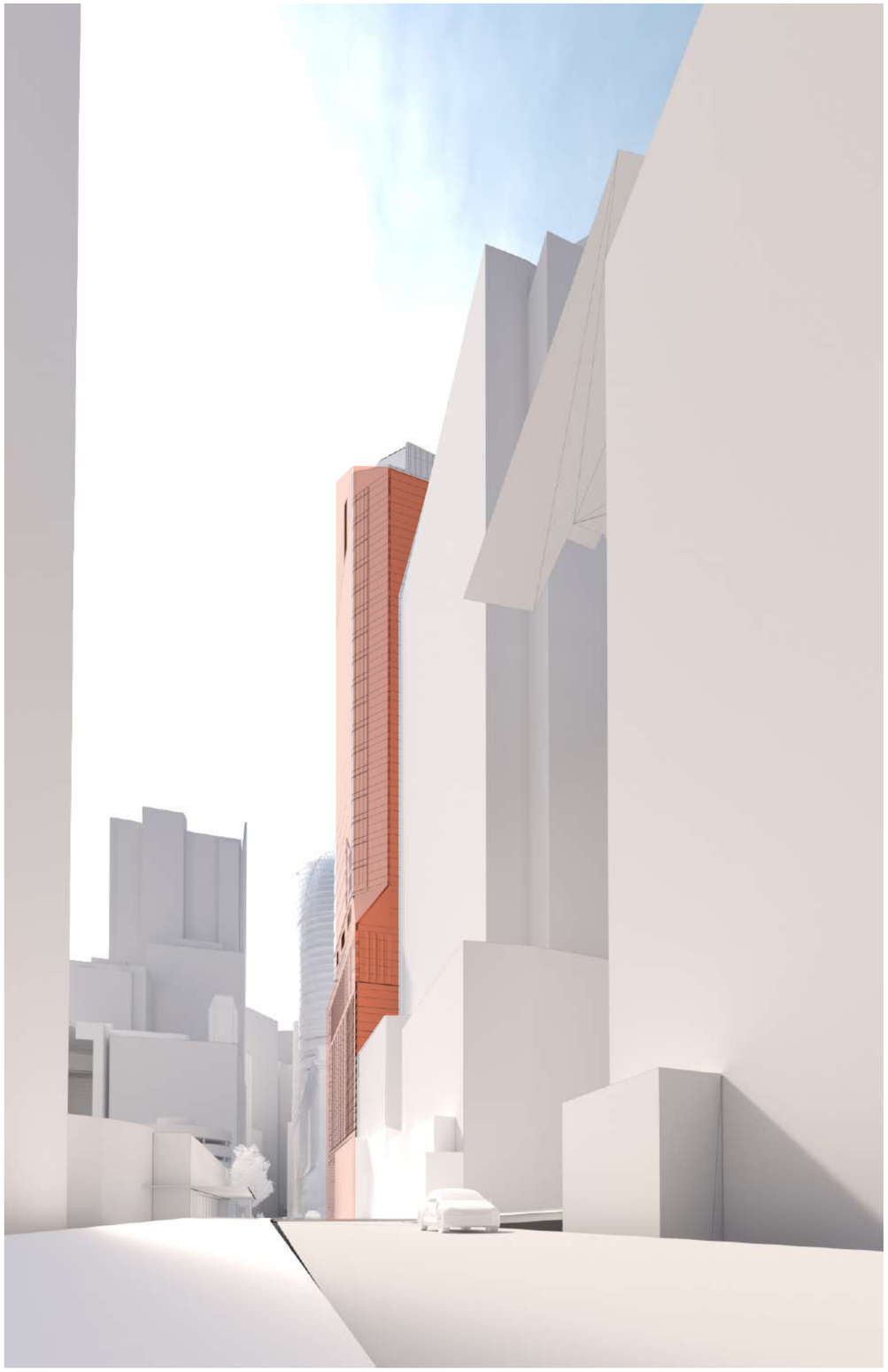
07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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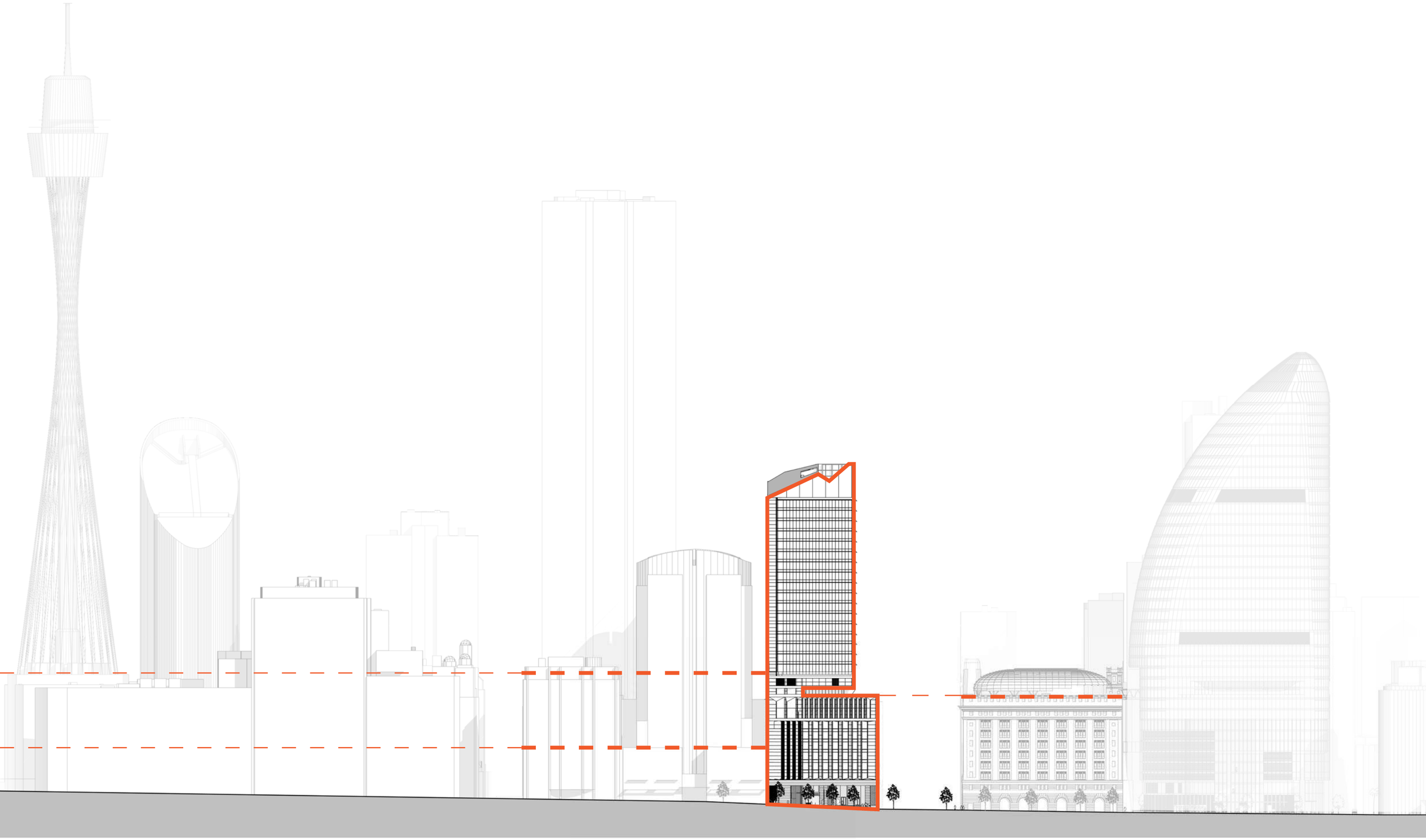
07 August 2018

EAST ELEVATION - OPTION 2

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

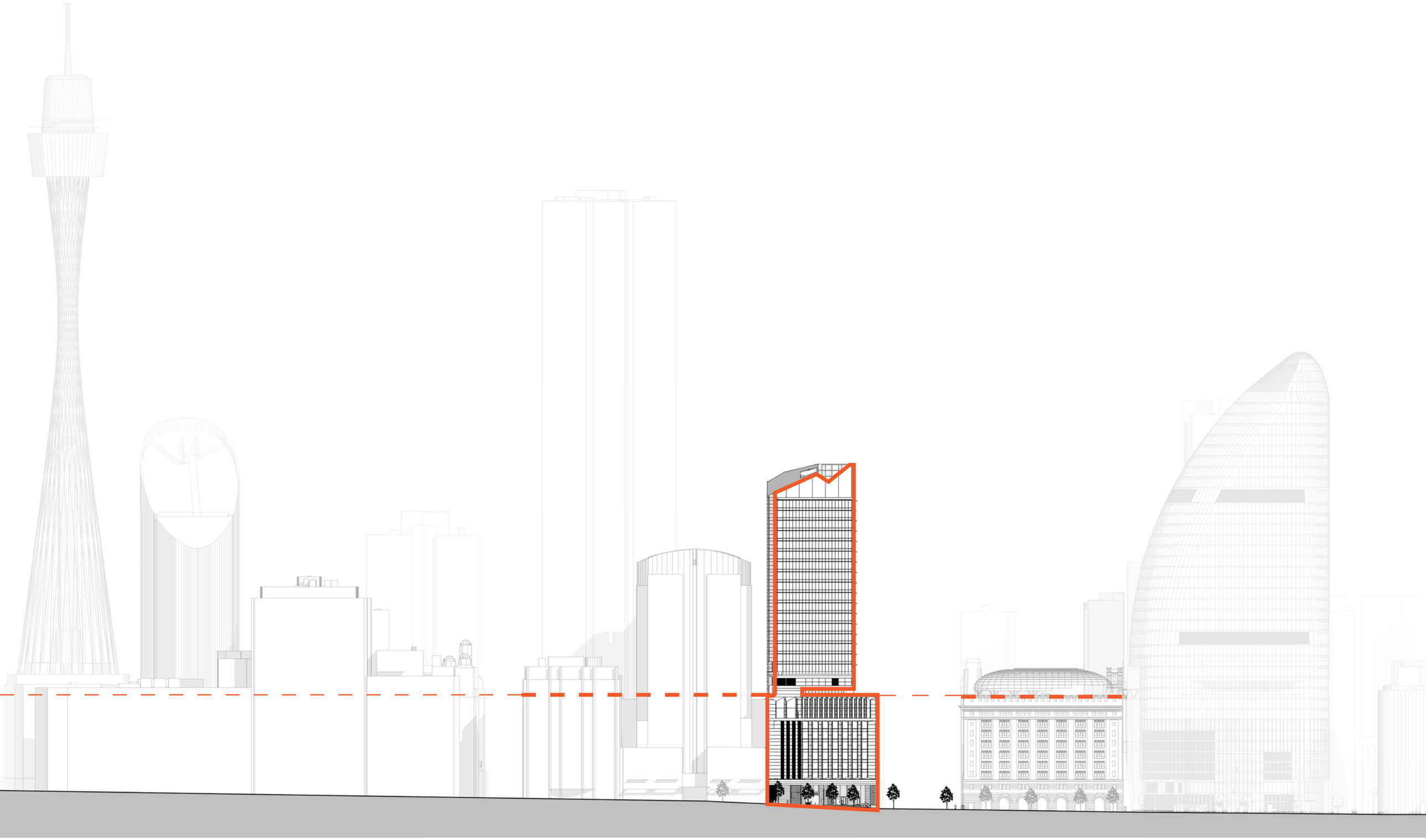


Street trees, funiture and other public domain elements within the Precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

07 August 2018

ELIZABETH STREET ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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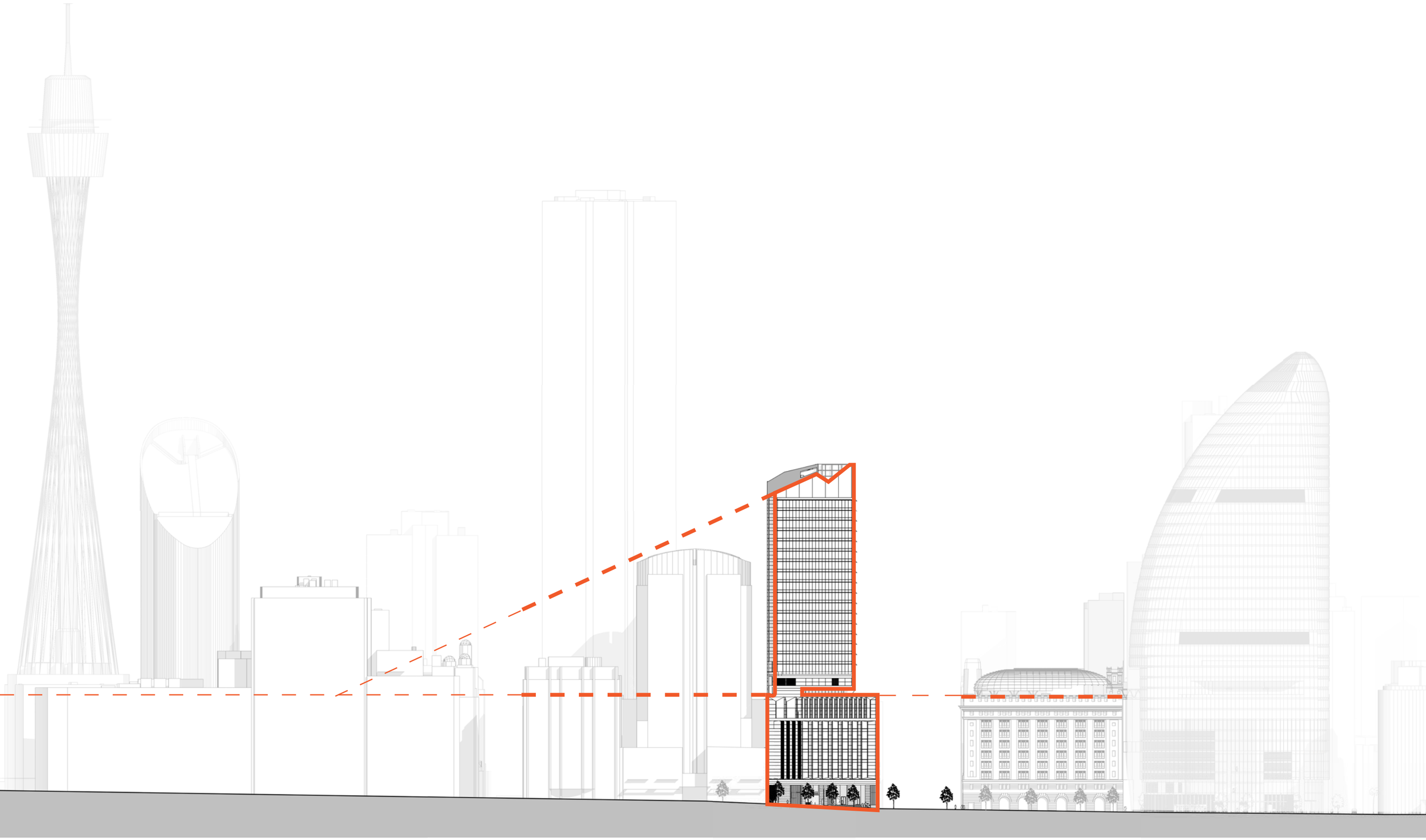
07 August 2018

ELIZABETH STREET ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



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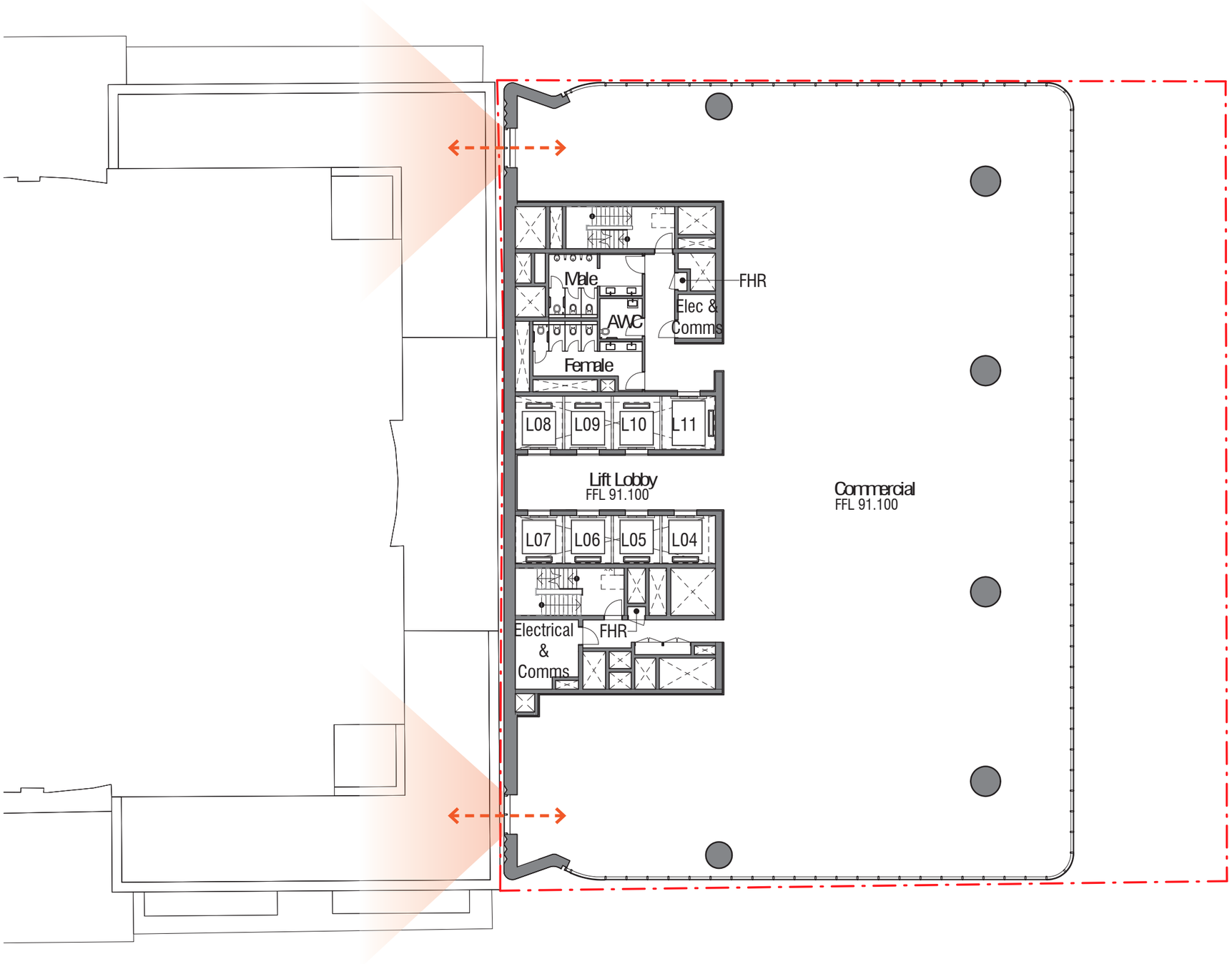
07 August 2018

ELIZABETH STREET ELEVATION

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1:250 @A3

C 2.5 5 7.5

m

North

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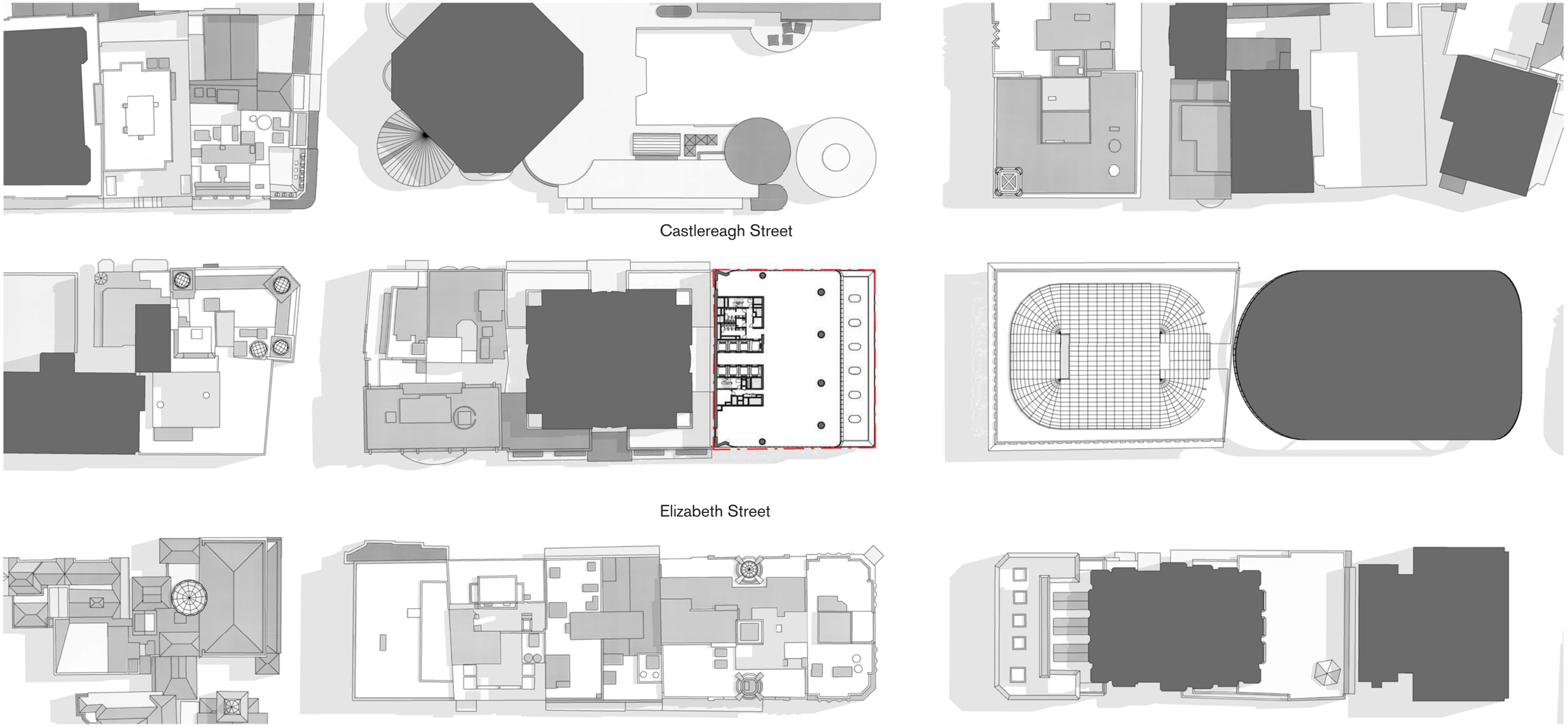
07 August 2018

SOUTHERN FACADE ARTICULATION - OPTION 3

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT



Scale

1: 1000 @A3

C 10 20 30

m

North

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07 August 2018

REVISED PLAN - OPTION 03

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

Streetview from south west - Castlereagh Street

Streetview from south east - Elizabeth Street

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07 August 2018

REVISED ELEVATION - OPTION 03

METRO MARTIN PLACE | SOUTH TOWER DESIGN CONCEPT

7

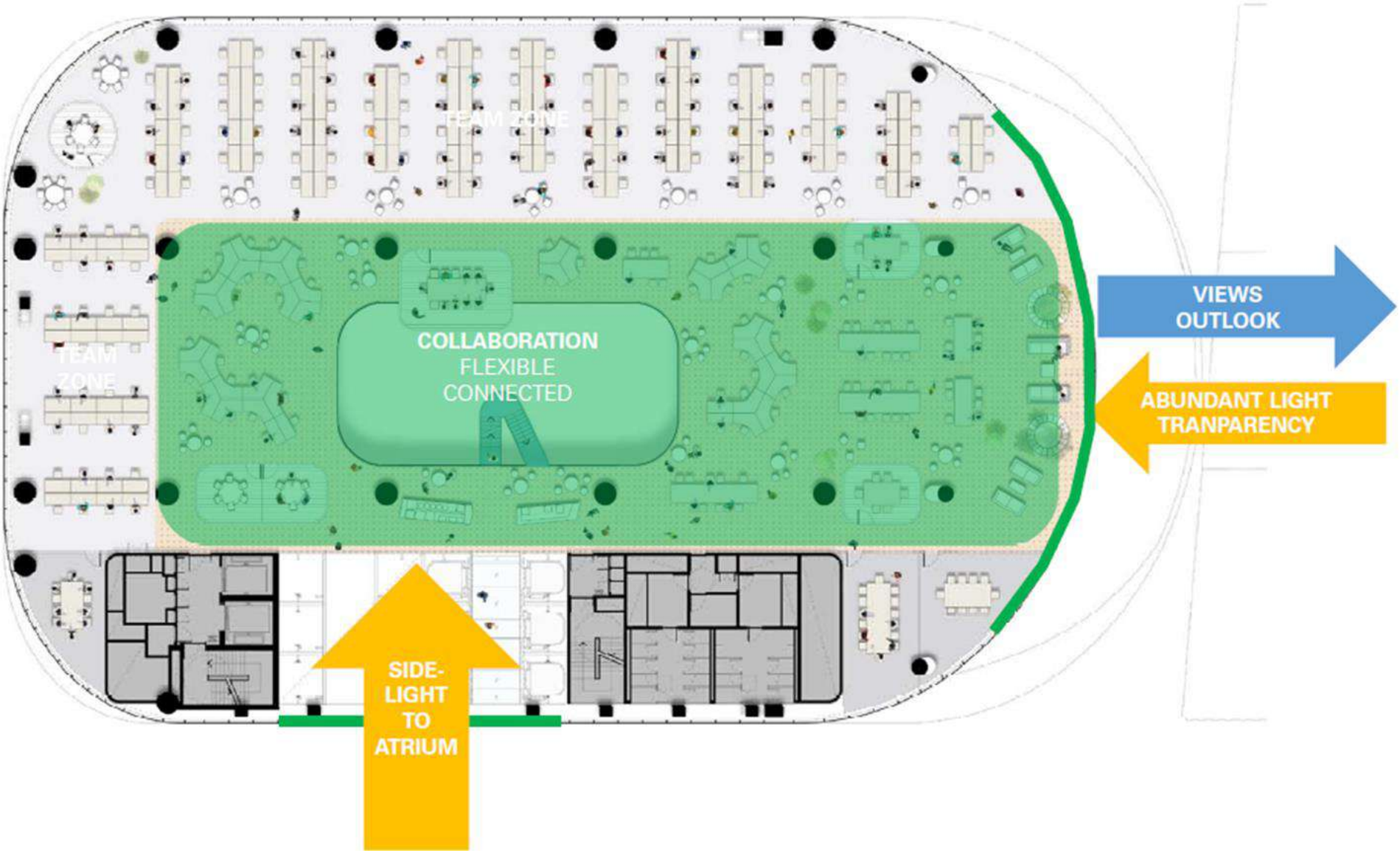
OSD DRP – ESD

STRICTLY CONFIDENTIAL

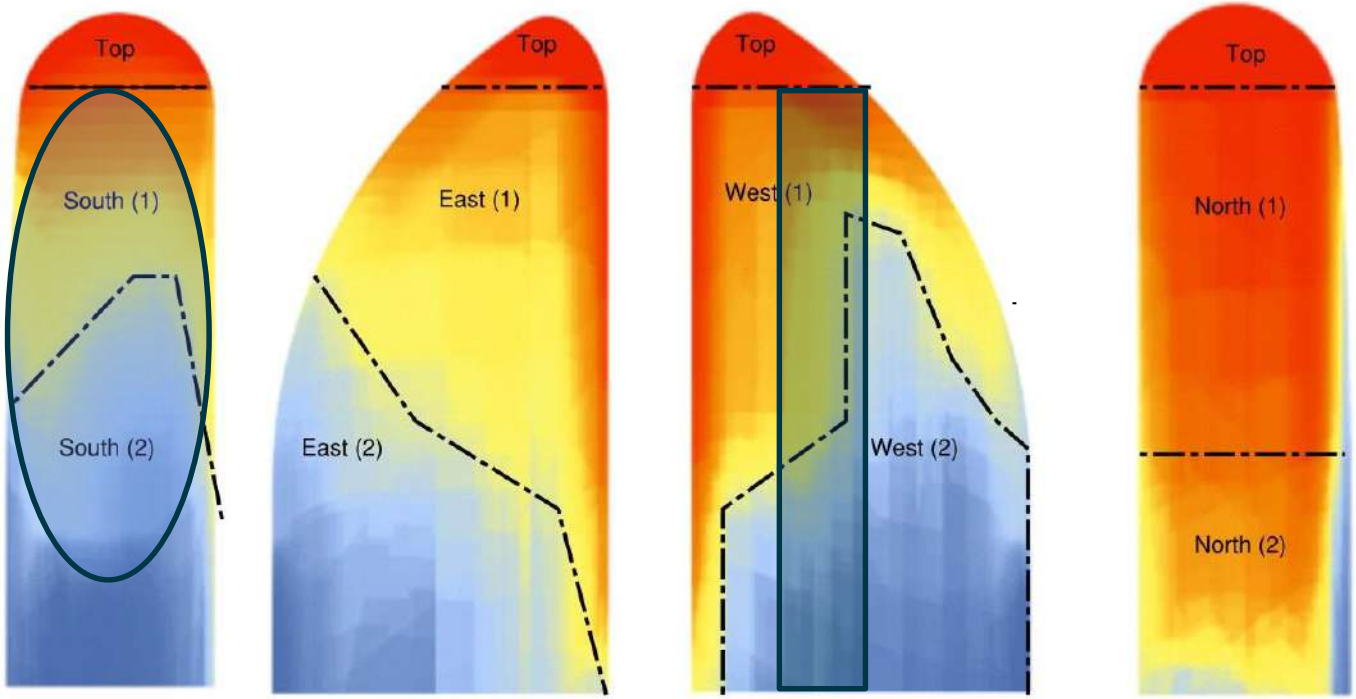
North Tower Comfort Levels

The OSD DRP has requested further details on Macquarie's Comfort Levels as it relates to the North Tower shading and transparent glazing to the western façade.

North Tower Conditions



Peak solar load analysis

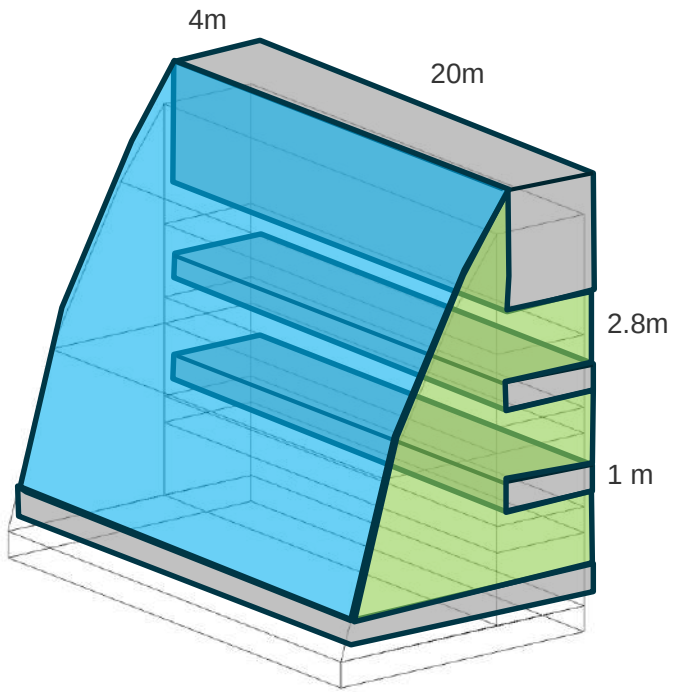


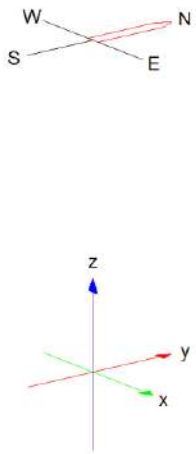
South Elevation | East Elevation | West Elevation | North Elevation

Area	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
				SHGC required to achieve peak load < 75w/m2								
West (1)	0.12	0.12	0.13	0.14	0.17	0.19	0.17	0.14	0.13	0.13	0.13	**0.12**
West (2)	0.24	0.26	0.21	0.19	0.19	0.20	0.19	0.19	0.20	0.26	0.34	0.26
South (1)	0.17	0.21	0.30	0.48	0.56	0.57	0.59	0.49	0.36	0.21	0.19	0.17
South (2)	0.37	0.47	0.53	0.78	0.88	0.90	0.92	0.80	0.56	0.50	0.33	0.36

Southern Lens

- Southern façade is a breakout space
- Breakout spaces allow greater variability of comfort
- Target comfort for breakout spaces is PMV +/- 1.5 (similar to retail breakout spaces)
- If using as office then Blinds deployed similar to Office façade PMV +/- 1.0





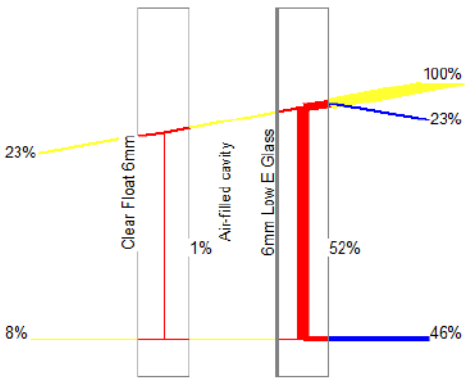
Martin Place Conditions:

- VLT >60%
- SHGC 0.30
- Pelmet with allowance for future blind

Southern Lens Performance

Without blinds – Breakout

Glazing: Low E DGU-SHGC0.3 Uv2_84 Angle of incidence (°): 0



SHGC 0.3

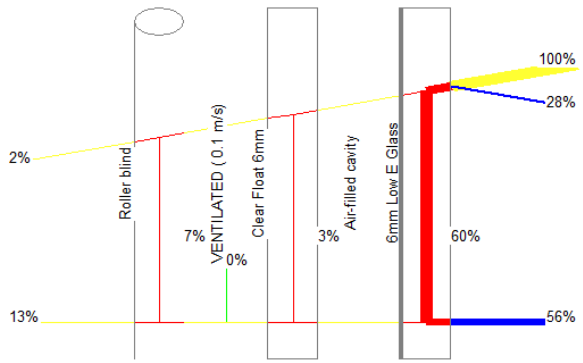
January Option 5 - Atrium at A/C with fully mixed air supply to maintain 24 C

Time	External Temperature	Space temperature at occupied level		Upper Level
		Dry bulb	Average PMV	Dry bulb
(hrs)	(DB, °C)	(°C)		(°C)
1	25.2	24.4	0.4	24.4
2	25.0	24.3	0.3	24.3
3	25.2	24.3	0.3	24.3
4	25.6	24.4	0.3	24.4
5	26.3	24.5	0.4	24.5
6	27.3	24.0	0.4	24.0
7	28.3	24.0	0.7	24.0
8	**29.5**	**24.0**	**0.8**	**24.0**
9	**30.7**	**24.0**	**1.0**	**24.0**
10	**31.8**	**24.0**	**1.1**	**24.0**
11	**32.7**	**24.0**	**1.2**	**24.0**
12	**33.4**	**24.0**	**1.3**	**24.0**
13	**33.9**	**24.0**	**1.3**	**24.0**
14	**34.0**	**24.0**	**1.3**	**24.0**
15	**33.9**	**24.0**	**1.2**	**24.0**
16	**33.4**	**24.0**	**1.1**	**24.0**
17	**32.7**	**24.0**	**0.9**	**24.0**
18	**31.8**	**24.0**	**0.8**	**24.0**
19	30.7	24.0	0.6	24.0
20	29.5	24.0	0.4	24.0
21	28.3	24.0	0.4	24.0
22	27.3	24.9	0.5	24.9
23	26.3	24.9	0.5	24.9
24	25.6	24.6	0.4	24.6

PMV < 1.5

With Blind – Office

Glazing: Low E DGU-SHGC0.3 Uv2_84 + bli Angle of incidence (°): 0



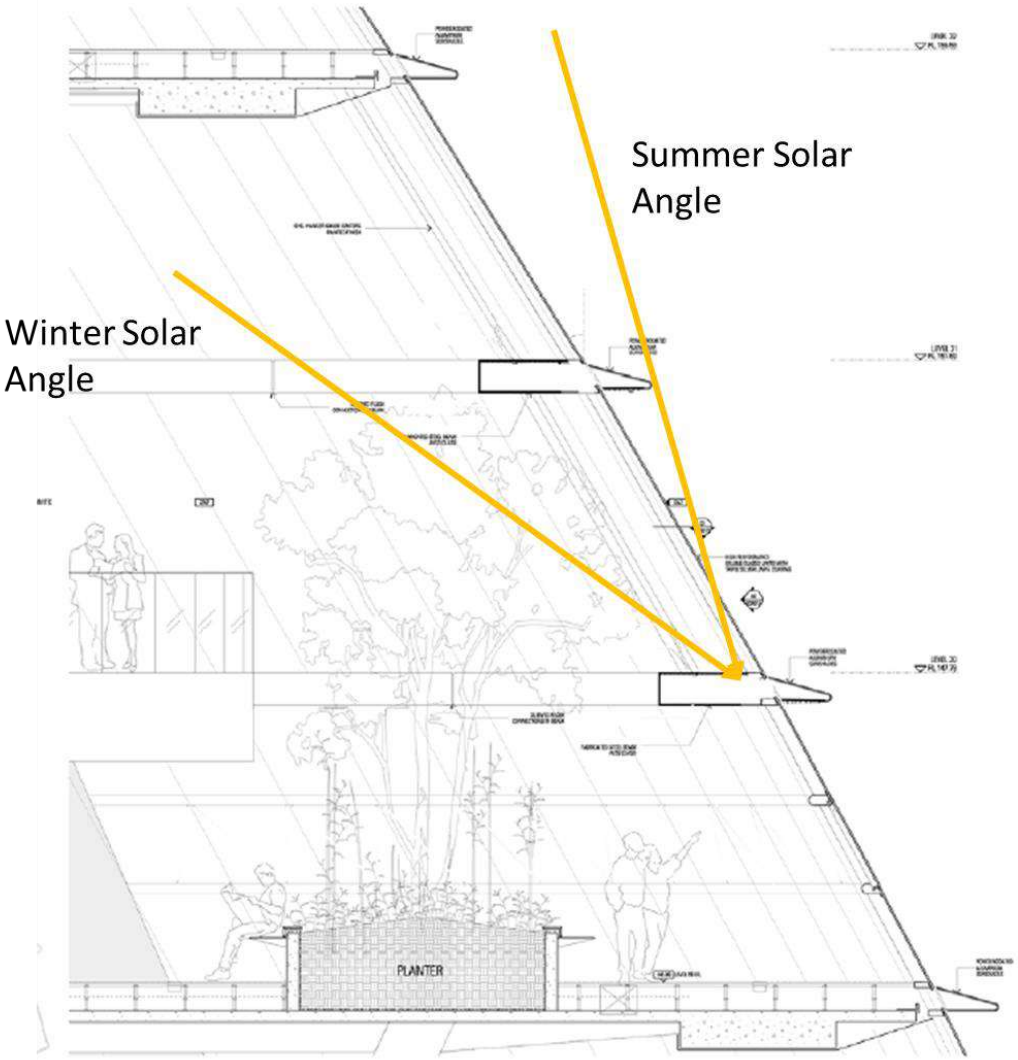
SHGC 0.15 <0.17

January Option 5a - Atrium at A/C with fully mixed air supply to maintain 24 C

Time	External Temperature	Space temperature at occupied level		Upper Level
		Dry bulb	Average PMV	Dry bulb
(hrs)	(DB, °C)	(°C)		(°C)
1	25.2	24.3	0.3	24.3
2	25.0	24.2	0.3	24.2
3	25.2	24.2	0.3	24.2
4	25.6	24.2	0.3	24.2
5	26.3	24.4	0.3	24.4
6	27.3	24.0	0.4	24.0
7	28.3	24.0	0.5	24.0
8	**29.5**	**24.0**	**0.5**	**24.0**
9	**30.7**	**24.0**	**0.5**	**24.0**
10	**31.8**	**24.0**	**0.5**	**24.0**
11	**32.7**	**24.0**	**0.5**	**24.0**
12	**33.4**	**24.0**	**0.6**	**24.0**
13	**33.9**	**24.0**	**0.6**	**24.0**
14	**34.0**	**24.0**	**0.6**	**24.0**
15	**33.9**	**24.0**	**0.6**	**24.0**
16	**33.4**	**24.0**	**0.6**	**24.0**
17	**32.7**	**24.0**	**0.5**	**24.0**
18	**31.8**	**24.0**	**0.5**	**24.0**
19	30.7	24.0	0.4	24.0
20	29.5	24.0	0.3	24.0
21	28.3	24.0	0.3	24.0
22	27.3	24.7	0.4	24.7
23	26.3	24.7	0.4	24.7
24	25.6	24.5	0.3	24.5

PMV < 1.0

Shading Elements



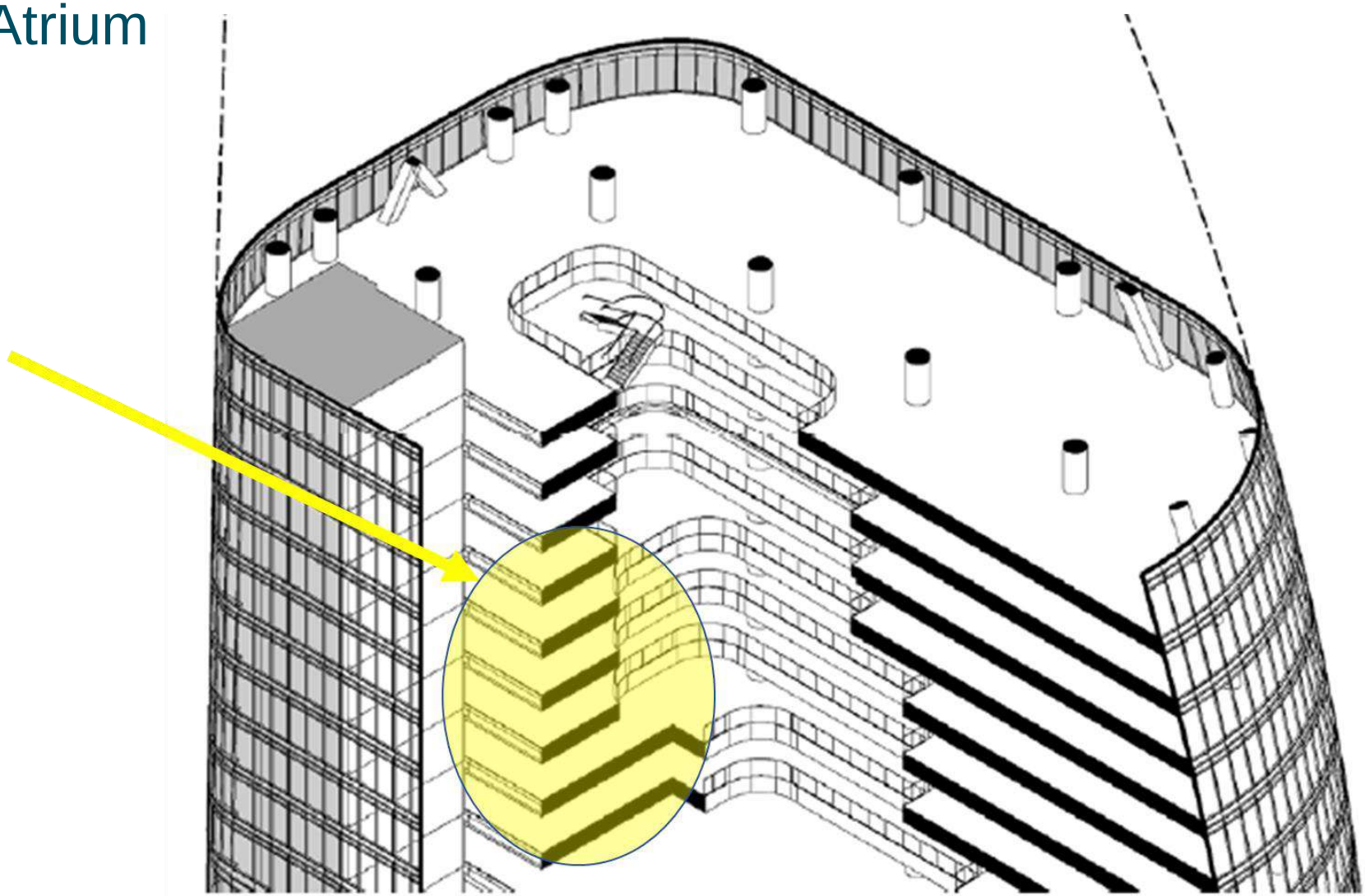
L29 Atrium

Max PMV with shade 1.0
Max PMV without Shade 1.3

L35 Atrium

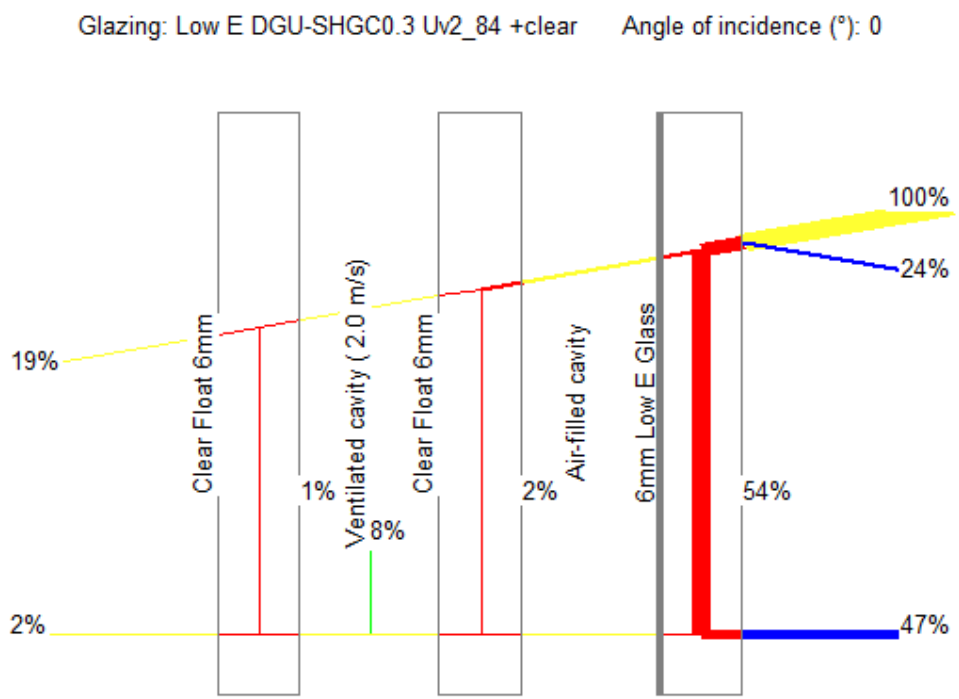
Max PMV with shade 1.3
Max Shade without Shade 1.6

Side Lit Atrium

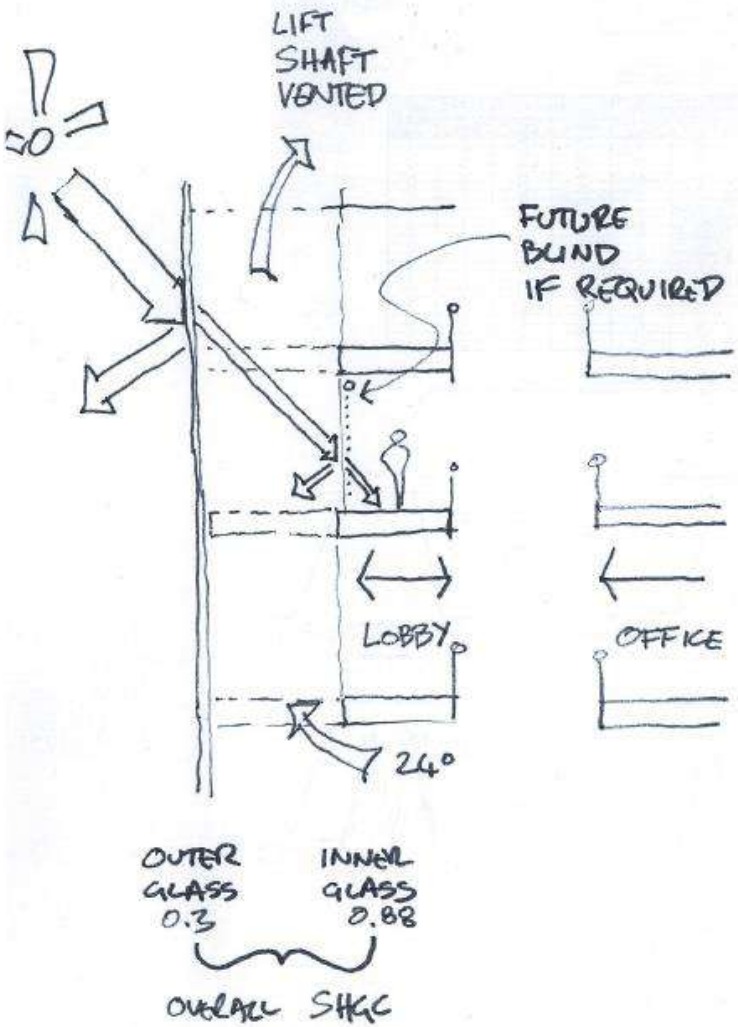


Lift and Lobby

Vented shaft glass performance

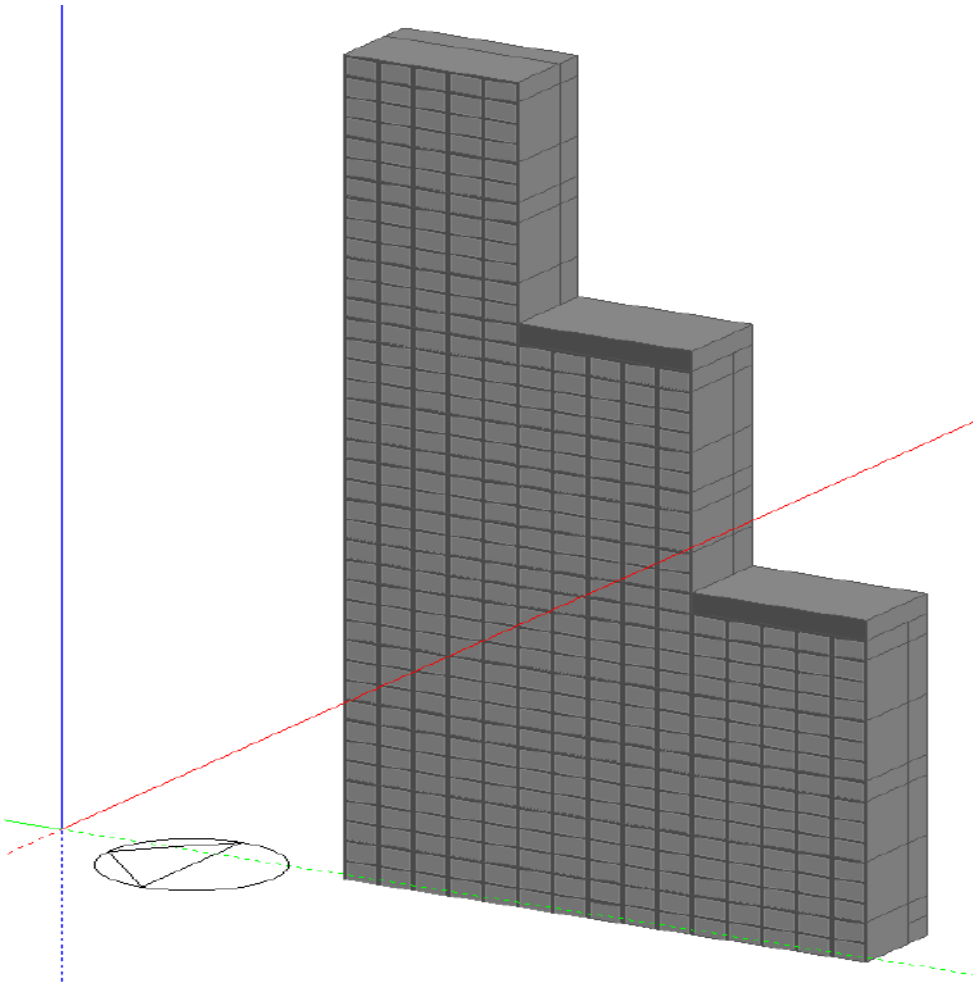


SHGC 0.21 < 0.26



Thermal Comfort of Lift Lobby

Dynamic Thermal Modelling Study



January Lift car internal temperature and PMV during peak summer day

Time	Temperature inside lift shaft	Temperature inside lift car	PMV inside lift car
(hrs)	(DB, °C)	(DB, °C)	
1	40.0	24.0	0.3
2	40.0	24.0	0.2
3	40.0	24.0	0.2
4	40.0	24.0	0.2
5	40.0	24.0	0.2
6	40.0	24.0	0.2
7	40.0	24.0	0.3
8	40.0	24.0	0.3
9	40.0	24.0	0.3
10	40.0	24.0	0.4
11	40.0	24.0	0.4
12	40.0	24.0	0.4
13	40.0	24.0	0.4
14	40.0	24.0	0.6
15	40.0	24.0	0.7
16	40.0	24.0	0.9
17	40.0	24.0	1.0
18	40.0	24.0	0.9
19	40.0	24.0	0.7
20	40.0	24.0	0.5
21	40.0	24.0	0.4
22	40.0	24.0	0.4
23	40.0	24.0	0.3
24	40.0	24.0	0.3

PMV 1.0 < 1.5

Lift and Lobby

Stockland HQ, Sydney

A good precedent of an effective side lit atrium space is the 8 storey atrium at Stockland HQ. This project is a good example of the nature of a side lit atrium and the feel and quality of daylight it creates.. When placing work zones next these spaces a glare strategy is required, similar to the blinds used o the roof of 50 Martin Place.

Case Study: Stockland Atrium

- VLT 70%
- SHGC 0.38
- No blinds

Proposed Martin Place:

- VLT >60%
- Eff SHGC 0.21
- SHGC 0.3 Vented Shaft, SHGC 0.88)
- Pelmet with allowance for future blind

8

OSD DRP – Shadowing Analysis

STRICTLY CONFIDENTIAL

Shadowing Analysis

The Sydney Metro DRP and OSD DRP requested shadow analysis to demonstrate solar access to Martin Place. The requested analysis has been completed and distributed to both DRPs.

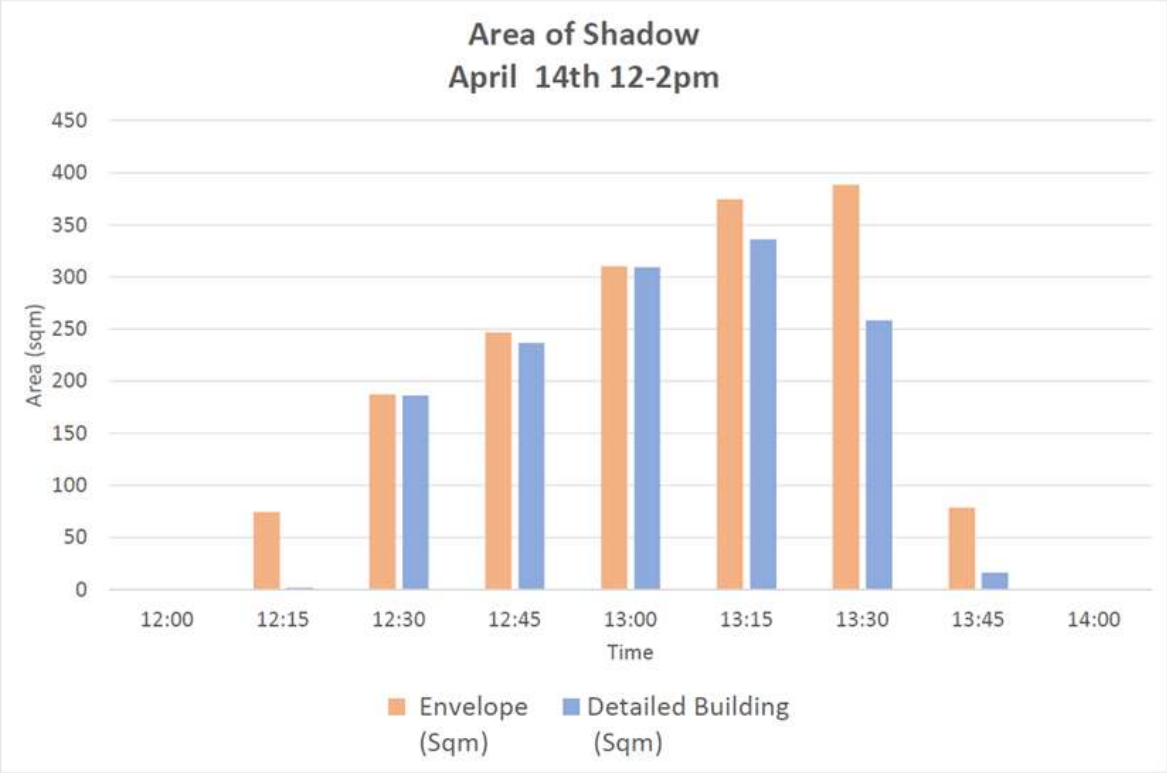
Sun Studies August 2018 Results

The Sydney Metro DRP and OSD DRP have requested shadow analysis of the North Tower. The Stage 1 SSDA Approval for the OSD includes the following overshadowing condition which the detailed building form is required to comply with for the Stage 2 SSDA submission.

Overshadowing

B2(b) Development of buildings pursuant to this consent shall:

identify opportunities to improve solar access to the ground plane of Martin Place (excluding the roadways and footpaths) between the hours of 12 and 2 pm (14 April), when compared to the shadow cast by the approved building envelope.



Reduction in area of shadow from approved envelope to detailed building form
14 April 12-2pm

316.8m^2 = 19.1%

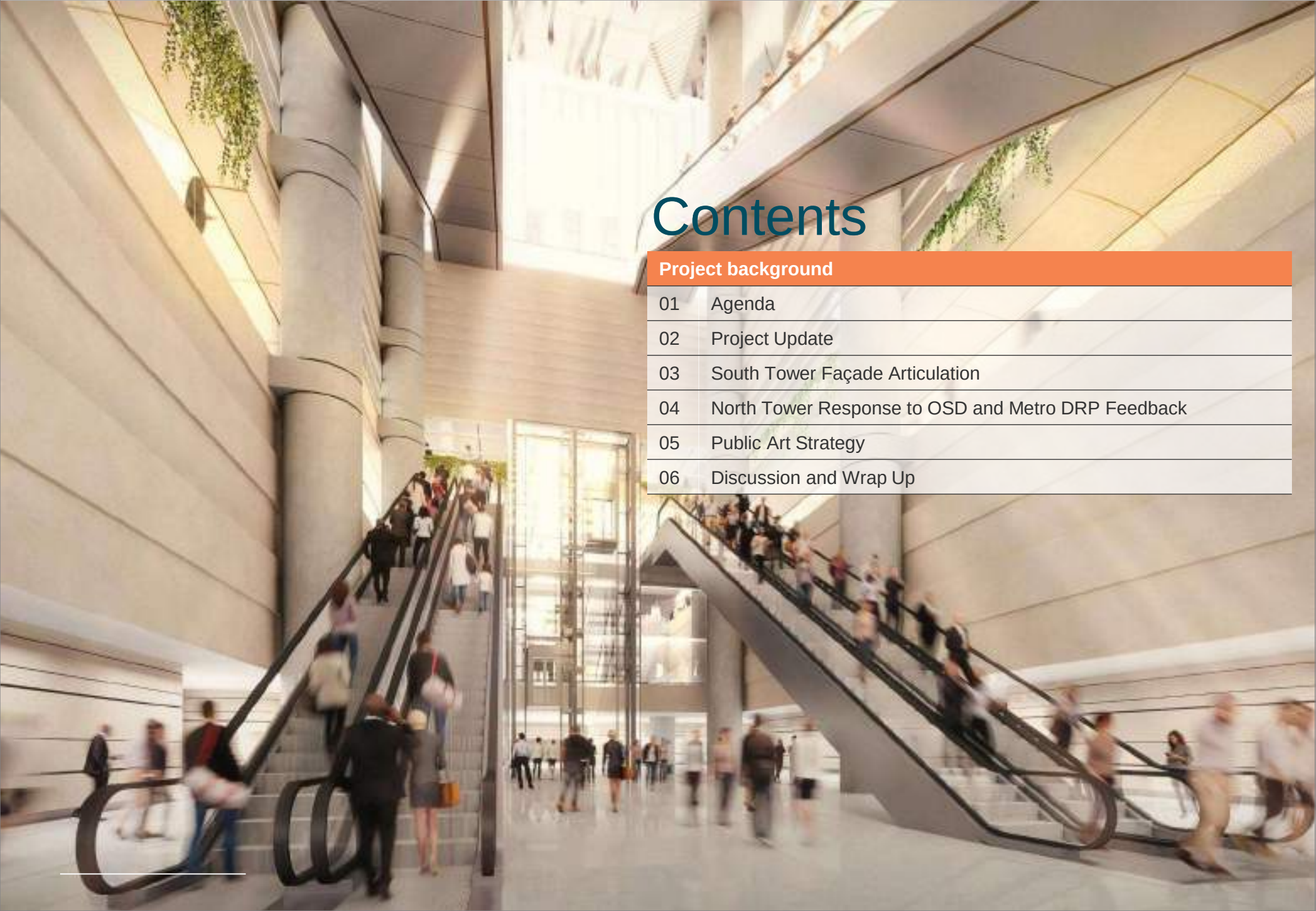
Thank you

Sydney Metro Martin Place

Sydney Metro and Over Station Development

Design Review Panel #07

18 December 2018



Contents

Project background	
01	Agenda
02	Project Update
03	South Tower Façade Articulation
04	North Tower Response to OSD and Metro DRP Feedback
05	Public Art Strategy
06	Discussion and Wrap Up

01
Agenda

Sydney Metro and Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
1. Opening	• Welcome and introduction	Yvonne von Hartel, Acting Chair	2:00 – 2:10 (10 mins)
2. Project Update	• Project update • Exhibition process and outcomes • DRP forward strategy	Anthony Henry, Macquarie Stephanie Ballango, Savills	2:10 – 2:30 (20 mins)
SOUTH TOWER – RESPONDING TO OSD DRP FEEDBACK			
3. South Tower Southern Façade Articulation	• Southern façade options study o Extent of articulation o Design o Materials o Castlereagh Street views o Elizabeth Street views o Relationship to adjoining built form and future implications	Alec Tzannes, Tzannes	2.30 – 3.00 (30 mins)
AFTERNOON TEA BREAK (15 MINS)			
NORTH TOWER – RESPONDING TO OSD AND METRO DRP FEEDBACK			
4a. Street Level – Hunter Street / Elizabeth Street	• Feathered stair • Public domain and opportunities for seating	Paul van Ratingen, JPW	3.15 – 4.00 (45 mins)
4b. Street Level – Hunter enclosure	• Security lines • Extent of glazing	Paul van Ratingen, JPW	
4c. Rain catchment of façade	• Detailed design	Paul van Ratingen, JPW	
4d. Awnings	• Rationale for height and design	Paul van Ratingen, JPW	
4e. Oculus	• Detailed design • Materials	Paul van Ratingen, JPW	

Sydney Metro and Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
PUBLIC ART STRATEGY NORTH TOWER – RESPONDING TO OSD AND METRO DRP FEEDBACK			
5. Public art strategy	• Public art strategy update o Heritage artworks o Macquarie-led Public Art o Sydney Metro-led Public Art	Felicity Fenner, Macquarie	4:00 – 4:30 (30 mins)
DISCUSSION AND WRAP UP			
6a. Outstanding Panel Questions and Clarifications		Yvonne von Hartel, Acting Chair	4:30 – 4:40 (10 mins)
6b. Wrap up and Next Steps		Yvonne von Hartel, Acting Chair	4:40 – 4:50 (10 mins)
PANEL DEBRIEF			
7. Panel Discussion	• Panel to meet without project team	Yvonne von Hartel, Acting Chair	4:50 – 5:00 (10 mins)

02
Project Update

Project Update

- Macquarie's proposal reached financial close on the 6th of October 2018
- Macquarie has appointed Lendlease as its design and construct contractor
- Macquarie will work with Lendlease to resolve the DA design over the next 12 months
- Macquarie understands the importance of engaging with the Metro and OSD DRPs and key stakeholders such as the Department and Council early through the design development process
- SSDAs for North Tower and South Tower lodged and exhibited. Macquarie and Lendlease currently reviewing and responding to submissions

SSD DA Exhibition and Public Consultation Outcomes

The SSD DAs for the North Tower and the South Tower were lodged on 4th October 2018. The public exhibition period for both SSD DAs closed on 7th November.

- **4 October 2018:** SSD DA lodgement with DPE

- **11 October – 7 November 2018:** 30 day public exhibition period

- Submissions (20 in total):
  - 1 City of Sydney submission (combined for North and South)
  - 19 agency submissions received (in most cases one each for North Tower and South Tower)
  - 0 community submissions

SSD DA Exhibition and Public Consultation Outcomes

Macquarie and Lendlease are reviewing and responding to the key issues raised in submissions received during the public exhibition period. A Response to Submissions is proposed to be lodged in February 2019.

- Key issues raised during consultation period:
  - Building setbacks (City of Sydney)
  - Heritage interpretation
  - Public domain interface and landscaping
  - Shared facilities, loading dock management and end of trip facilities
  - Public art
  - Signage
  - Customer outcomes

Metro and OSD Open Items

In August 2018, the OSD and Metro DRPs advised of their support for Macquarie to lodge the Stage 2 SSD DAs for the North Tower and South Tower subject to the open items being resolved and design excellence being achieved through ongoing design development.

South Tower

- Southern façade architectural treatment and expression

North Tower

- Hunter Street – feathered stairs, seating between columns, extent of enclosure/glazing
- Elizabeth and Castlereagh Streets – awning height and function
- Further articulation of the southern façade to reference the oculus
- *Materials palette and expression – finer level of detail, scaling, texture and interest*

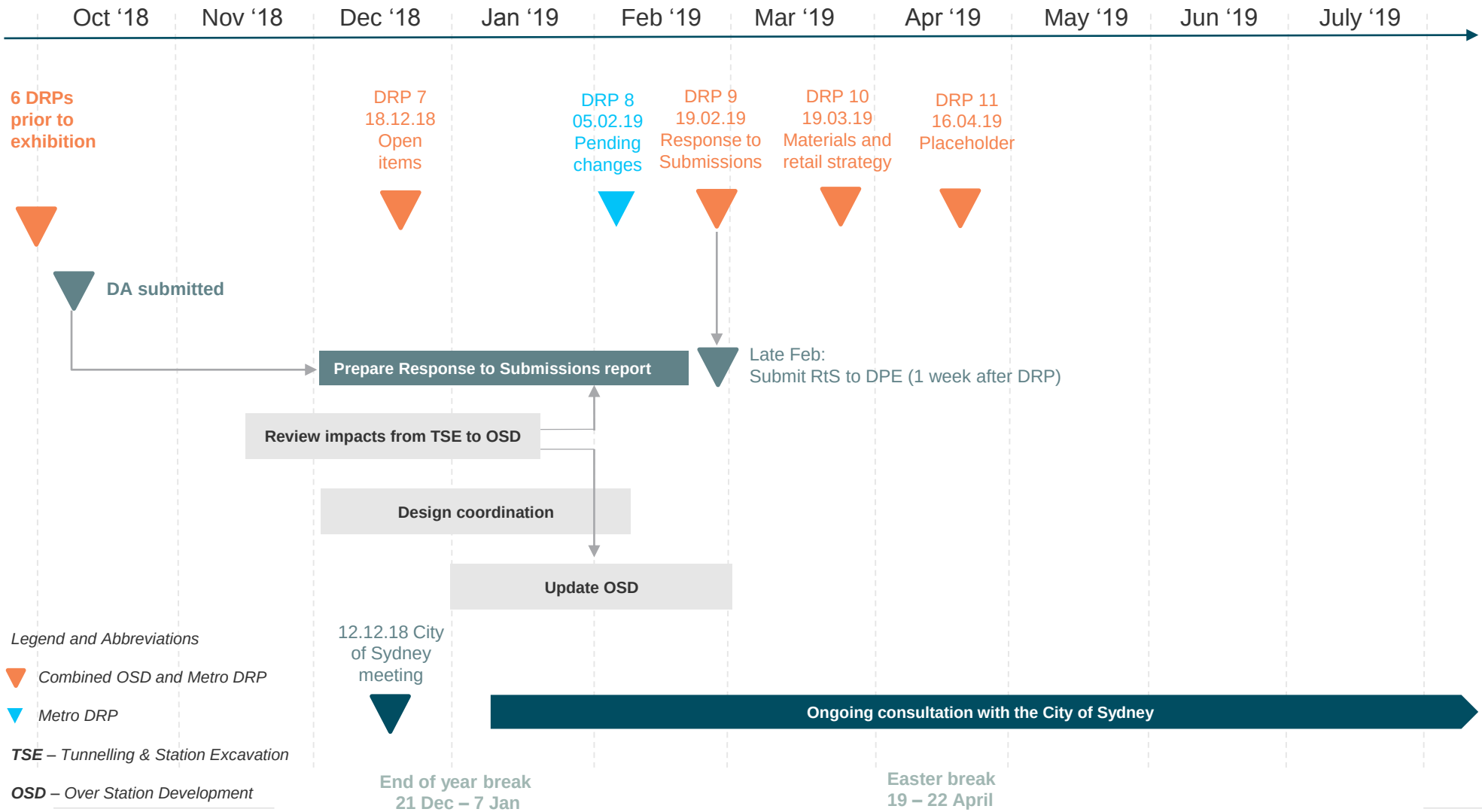
Precinct Wide

- Public art strategy
- *Retail strategy and activation opportunities*
- *Wayfinding, legibility and accessibility*

Italised text denotes open items that will be addressed at future DRPs

Design Development Programme

Key design milestones – next 6 months



03

South Tower Façade Articulation

Tzannes

South Tower
Martin Place Metro

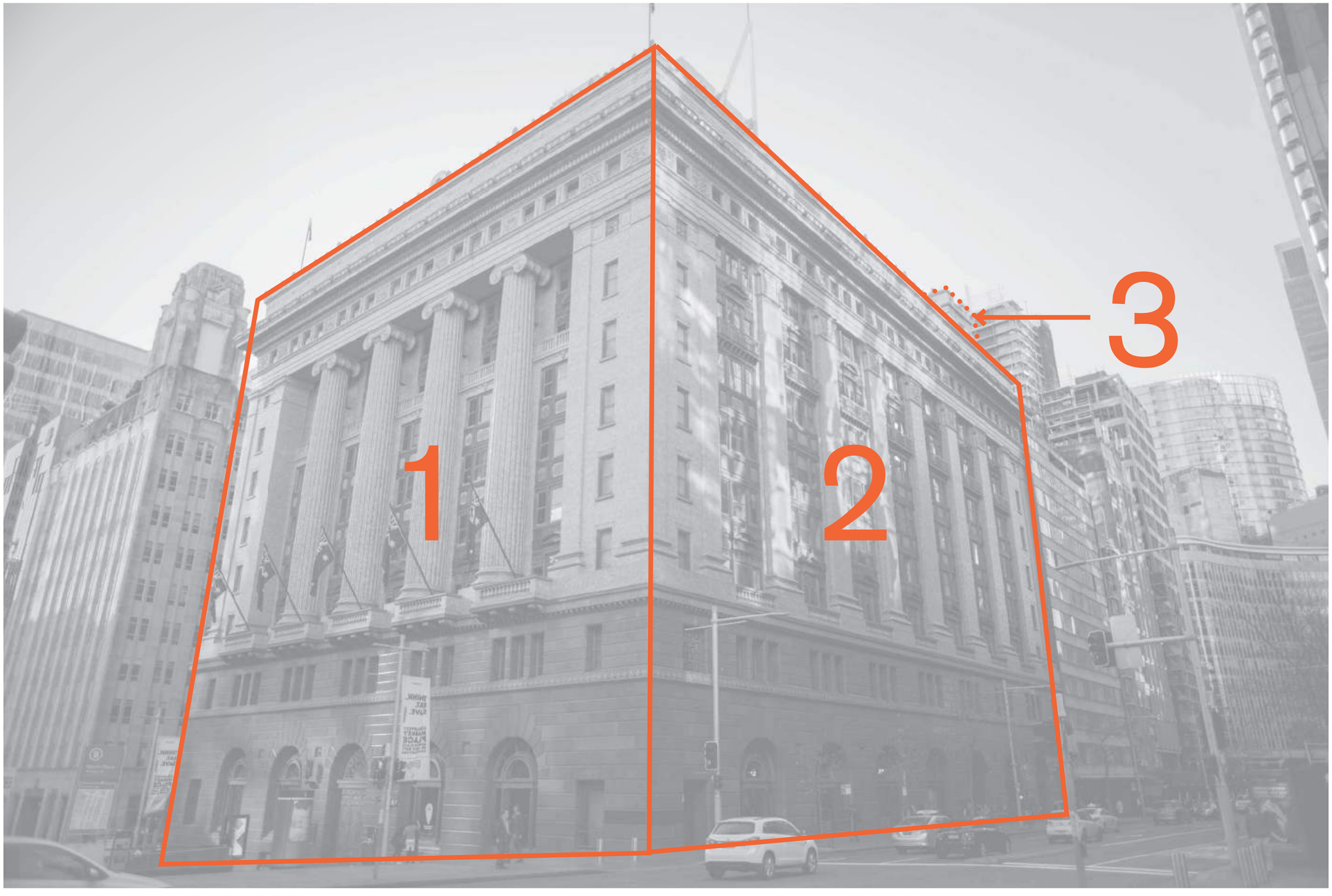
Martin Place OSD DRP – Session 06 07.08.18:

> *"We strongly recommend resolution of this [the south] façade in relation to the elevation as a whole, considering views from both Castlereagh and Elizabeth Streets."*

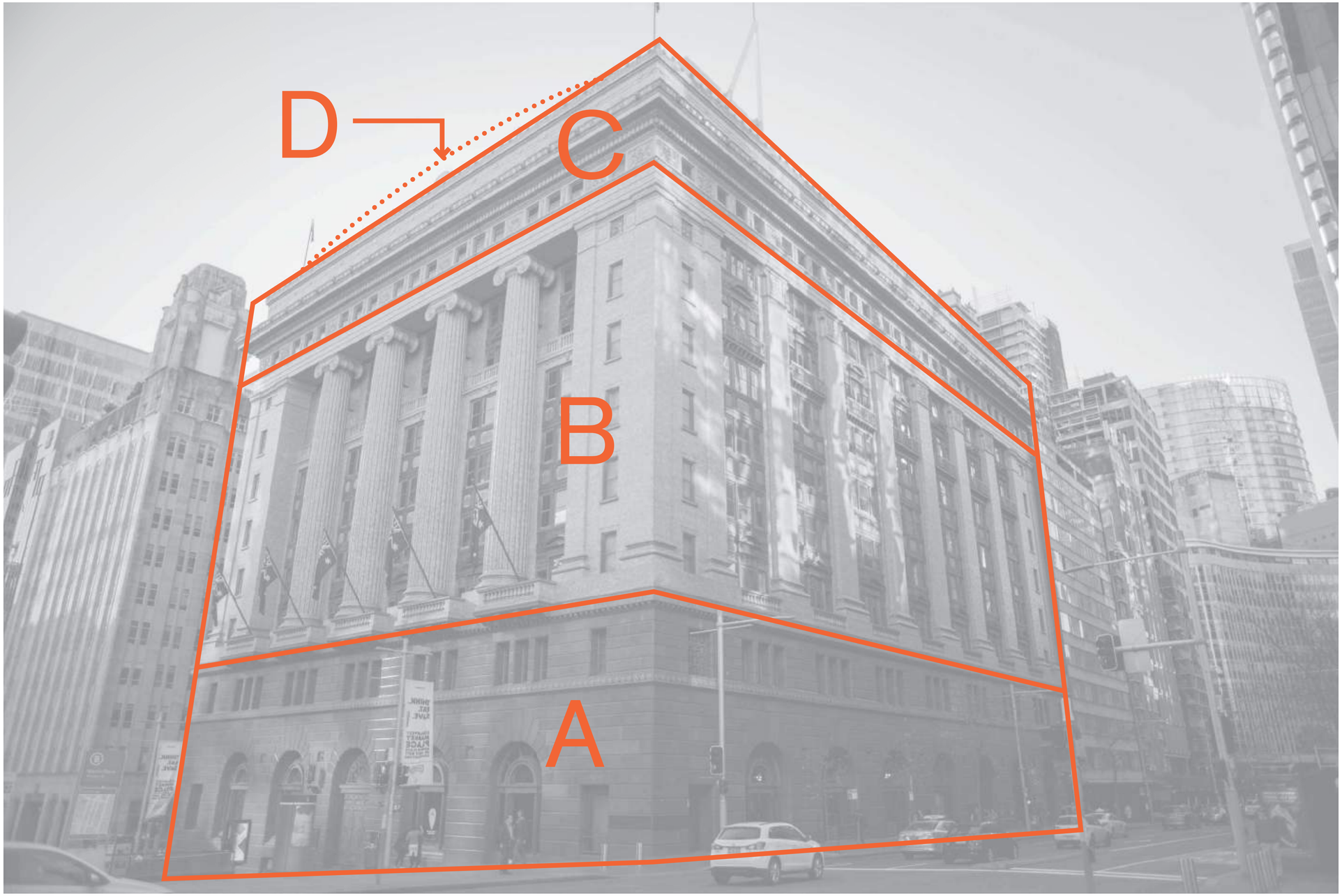
Comments to be resolved:

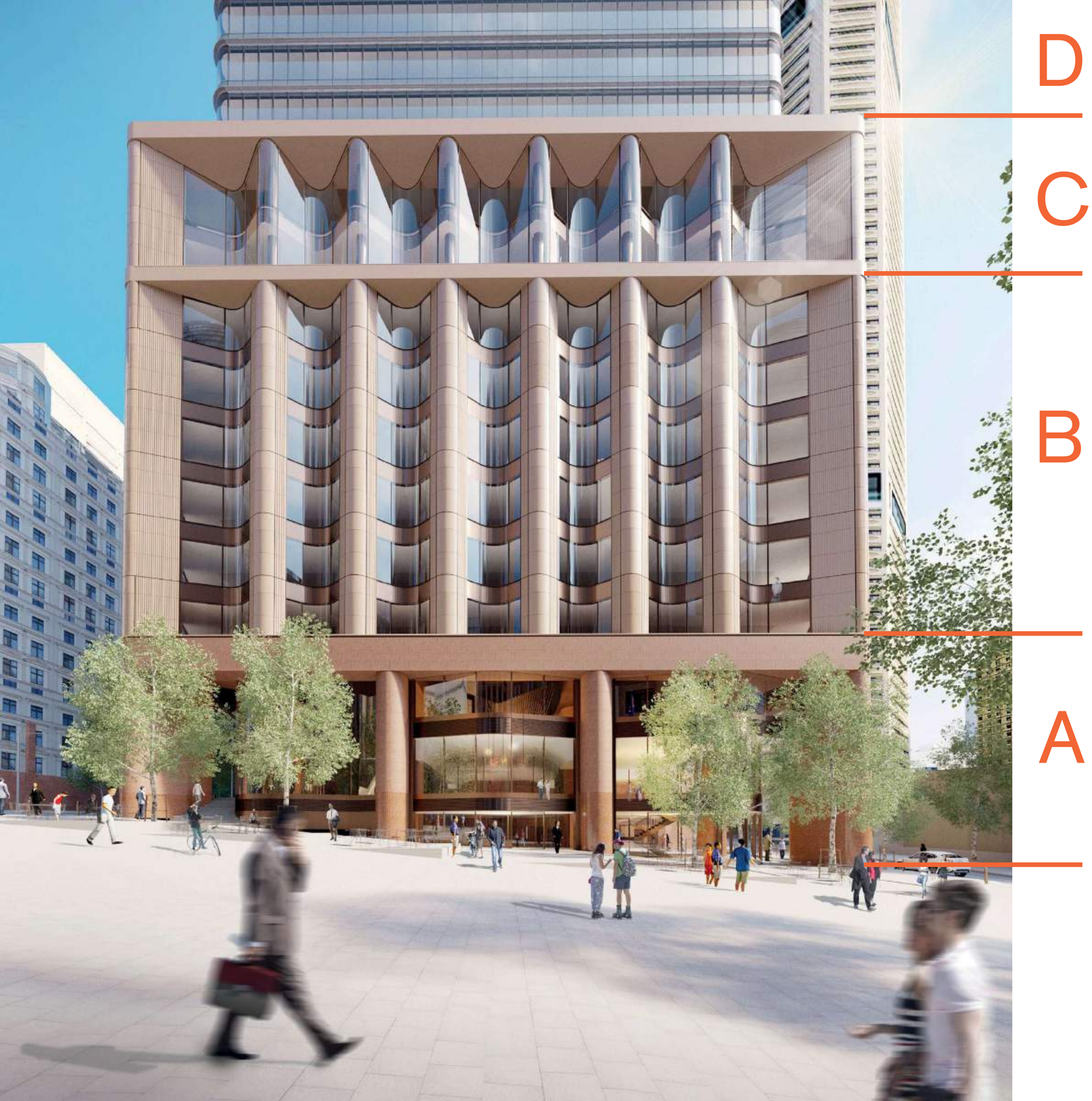
- amelioration of the negative impacts of the tall southern wall through articulation and texturing of this façade is to be included in the DA and presented for discussion at the next DRP; and
- tower floorplans be provided to understand building setbacks above the podium.

Martin Place
Castlereagh St
2
2
3
South Site
1
1
50 Martin Place
3
2
2
Elizabeth St

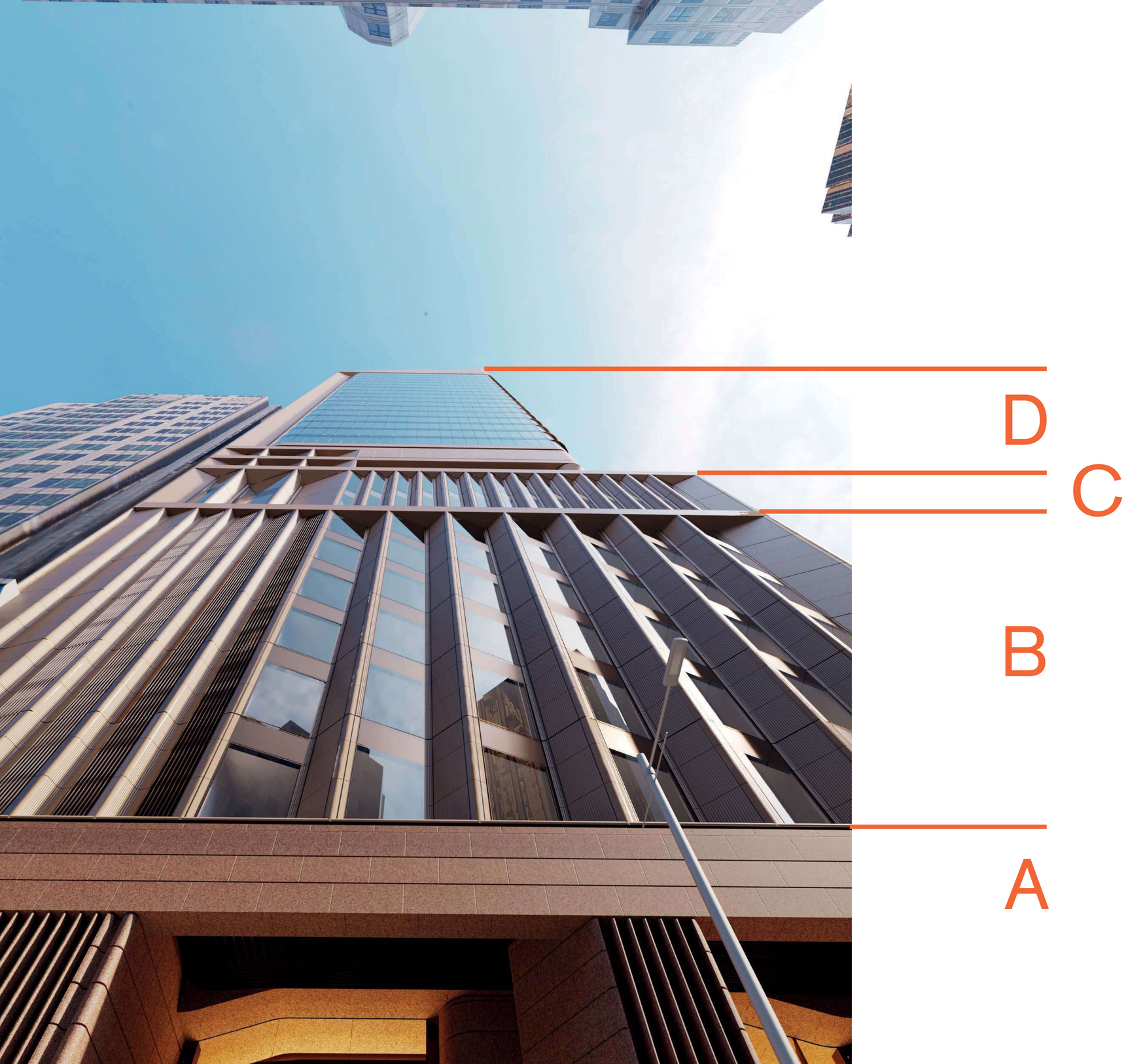


Hierachy of facades


D
C
B
A



18 December 2018
North Facade
METRO MARTIN PLACE | SOUTH TOWER

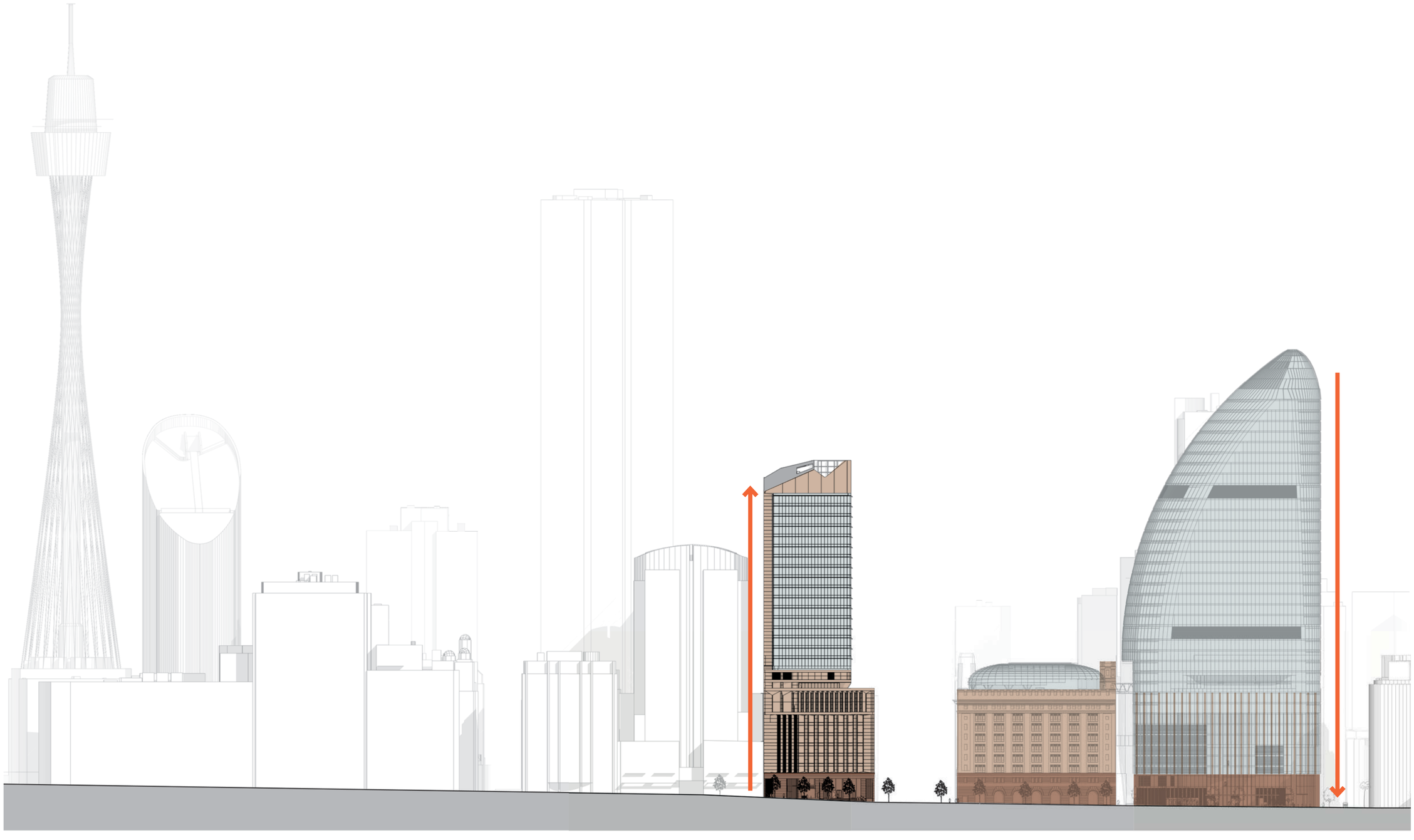


18 December 2018
East Facade
METRO MARTIN PLACE | SOUTH TOWER

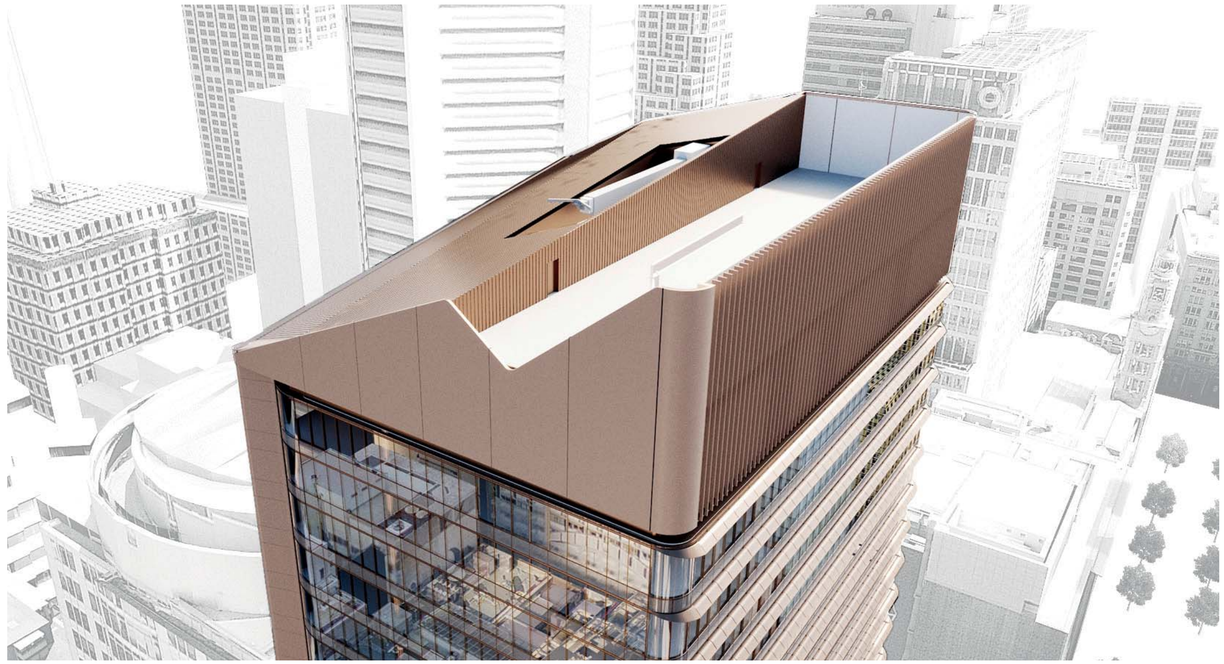
18 December 2018

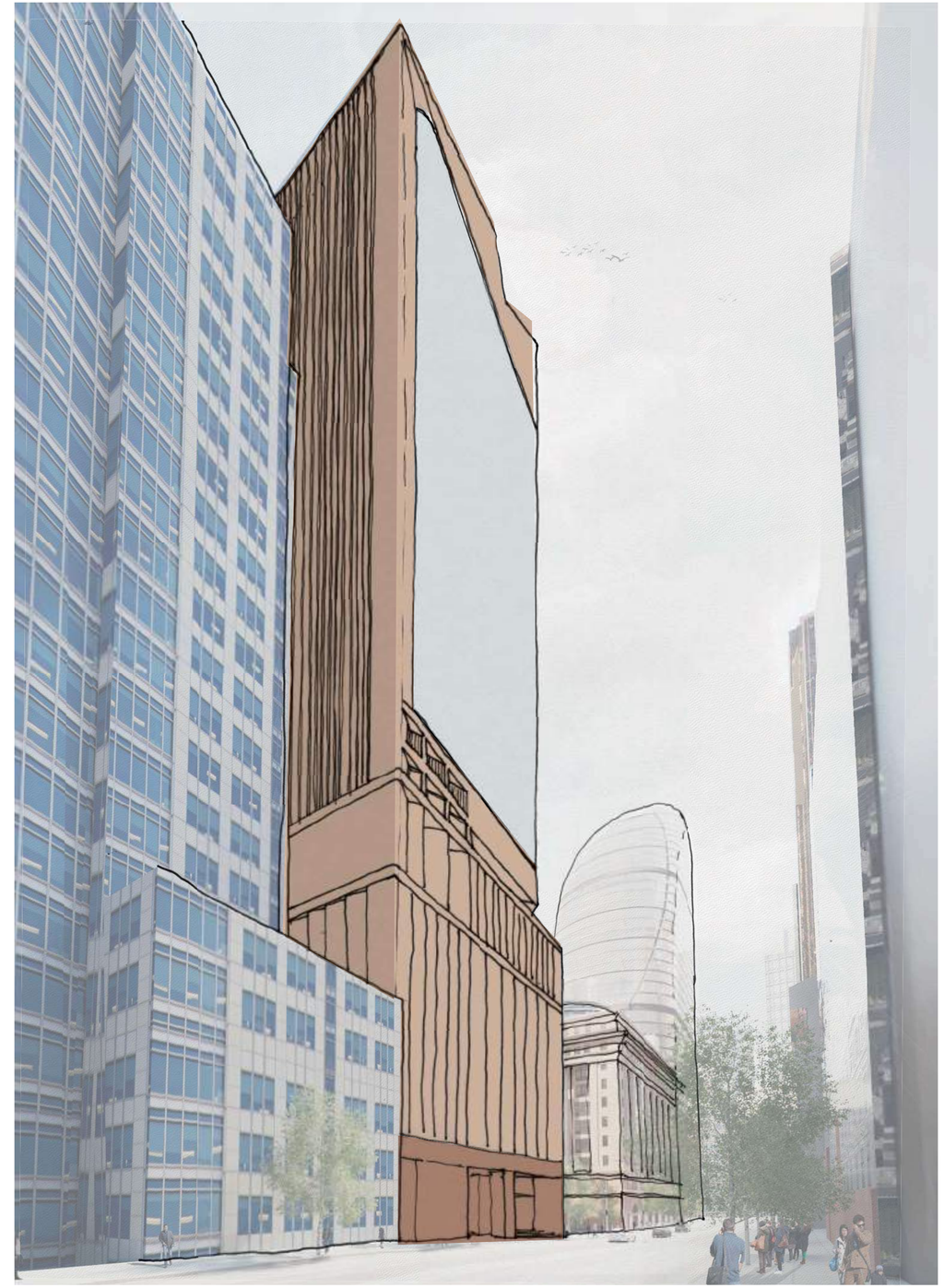
Threshold to Martin Place

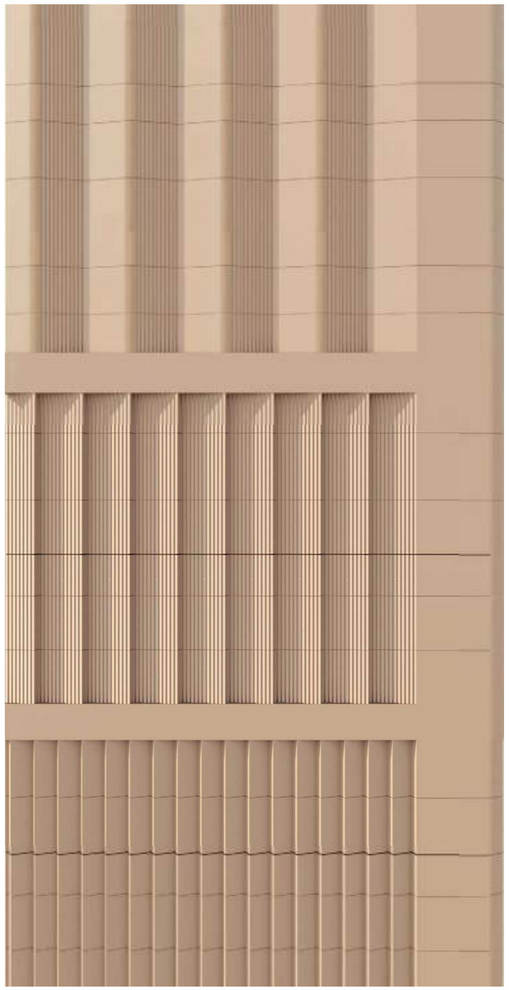
METRO MARTIN PLACE | SOUTH TOWER



vote
Yes







18 December 2018

South Facade | Articulation and Texture

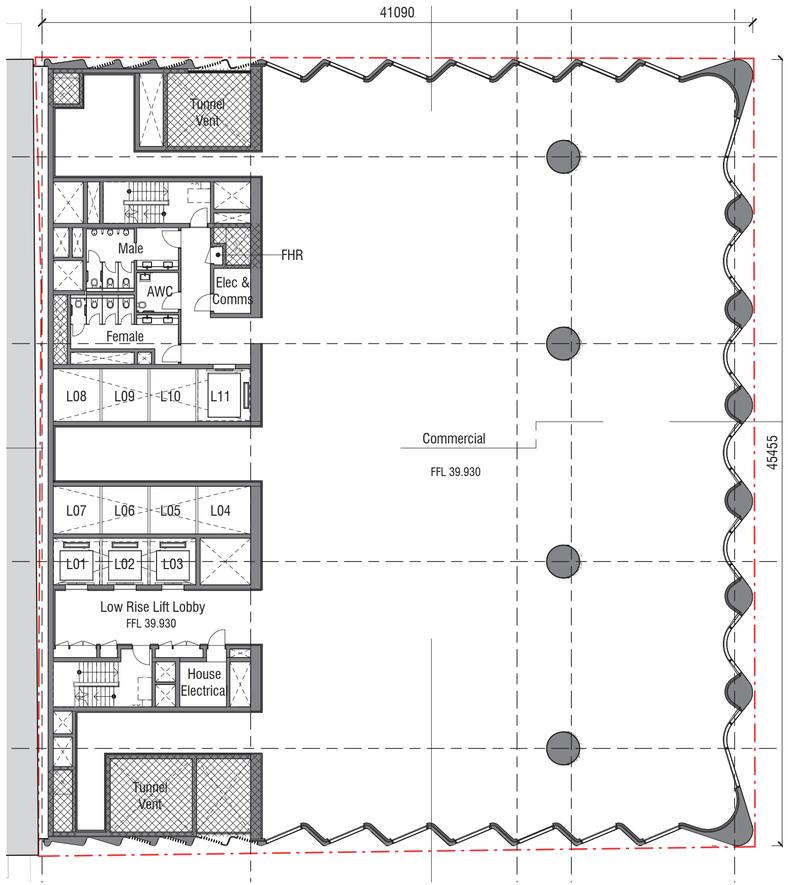
METRO MARTIN PLACE | SOUTH TOWER

18 December 2018
South Facade | View Along Elizabeth Street
METRO MARTIN PLACE | SOUTH TOWER

18 December 2018

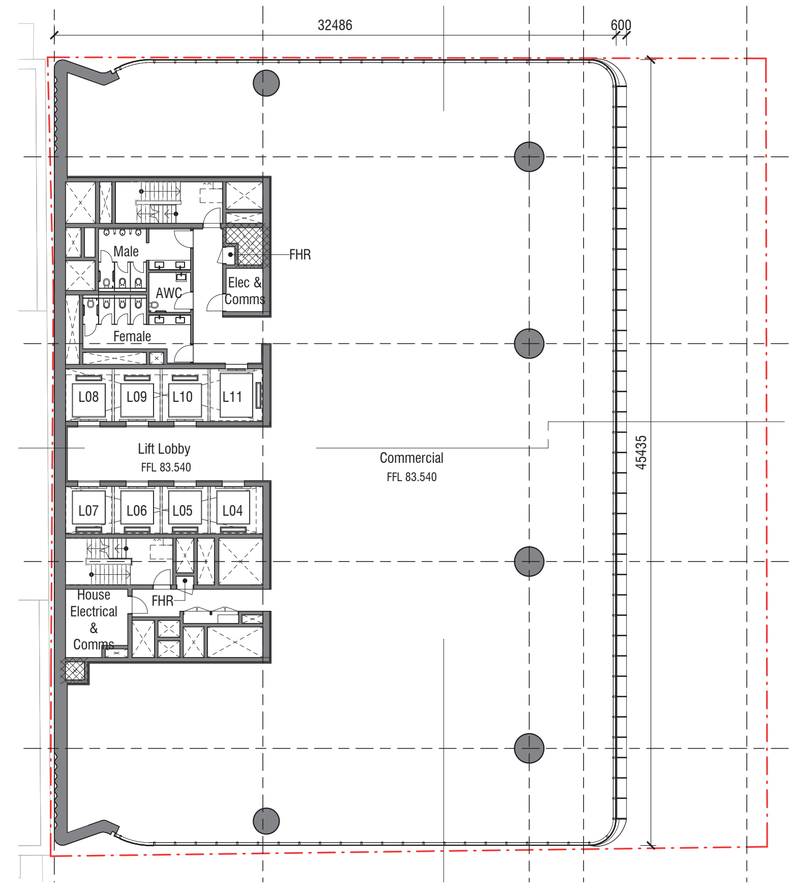
South Facade | View Along Castlereagh Street

METRO MARTIN PLACE | SOUTH TOWER



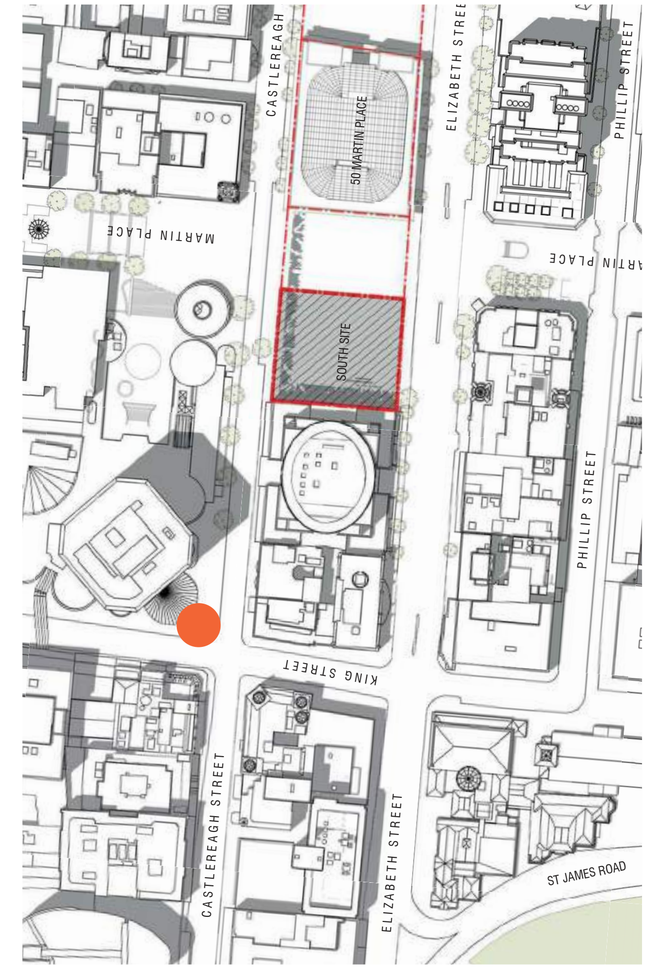
Typical podium levels 1 - 6

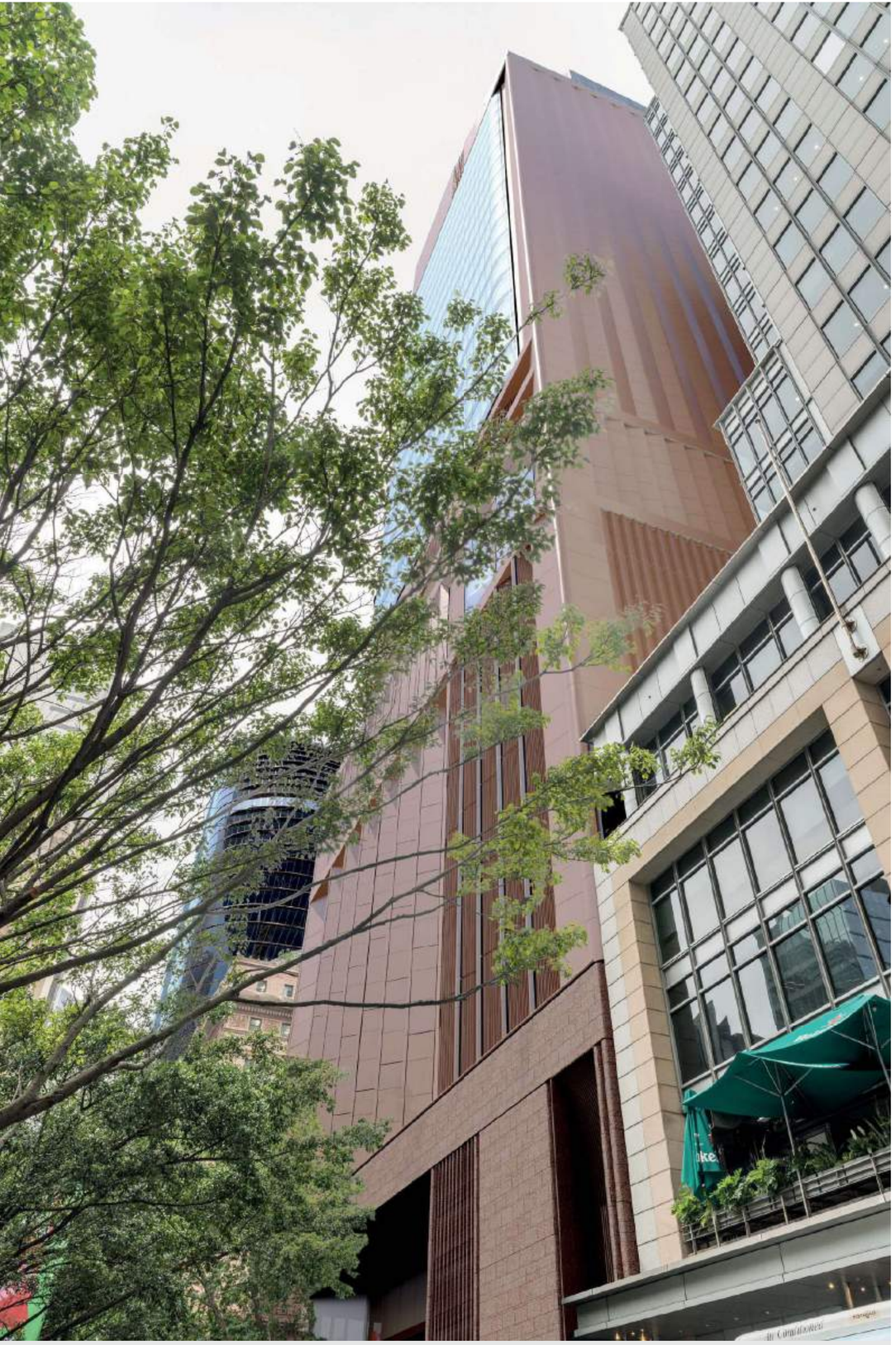
Podium levels 7 - 8

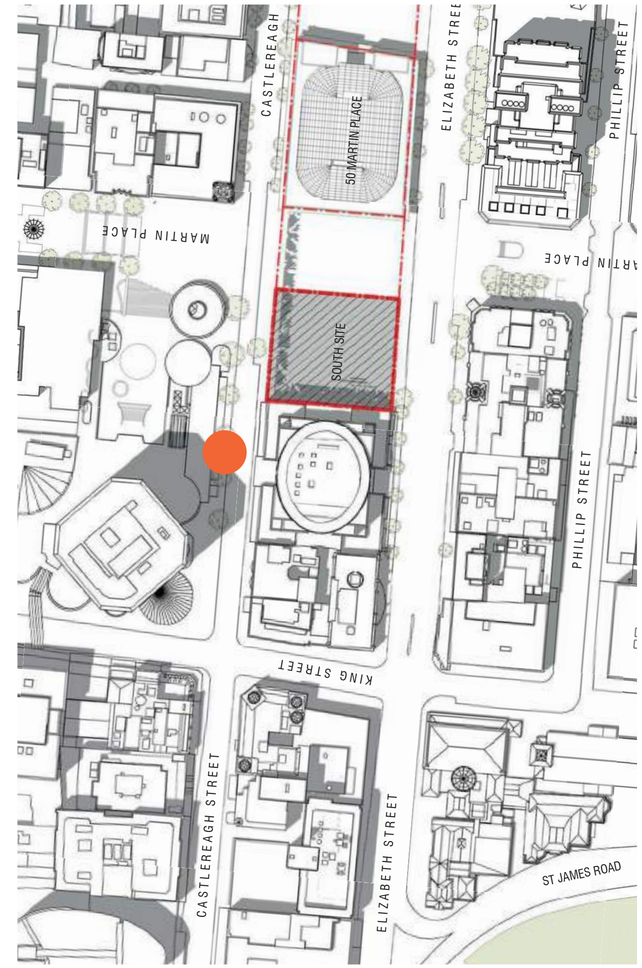


Typical tower

BVLGARI


CASTLEREAGH
50 MARTIN PLACE
ELIZABETH STREET
PHILLIP STREET
MARTIN PLACE
SOUTH SITE
PHILLIP STREET
KING STREET
CASTLEREAGH STREET
ELIZABETH STREET
ST JAMES ROAD




CASTLEREAGH
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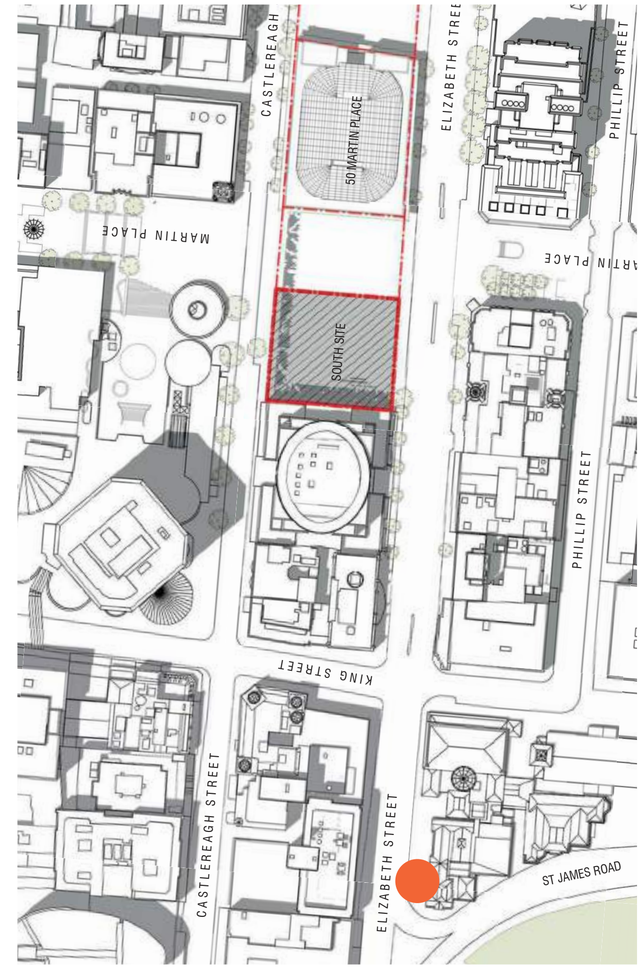
PHILLIP STREET
KING STREET
CASTLEREAGH STREET
ELIZABETH STREET
ST JAMES ROAD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50 MARTIN PLACE
MARTIN PLACE
SOUTH SITE
PHILLIP STREET
KING STREET
CASTLEREAGH STREET
ELIZABETH STREET
ST JAMES ROAD

vote
Yes

Tzannes

04

North Tower Response to OSD and Metro DRP Feedback

GRIMSHAW | JPW

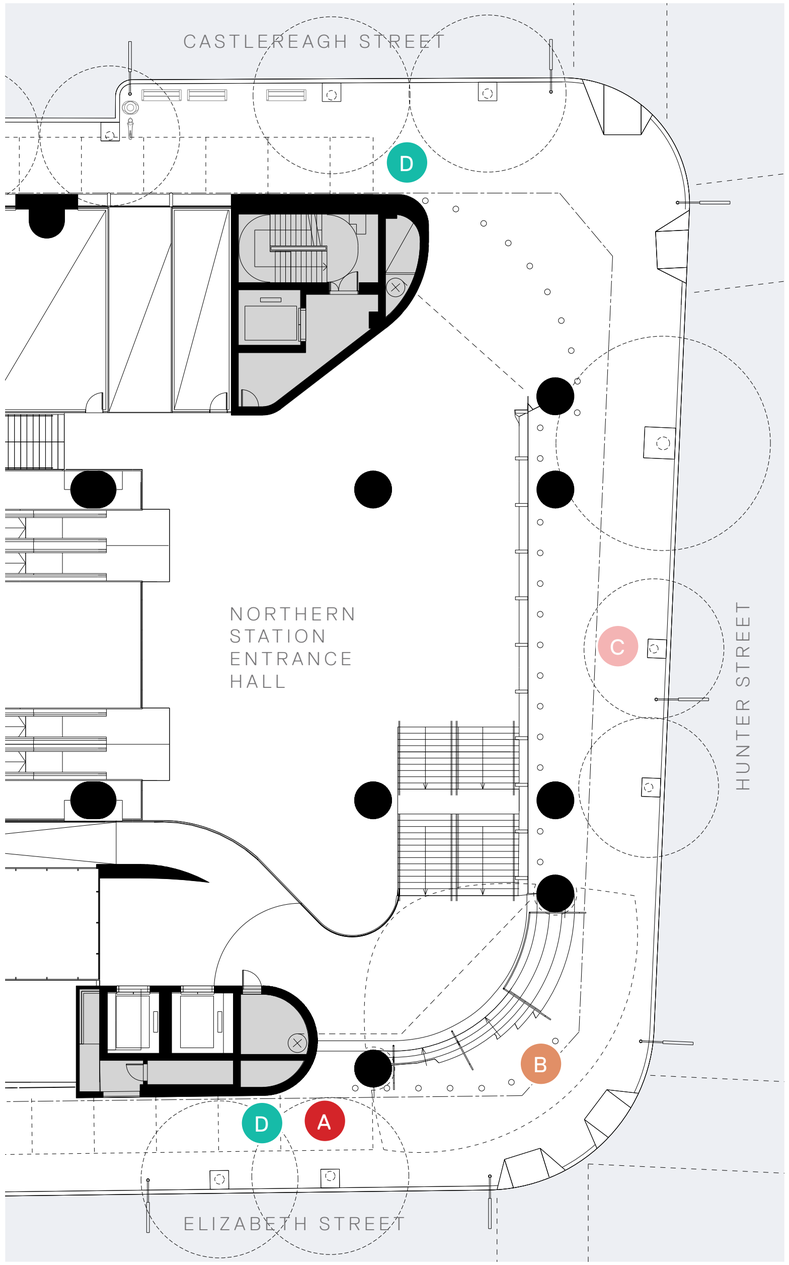
DRP 7
North Tower

SMMP—ISD

18 December 2018

1

Street Level



DRP 6 feedback

OSD DRP

Minute

C *"While the proposal for stairs creates a more welcoming corner entrance, the building's interface with Hunter Street is unresolved. We are* ***concerned about the spaces between the building and columns*** *on the northern elevation.*

A *We also emphasise the need for the* ***disabled access*** *off Elizabeth Street, which occurs between columns,* ***to be made as generous as possible.****"*

D *"While we support the awning proposal, we recommend it be lowered as far as possible to improve weather protection, particularly that portion of the awning which is raised to mark the entrance to the through site link."*

Open Item

B *"Further design refinement is required to* ***address how the seating steps meet the column on the northern elevation.***

C *We recommend* ***consideration of opportunities for public seating*** *between the columns on the northern elevation to Hunter Street."*

D *"Further design refinement is required to* ***ensure the awnings which mark entrances to public and private spaces are differentiated.****"*

Station DRP

Minute

"The visual and pedestrian connectivity to the Elizabeth Street / Hunter Street corner is improved by the combination of steps and stepped seating. However, further work will be needed in the detailed design phase to address the following issues:

B · *The building's interface with Hunter Street still requires improvement, particularly to* ***avoid the sections of feathered steps.***

C · *The* ***areas between the columns and footpath to Hunter are not optimised*** *and lack a positive civic presence.*

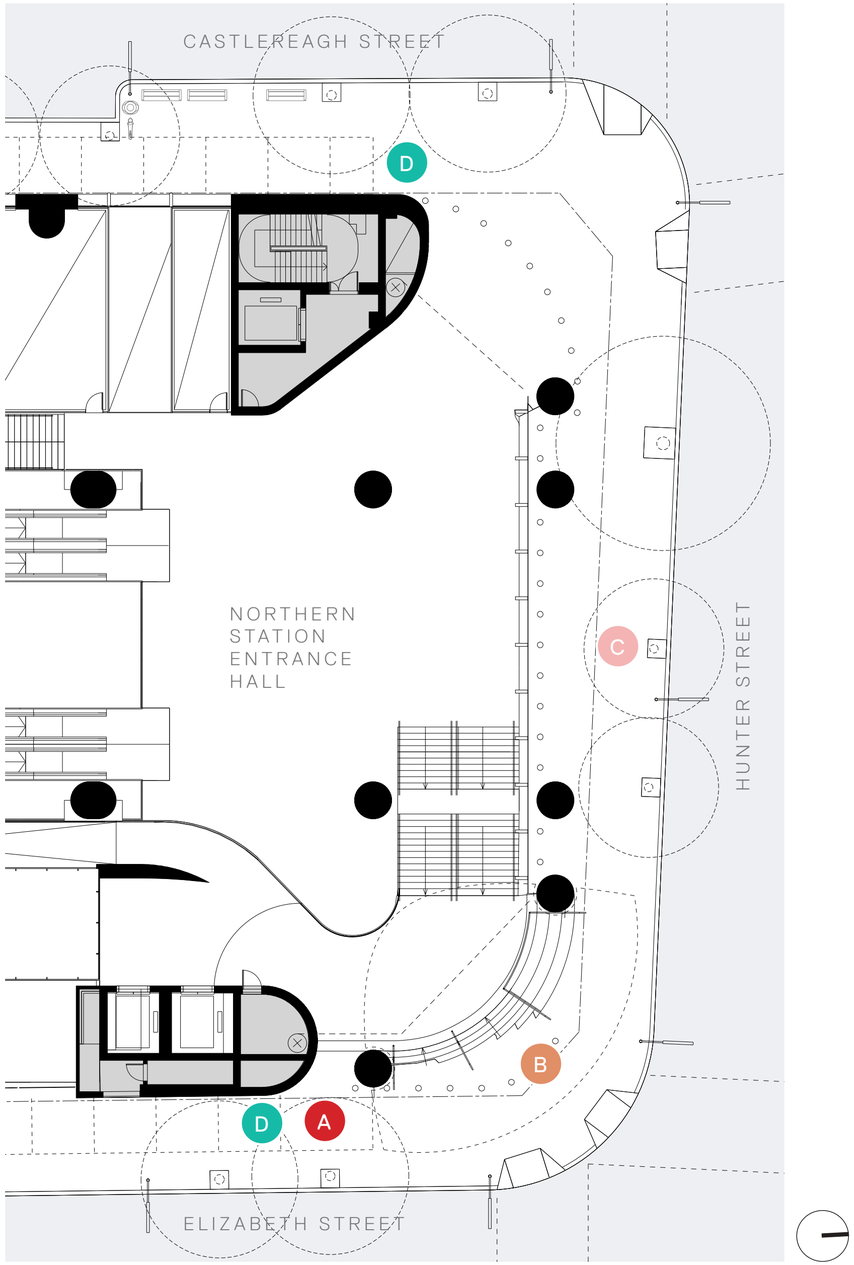
A · *Access to the* ***disabled entry*** *on Elizabeth Street needs to be as* ***generous in width as possible.****"*

D *"The Panel encourages further review of the awning at the entry to the mid-block connection to* ***ensure that the station entry has an appropriate clarity and identity.****"*

Open Item

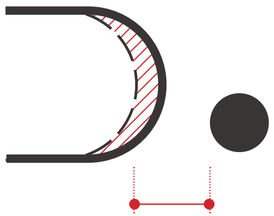
B *"Further design development to* ***avoid feathered steps*** *at the Elizabeth Street entry and to provide the appropriate civic response along Hunter Street."*

D *"Further design review of the awning above the entry to the mid-block connection on Elizabeth and Castlereagh Streets to ensure the awnings serve their intended purpose of weather protection and* ***give the station entry sufficient clarity / visual identity.****"*

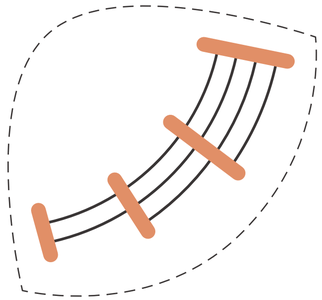


Strategies

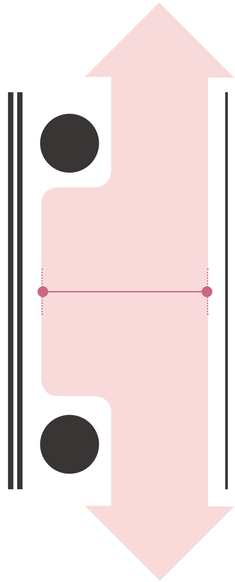
A CORE REPLANNING



B INTEGRATION & DECLUTTERING



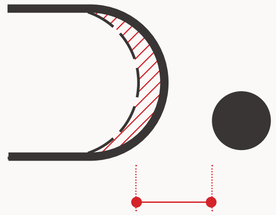
C ACTIVATION



D WAYFINDING

A

CORE REPLANNING



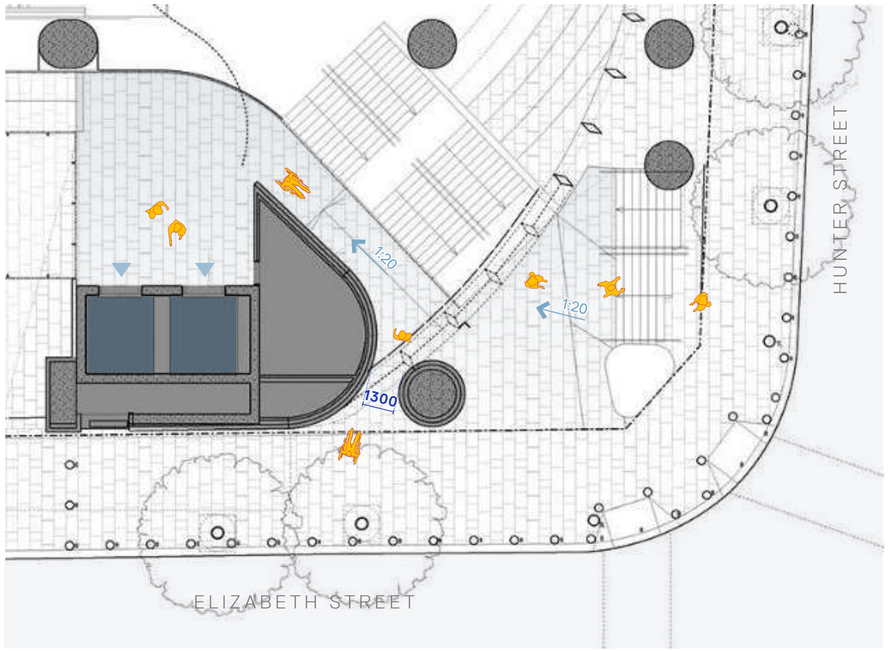
OSD DRP comment:

*"We also emphasise the need for the disabled access off Elizabeth Street, which occurs between columns, to be made **as generous as possible**."*

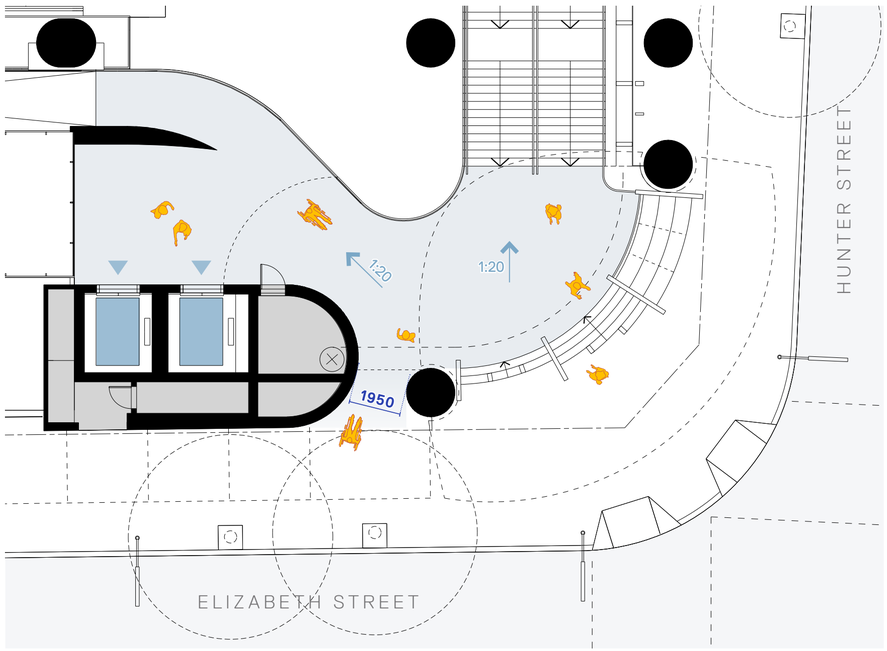
Station DRP comment:

*"Access to the disabled entry on Elizabeth Street needs to be **as generous in width as possible**."*

DRP 3 — May 2018



Current proposal

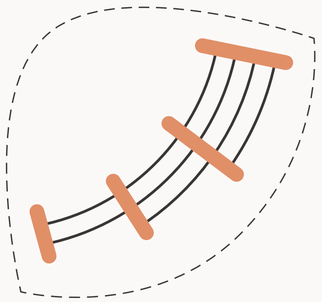


Radisson Blu Plaza Hotel Sydney
~1800mm between entry columns

B

INTEGRATION & DECLUTTERING

Feathered steps and detailing



OSD DRP comment:

*"Further design refinement is required to address **how the seating steps meet the column** on the northern elevation."*

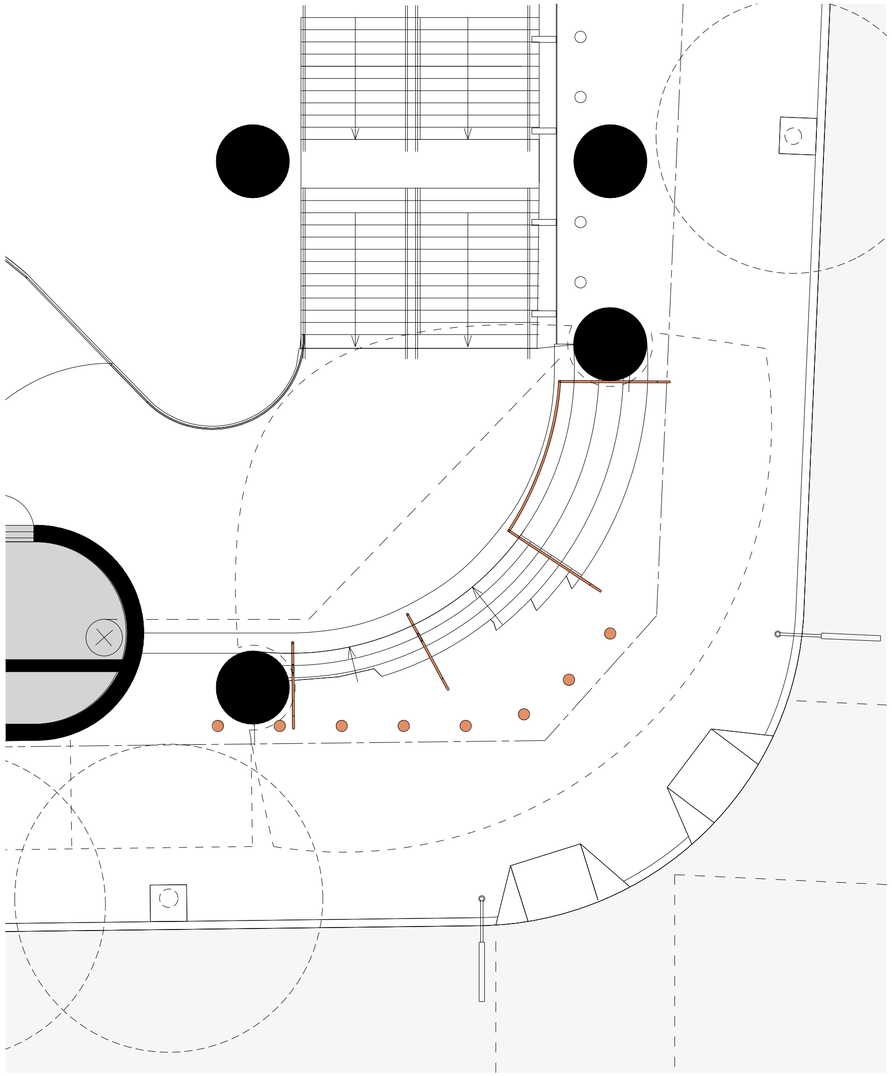
Station DRP comment:

*"The building's interface with Hunter Street still requires improvement, particularly to **avoid the sections of feathered steps**."*

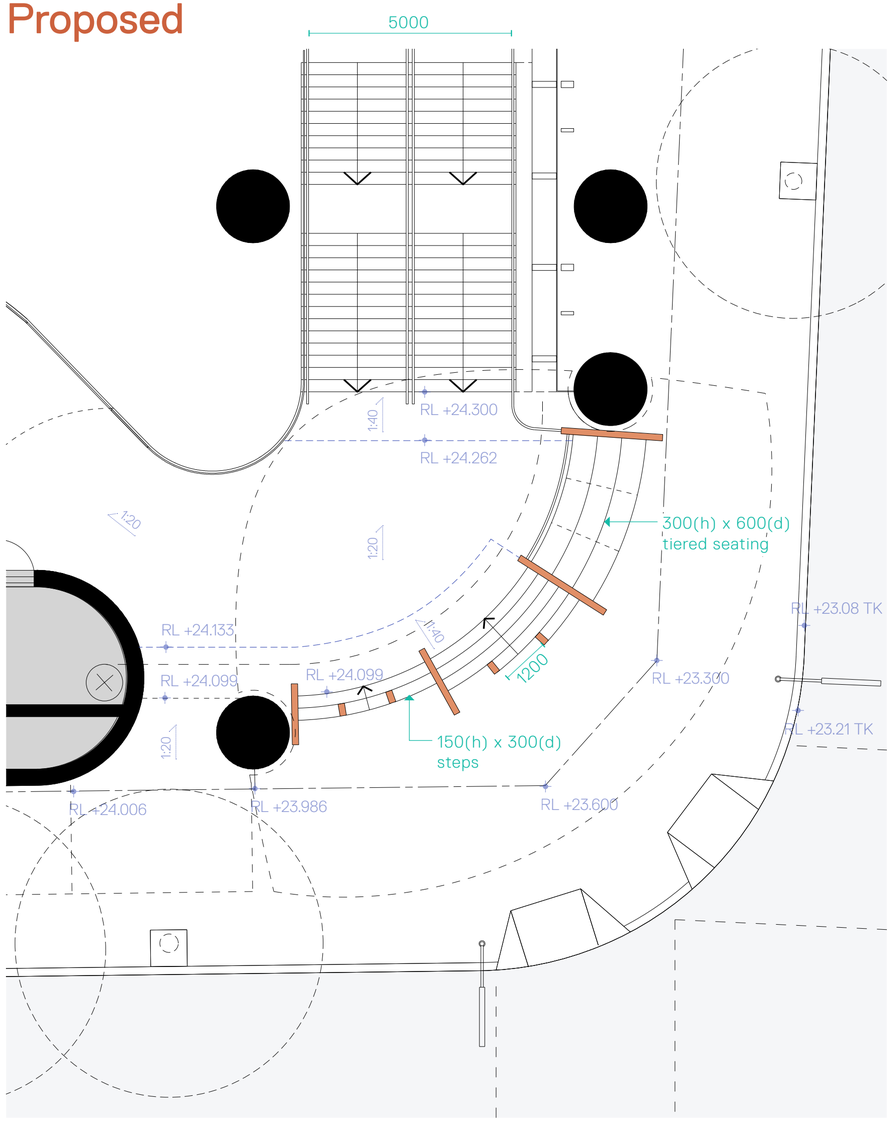
*"Further design development to **avoid feathered steps** at the Elizabeth Street entry and to provide the appropriate civic response along Hunter Street."*

Note: RLs shown in proposal reflect the current DA scheme, based on a 2.5% cross-fall from top of kerbs. Subject to detailed development and below-ground utilities survey information currently being undertaken.

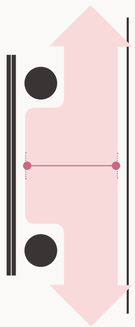
DRP 6 — August 2018



Proposed



C ACTIVATION



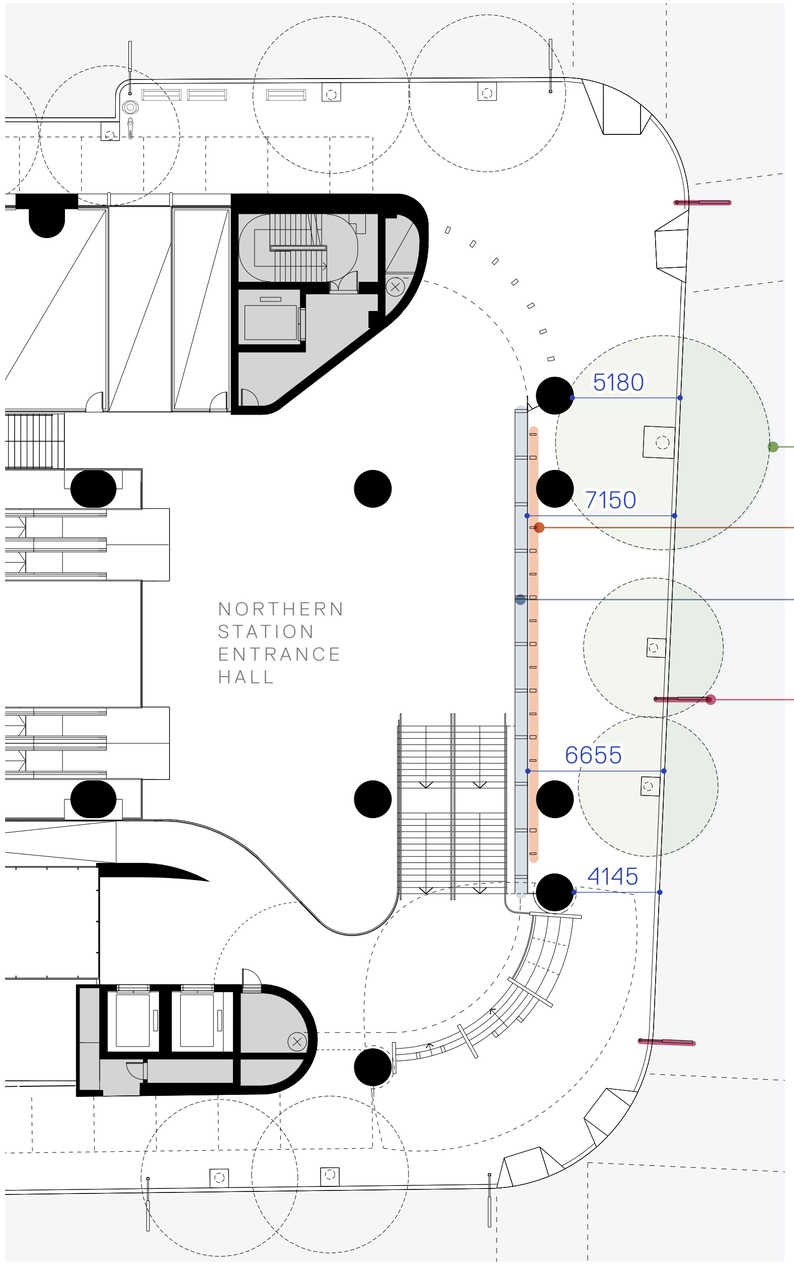
OSD DRP comment:

"While the proposal for stairs creates a more welcoming corner entrance, the building's interface with Hunter Street is unresolved. We are ***concerned about the spaces between the building and columns*** *on the northern elevation."*

"We recommend consideration of ***opportunities for public seating*** *between the columns on the northern elevation to Hunter Street."*

Station DRP comment:

"The areas between the columns and footpath to Hunter are not optimised and lack a positive civic presence."



Elements along Hunter Street edge

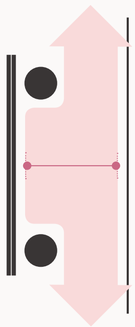
Existing trees

Bollards
(max. 1.2m clear)

Facade mullions
(~2.25m spacing)

Smartpoles
(max. every 25m)

C ACTIVATION



OSD DRP comment:

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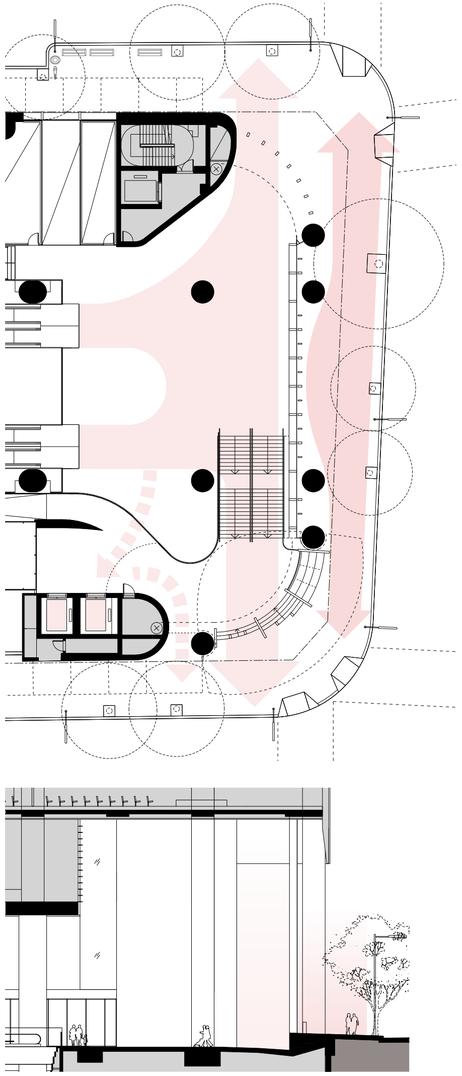
"We recommend consideration of ***opportunities for public seating*** *between the columns on the northern elevation to Hunter Street."*

Station DRP comment:

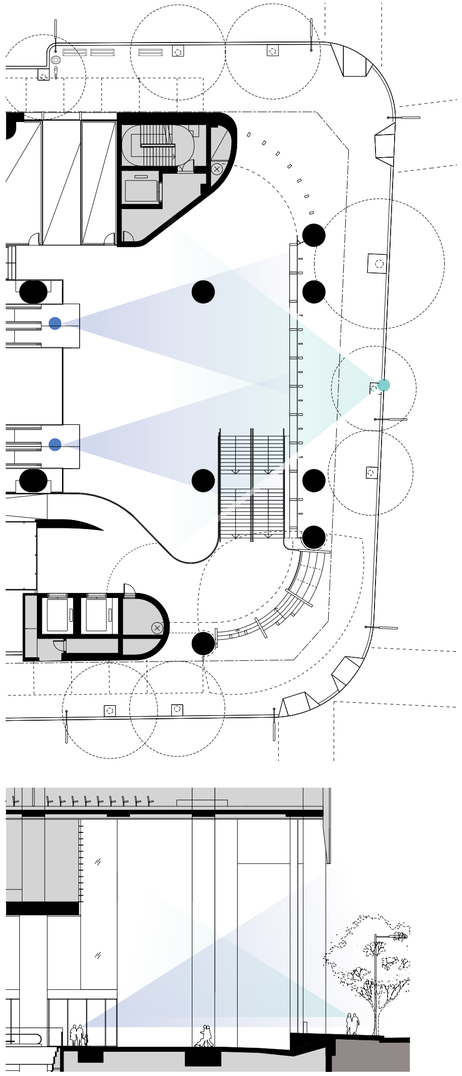
"The areas between the columns and footpath to Hunter are not optimised and lack a positive civic presence."

Principles

Pedestrian flow



Clear sightlines

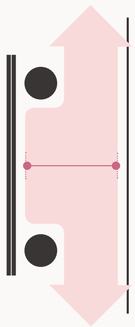


Existing characteristic of Hunter Street

C

ACTIVATION

Current proposal — No seating



OSD DRP comment:

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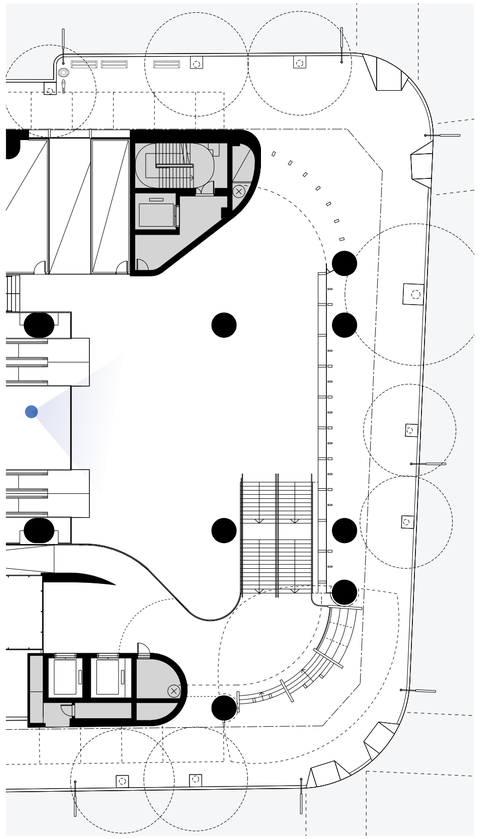
"We recommend consideration of ***opportunities for public seating*** *between the columns on the northern elevation to Hunter Street."*

Station DRP comment:

"The areas between the columns and footpath to Hunter are not optimised and lack a positive civic presence."

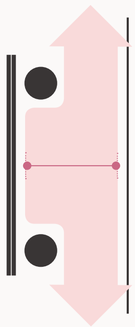
Plan



Internal view

C ACTIVATION

Seating study



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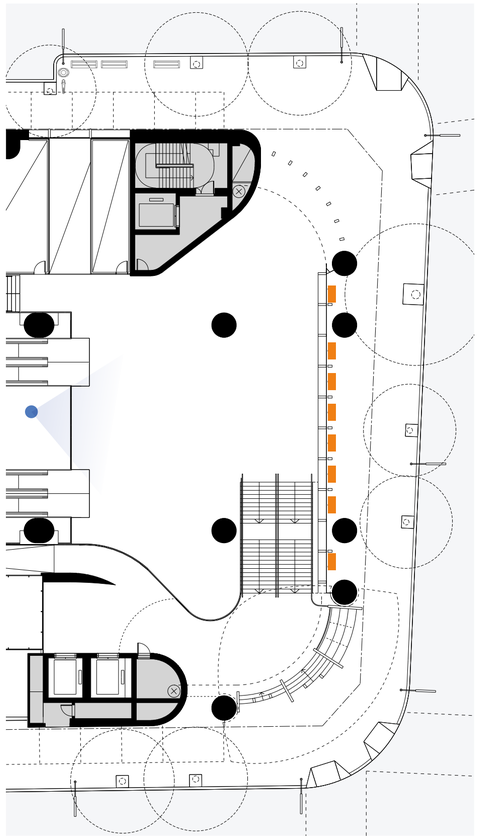

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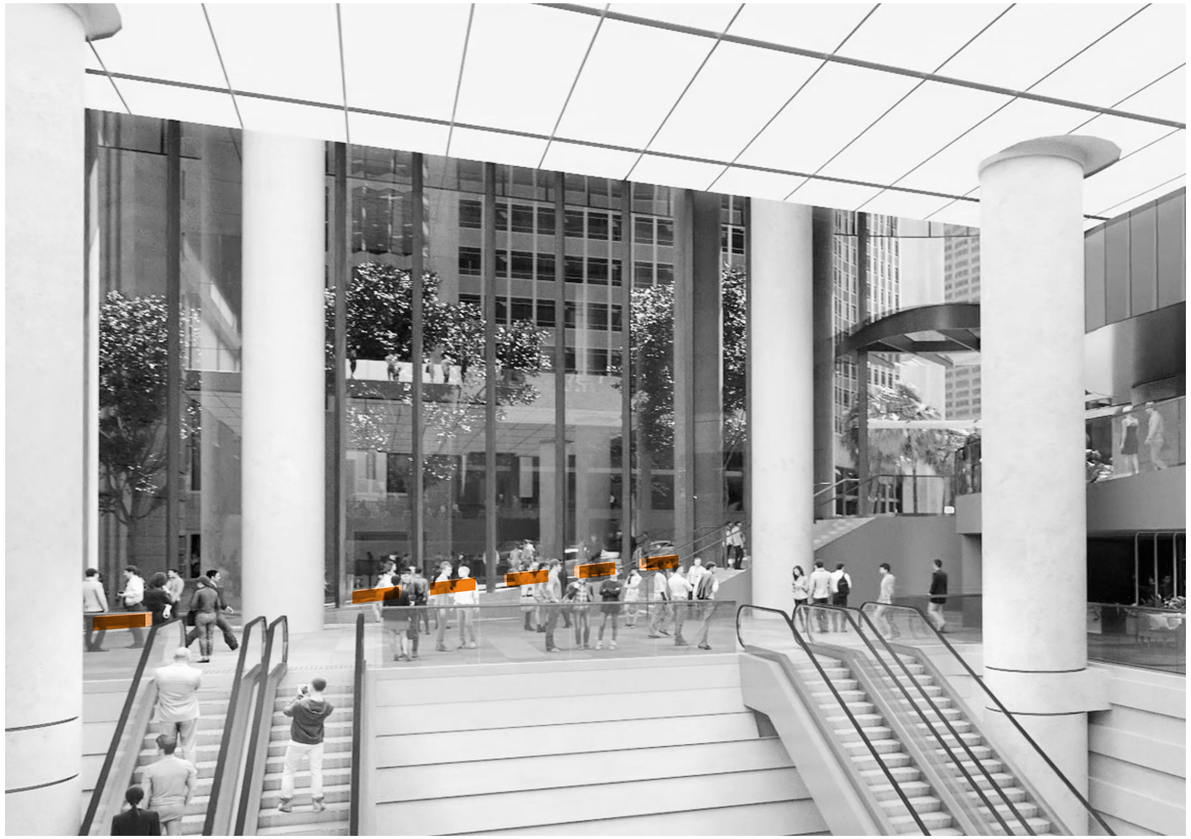

D

WAYFINDING

Metro identification signage

OSD DRP comment:

"While we support the awning proposal, we recommend it be lowered as far as possible to improve weather protection, particularly that portion of the awning which is raised to mark the entrance to the through site link."
"Further design refinement is required to ***ensure the awnings which mark entrances to public and private spaces are differentiated.****"*

Station DRP comment:

"The Panel encourages further review of the awning at the entry to the mid-block connection to ***ensure that the station entry has an appropriate clarity and identity.****"*
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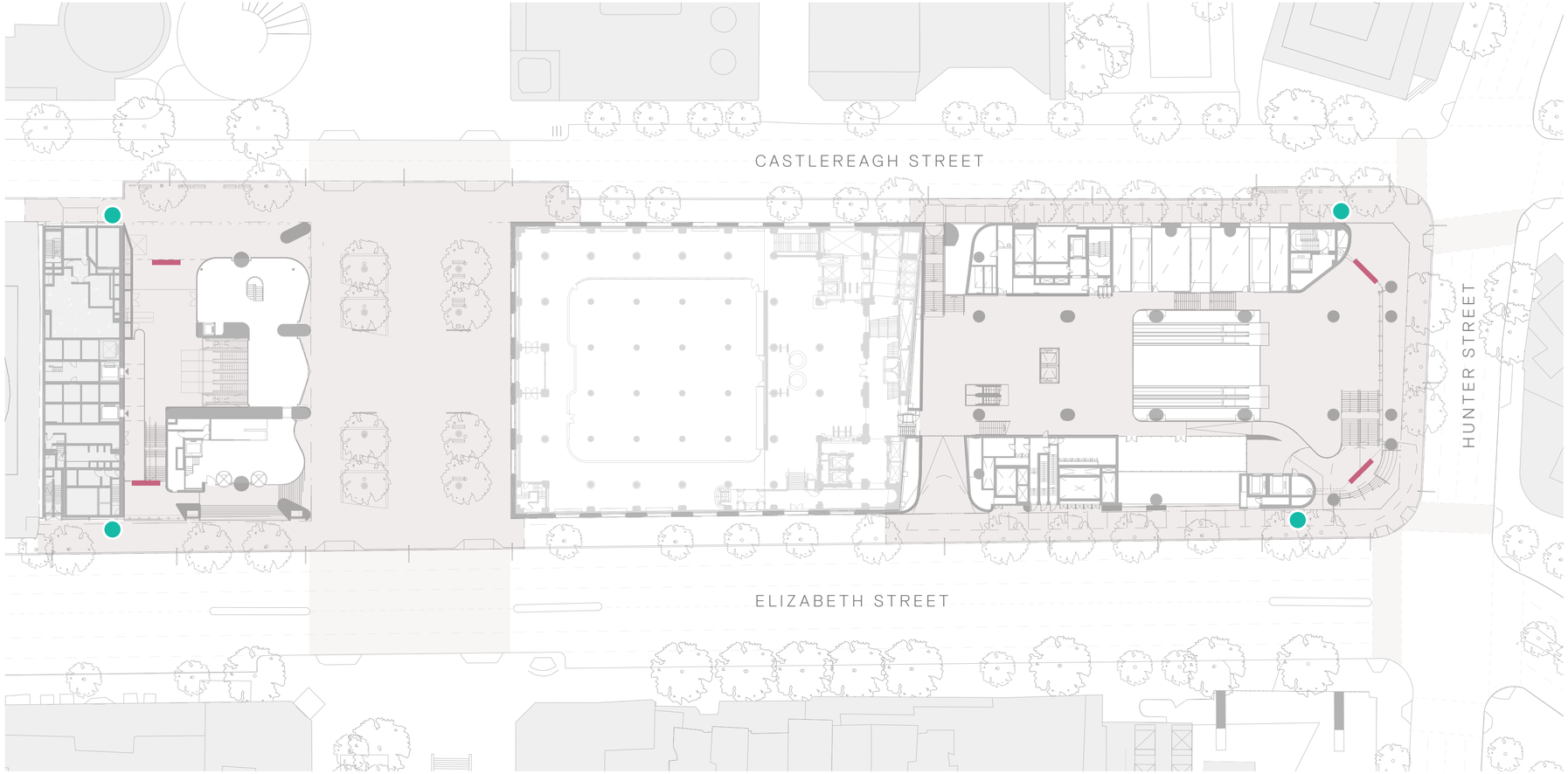

Station name

Modal ID
Cantilevered perpendicular to facade

Station name
Wall-mounted or hung

Note: Signage locations and types indicative only

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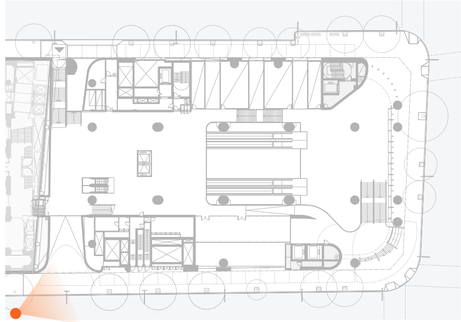
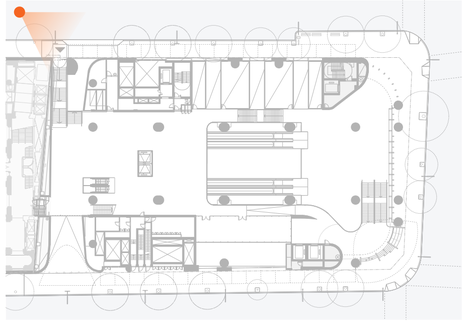
View north down Elizabeth Street



View north down Castlereagh Street



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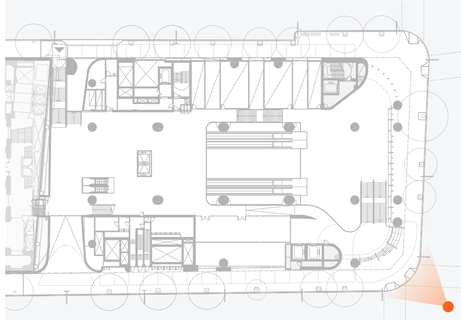
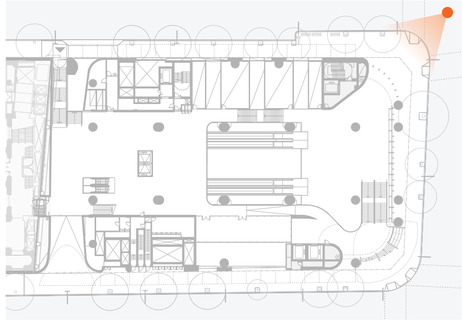
Elizabeth Street station entrance



Castlereagh Street station entrance



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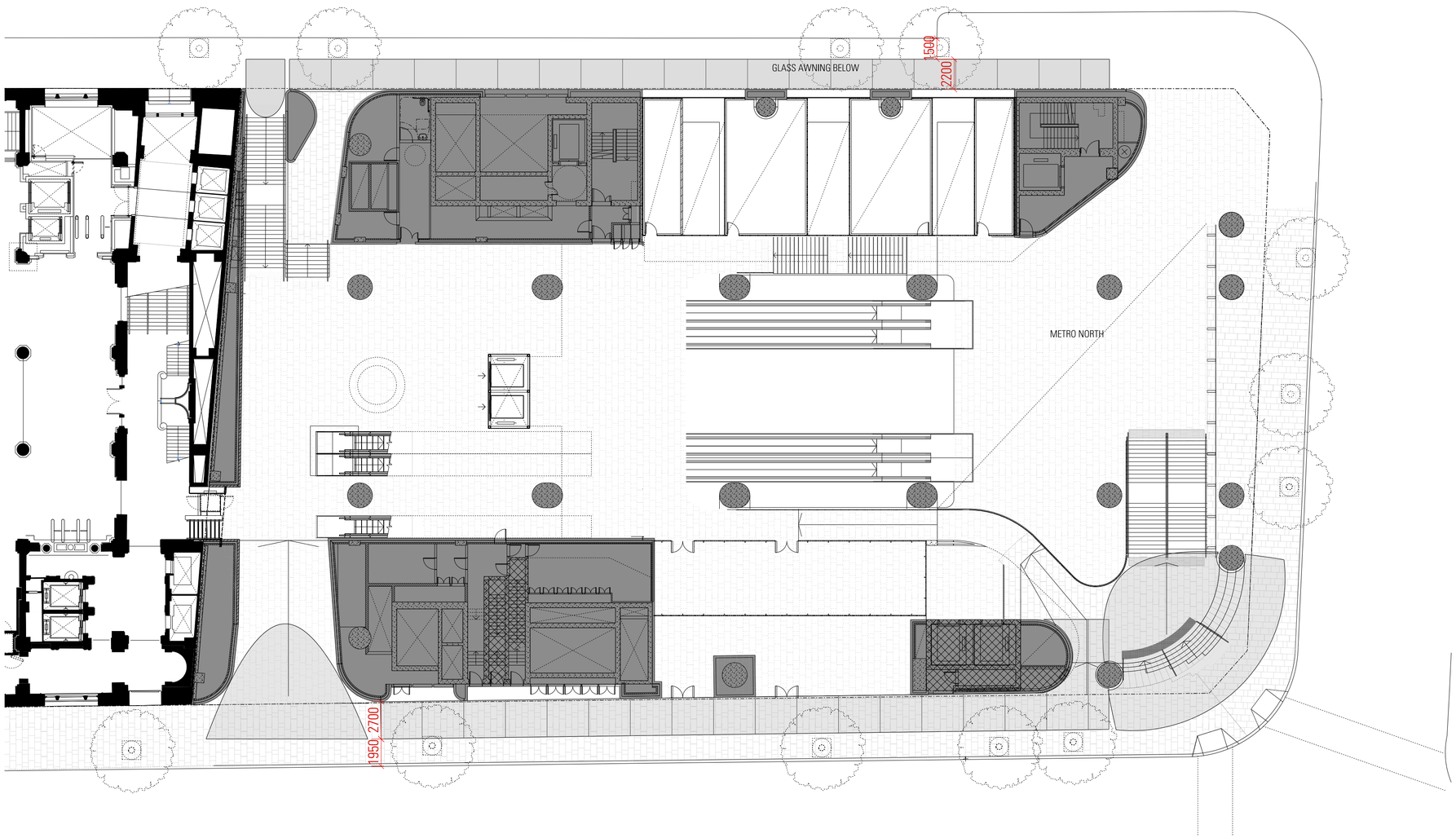

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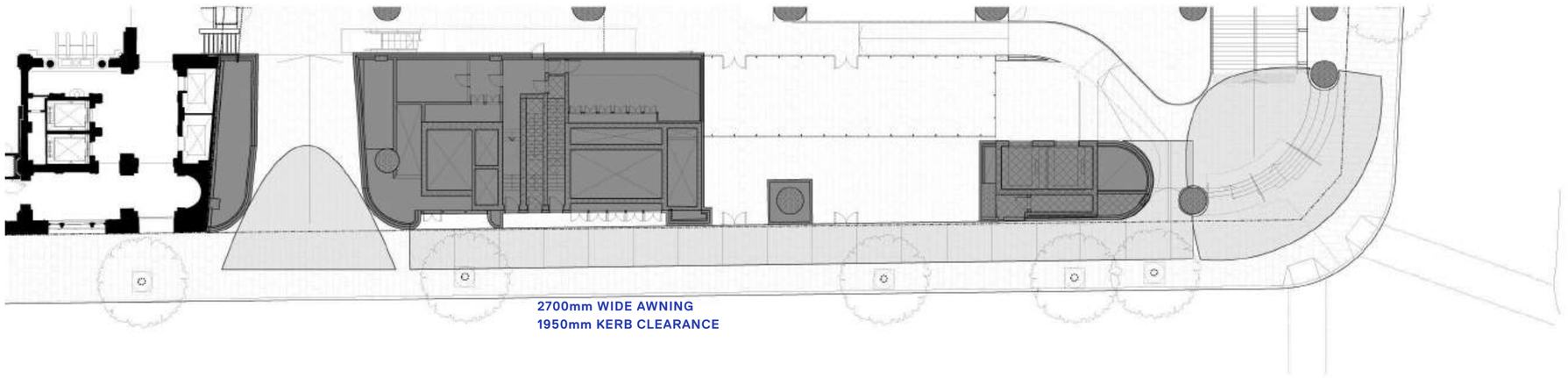

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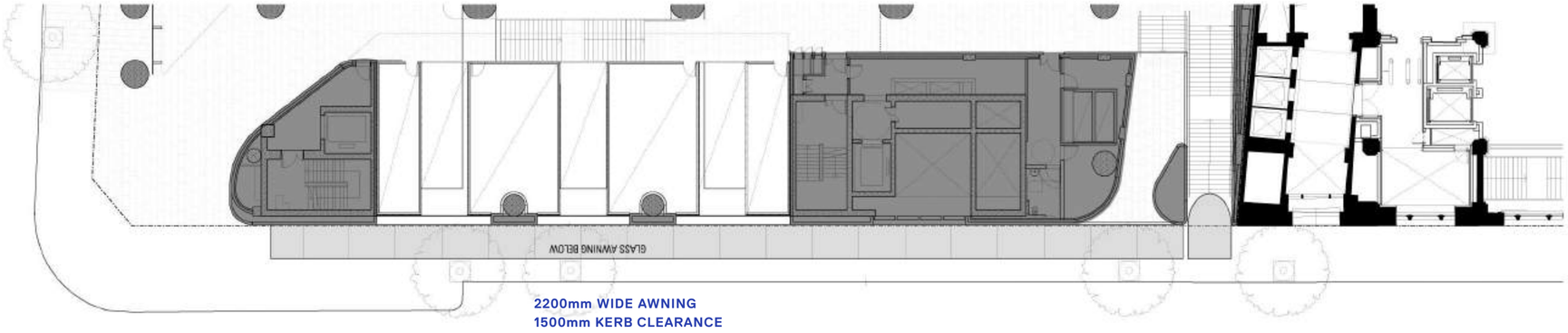
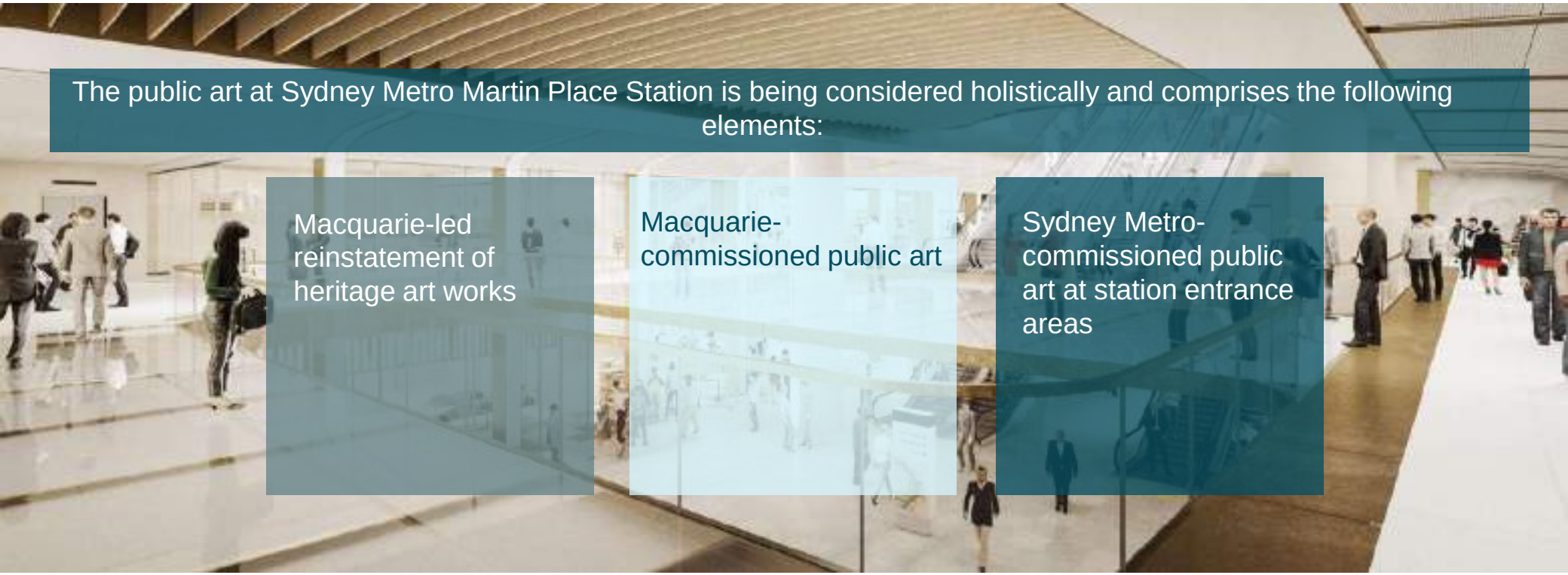


05
Public Art Strategy

Public art overview: Sydney Metro Martin Place



The public art at Sydney Metro Martin Place Station is being considered holistically and comprises the following elements:

- Macquarie-led reinstatement of heritage art works
- Macquarie-commissioned public art
- Sydney Metro-commissioned public art at station entrance areas

Heritage Artworks

Macquarie will reinstate three heritage artworks by Tom Bass and Douglas Annand.

A

Tom Bass
P&O Wall Fountain

B

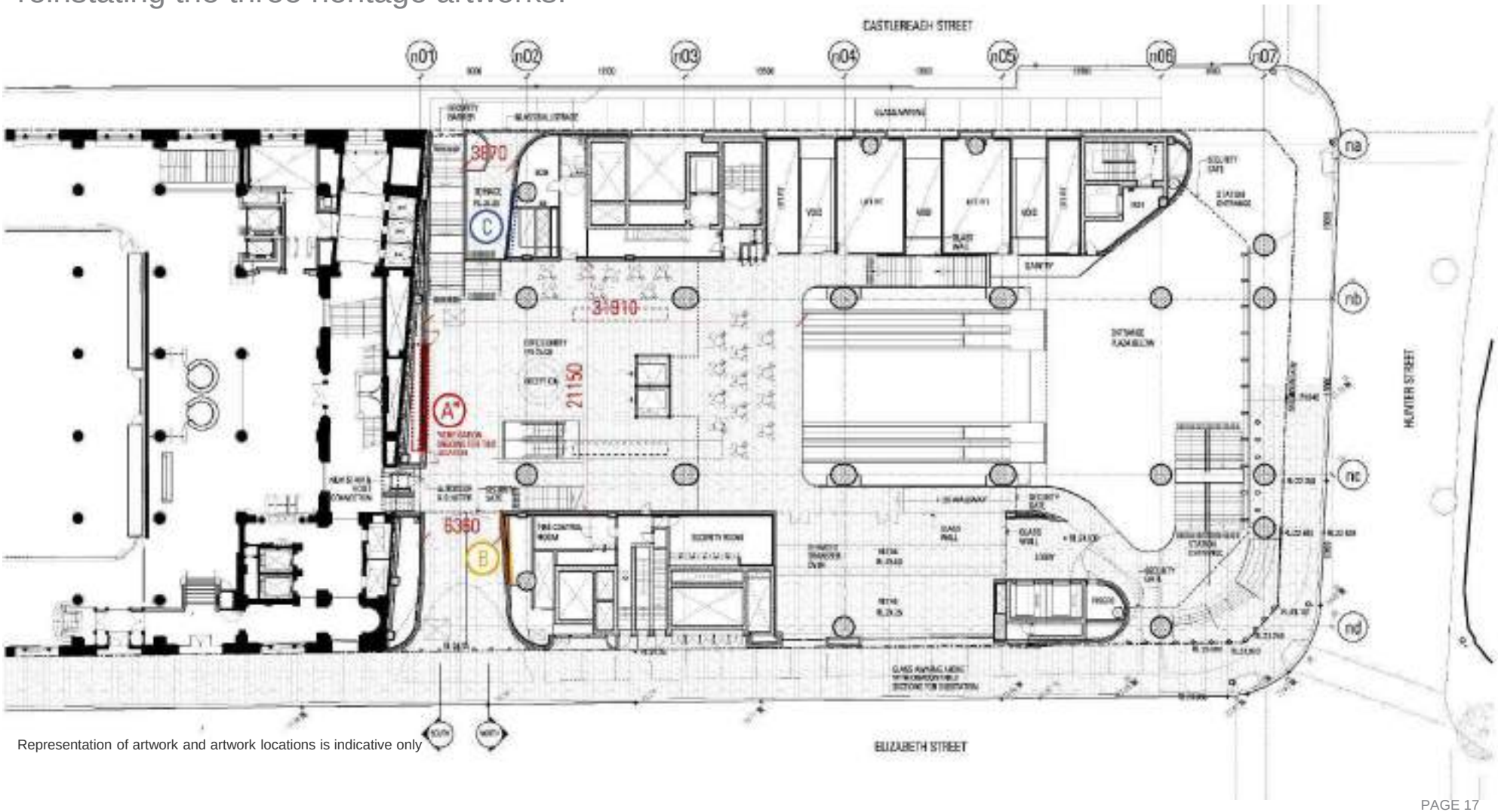
Douglas Annand
Bronze sculpture

C

Douglas Annand
Ceramic tile mural

Heritage Artworks

Macquarie and Lendlease are continuing to refine the location and engineering considerations of reinstating the three heritage artworks.



Representation of artwork and artwork locations is indicative only

Douglas Annand art works – section looking north

C

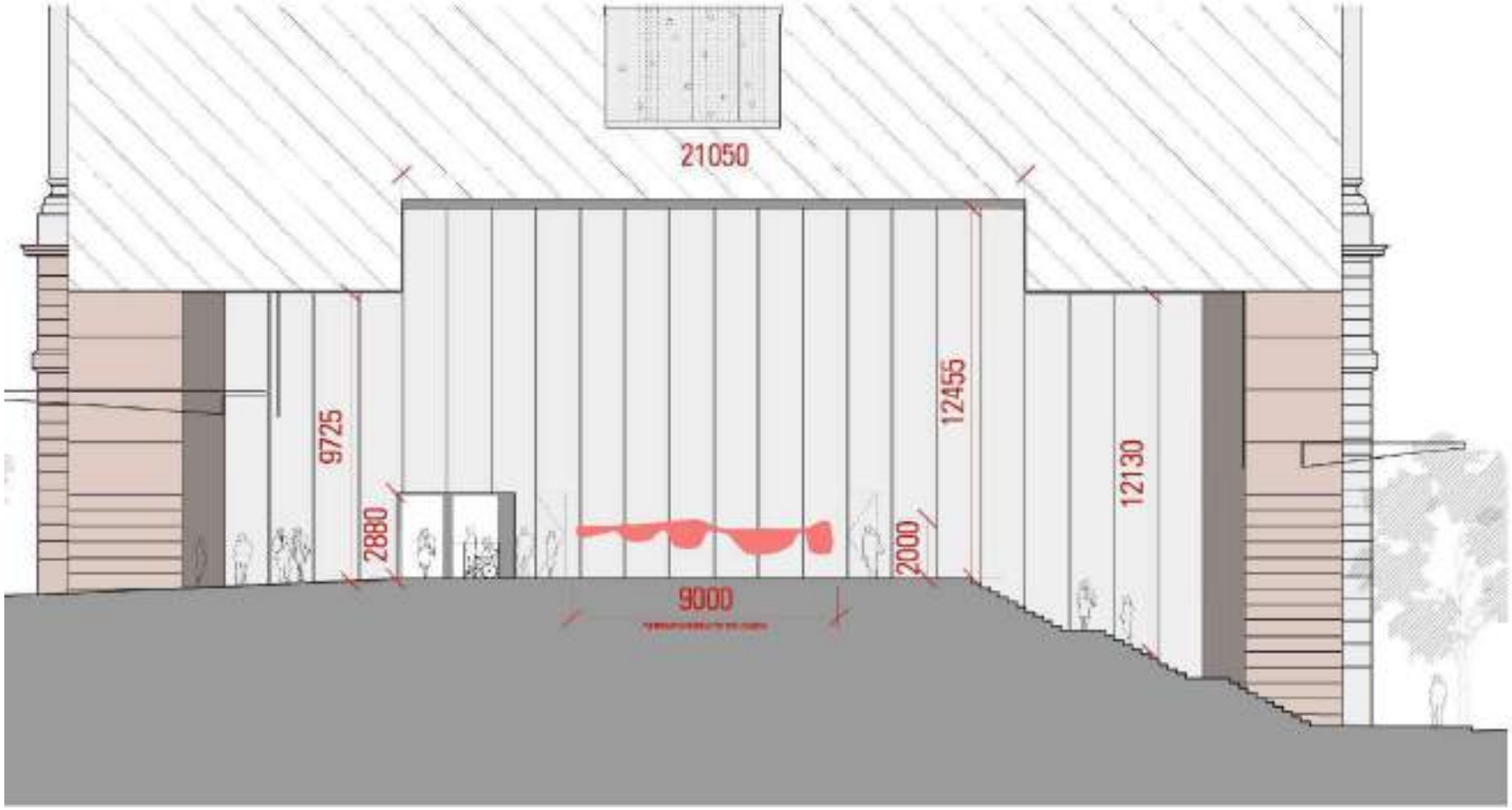
Representation of artwork and artwork locations is indicative only

B

Douglas Annand art works – section looking north

Representation of artwork and artwork locations is indicative only

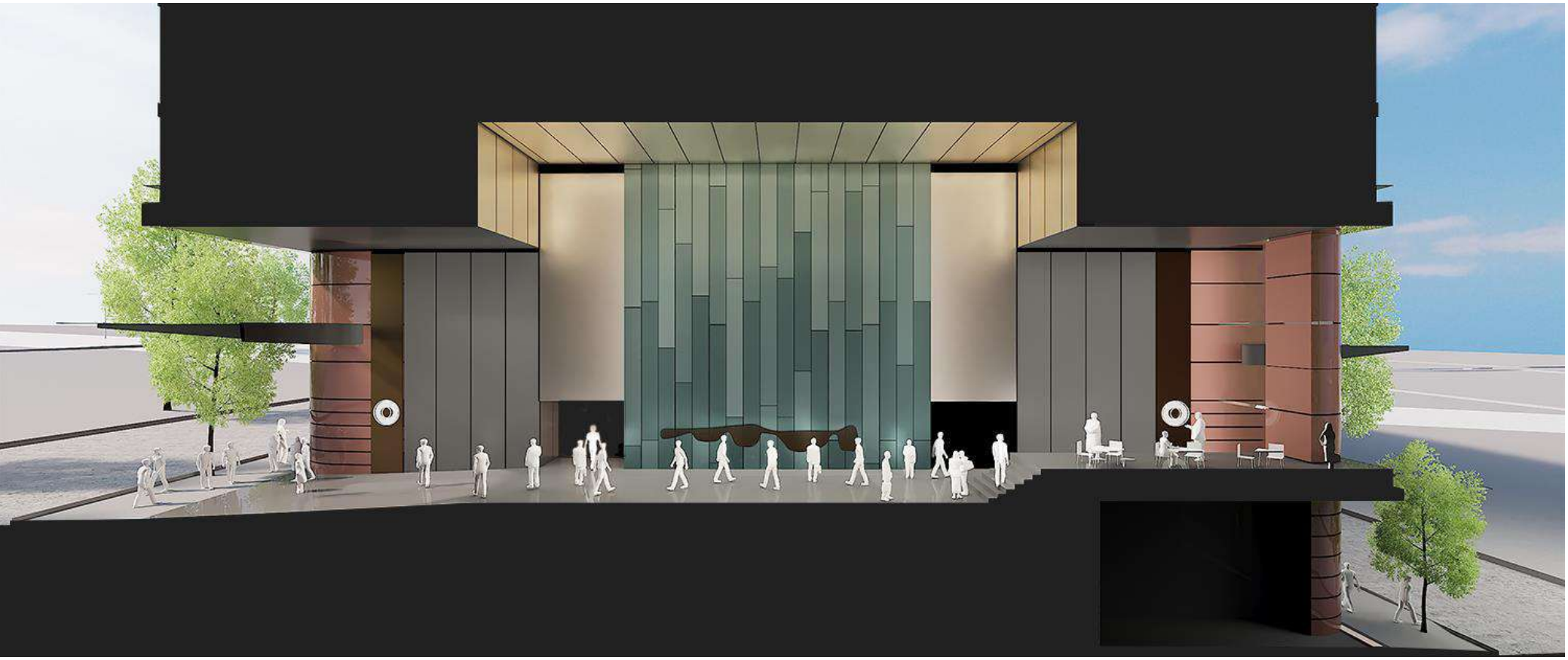
Tom Bass *P&O Wall Fountain* – section looking south



A

Representation of artwork and artwork locations is indicative only

Tom Bass *P&O Wall Fountain* – section looking south



Representation of artwork and artwork locations is indicative only

Macquarie Led Public Art

The rationale and process for Macquarie-led artworks is embedded within the Macquarie vision and is continuing to be developed.

- Macquarie's approach aligns with Sydney Metro's Public Art Master Plan
- Feedback from Sydney Metro to Macquarie's Draft Preliminary Public Art Strategy (Oct 2018) will inform Macquarie's Detailed Public Art Strategy (due April 2019)
- Macquarie's public art strategy aims to reflect Sydney Metro's vision for the 'Storylines' theme, the historic and current use of the site, and Macquarie's values as an organisation that fosters innovation and ingenuity alongside community engagement and support
- Macquarie will invite public art proposals from Indigenous as well as non-Indigenous artists
- Sydney Metro has been offered representation on Macquarie's public art project selection panel
- Other opportunities include temporary art programs (e.g. SPACE gallery program), artists-in-residence, and during the construction phase, hoarding art projects

Sydney Metro Led Public Art

The selection process for Sydney Metro-led artworks commenced in October 2018 and is continuing on a station by station basis.

- **October 2017:** Public Art Master Plan for City and Southwest Metro (Sydney Metro)
  - Curatorial theme of ‘Storylines’
  - Master Plan outlines plans to commission sculptural, wall, light and digital based artworks
- **July/August 2018:** Sydney Metro and Create NSW EOI for artists
- **September 2018:** shortlisting of 3-4 artists per station, including Martin Place
- **December 2018:** Sydney Metro and Macquarie agreed that Sydney Metro will lead the public art for the entrance areas of both the north and south towers and that Macquarie will lead the additional public art (including public unpaid all-weather pedestrian concourse connection between the northern and southern Station entrances). For the Sydney Metro-led art, Macquarie will work with Sydney Metro on the Artists Brief and be represented on the selection panel.

06

Discussion and Wrap Up

Thank you

29 November 2018 CPP Project 11784

Lendlease Building Pty Limited
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue

Barangaroo NSW 2000

Attn: Mr Demos Avramidis
Project: Martin Place OSD – North Tower

Dear Mr Avramidis,

This letter addresses the impact of the proposed North Tower of the Sydney Metro Martin Place Over Station Development on rain on Hunter Street. Concerns have been raised by the DRP regarding the potential for rain run-off impacting amenity at street level on the Hunter Street frontage, having regard to the design of the curtain wall design. This letter provides high-level commentary on this issue, and is based on the pedestrian level wind studies that CPP have conducted for the project [1].

Tall buildings generally have the potential to cause significant volumes of run-off during rain events which can impact pedestrian amenity particularly if this occurs at building entrances in areas of high foot traffic. In addition to run-off, the presence of a tall building can increase the amount of rain near the windward façade of the building due to the effect of downwash winds.

The rounded shape of the building has been shown in wind tunnel tests to reduce the amount of downwash affecting ground level compared to the maximum envelope of the building. Additionally, the proposed tower shape resulted in slight improvements in the pedestrian level wind conditions on Hunter Street when compared to the existing building configuration [1]. The area to the immediate north of the site has been assessed as suitable for short and long-term stationary occupation by pedestrians. The predicted amount of downwash and hence the risk of significantly increased rainfall on Hunter Street is therefore considered low, and it is anticipated an acceptable level of pedestrian amenity will be maintained.

It is expected that the shape of the building is also beneficial in reducing the amount of run-off compared to a similarly sized rectangular building, as the wind will tend to distribute the surface film of rainwater horizontally around the façade instead of pushing it toward the ground. The presence of the podium level terrace on the north facade would also help to reduce the amount of potential run-off from upper levels reaching street level at Hunter Street by providing a discontinuity in the façade surface, thereby reducing its effective catchment

area. On the east and west sides of the building, the pedestrian footpath is also protected by horizontal awnings.

The comments contained herein are general and qualitative in nature. An exhaustive quantitative assessment would require further numerical studies, though this is not considered necessary.

Please do not hesitate to contact me if you have any questions regarding any aspect of this letter.

Yours sincerely,

Joe Paetzold
Engineering Manager
cc: Thomas Evans, Project Engineer

REFERENCES

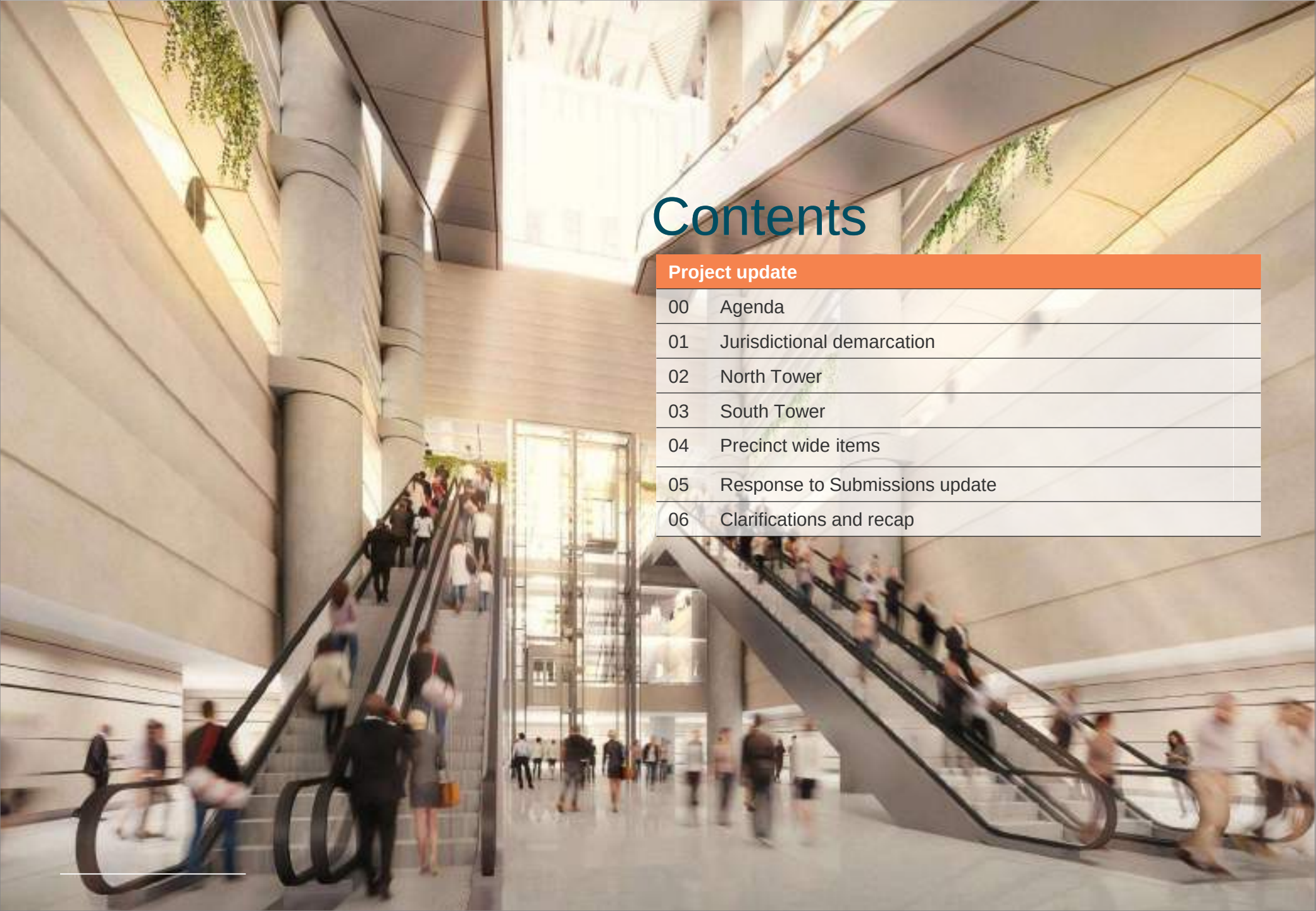
[1] Cermak Peterka Petersen (2018) Wind Tunnel Test For: Sydney Metro Martin Place Integrated Station Development North Site, *CPP9973_Martin Place Overstation_North Site_REP_PW_14R01,* dated 23/08/2018.

Sydney Metro Martin Place

Over Station Development

Design Review Panel #08

25 February 2019



Contents

Project update	
00	Agenda
01	Jurisdictional demarcation
02	North Tower
03	South Tower
04	Precinct wide items
05	Response to Submissions update
06	Clarifications and recap

00
Agenda

Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
01. Jurisdictional demarcation	• Allocation of OSD and Metro DRP open items • Overview of CSSI and OSD demarcation	Alexis Cella, Ethos Urban	10.00 – 10.05 (5 mins)
02. North Tower	• Junction to 50 Martin Place • Materials palette • Façade design • Characterisation of through site link • Public art	Paul van Ratingen, JPW Anthony Henry, Macquarie	10.05 – 10.35 (30 mins)
03. South Tower	• Southern façade articulation • Roof top clarification • Materials palette	Alec Tzannes, Tzannes	10.35 – 11.05 (30 mins)
04. Precinct wide open items	• Materials sourcing / sampling program • Independent expert façade assessment	Michael Antonelli, Lendlease Olivia Hyde, Acting Government Architect	11.05 – 11.15 (10 mins)
05. Response to Submissions	• Update	Alexis Cella, Ethos Urban	11.15 – 11.20 (5 mins)
06. DRP Clarifications and Recap		Olivia Hyde, Acting Chair	11.20 – 11.25 (5 mins)
07. DRP caucus			11.25 – 11.50 (25 mins)
08. Gather for feedback		Olivia Hyde, Acting Chair	11.50 – 12.00 (10 mins)

Project Update

- Since the last OSD DRP on 18 December 2018, Macquarie and Lendlease have been working to respond to open DRP items
- We have allocated open DRP items based on CSSI and OSD demarcation in order to ensure clarity
- We are continuing to prepare the Stage 2 SSDA Response to Submissions for North and South Towers
- As part of this process we are continuing to engage with OSD and Metro DRPs and other key stakeholders including the Department and Council

01

Jurisdictional demarcation

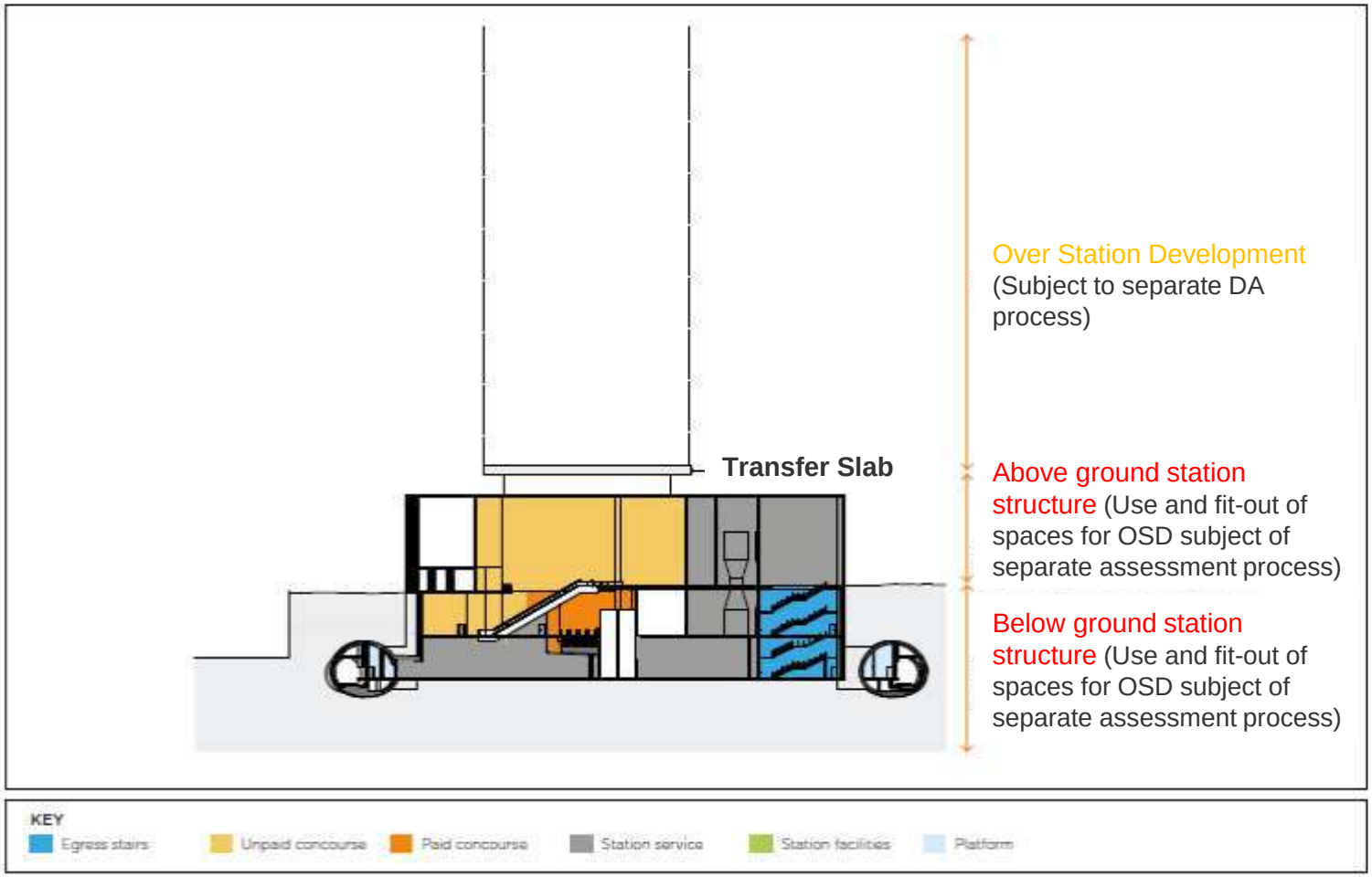
Allocation of open DRP items

We have allocated open DRP items based on CSSI and OSD demarcation in order to ensure clarity

	Metro DRP Items	OSD DRP Items
North Site	• Street level (bollards, stairs) • Public Art	• Junction to 50 Martin Place • Characterisation of through site link • Public Art
South Site	• Wayfinding and activation	• Southern façade articulation • Roof top clarification
Precinct wide	• Pending changes • Materials palette / sampling program	• Independent façade review • Materials palette / sampling program • Retail and activation strategy

Sydney Metro demarcation

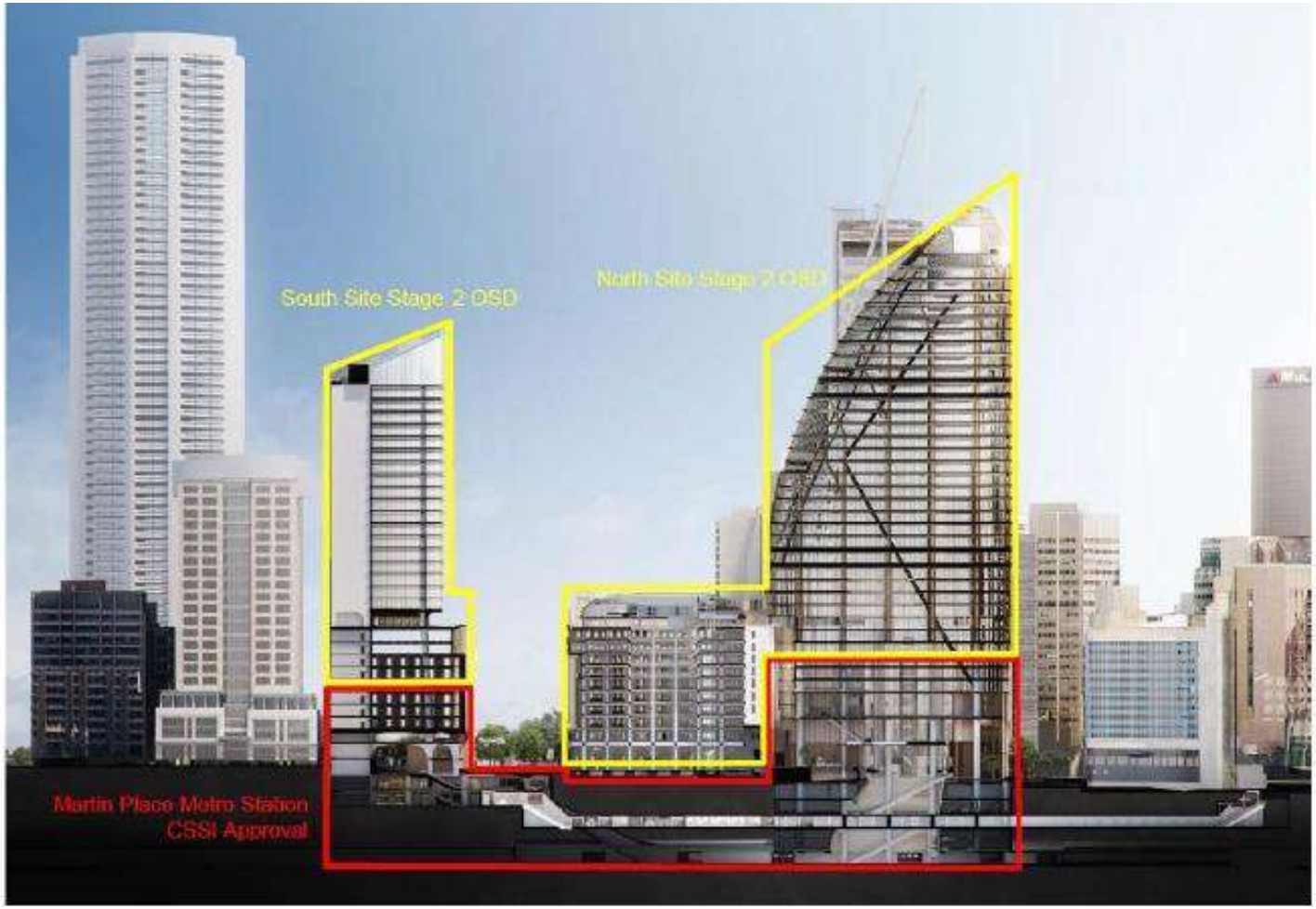
The Sydney Metro approval establishes the principles for demarcating development components according to their planning jurisdiction (CSSI and OSD).



Source: Sydney Metro Submissions and Preferred Infrastructure Report, Oct 2016

Stage 2 DA demarcation (simplified)

The demarcation principles of CSSI and OSD applied to Sydney Metro Martin Place Station Precinct

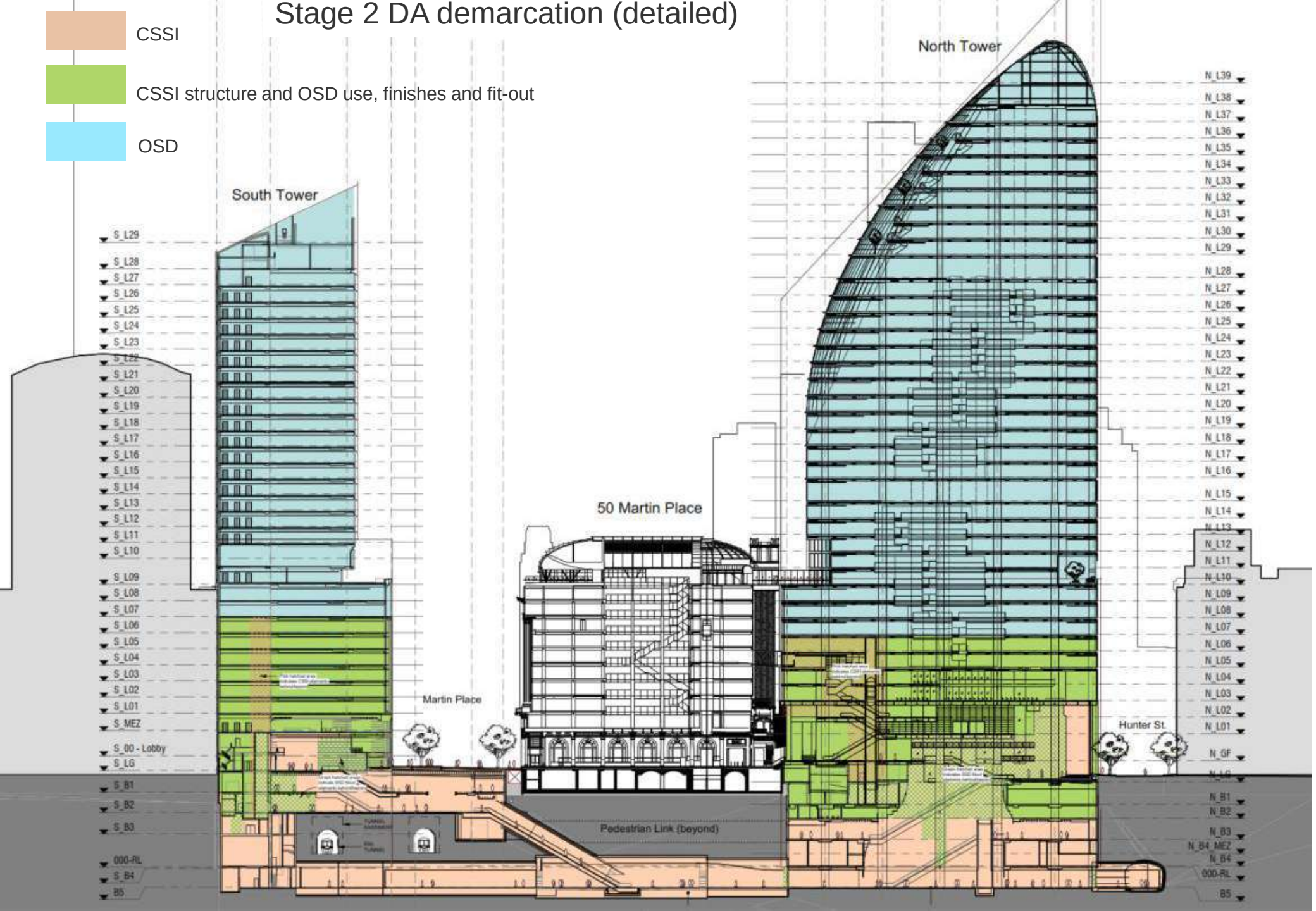


Stage 2 DA demarcation (detailed)

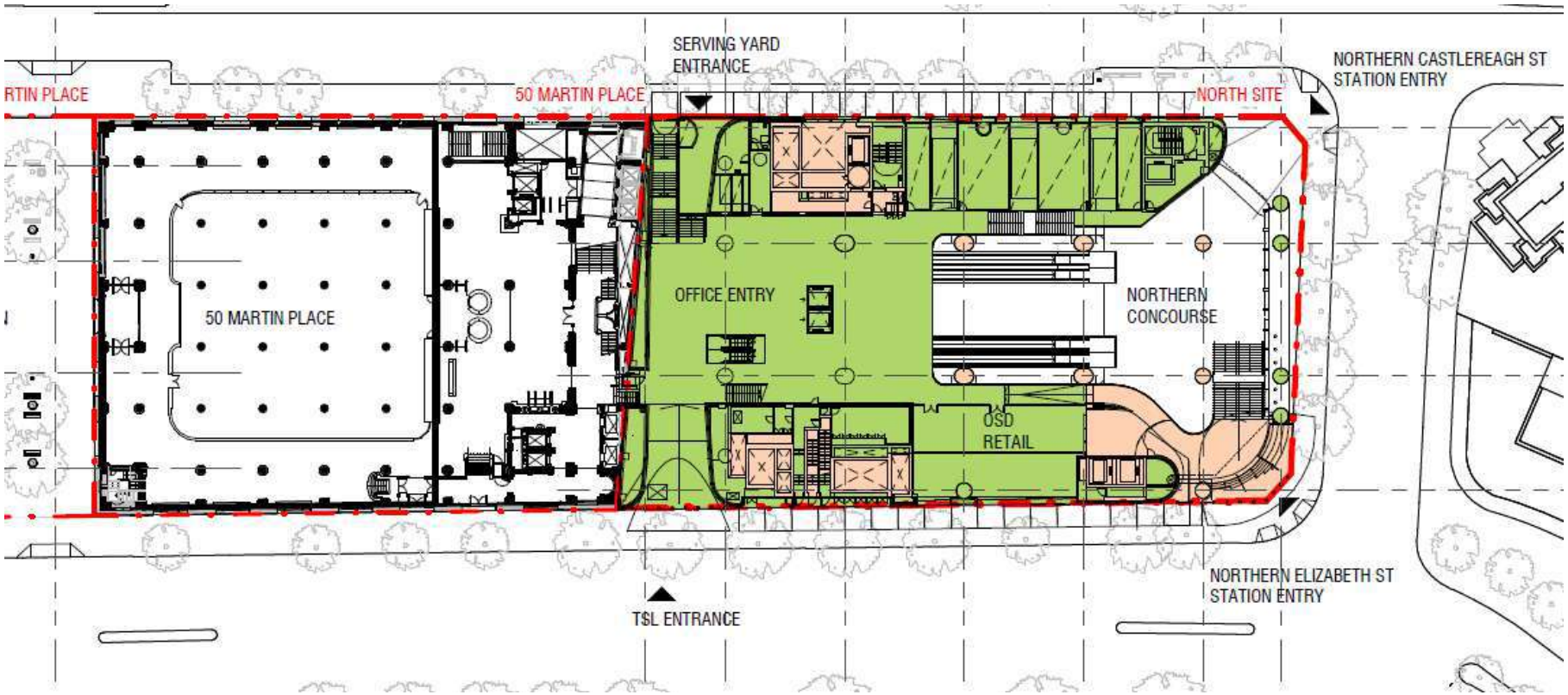
CSSI

CSSI structure and OSD use, finishes and fit-out

OSD



Example North Tower demarcation – ground floor Elizabeth Street

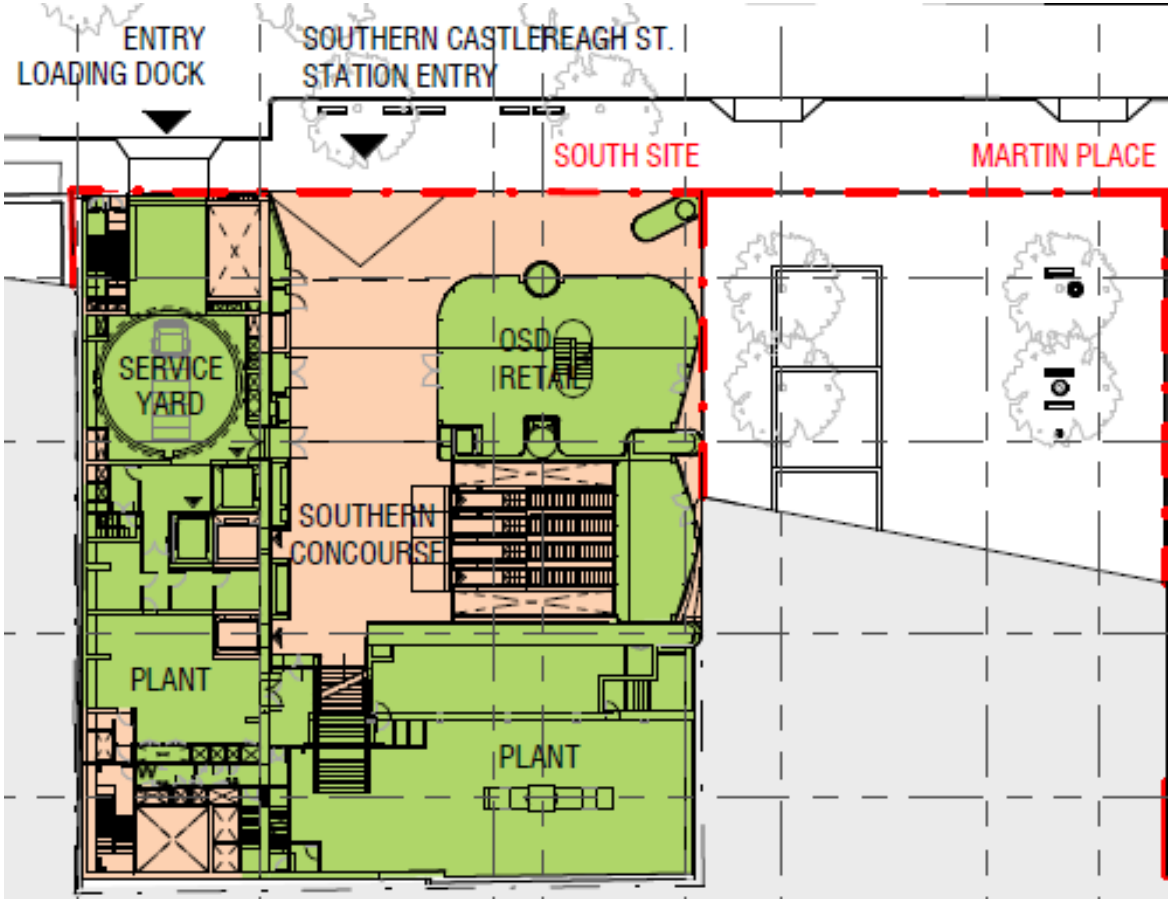


CSSI

CSSI structure and OSD use, finishes and fit-out

Refer to Appendix for other demarcation drawings

Example South Tower demarcation – lower ground Castlereagh Street



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02
North Tower

NORTH TOWER
25.02.19

Martin Place OSD DRP – Session 07 18.12.18:

1. 50 Martin Place junction

DRP comment *the junction and scale between the existing and proposed buildings, particularly in relation to the heritage fabric, will be critical to achieving design excellence on this site and we are yet to see evidence that this is successfully resolved*
Open Item *details of the material palette and expression*

2. Materials

DRP comment *concerned that the palette and its application lack the richness seen in surrounding buildings and heritage context.*
Open Item *given the suggested materials palette the design team should focus on a finer level of detail, including scale, texture and interest, to ensure the craftsmanship of the surrounding buildings is reflected in the proposal*

3. Architectural Expression

DRP comment *concerned about the complexity of the façade design*
Open Item *complexity of the curved form as faceted panels*

4. Through site link

DRP comment *a more decisive approach is required to provide a fully open and publicly accessible space. It is crucially important that if this is to be a public room, that details and materials reflect this approach, and that any commercial signage or branding doesn't detract from the public nature and feel of this space*
Open Items

- *Exploration of extension of masonry elements from outside to in to reflect public character of the through-site link*
- *Legibility, accessibility and public character of the through site link is not yet adequately resolved*
- *Further information relating to the intended character and operation of the space which should emphasise public connections*
- *Access to the through site link still seems overly constricted from Castlereagh Street – we strongly recommend further consideration be given to reducing the steepness of the stairway from Castlereagh Street*
- *Clear wayfinding logic to support the legibility of vertical and horizontal circulation between the through site link and the Hunter Street entrance and the levels above and below.*

5. Artworks

DRP comment *we support the locations of the artworks, careful consideration should be given to the base materials in which they sit (or are mounted), particularly the Tom Bass fountain which we believe is unsuited to an anodised aluminium surround, and similarly the Douglas Annand bronze sculpture. We are also concerned about the proposed mounting height of both these artworks, noting that the sculpture was originally mounted at a height of approximately 3 metres above an entrance doorway.*
We note the need for gates to secure the through-site link after hours, however these must not conflict with the reinstated artworks
Open Items

- *Exploration of materials that are compatible with the calibre of the reinstated artworks*
- *Exploration of the height of the Tom Bass fountain and Douglas Annand bronze sculpture to reflect historic placement and enhance viewer experience*
- *Confirmation that the security gate off Elizabeth Street is located at the innermost end of the entrance*

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‘Tower to ground’ form responds to the alignment
and cluster of existing Towers on Hunter Street

The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall, and respond to scale of 50 Martin Place

Legibility of 50 Martin Place as a prominent palazzo form

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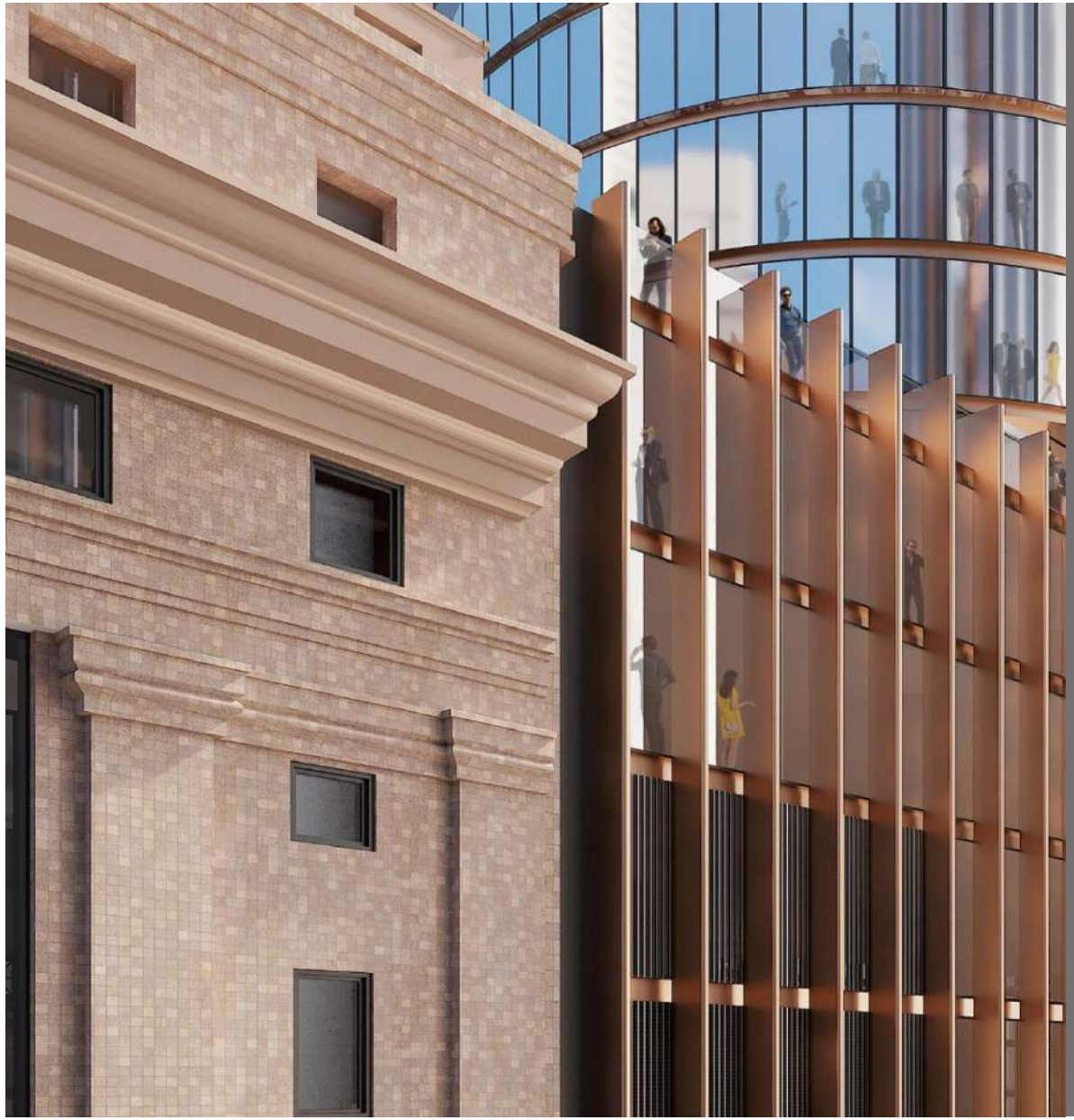
BUS
LANE

Recap: interface opportunities

Recap: interface opportunities



Precedent

5 Martin Place

Precedent

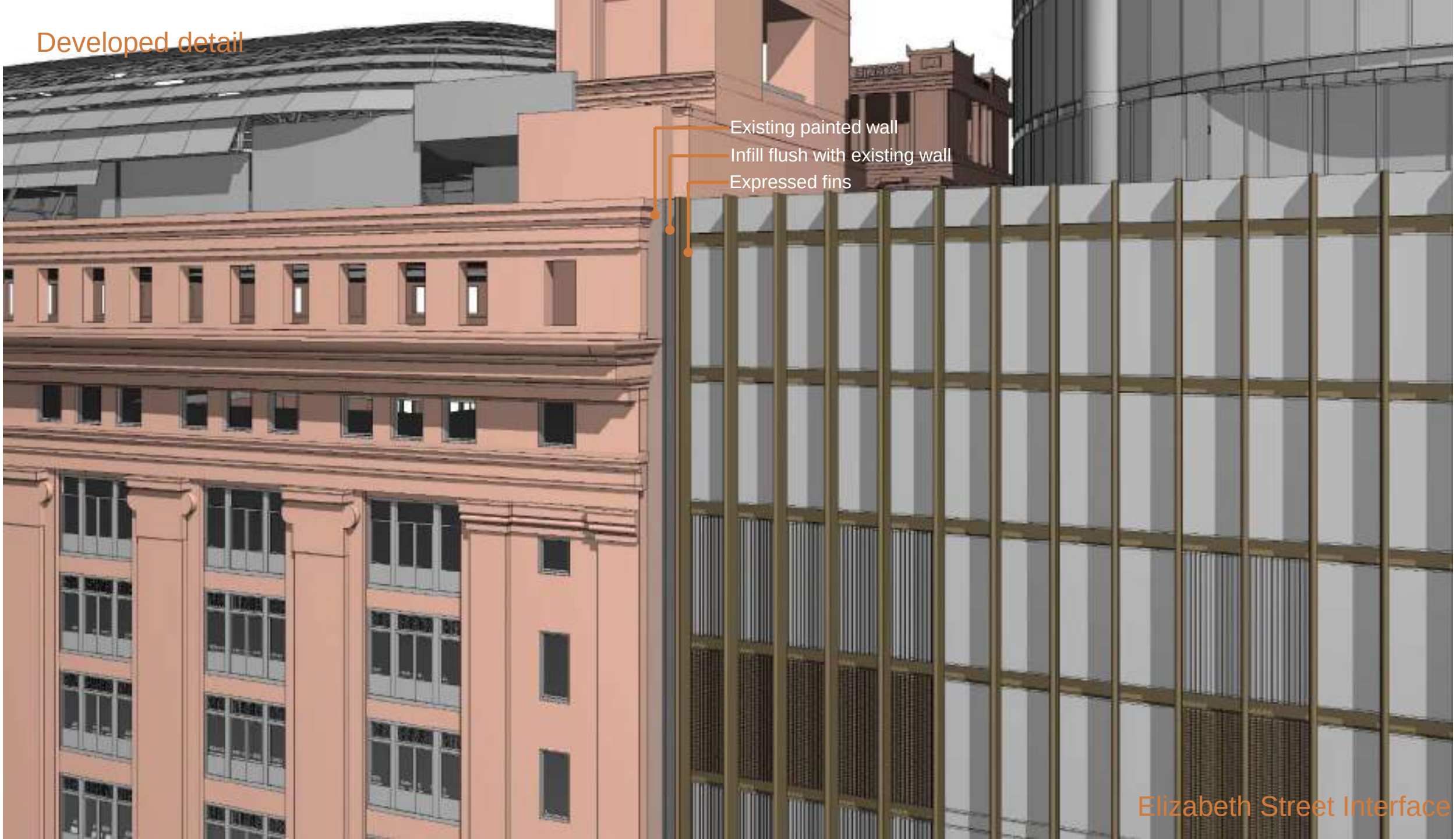
Chatsworth House, Spring Street

Young Street Terraces

Developed detail

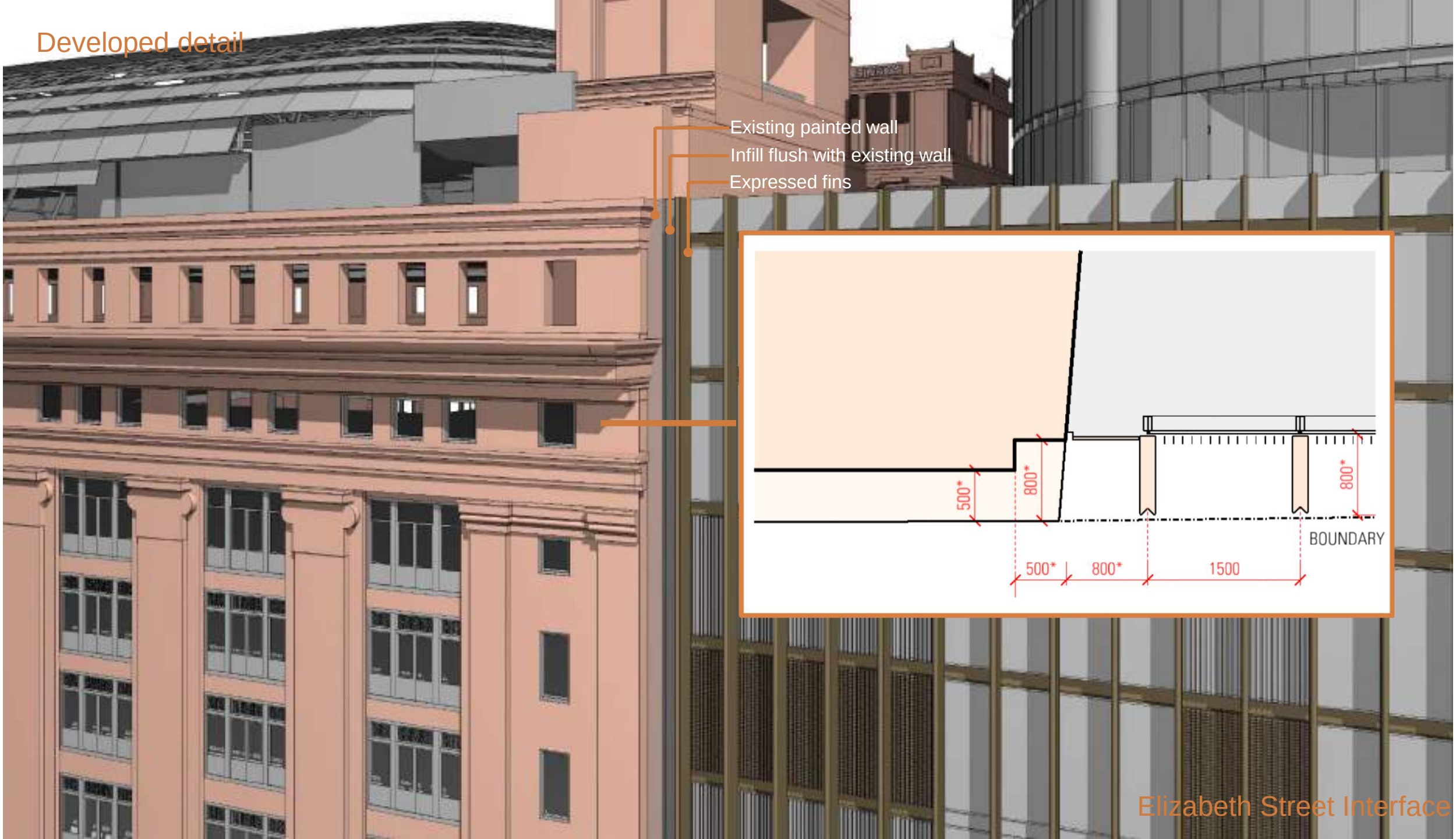
Elizabeth Street Interface

Developed detail



Elizabeth Street Interface

Developed detail

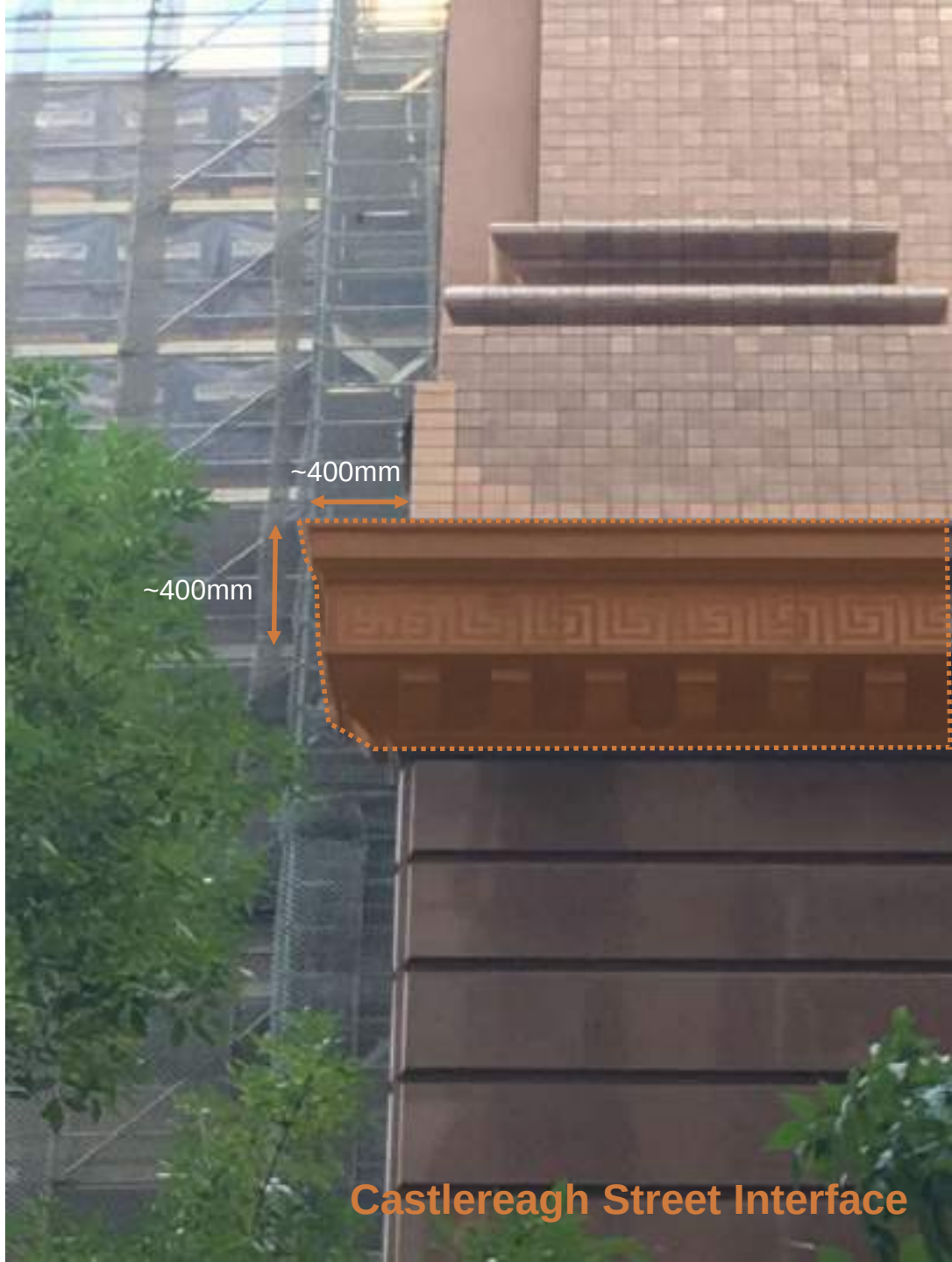


Elizabeth Street Interface

What was there before?

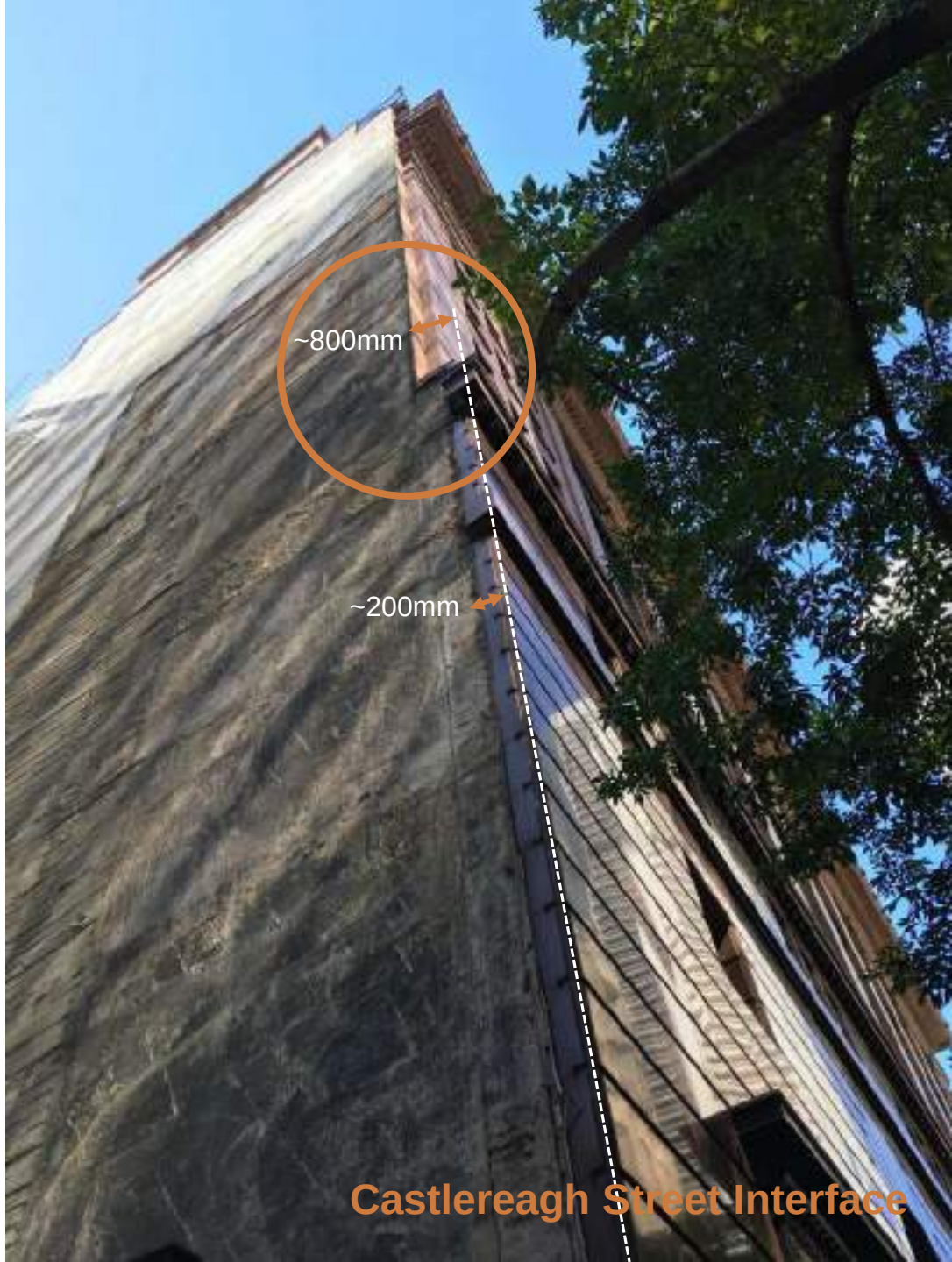
Castlereagh Street Interface

What was there before?



Castlereagh Street Interface

What was there before?



Developed detail

Developed detail
Existing painted wall
Infill flush with existing wall
Expressed fins
Castlereagh Street Interface

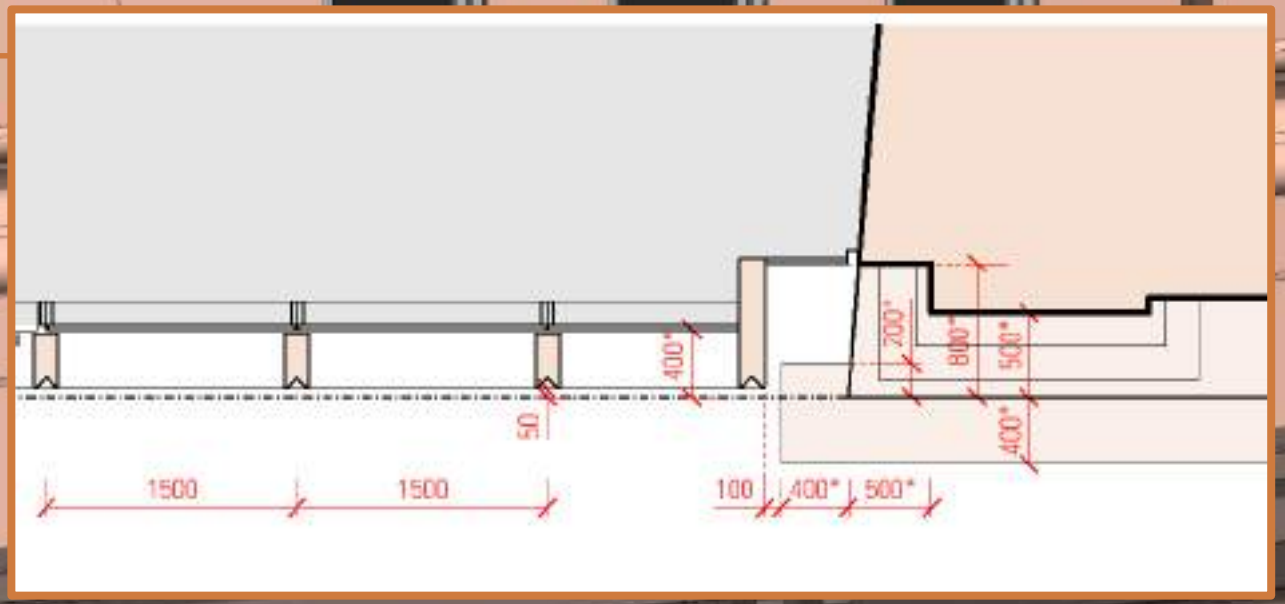
Developed detail

(Existing 50MP boundary wall)

Castlereagh Street Interface

Developed detail
Existing painted wall
Infill with applied finish
Castlereagh Street Interface

Developed detail



Castlereagh Street Interface

Martin Place OSD DRP – Session 07 18.12.18:

1. 50 Martin Place junction

DRP comment *the junction and scale between the existing and proposed buildings, particularly in relation to the heritage fabric, will be critical to achieving design excellence on this site and we are yet to see evidence that this is successfully resolved*
Open Item *details of the material palette and expression*

2. Materials

DRP comment *concerned that the palette and its application lack the richness seen in surrounding buildings and heritage context.*
Open Item *given the suggested materials palette the design team should focus on a finer level of detail, including scale, texture and interest, to ensure the craftsmanship of the surrounding buildings is reflected in the proposal*

3. Architectural Expression

DRP comment *concerned about the complexity of the façade design*
Open Item *complexity of the curved form as faceted panels*

4. Through site link

DRP comment *a more decisive approach is required to provide a fully open and publicly accessible space. It is crucially important that if this is to be a public room, that details and materials reflect this approach, and that any commercial signage or branding doesn't detract from the public nature and feel of this space*
Open Items

- *Exploration of extension of masonry elements from outside to in to reflect public character of the through-site link*
- *Legibility, accessibility and public character of the through site link is not yet adequately resolved*
- *Further information relating to the intended character and operation of the space which should emphasise public connections*
- *Access to the through site link still seems overly constricted from Castlereagh Street – we strongly recommend further consideration be given to reducing the steepness of the stairway from Castlereagh Street*
- *Clear wayfinding logic to support the legibility of vertical and horizontal circulation between the through site link and the Hunter Street entrance and the levels above and below.*

5. Artworks

DRP comment *we support the locations of the artworks, careful consideration should be given to the base materials in which they sit (or are mounted), particularly the Tom Bass fountain which we believe is unsuited to an anodised aluminium surround, and similarly the Douglas Annand bronze sculpture. We are also concerned about the proposed mounting height of both these artworks, noting that the sculpture was originally mounted at a height of approximately 3 metres above an entrance doorway.*
We note the need for gates to secure the through-site link after hours, however these must not conflict with the reinstated artworks
Open Items

- *Exploration of materials that are compatible with the calibre of the reinstated artworks*
- *Exploration of the height of the Tom Bass fountain and Douglas Annand bronze sculpture to reflect historic placement and enhance viewer experience*
- *Confirmation that the security gate off Elizabeth Street is located at the innermost end of the entrance*

Recap: Materials Palette – ongoing sampling process

Material samples will be presented at DRP Session 9

Recap: Materials Palette – exterior aluminium colours

Material samples will be presented at DRP Session 9

TOWER	**Roof Plant Hi-Light Grill** Roof	**Silver**
	Tower Plant Room Louvres Levels 15, 28, 38-Roof	**Silver**
	South Facade Sunshades Levels 12-37	**Silver**
	Curtain Wall Framing and Spandrels Levels 2-38	**Warm Bronze**

"PODIUM"	**Vertical Fins** Levels 2-10	**Warm Bronze**
	Decorative Screen Levels 2-10	**Warm Bronze**
	Podium Plant Louvres Levels 2-10	**Warm Bronze**
	Level 2 Soffit	**Warm Bronze**

PUBLIC DOMAIN PLAZA	**Public Domain Louvres** Levels LG-1	**Dark Bronze**
	Public Domain Shopfront Levels LG-1	**Dark Bronze**

Recap: Materials Palette - podium

Material samples will be presented at DRP Session 9

Recessed junction to 50 Martin Place, bronze colour

Curtainwall perimeter recessed trim, powdercoat aluminium, dark bronze colour

Soffit lining, powdercoat aluminium, silver colour

Awning frame, painted steel, dark bronze colour

Internal wall cladding, powdercoat aluminium, dark bronze colour

Decorative podium louvre decorative screen, powdercoat aluminium, warm bronze colour

Window framing & fins, powdercoat aluminium, warm bronze colour

Podium Base wall cladding and soffit return, stone to match 50 Martin Place, polished finish

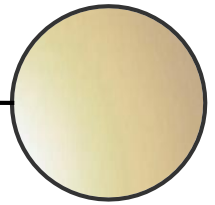
Podium base window framing and louvres, powdercoat aluminium, dark bronze colour

Service and access doors, powdercoat aluminium cladding, copper colour

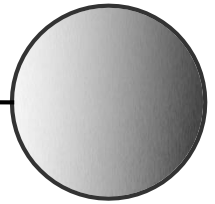
Austral Black granite pavers

Recap: Materials Palette

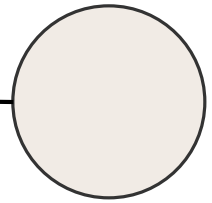
Material samples will be presented at DRP Session 9



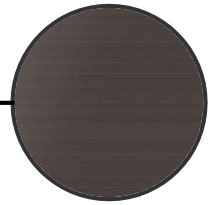
Window framing & fins, powdercoat aluminium, warm bronze colour



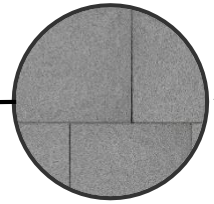
Soffit lining, powdercoat aluminium, silver colour



Steel tower columns, painted warm white colour



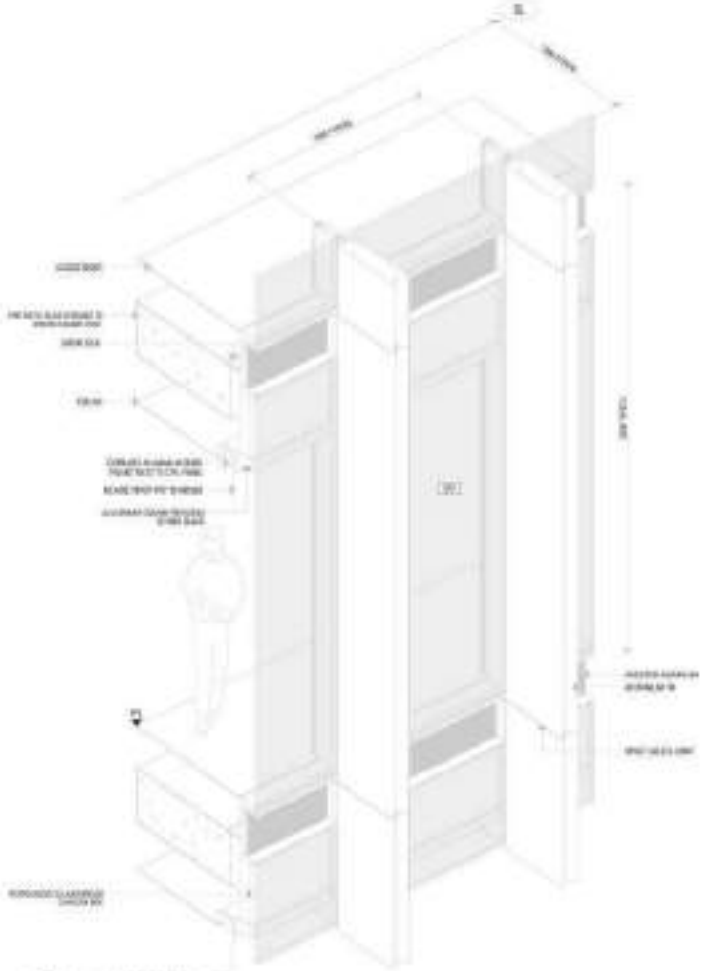
Glazing frame, painted steel, dark bronze colour



Austral Black granite pavers

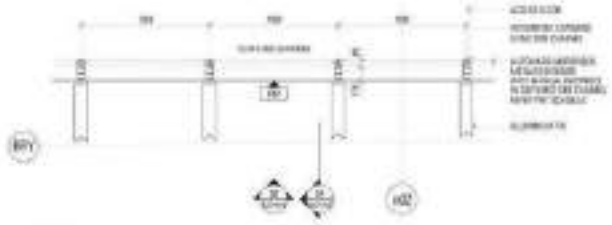
Façade – developed drawings

Refer appended drawing pack

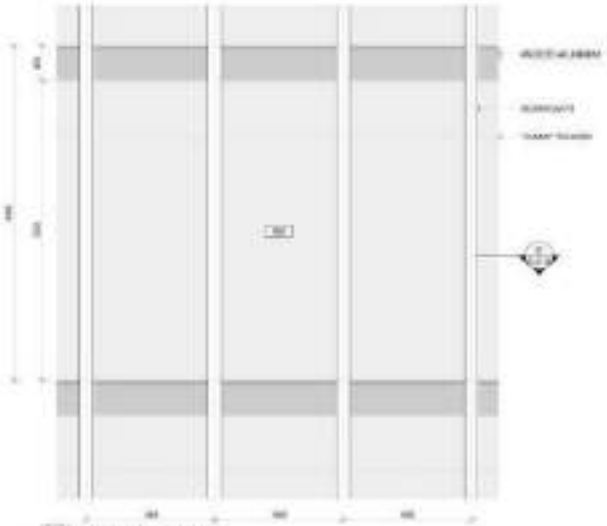


05 AXONOMETRIC N-FT-11

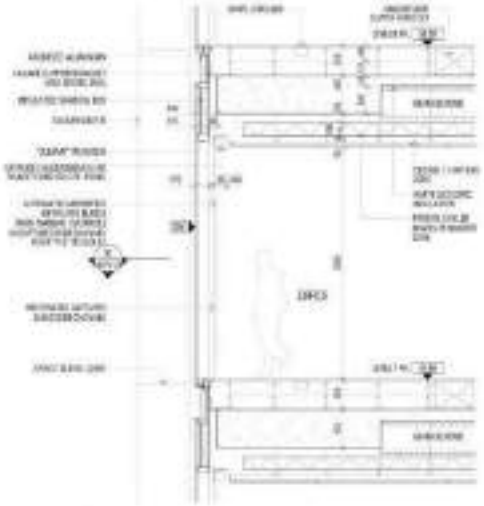
01 RCP N-FT-11



02 PLAN N-FT-11



03 ELEVATION N-FT-11



04 SECTION N-FT-11

N-FT-11 SIMILAR N-FT-01 - PLUS 300 x 80 ANODISED ALUMINIUM FINS

N-FT-16 SIMILAR N-FT-11 - WITH ANODISED ALUMINIUM LOUVRES

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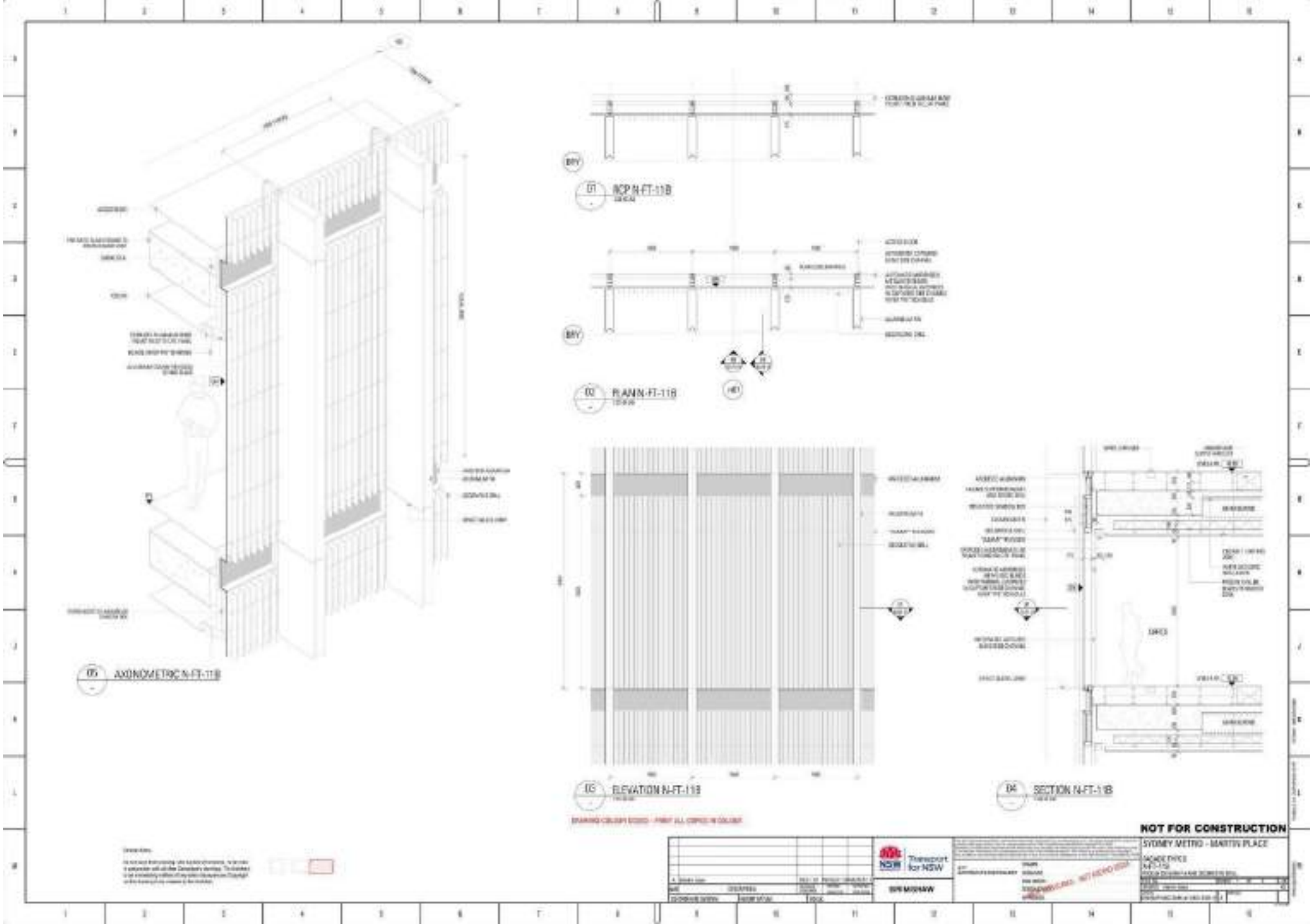
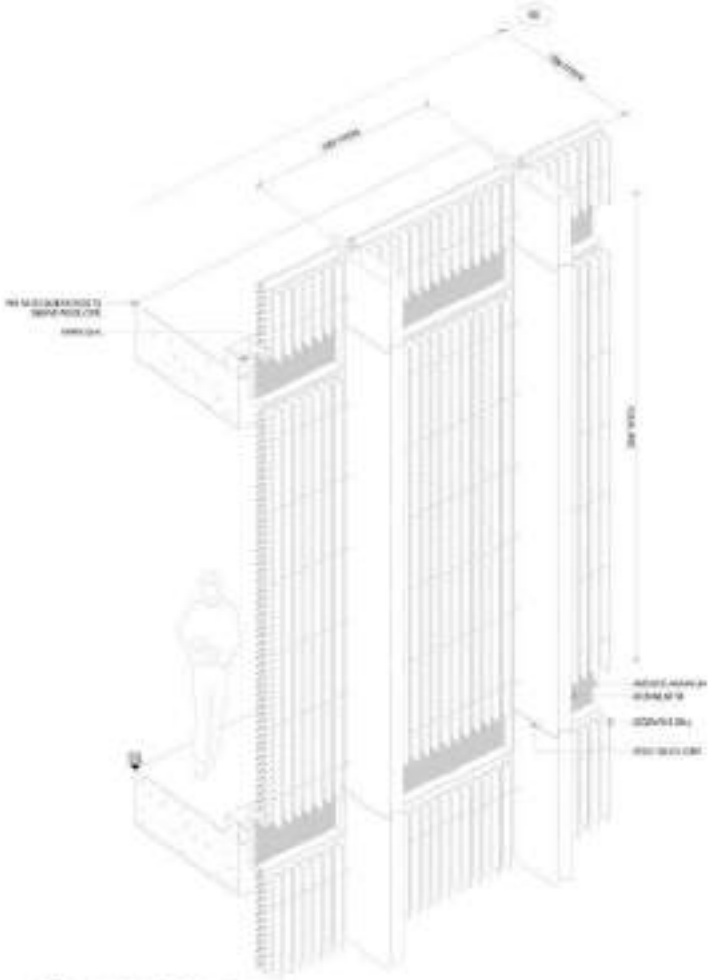


01 RCP N-FT-11B
02 PLAN N-FT-11B
03 ELEVATION N-FT-11B
04 SECTION N-FT-11B
05 AXONOMETRIC N-FT-11B
NOT FOR CONSTRUCTION
SYDNEY METRO - MARTIN PLACE
Transport for NSW
SPI MISHAW



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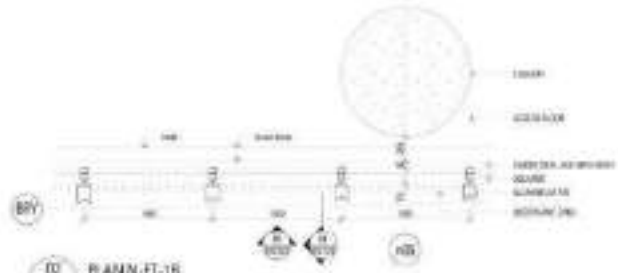
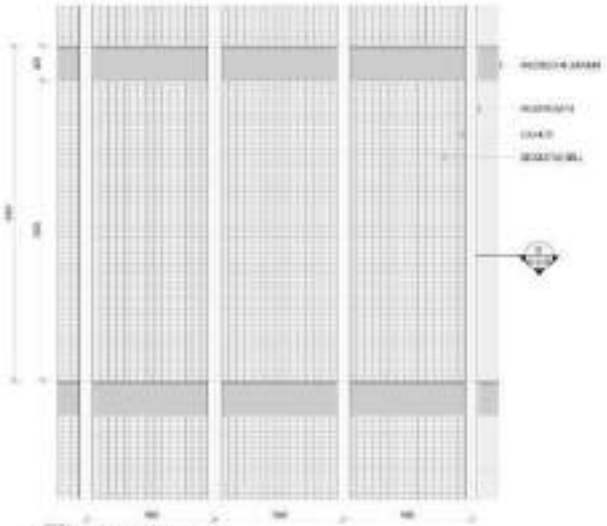


02 PLAN N-FT-16



03 ELEVATION N-FT-16

04 SECTION N-FT-16

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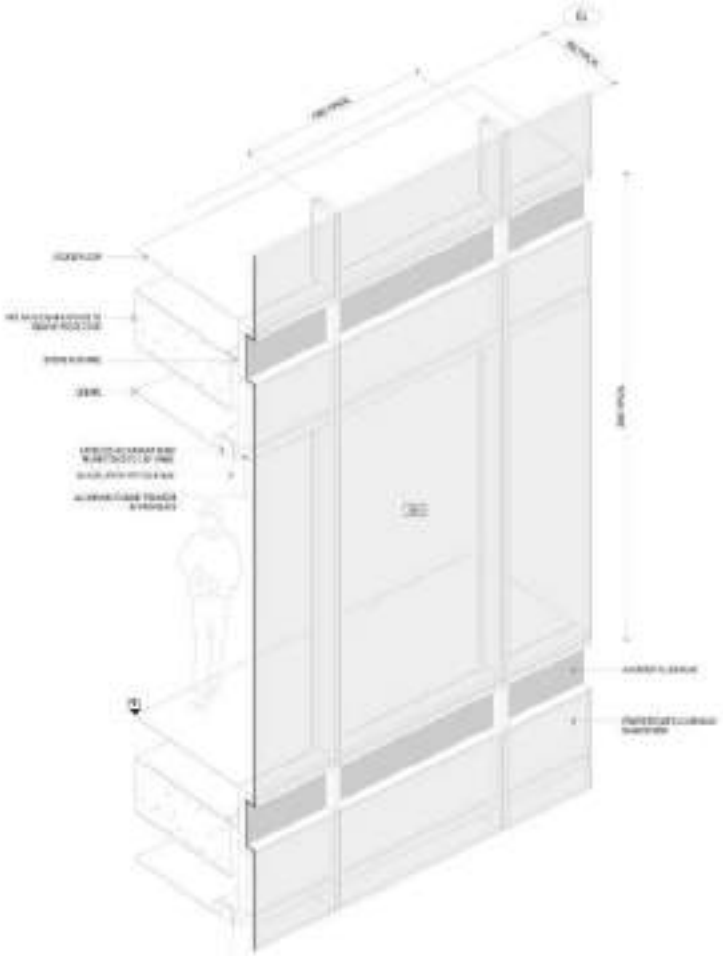
FACADE TYPES
N-FT-16



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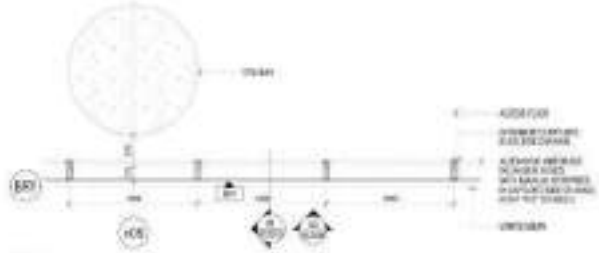
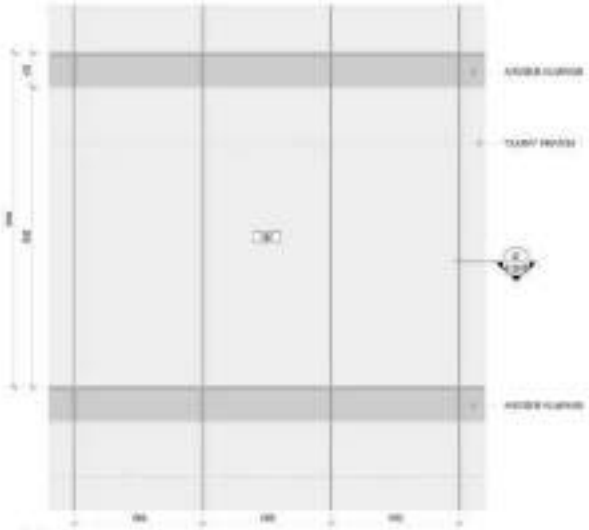
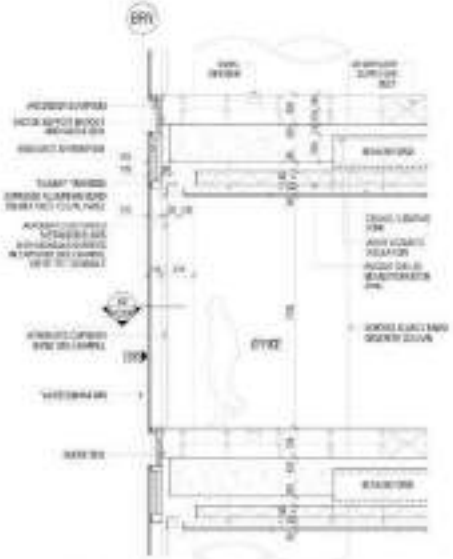
01 RCP N-FT-01



02 PLAN N-FT-01



03 ELEVATION N-FT-01



04 SECTION N-FT-01

N-FT-01	1500mm WIDE CURTAIN WALL PANELS
N-FT-02	SIMILAR N-FT-01 - INCLINED IN ONE VERTICAL AXIS
N-FT-03	SIMILAR N-FT-01 - INCLINED IN TWO VERTICAL AXIS
N-FT-06	SIMILAR N-FT-01 - WITH CLEAR GLASS SUPPORT FROM LIFT SHAFT STEEL
N-FT-08	SIMILAR N-FT-01 - WITH INNER LITE IN COLOURBACK GLASS

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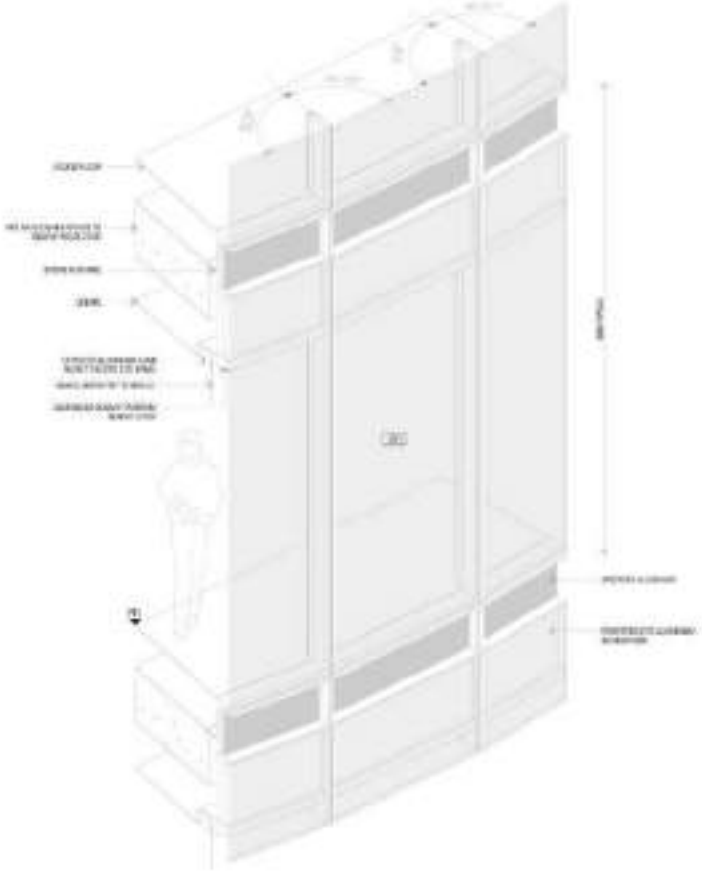

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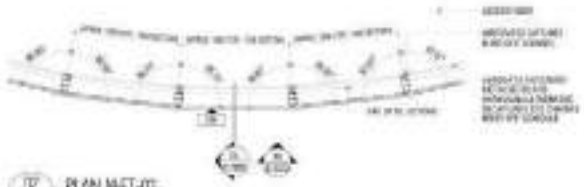
01 RCP N-FT-02



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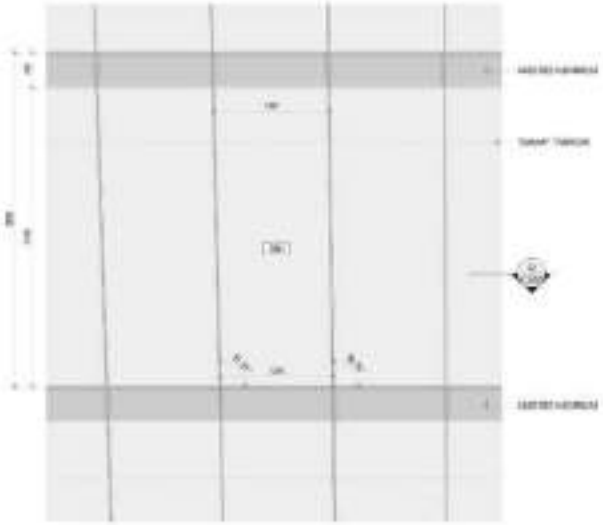
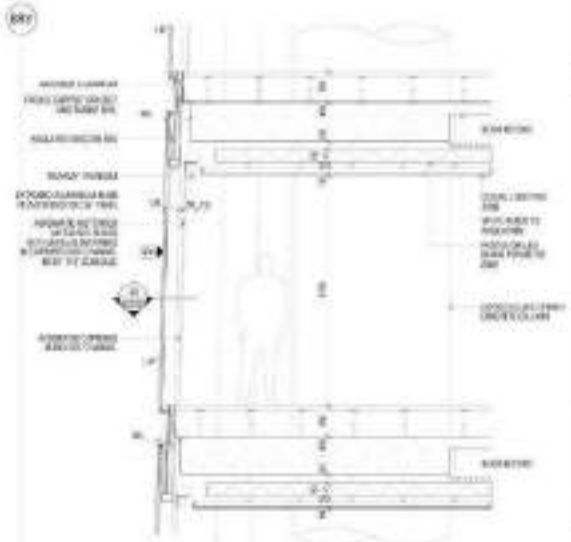


03 ELEVATION N-FT-02



04 SECTION N-FT-02

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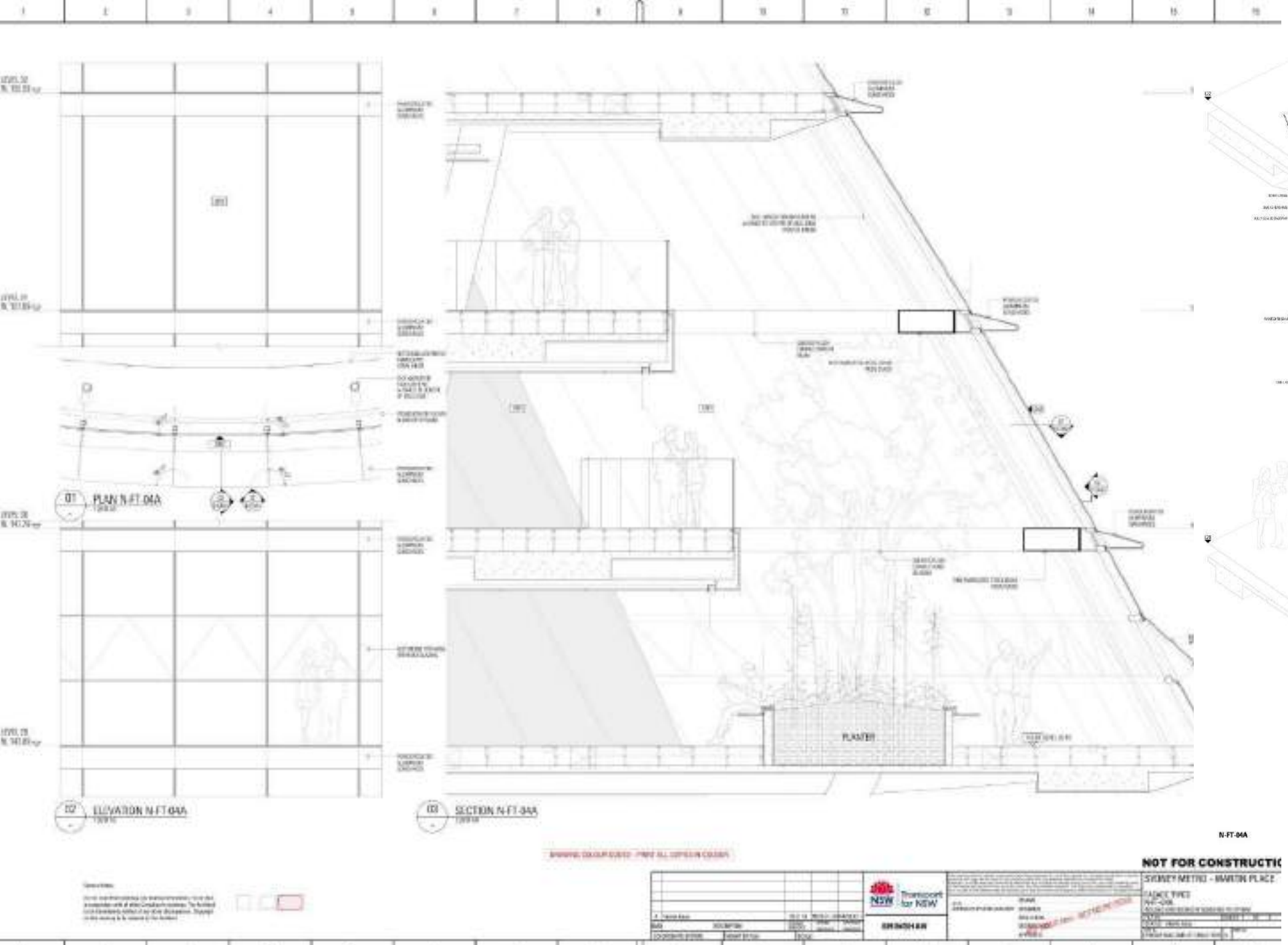
01 PLAN N-FT-04A
02 ELEVATION N-FT-04A
03 SECTION N-FT-04A
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N-FT-04A
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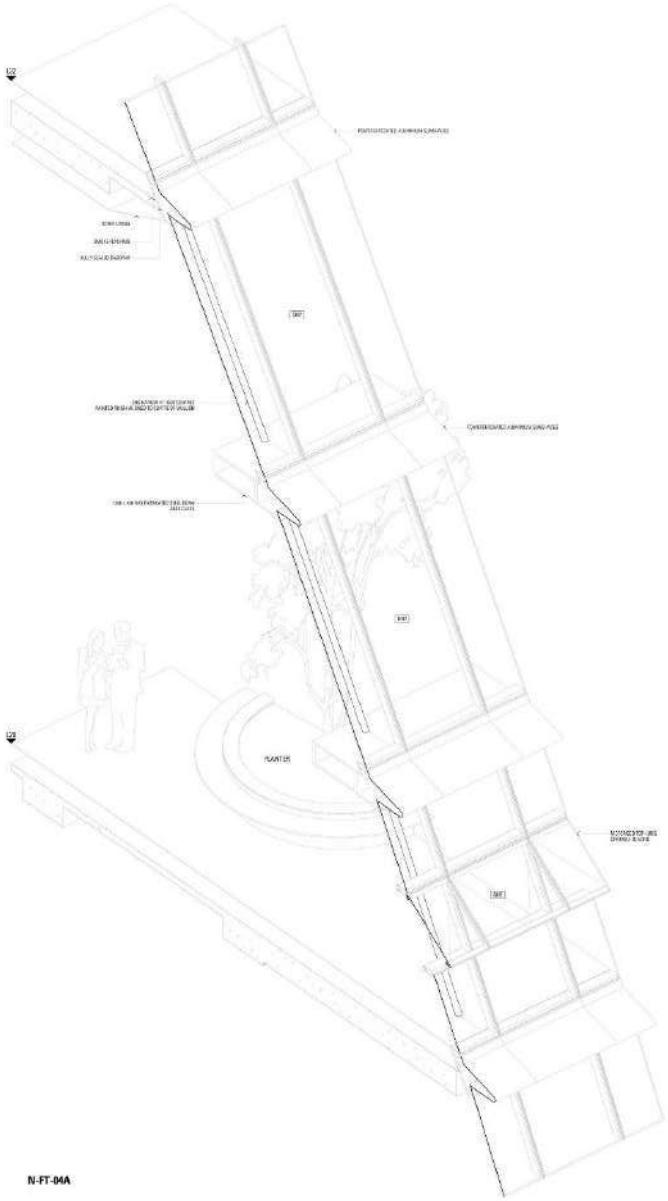
SYDNEY METRO - MARTIN PLACE
Transport for NSW
SHINSHAN


PLANTER

Martin Place OSD DRP – Session 07 18.12.18:

1. 50 Martin Place junction

DRP comment *the junction and scale between the existing and proposed buildings, particularly in relation to the heritage fabric, will be critical to achieving design excellence on this site and we are yet to see evidence that this is successfully resolved*
Open Item *details of the material palette and expression*

2. Materials

DRP comment *concerned that the palette and its application lack the richness seen in surrounding buildings and heritage context.*
Open Item *given the suggested materials palette the design team should focus on a finer level of detail, including scale, texture and interest, to ensure the craftsmanship of the surrounding buildings is reflected in the proposal*

3. Architectural Expression

DRP comment *concerned about the complexity of the façade design*
Open Item *complexity of the curved form as faceted panels*

4. Through site link

DRP comment *a more decisive approach is required to provide a fully open and publicly accessible space. It is crucially important that if this is to be a public room, that details and materials reflect this approach, and that any commercial signage or branding doesn't detract from the public nature and feel of this space*
Open Items

- *Exploration of extension of masonry elements from outside to in to reflect public character of the through-site link*
- *Legibility, accessibility and public character of the through site link is not yet adequately resolved*
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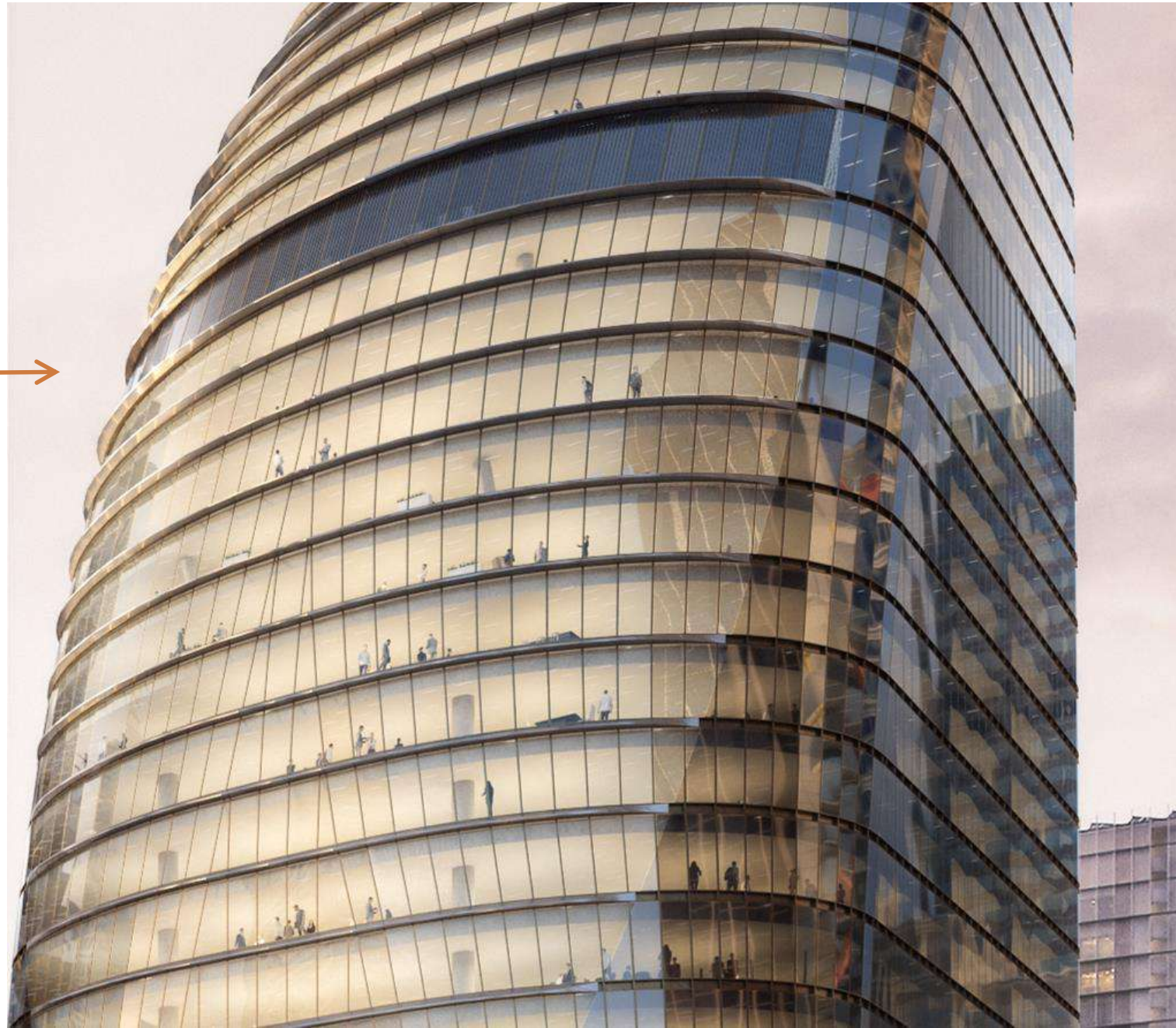
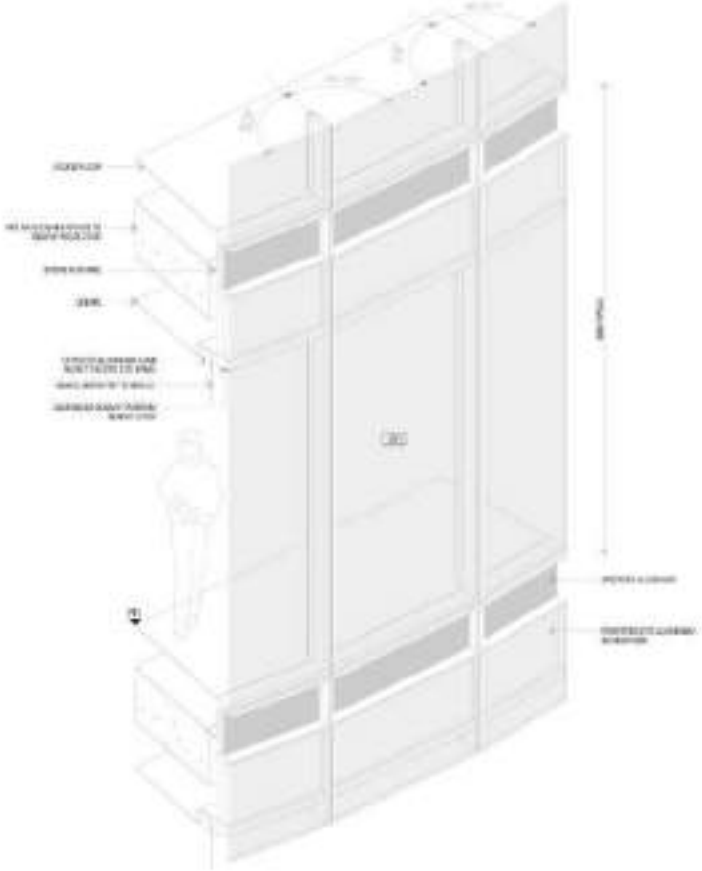
5. Artworks

DRP comment *we support the locations of the artworks, careful consideration should be given to the base materials in which they sit (or are mounted), particularly the Tom Bass fountain which we believe is unsuited to an anodised aluminium surround, and similarly the Douglas Annand bronze sculpture. We are also concerned about the proposed mounting height of both these artworks, noting that the sculpture was originally mounted at a height of approximately 3 metres above an entrance doorway.*
We note the need for gates to secure the through-site link after hours, however these must not conflict with the reinstated artworks
Open Items

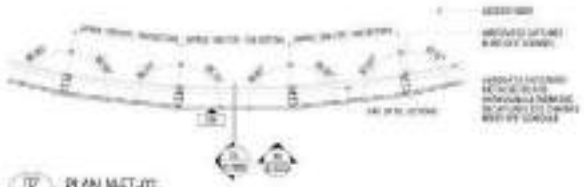
- *Exploration of materials that are compatible with the calibre of the reinstated artworks*
- *Exploration of the height of the Tom Bass fountain and Douglas Annand bronze sculpture to reflect historic placement and enhance viewer experience*
- *Confirmation that the security gate off Elizabeth Street is located at the innermost end of the entrance*



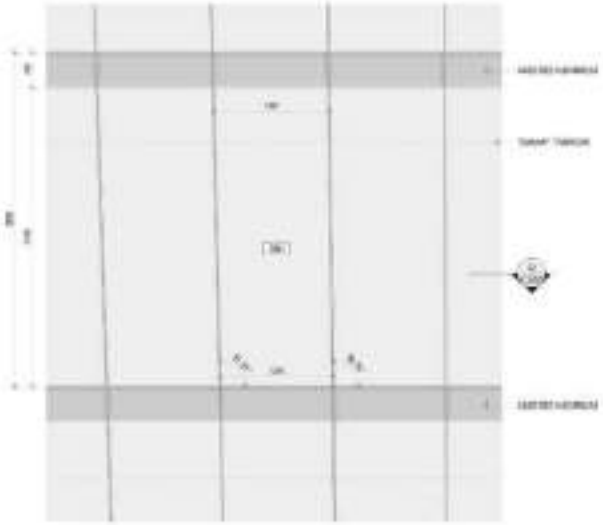


05 AXONOMETRIC N-FT-02

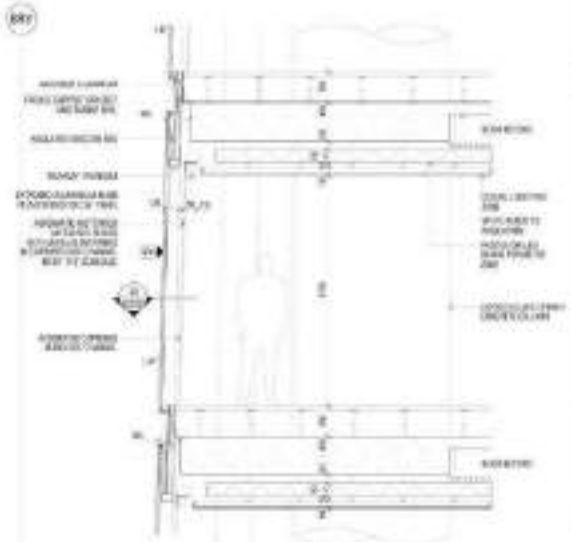
01 RCP N-FT-02



02 PLAN N-FT-02



03 ELEVATION N-FT-02



04 SECTION N-FT-02

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SYDNEY METRO - MARTIN PLACE

SPI MISHAW

Martin Place OSD DRP – Session 07 18.12.18:

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Open Items

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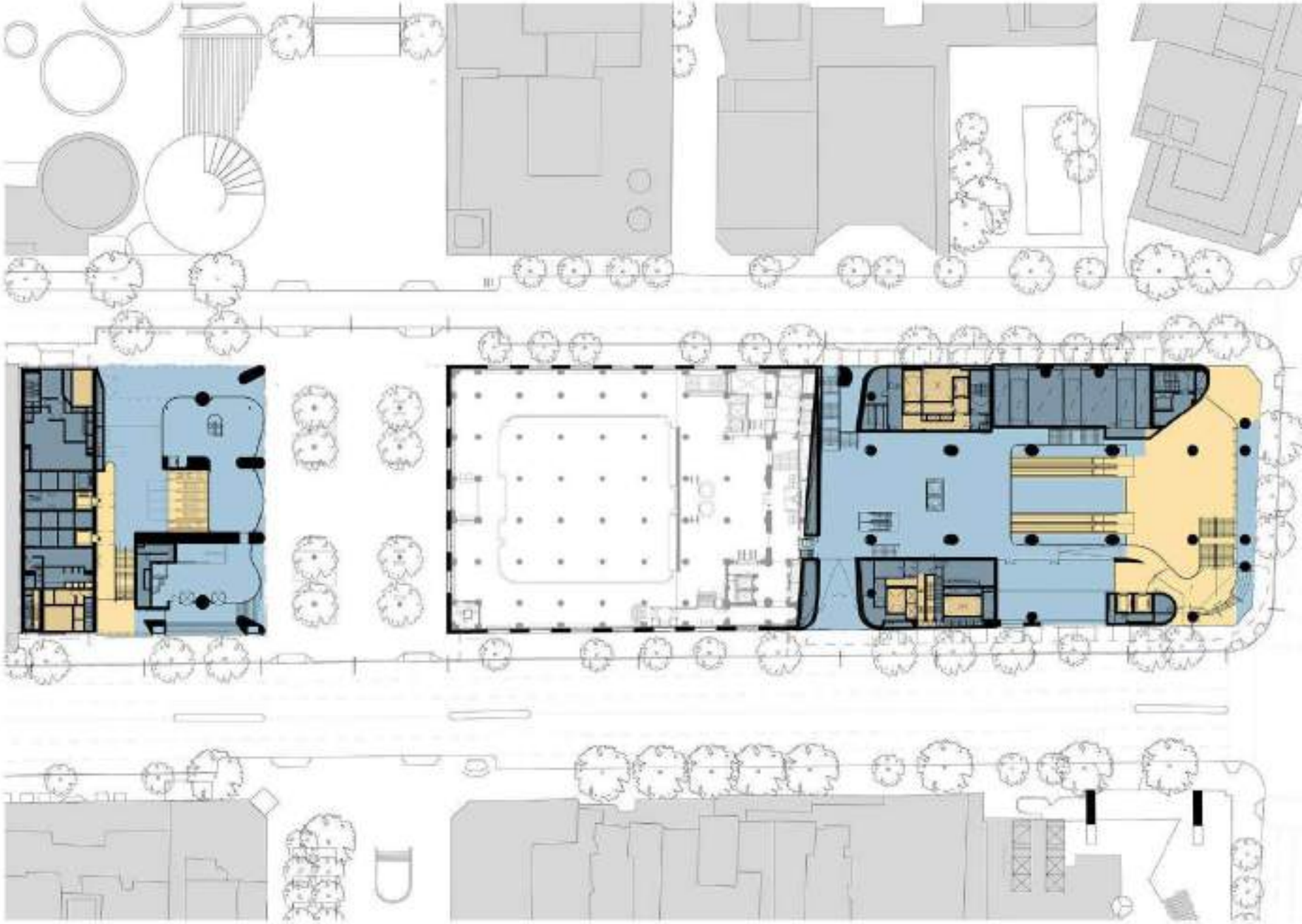
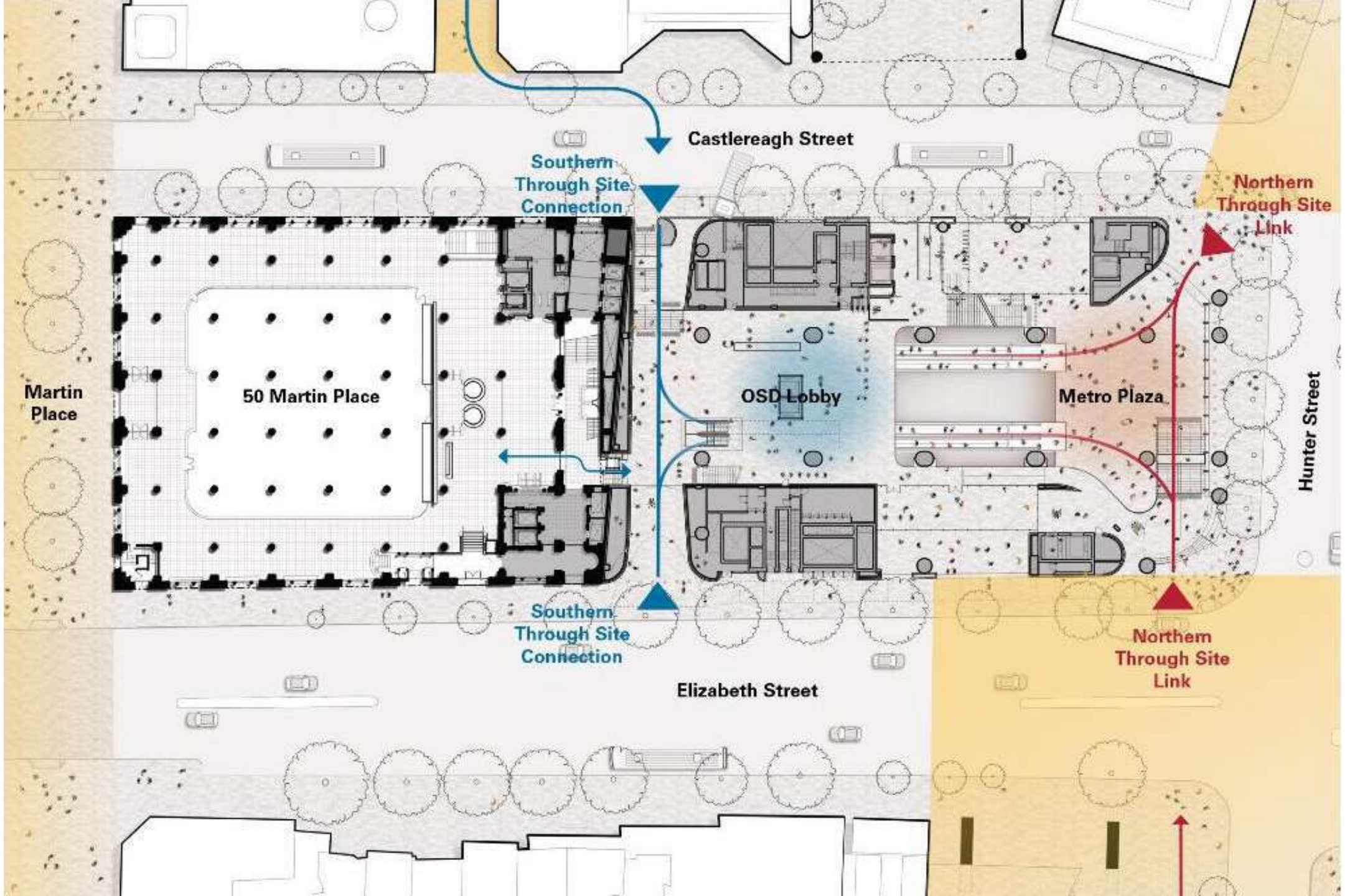
- *Exploration of the height of the Tom Bass fountain and Douglas Annand bronze sculpture to reflect historic placement and enhance viewer experience*
- *Confirmation that the security gate off Elizabeth Street is located at the innermost end of the entrance*

Subdivision plan
Ground level
(Elizabeth Street)



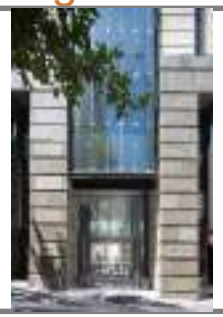
Freehold lot

Metro Station lot


Castlereagh Street
Southern Through Site Connection
Northern Through Site Link
Martin Place
50 Martin Place
OSD Lobby
Metro Plaza
Hunter Street
Southern Through Site Connection
Northern Through Site Link
Elizabeth Street

Comparative Through Site Links

5 Martin Place



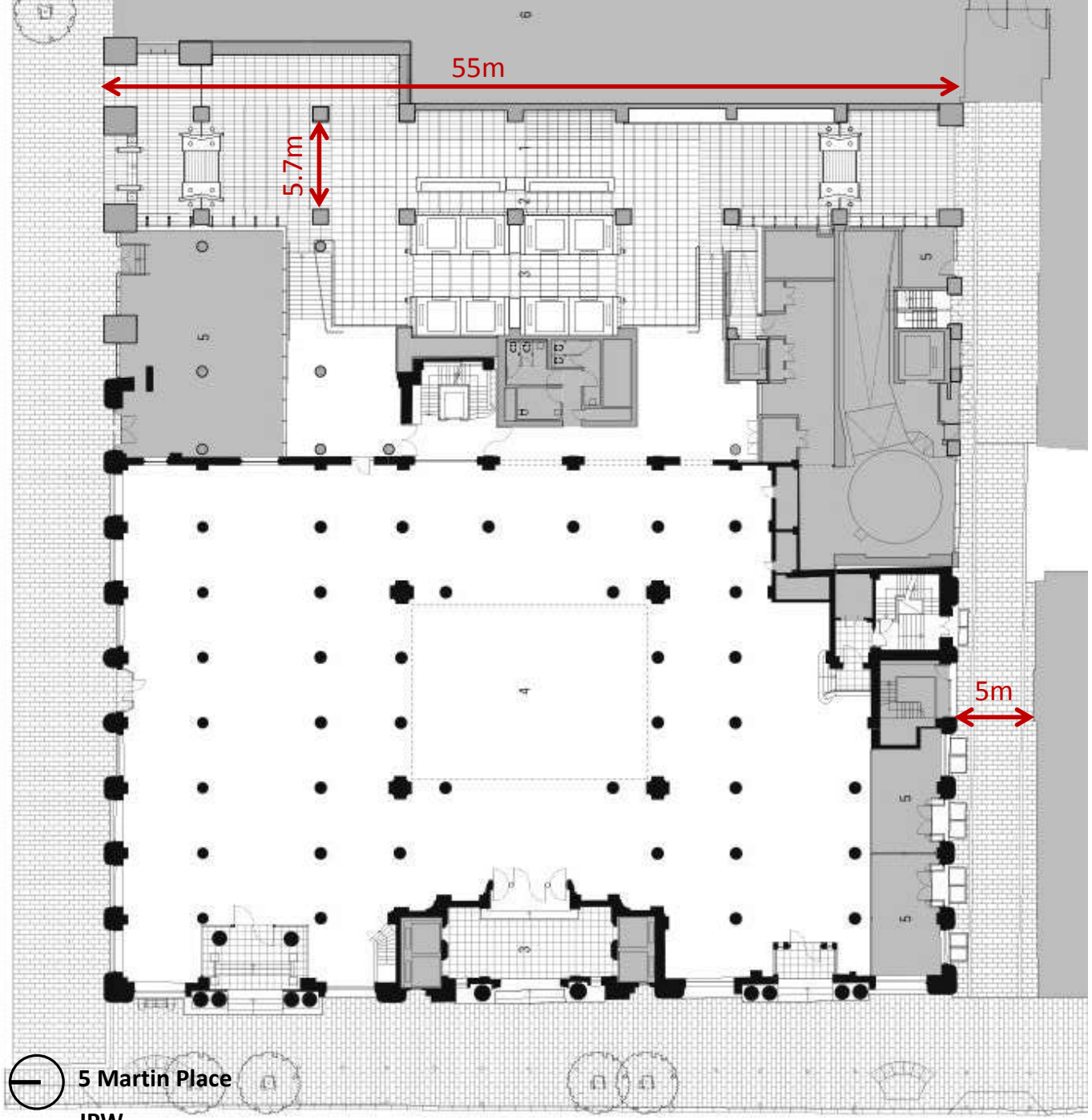
Barack Place

161 Clarence St.

North Tower

5 Martin Place indicative Plan and Sections with key dimensions for comparison

JPW

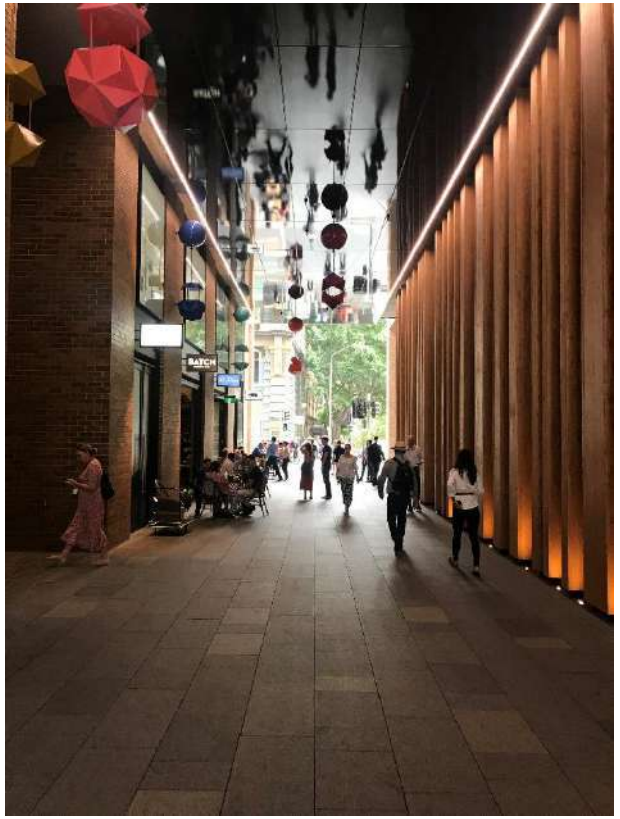


5 Martin Place

JPW

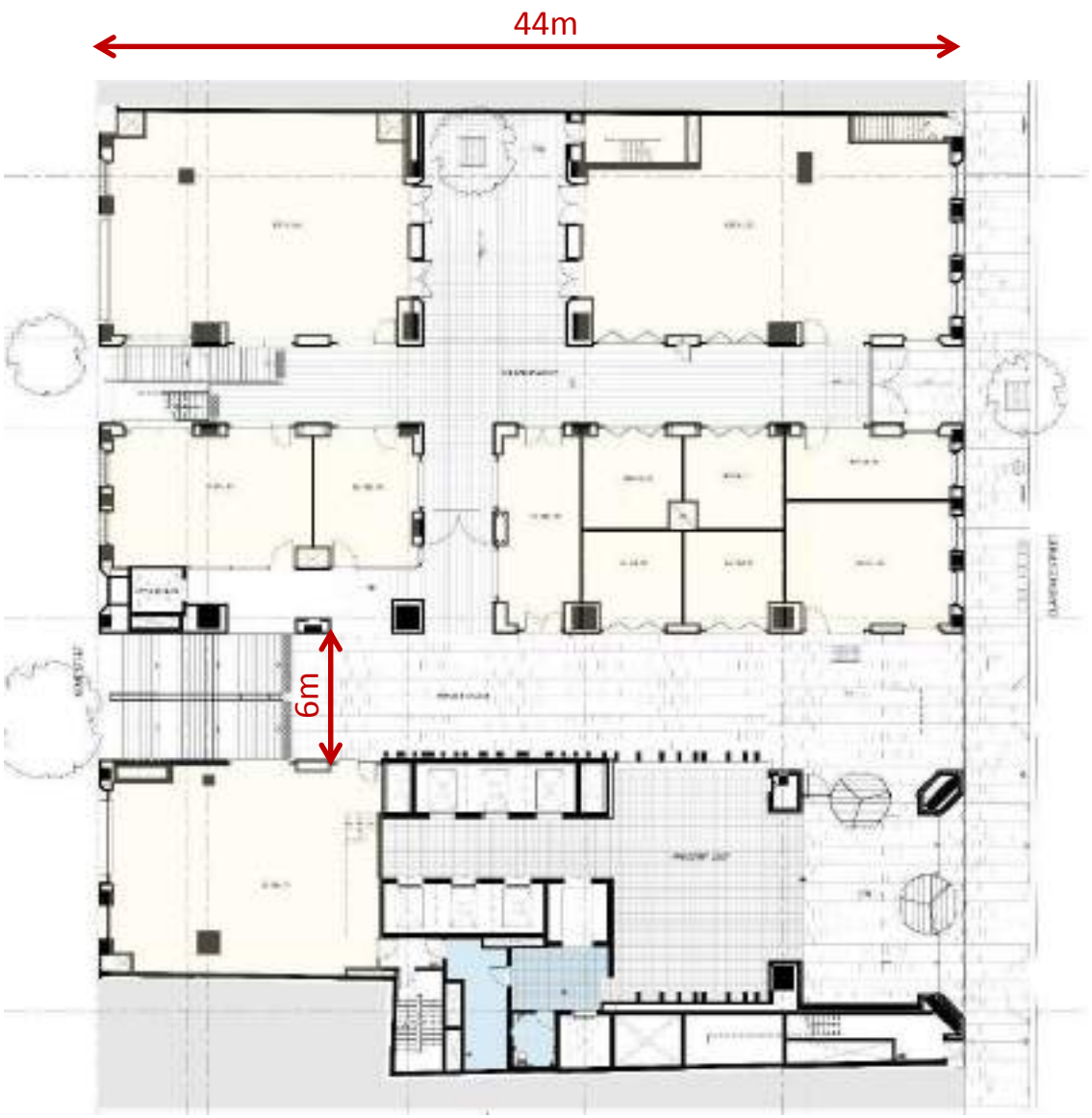
Disclaimer

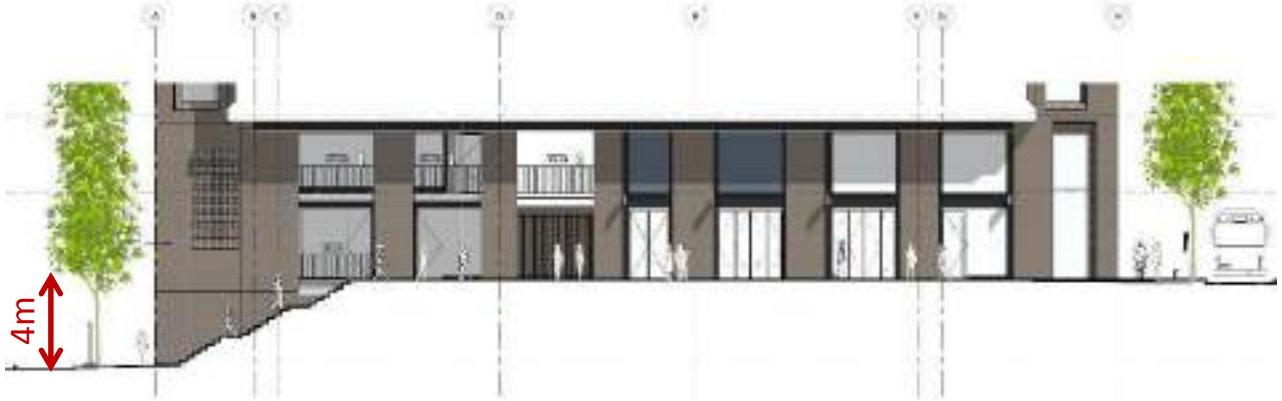
[illegible]



Barrack Place indicative Plan and Sections with key dimensions for comparison

Architectus



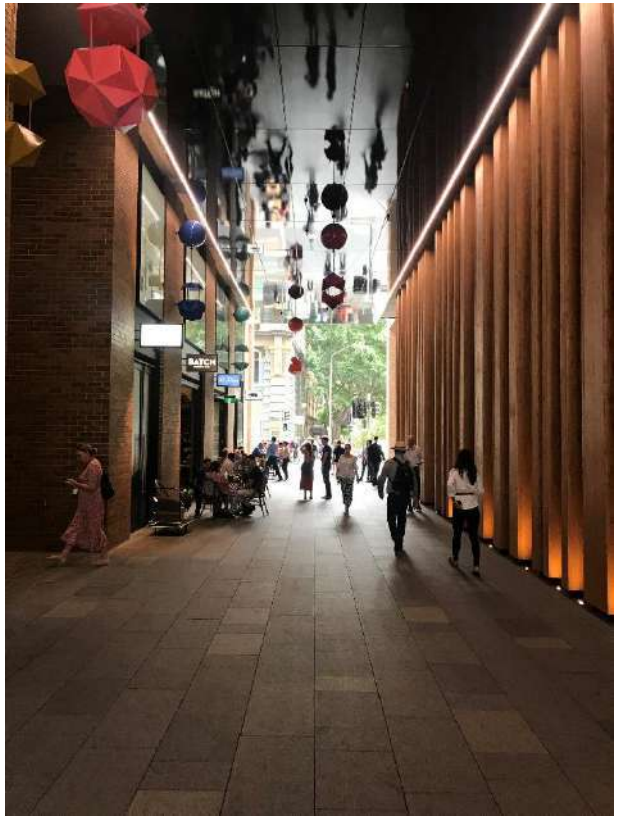


Barrack Place indicative Plan and Sections with key dimensions for comparison

Architectus

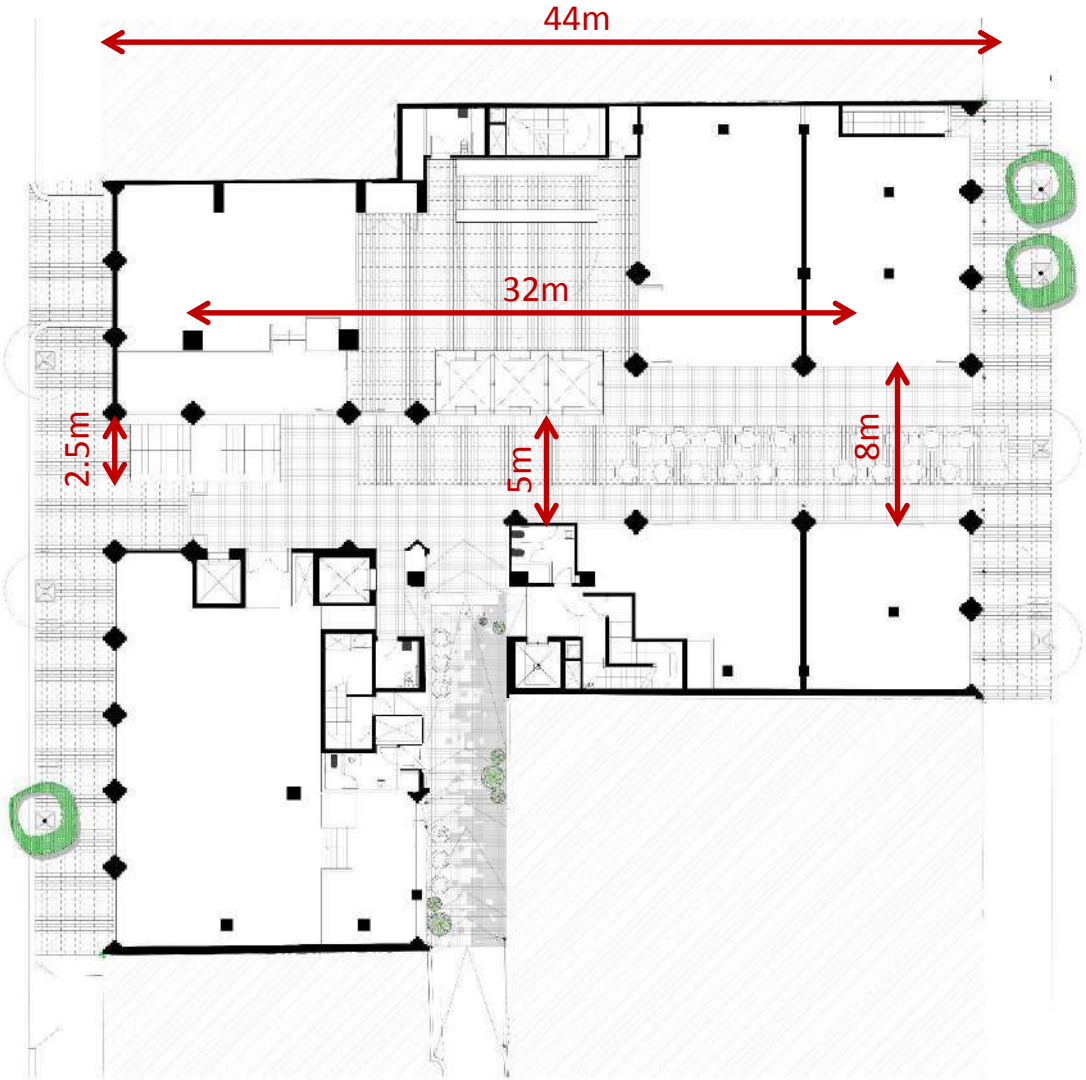
Disclaimer

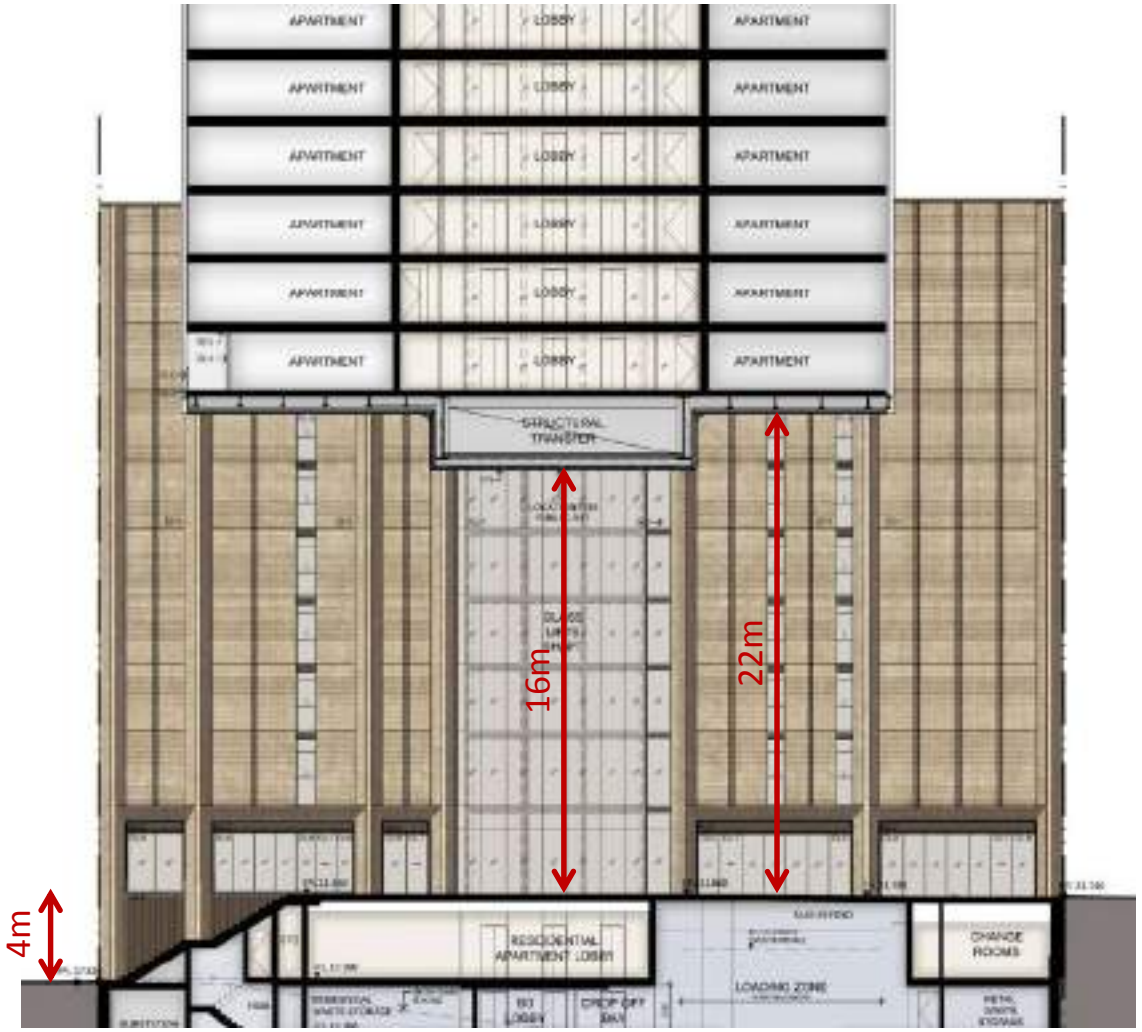
[illegible]



161 Clarence Street Skittle Lane indicative Plan and Sections with key dimensions for comparison

Koichi Takada Architects



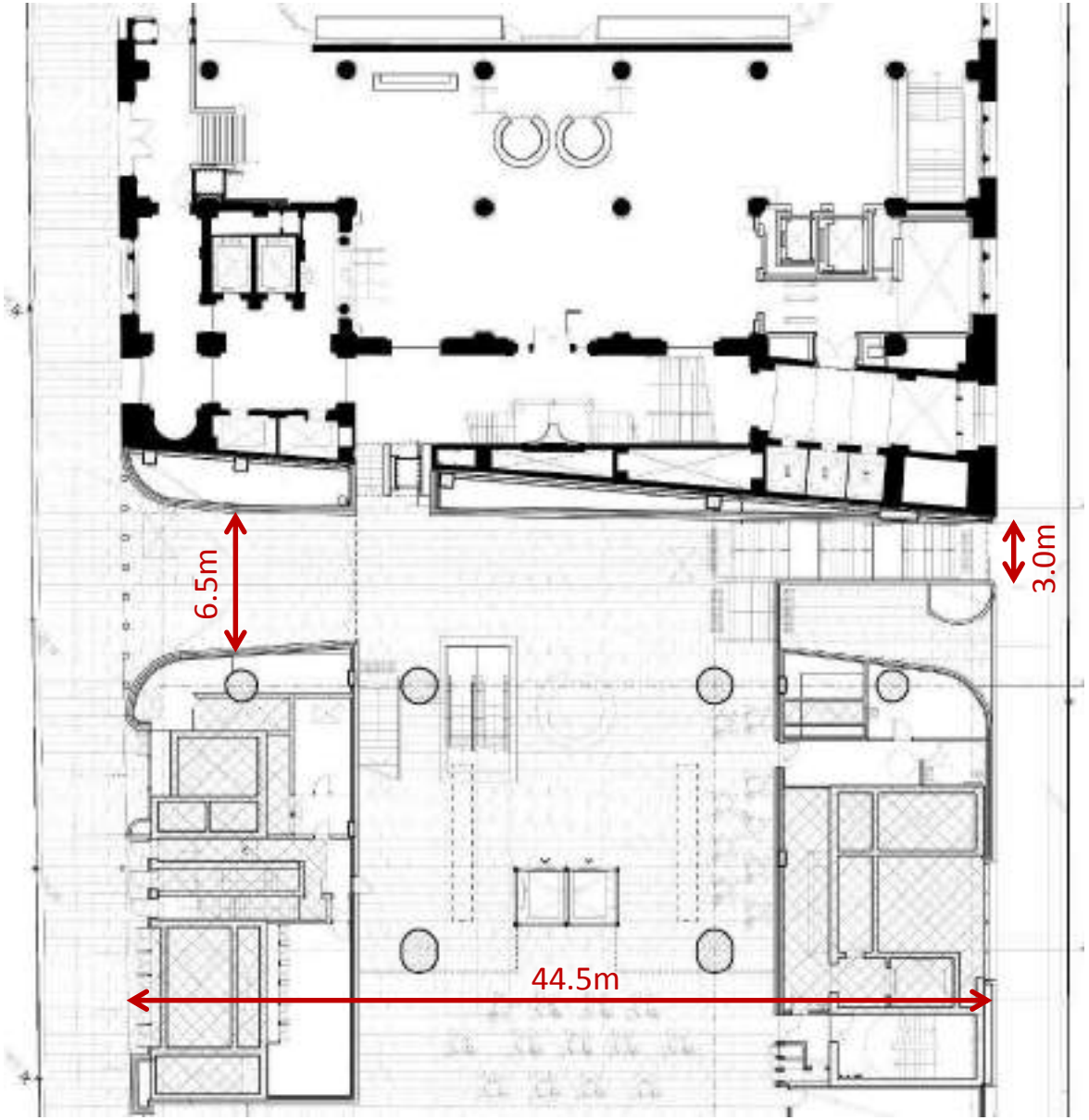


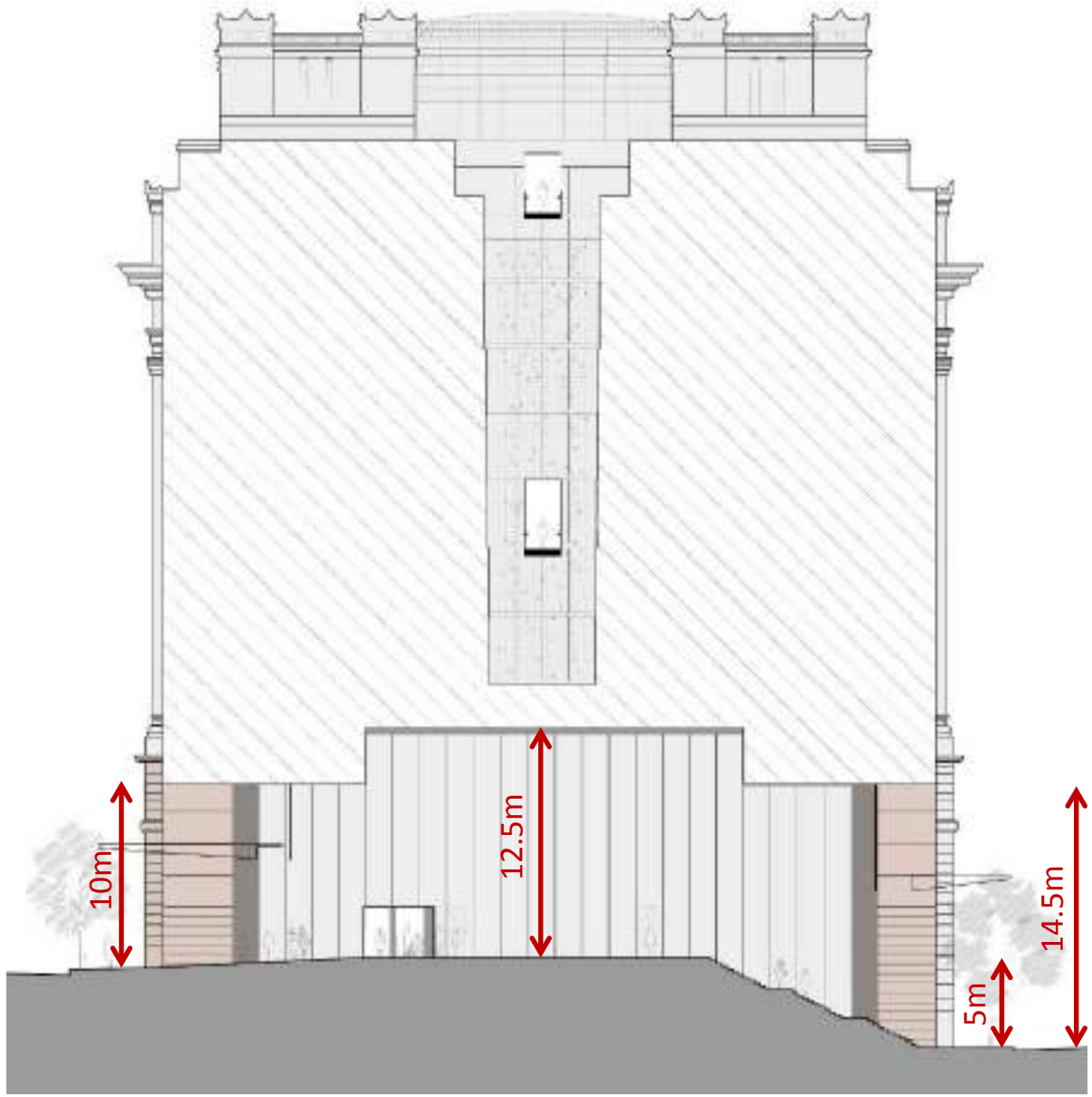
161 Clarence Street Skittle Lane indicative Plan and Sections with key dimensions for comparison

Koichi Takada Architects

Disclaimer

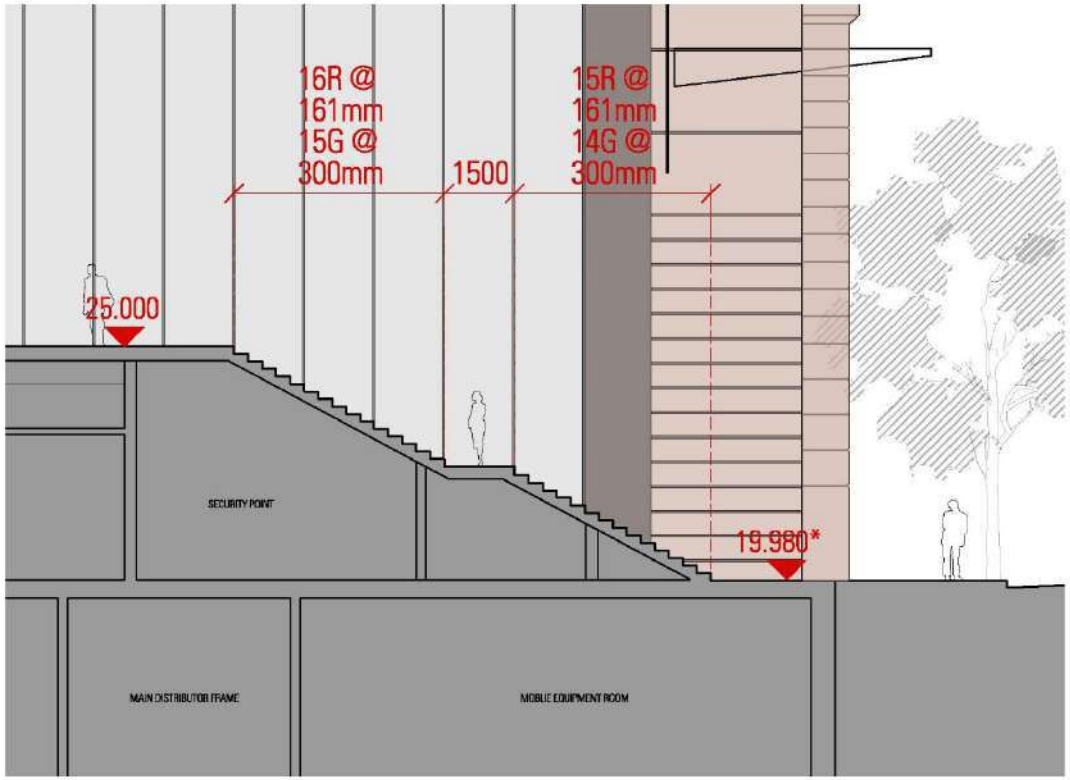
All dimensions and dimensions are indicative only and are provided for comparative purposes.

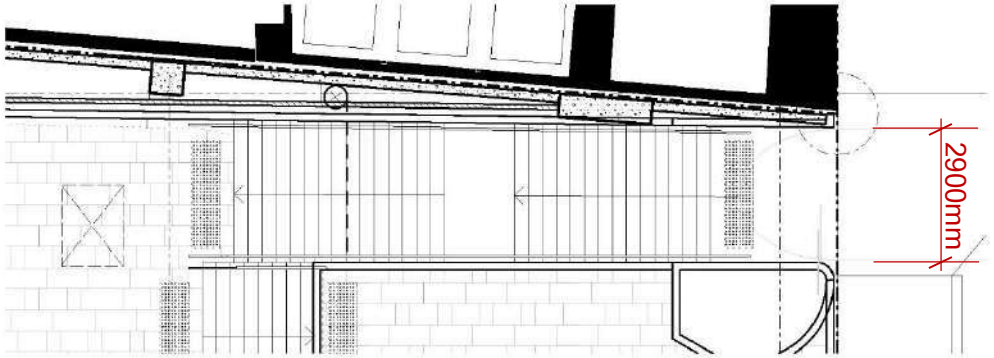




North Tower OSD Through Site Connection Plan and Section with key dimensions

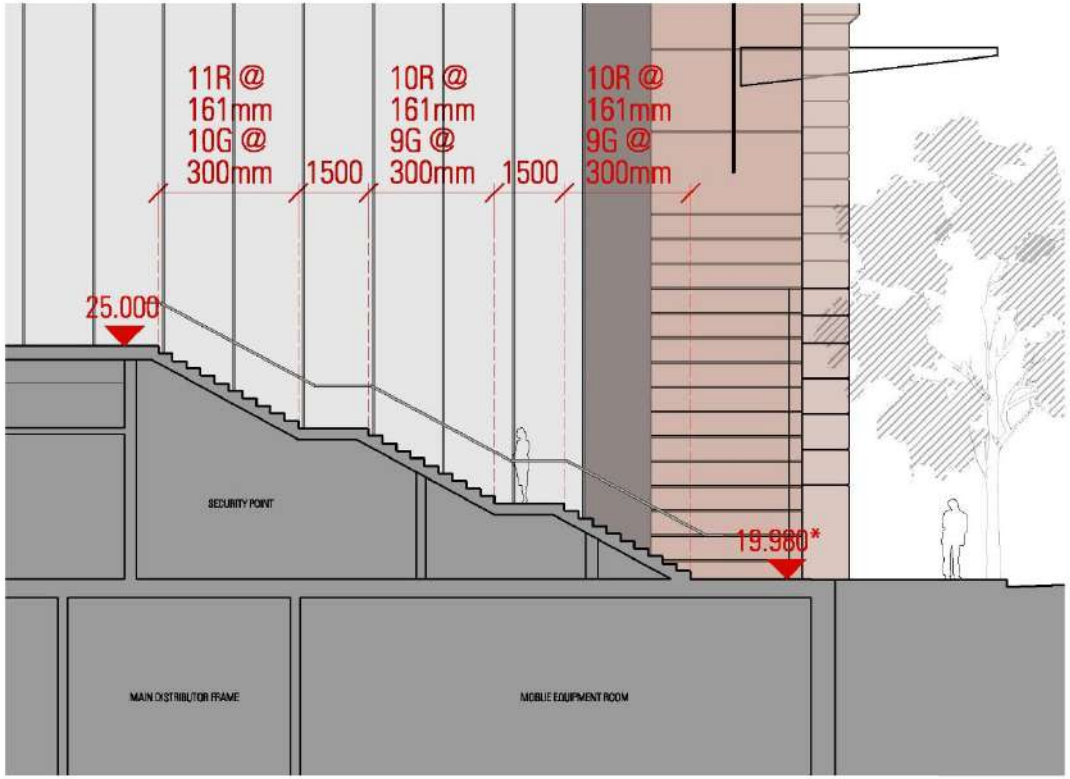
Castlereagh Street Stair

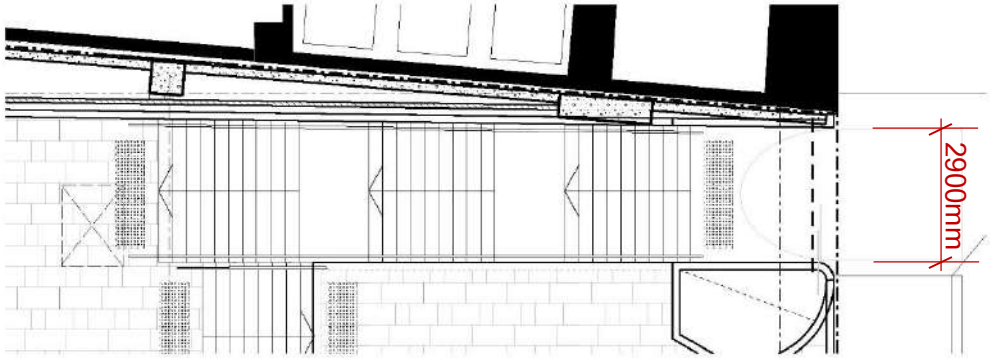




Work in progress – subject to authority review

Castlereagh Street Stair





Work in progress – subject to authority review

Martin Place OSD DRP – Session 07 18.12.18:

1. 50 Martin Place junction

DRP comment *the junction and scale between the existing and proposed buildings, particularly in relation to the heritage fabric, will be critical to achieving design excellence on this site and we are yet to see evidence that this is successfully resolved*
Open Item *details of the material palette and expression*

2. Materials

DRP comment *concerned that the palette and its application lack the richness seen in surrounding buildings and heritage context.*
Open Item *given the suggested materials palette the design team should focus on a finer level of detail, including scale, texture and interest, to ensure the craftsmanship of the surrounding buildings is reflected in the proposal*

3. Architectural Expression

DRP comment *concerned about the complexity of the façade design*
Open Item *complexity of the curved form as faceted panels*

4. Through site link

DRP comment *a more decisive approach is required to provide a fully open and publicly accessible space. It is crucially important that if this is to be a public room, that details and materials reflect this approach, and that any commercial signage or branding doesn't detract from the public nature and feel of this space*
Open Items

- *Exploration of extension of masonry elements from outside to in to reflect public character of the through-site link*
- *Legibility, accessibility and public character of the through site link is not yet adequately resolved*
- *Further information relating to the intended character and operation of the space which should emphasise public connections*
- *Access to the through site link still seems overly constricted from Castlereagh Street – we strongly recommend further consideration be given to reducing the steepness of the stairway from Castlereagh Street*
- *Clear wayfinding logic to support the legibility of vertical and horizontal circulation between the through site link and the Hunter Street entrance and the levels above and below.*

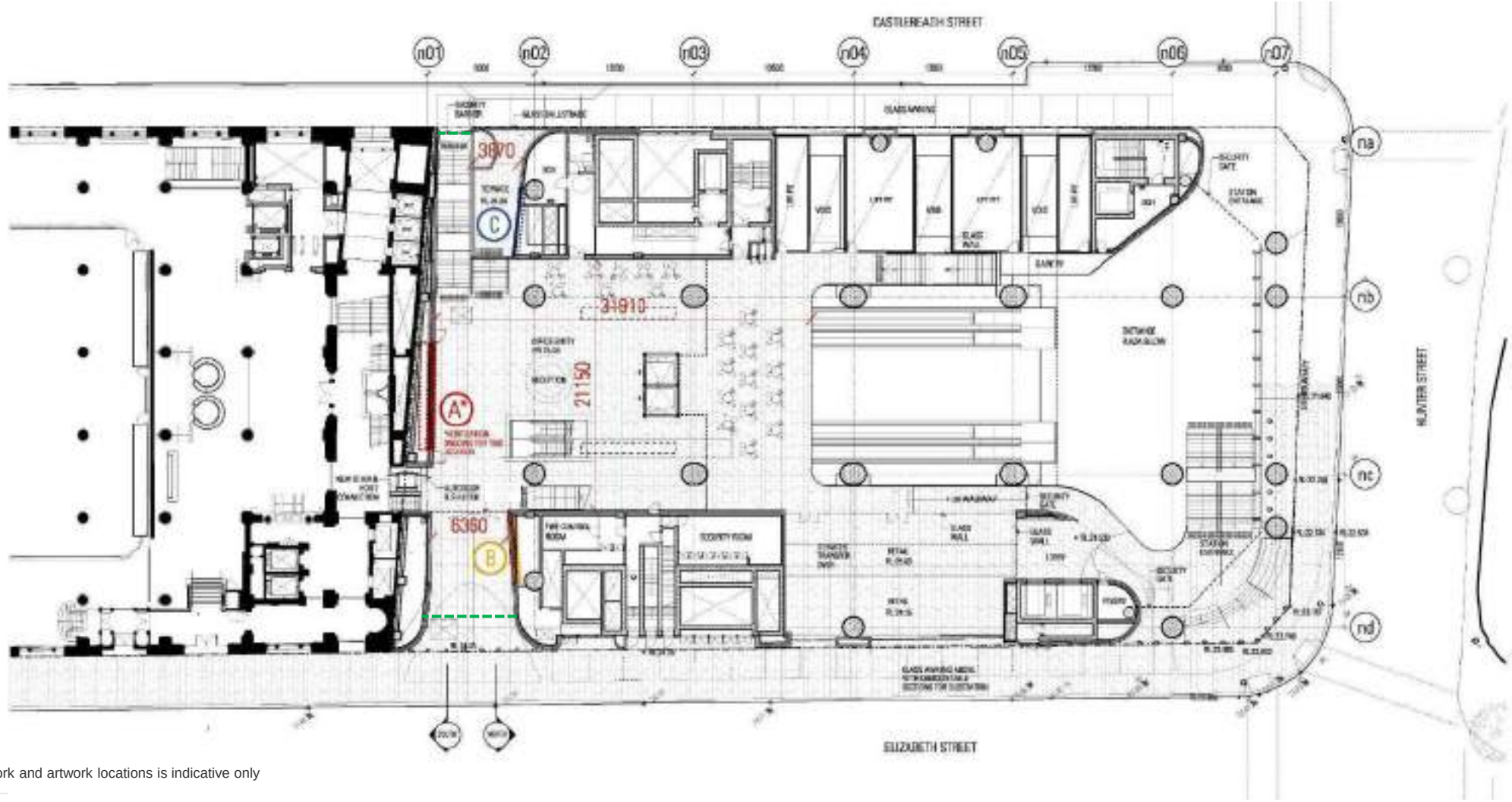
5. Artworks

DRP comment *we support the locations of the artworks, careful consideration should be given to the base materials in which they sit (or are mounted), particularly the Tom Bass fountain which we believe is unsuited to an anodised aluminium surround, and similarly the Douglas Annand bronze sculpture. We are also concerned about the proposed mounting height of both these artworks, noting that the sculpture was originally mounted at a height of approximately 3 metres above an entrance doorway.*
We note the need for gates to secure the through-site link after hours, however these must not conflict with the reinstated artworks
Open Items

- *Exploration of materials that are compatible with the calibre of the reinstated artworks*
- *Exploration of the height of the Tom Bass fountain and Douglas Annand bronze sculpture to reflect historic placement and enhance viewer experience*
- *Confirmation that the security gate off Elizabeth Street is located at the innermost end of the entrance*

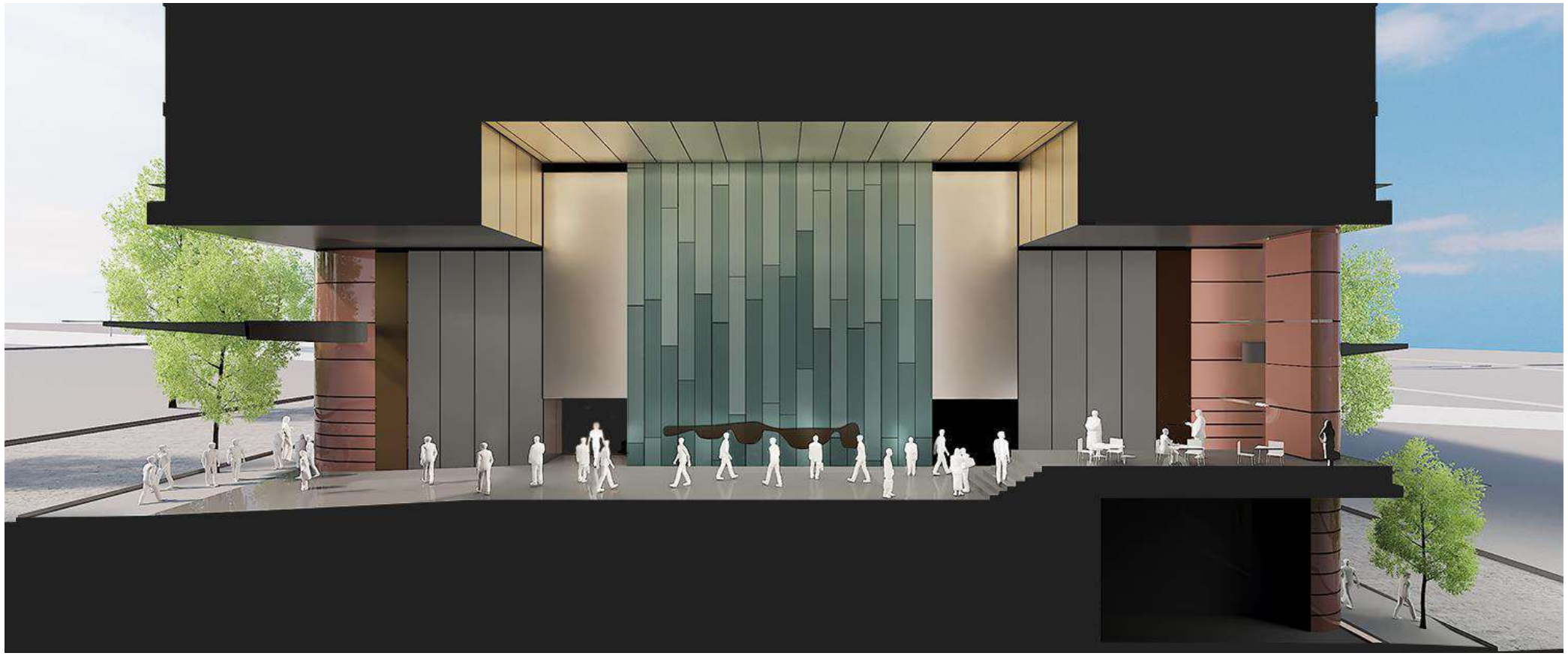
Heritage Artworks

Macquarie and Lendlease are continuing to refine the location and engineering considerations of reinstating the three heritage artworks.



Representation of artwork and artwork locations is indicative only

Tom Bass *P&O Wall Fountain* – section looking south



Representation of artwork and artwork locations is indicative only

Tom Bass *P&O Wall Fountain* – section looking south

Representation of artwork and artwork locations is indicative only

Douglas Annand art works – section looking north

Representation of artwork and artwork locations is indicative only

Douglas Annand art works – section looking north

Representation of artwork and artwork locations is indicative only

Questions – North Tower

03

South Tower

Tzannes

South Tower
Martin Place Metro
DRP - 8

1 Southern Corners

"While proposals to articulate and texture the tall southern facade go some way towards ameliorating the negative impacts of this wall, we remain concerned about its impact on urban design outcomes for the block. We note the tower floor plans above the podium level show more flexibility in the location of the structure than was previously understood which might allow articulation and detailing of the south east and south west corners of the tower to be reconsidered. Articulation of these corners would eliminate a continuous street wall, which would likely occur if future development to the south had no setbacks above the podium."

2 Roof

"Clarification of the resolution of the top of the building (which currently shows an 'open' plant enclosure)."

3 Material Palette

"Further details in relation to the materials pallette, including terracotta tiles proposed for the podium and southern facade of the tower, and the importance of retaining convex and concave glass to the podium rather than faceted glazed panels."

southern corners

southern corners

Background

DRP 07 Proposal (18 December 2018)

DRP and Future Built Form

Updated Proposal - S/E and S/W Focus (25 February 2019)

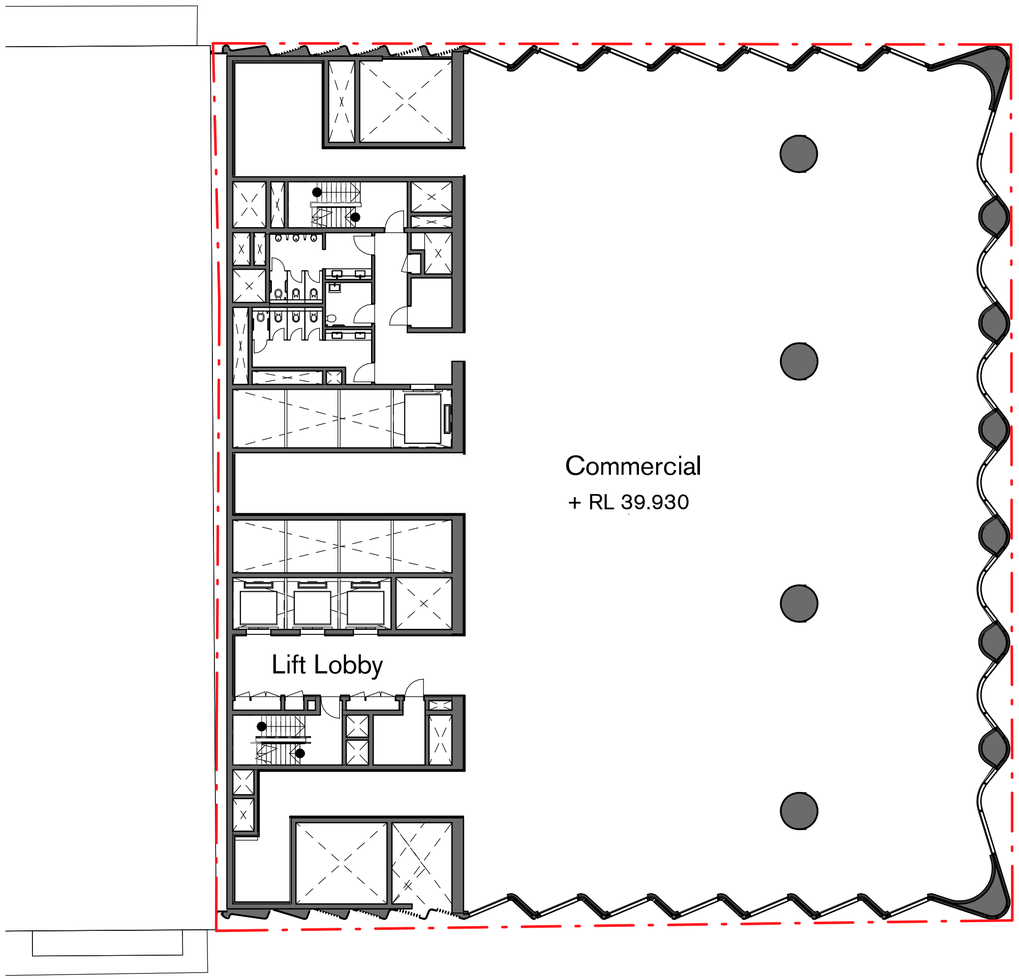
_Martin Place architecture reinforces urban role of Martin Place in the City of Sydney; and
_Enhances the distinctive attributes of the Castlereagh and Elizabeth Street block.
_Ensure legibility of the distinct Martin Place, and Martin Place Metro Precincts

southern corners

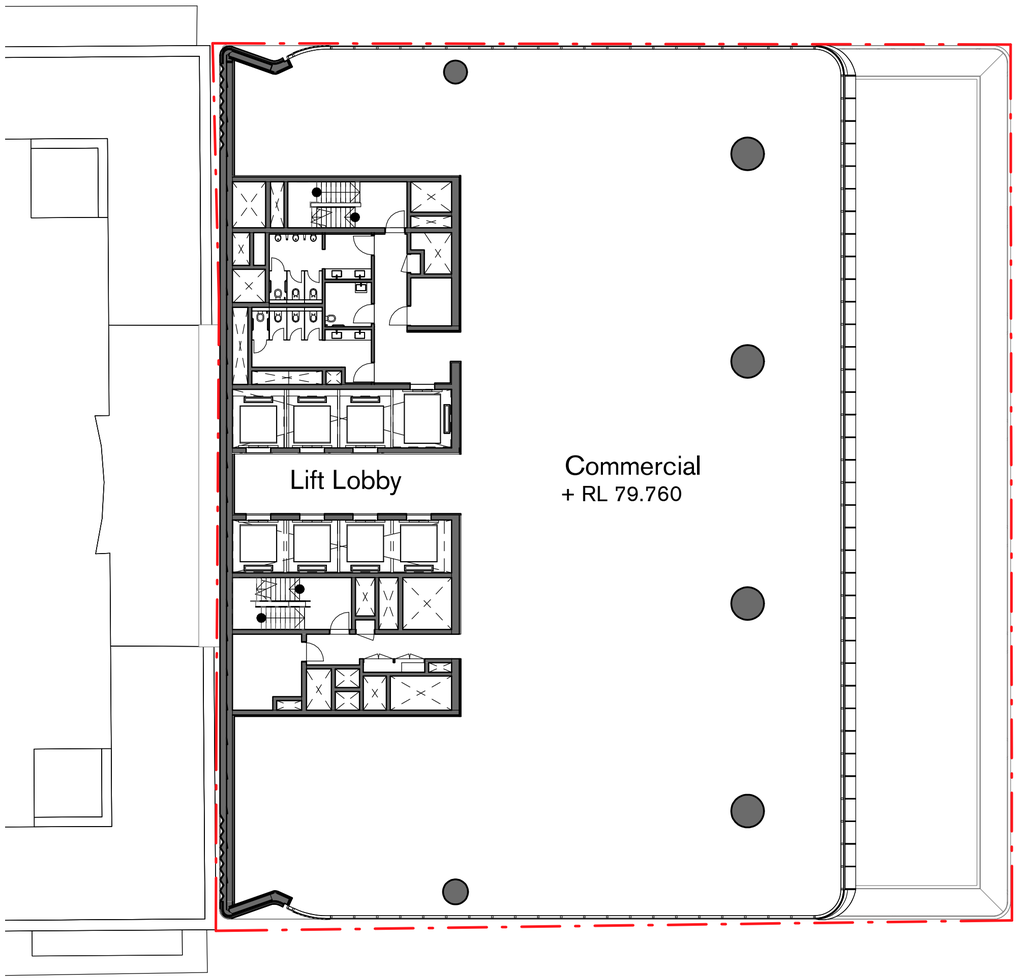
Background

southern corners

DRP 07 Proposal



Typical Podium



Typical Tower

southern corners

DRP 07 Proposal

southern corners

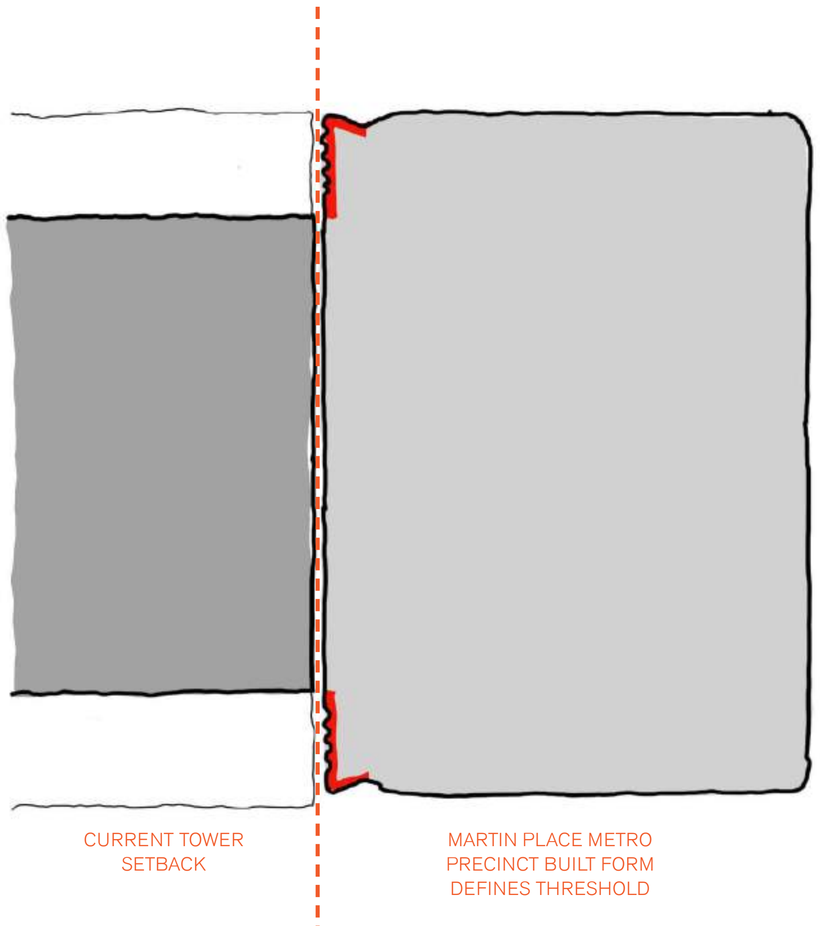
DRP and future built form considerations

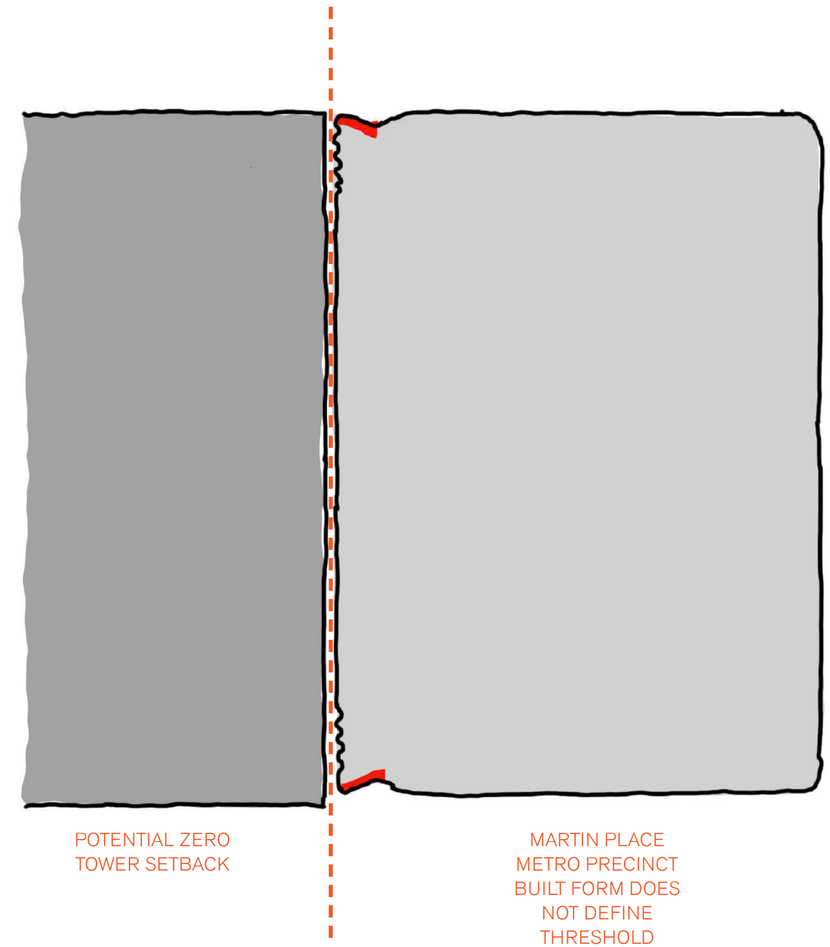
_Ensuring 39 Martin Place architecture at the S-E and S-W corners signify the threshold of the Martin Place and Martin Place Metro precincts.

_Ensure integrity of southern facade, the S-W and S-E corner with the podium / tower architecture.

southern corners

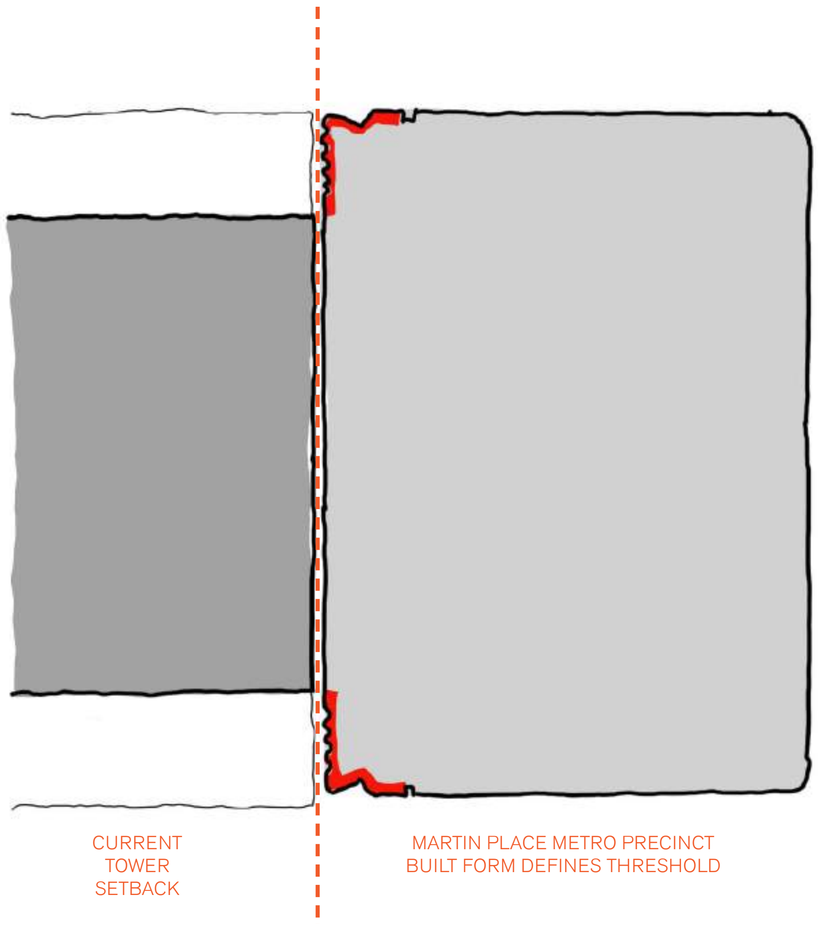
Tower built form relationships - DRP 07 Proposal

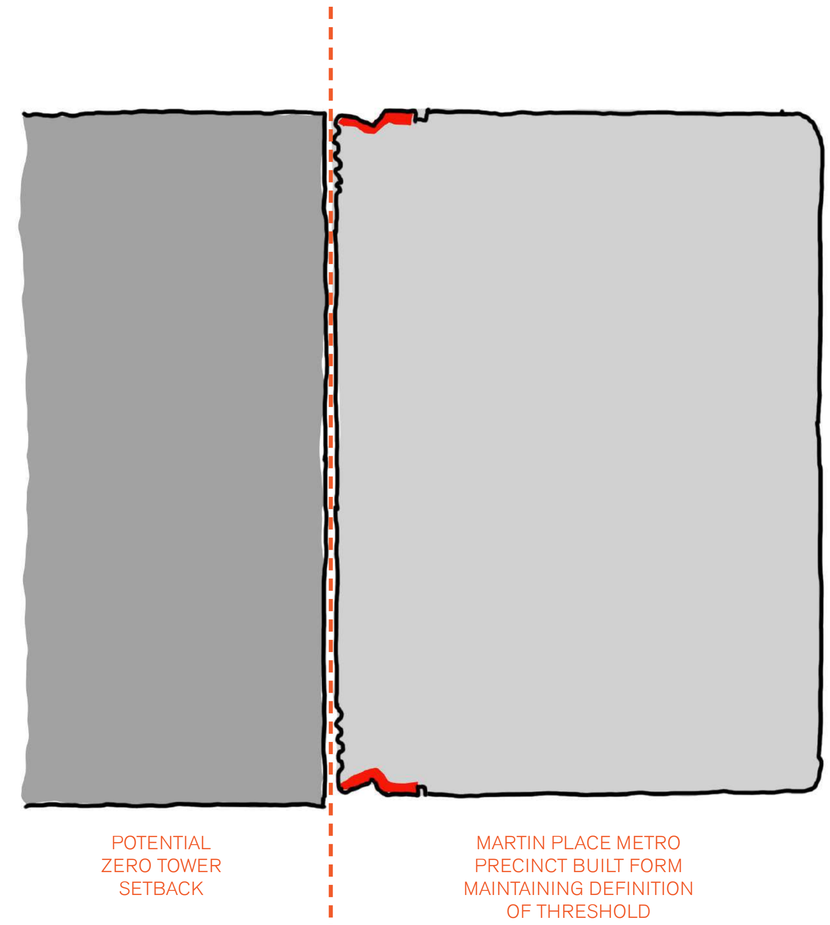




southern corners

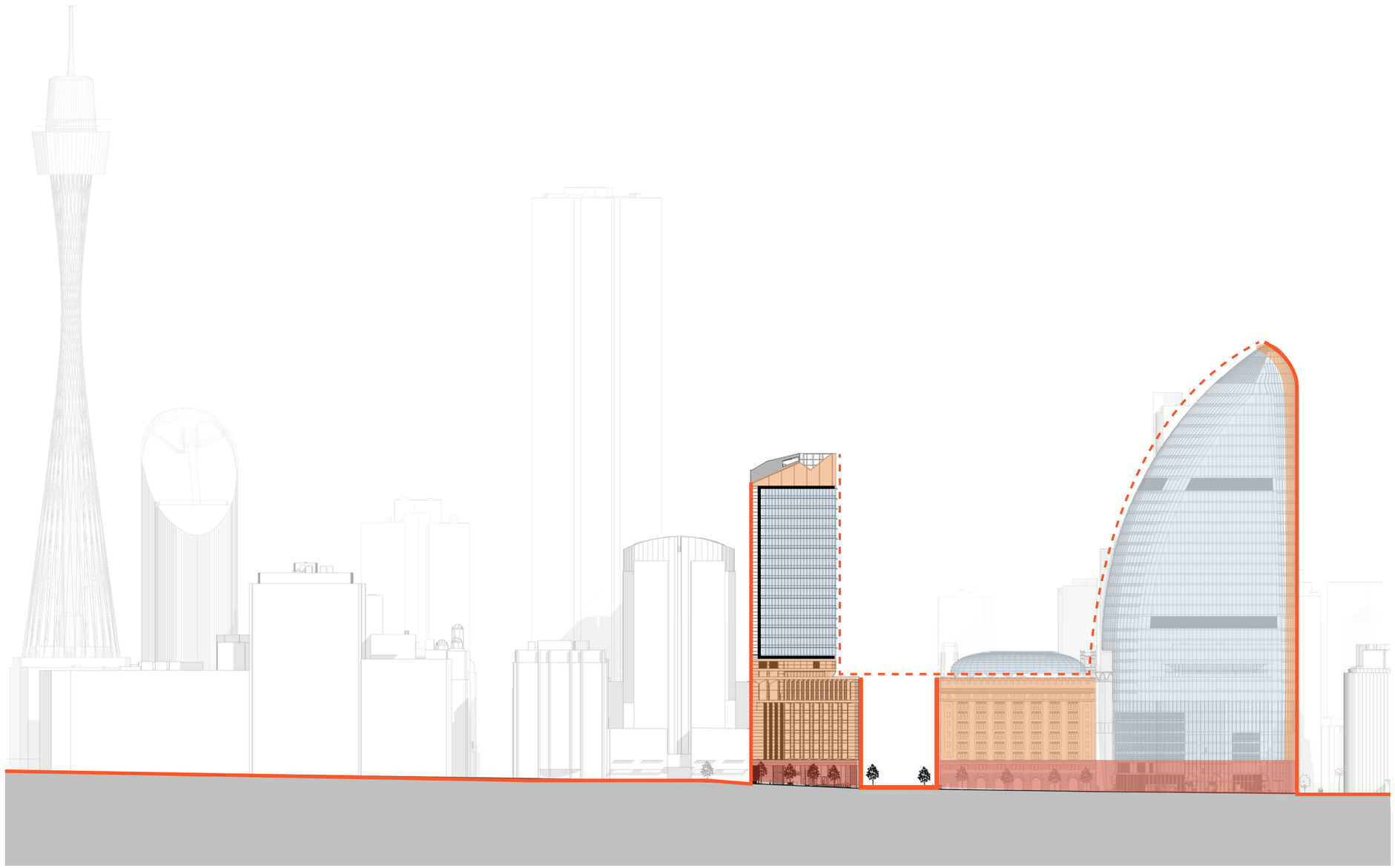
Tower built form relationships - Updated Proposal





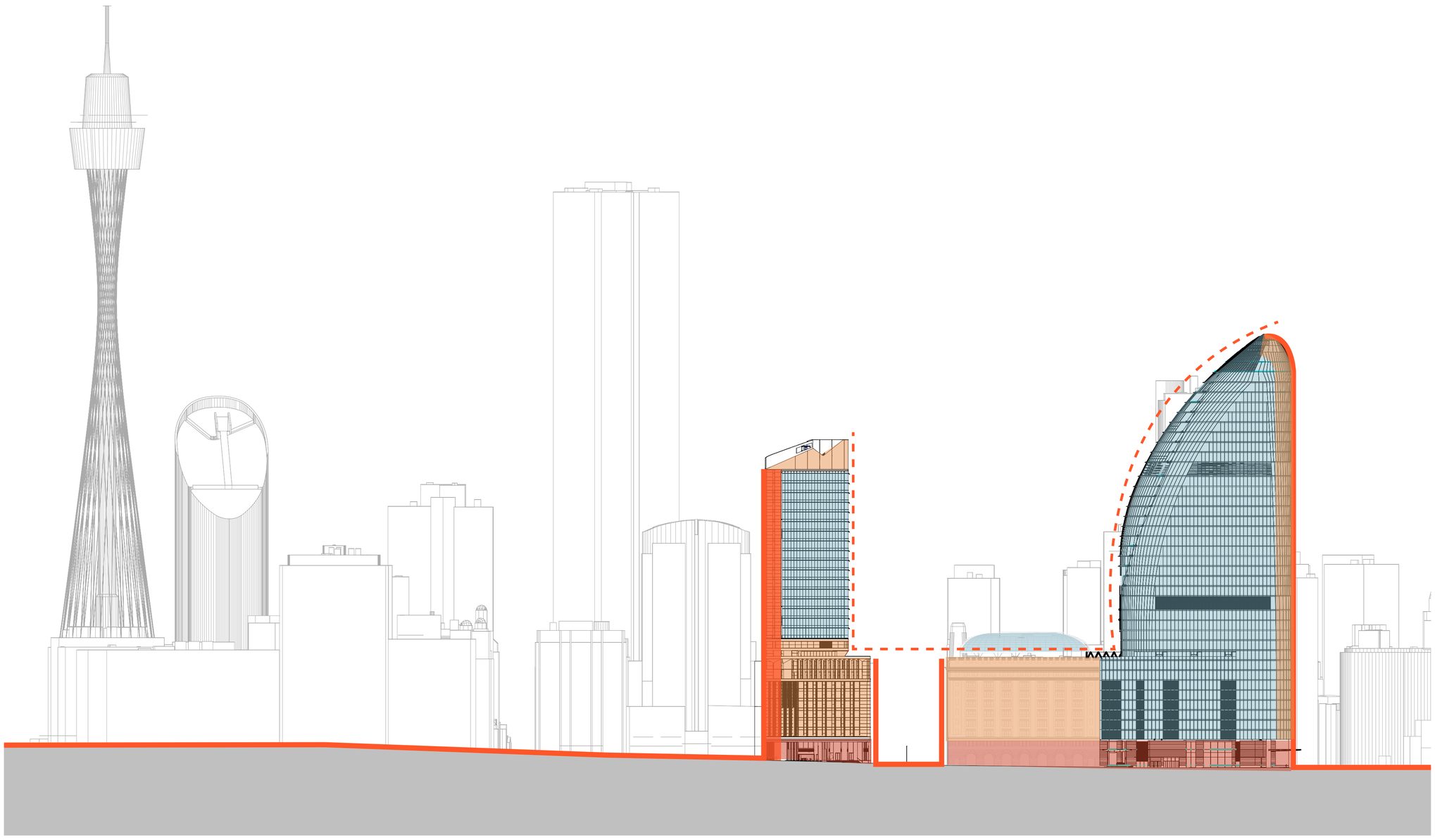
southern corners

Tower built form relationships - DRP 07 Proposal



southern corners

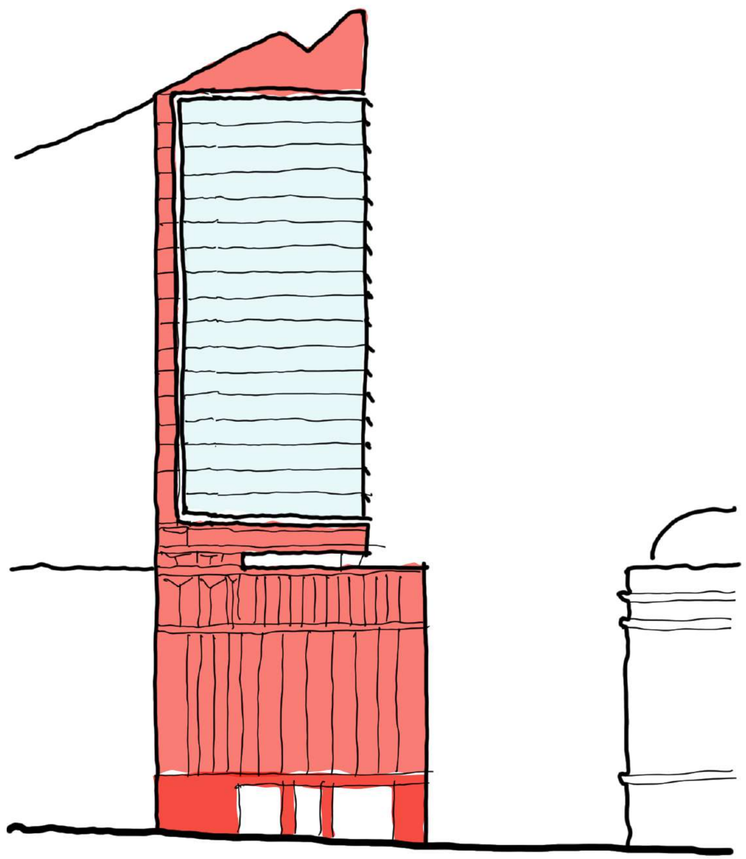
Tower built form relationships - Updated Proposal



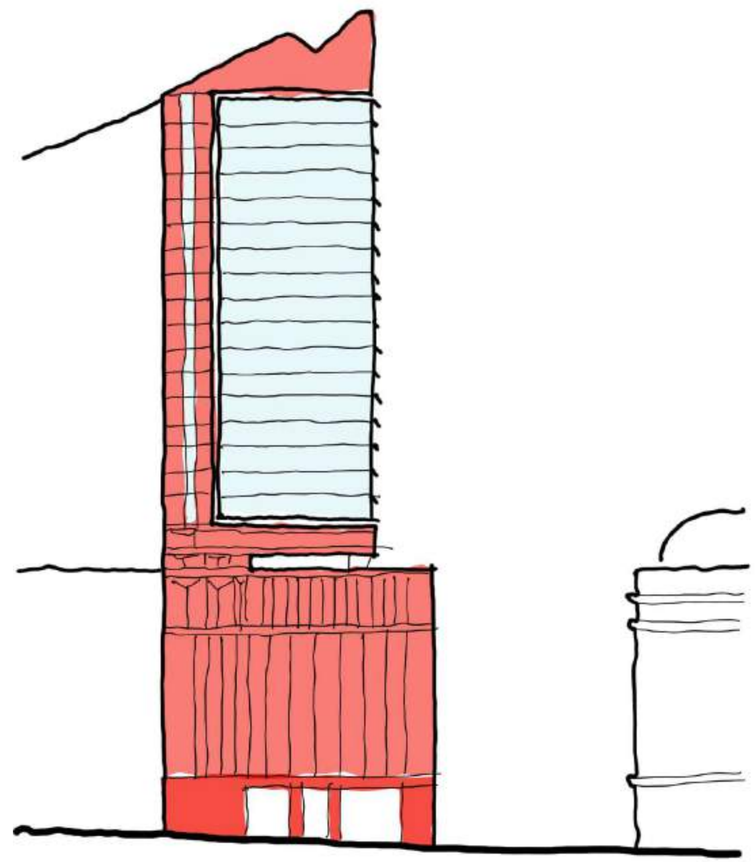
southern corners

Updated proposal - S/E and S/W focus

One architecture strengthened



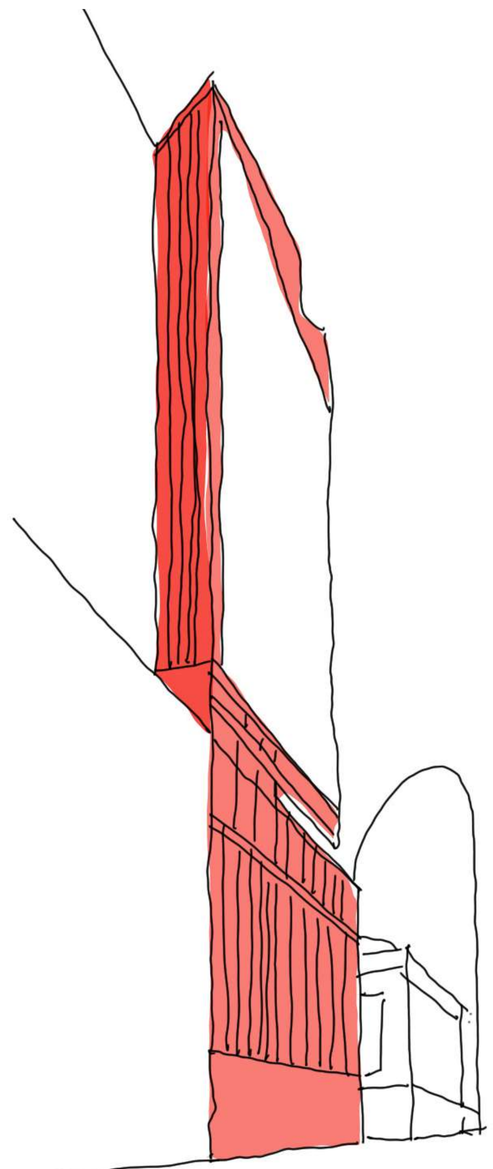
DRP 07 PROPOSAL



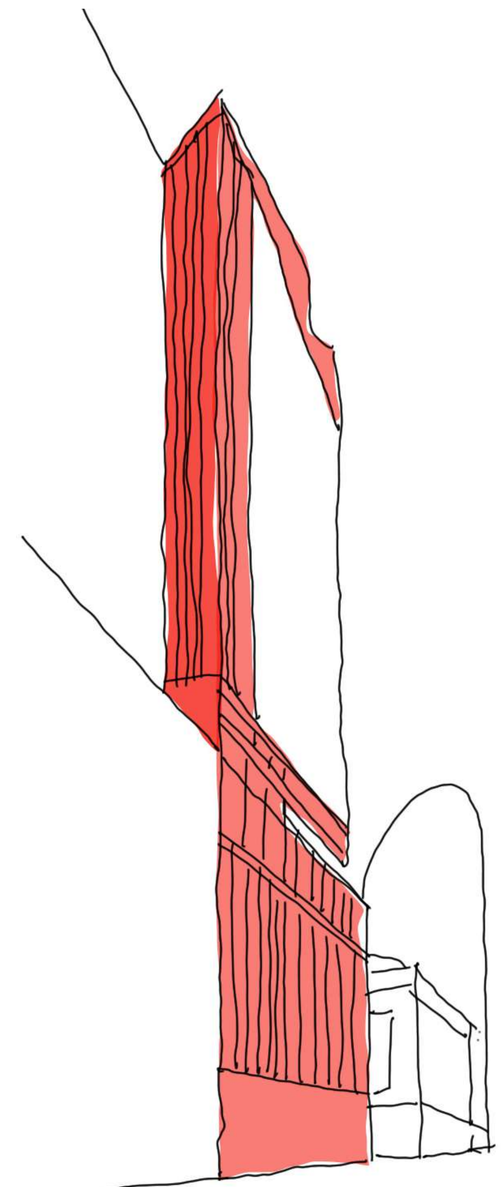
UPDATED PROPOSAL

southern corners

Updated proposal - S/E and S/W focus - Current Tower Setback



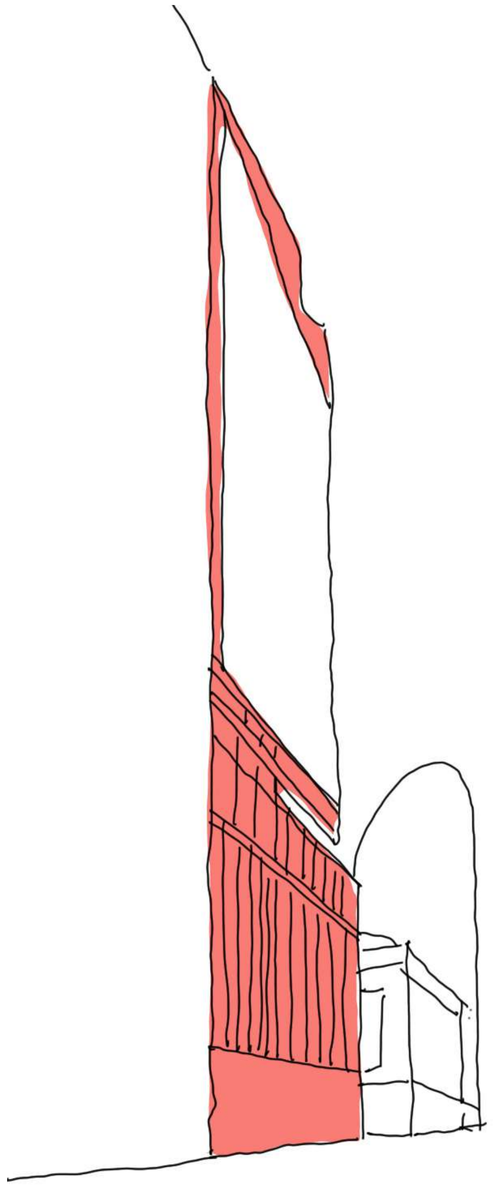
DRP 07 PROPOSAL - CURRENT TOWER SETBACK



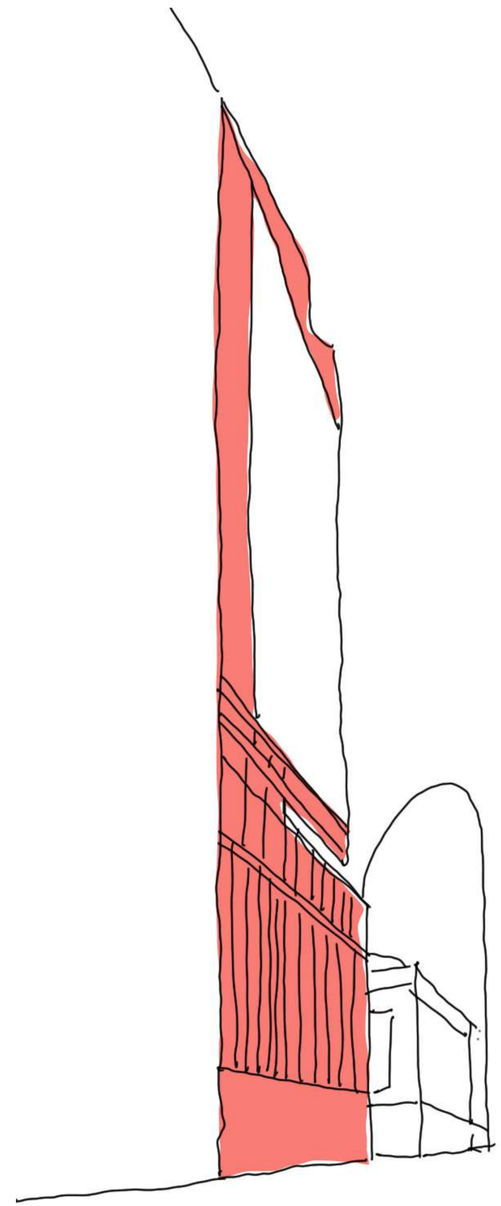
UPDATED PROPOSAL - CURRENT TOWER SETBACK

southern corners

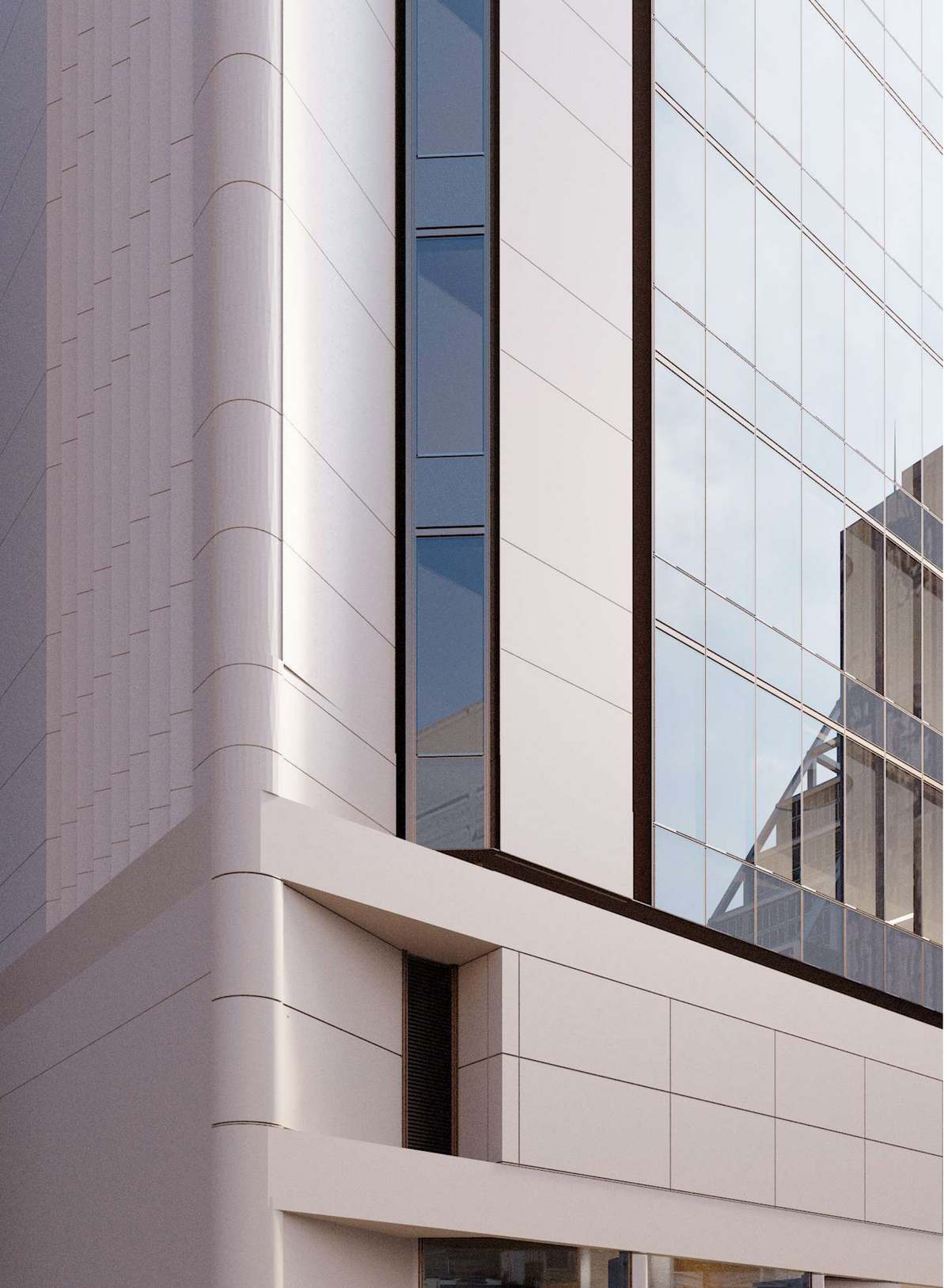
Updated proposal - S/E and S/W focus - Potential Zero Tower Setback



DRP 07 PROPOSAL - POTENTIAL
ZERO TOWER SETBACK

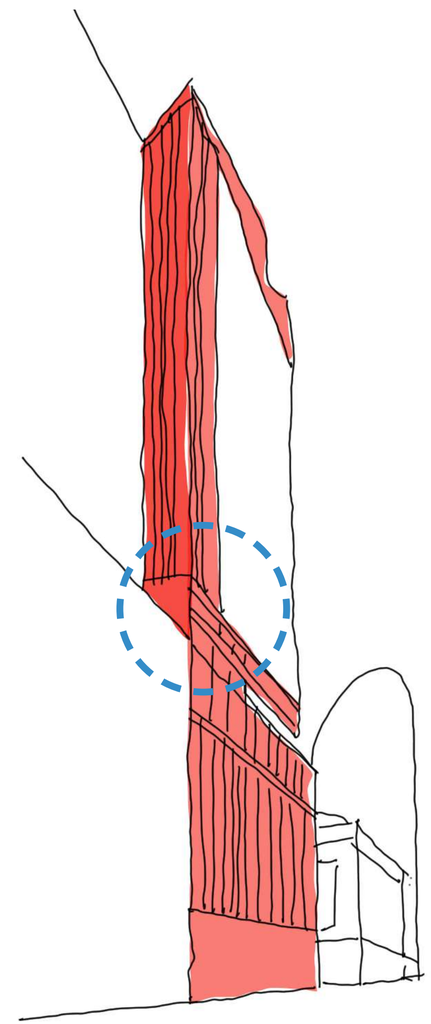


UPDATED PROPOSAL - POTENTIAL
ZERO TOWER SETBACK



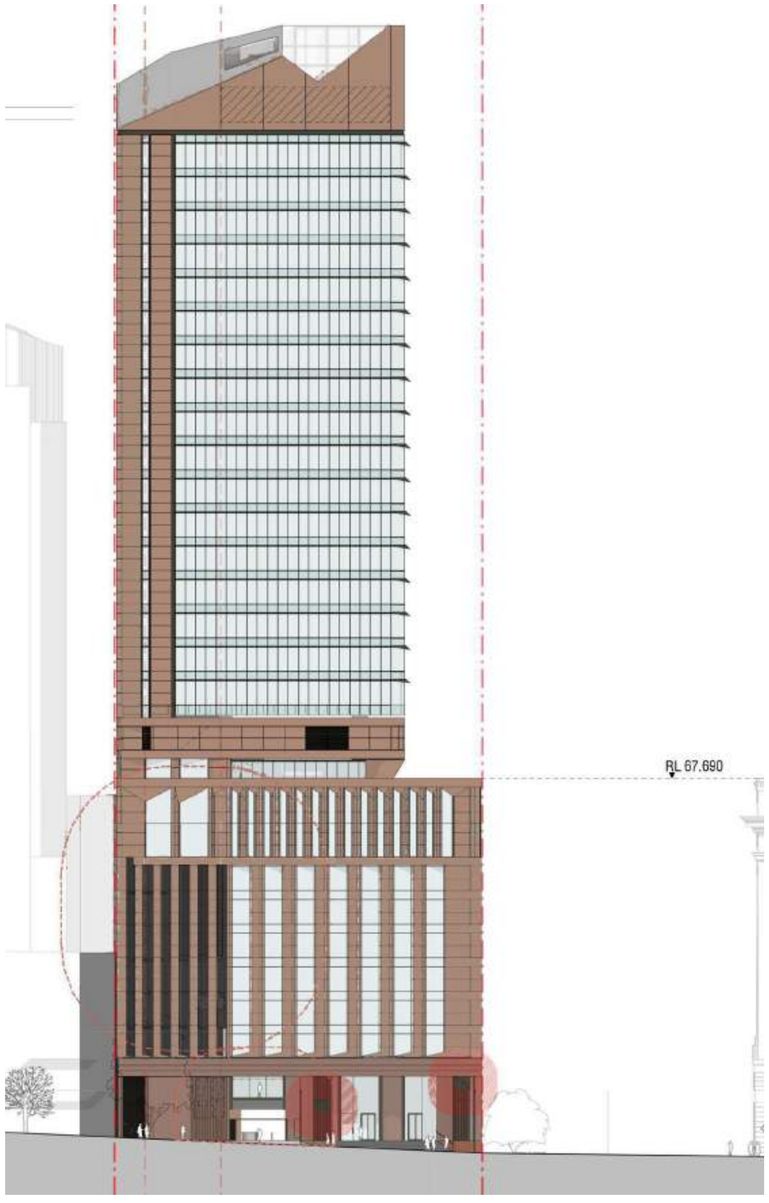
southern corners

Updated proposal - S/E and S/W focus - Detail View



southern corners

Updated proposal - S/E and S/W focus



UPDATED PROPOSAL - EAST ELEVATION

UPDATED PROPOSAL - WEST ELEVATION

roof

roof

Background

DRP 07 Proposal (18 December 2018)

DRP and Future Built Form

Updated Proposal (25 February 2019) - Roof Design

_Solar access

_Technical requirements

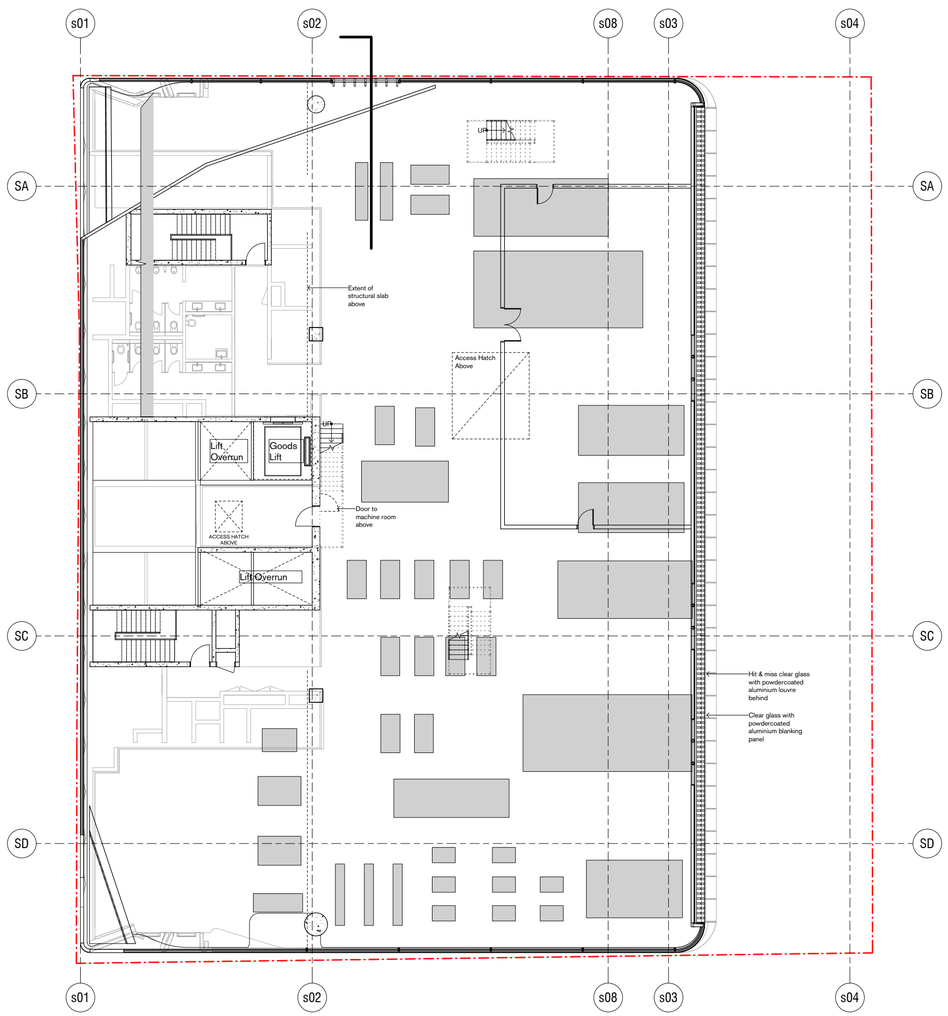
_‘One architecture’ unifying podium and tower

roof

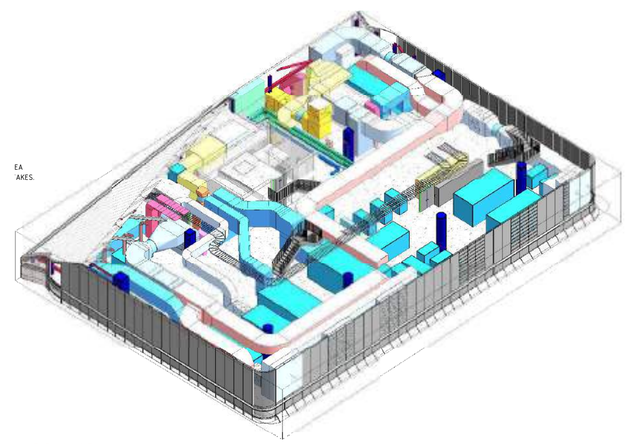
Background - solar access

roof

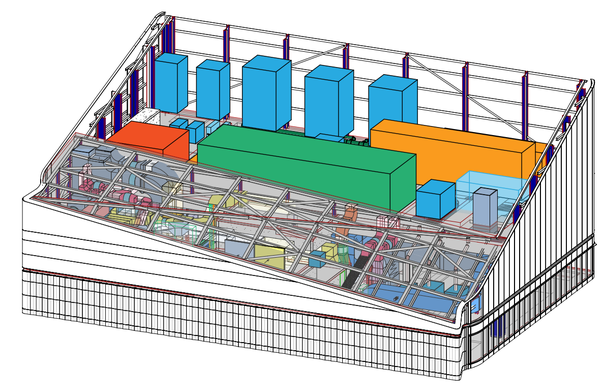
Background - technical requirements



LEVEL 28 PLANT - FLOOR PLAN



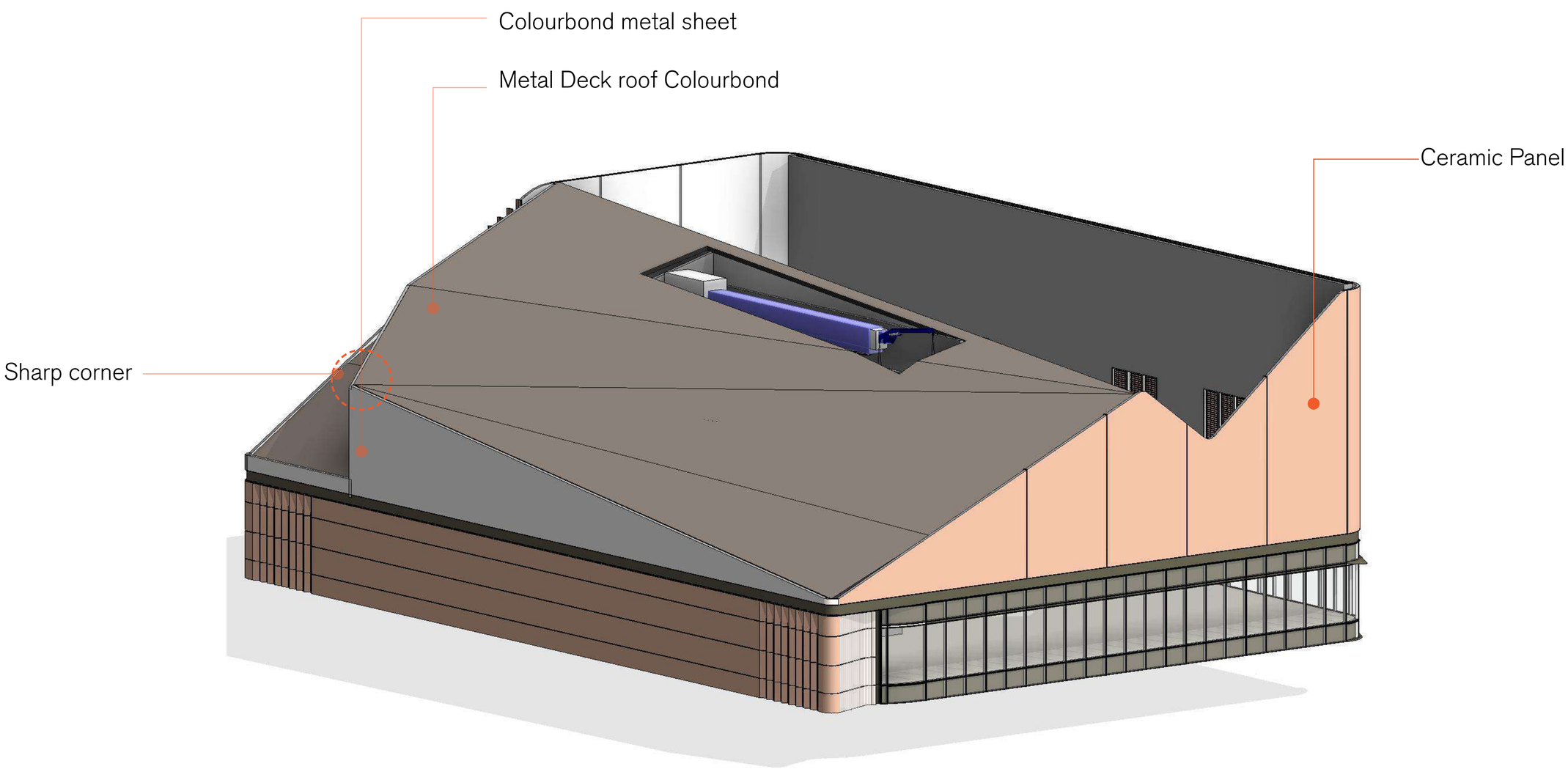
L 28 AXO

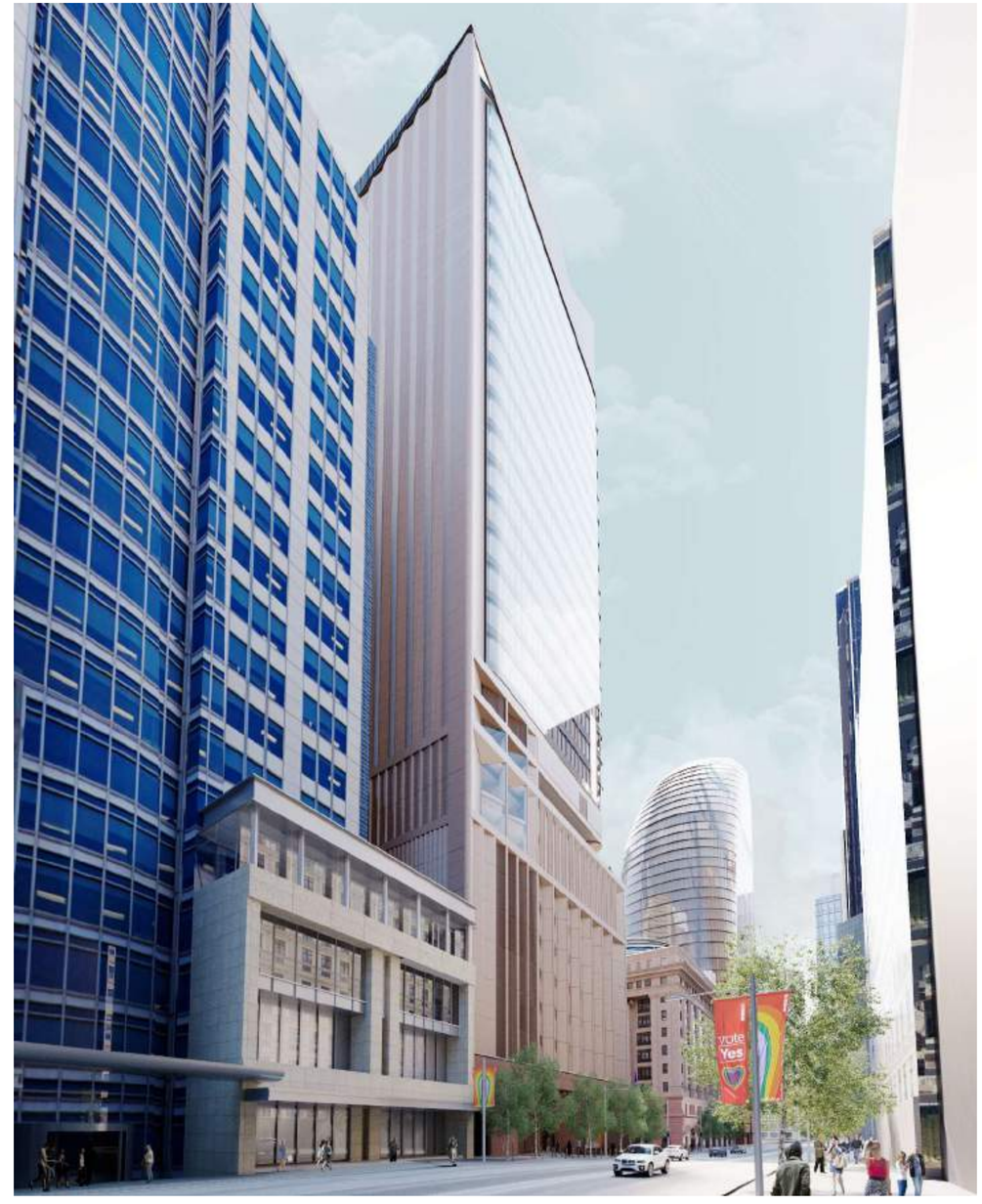


ROOF PLANT AREA L28 - 29 AXO

roof

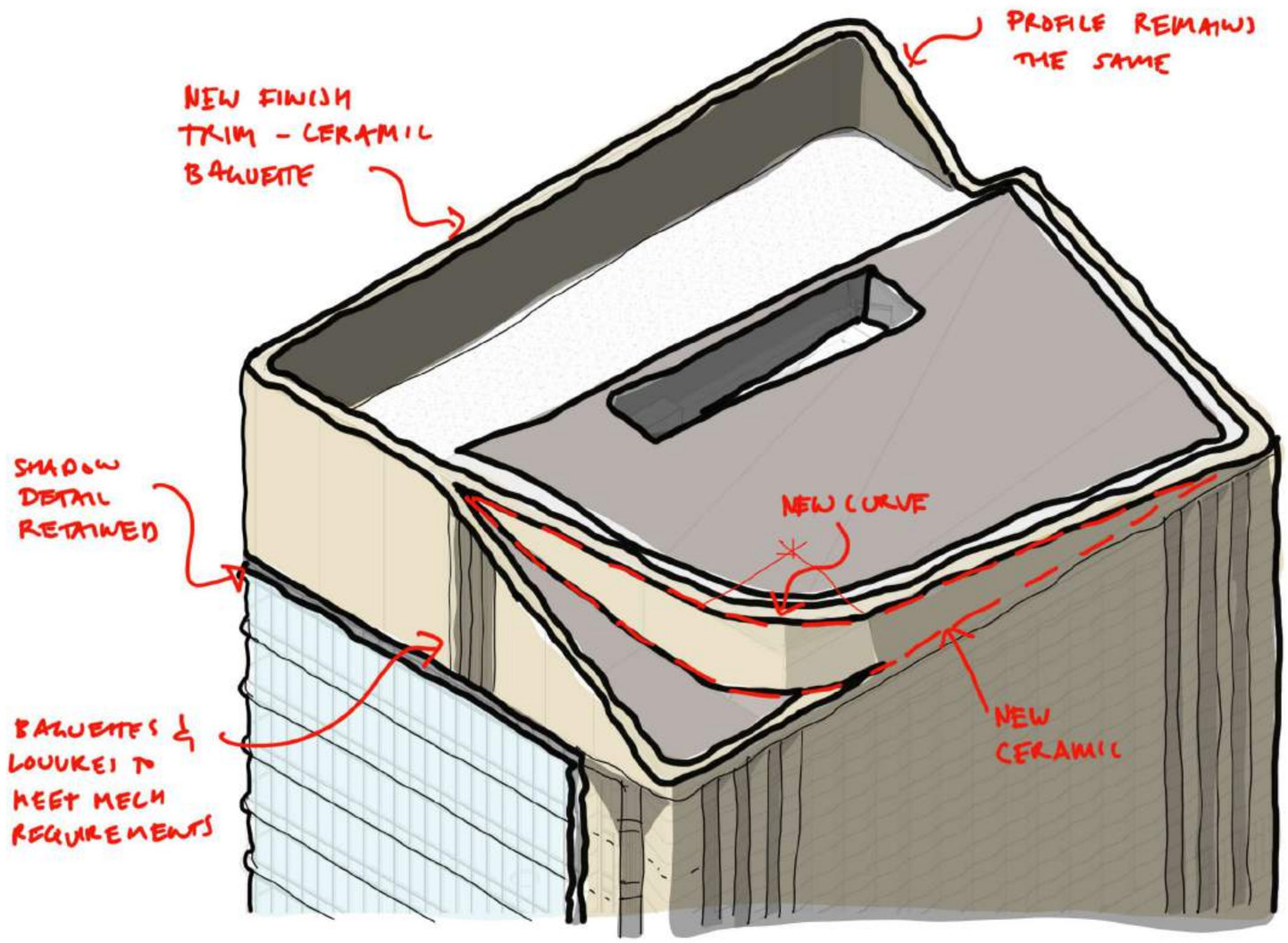
DRP 07 proposal





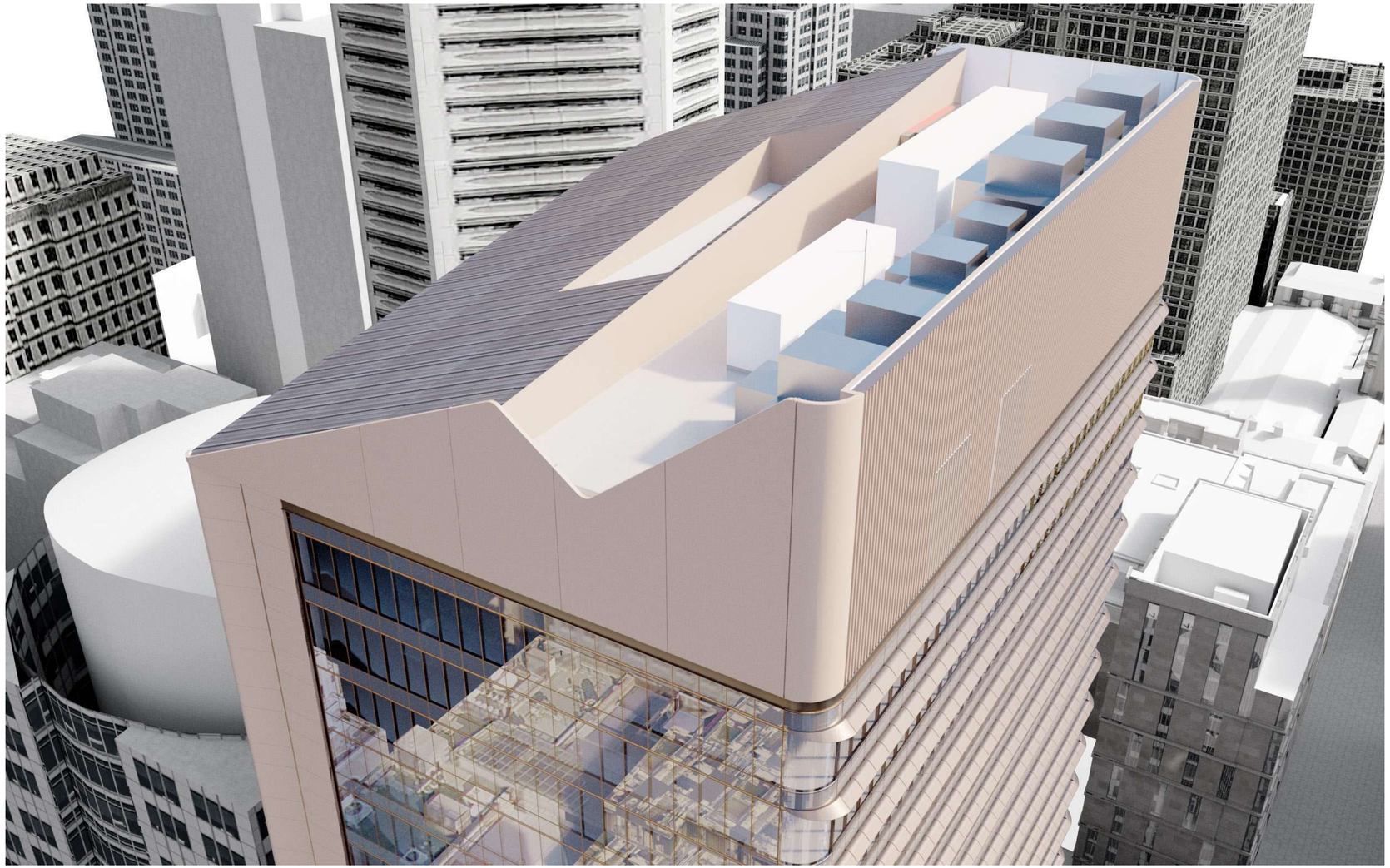
roof

Updated proposal, roof design principles



roof

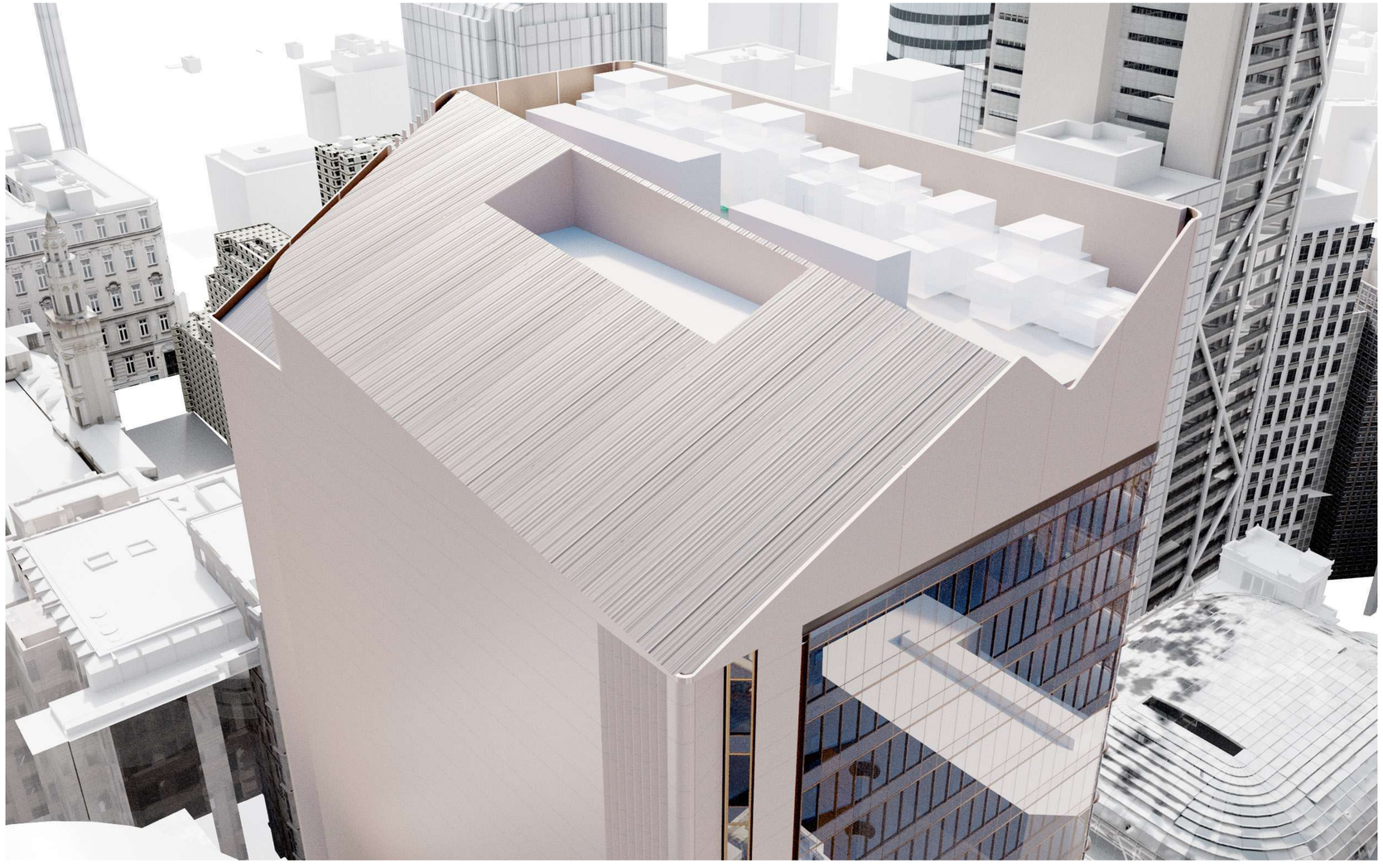
Updated proposal



PROPOSED ROOF - NORTH EAST VIEW
*Services massing model inidcative only

roof

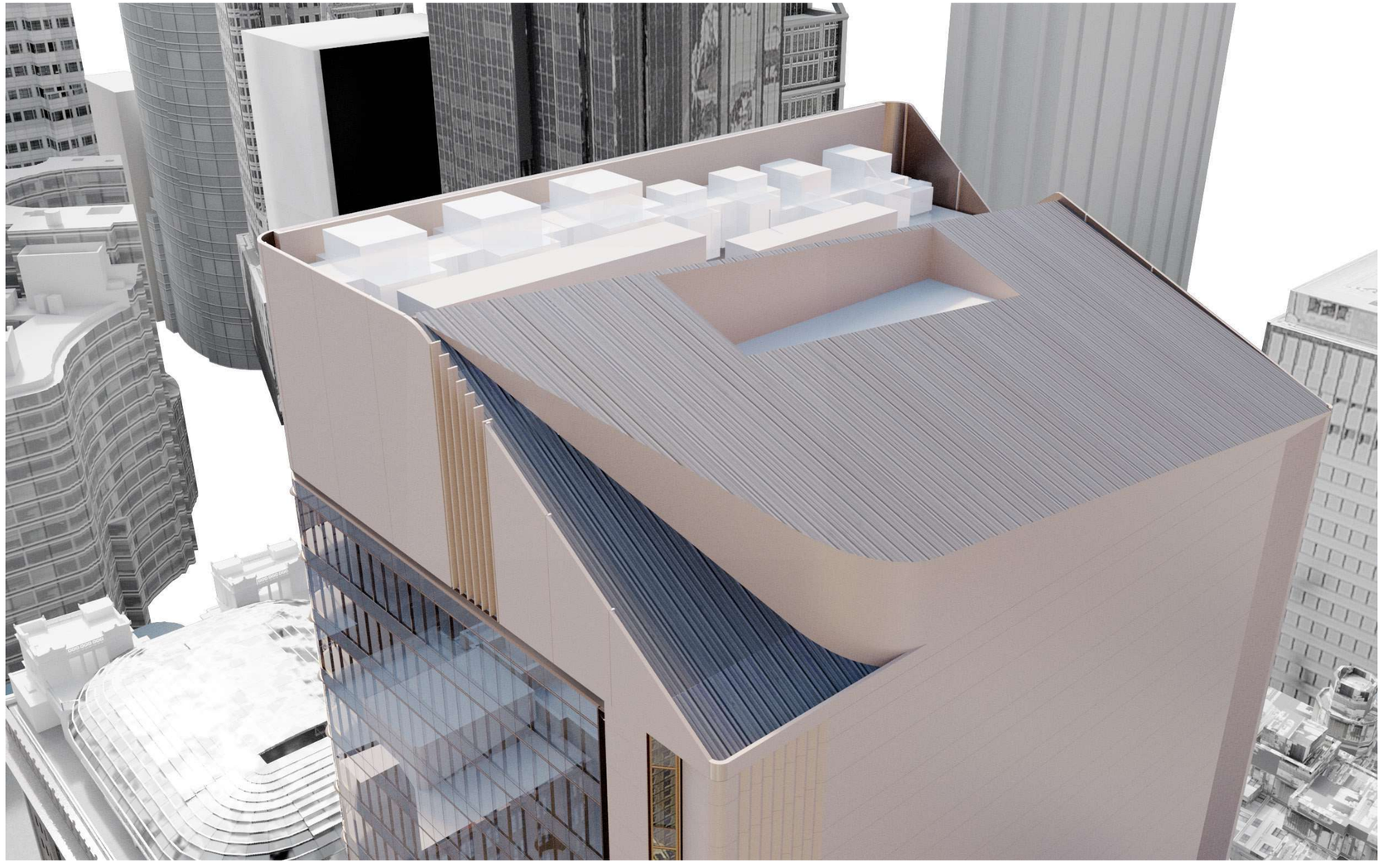
Updated proposal



PROPOSED ROOF - SOUTH EAST VIEW
*Services massing model inidcative only

roof

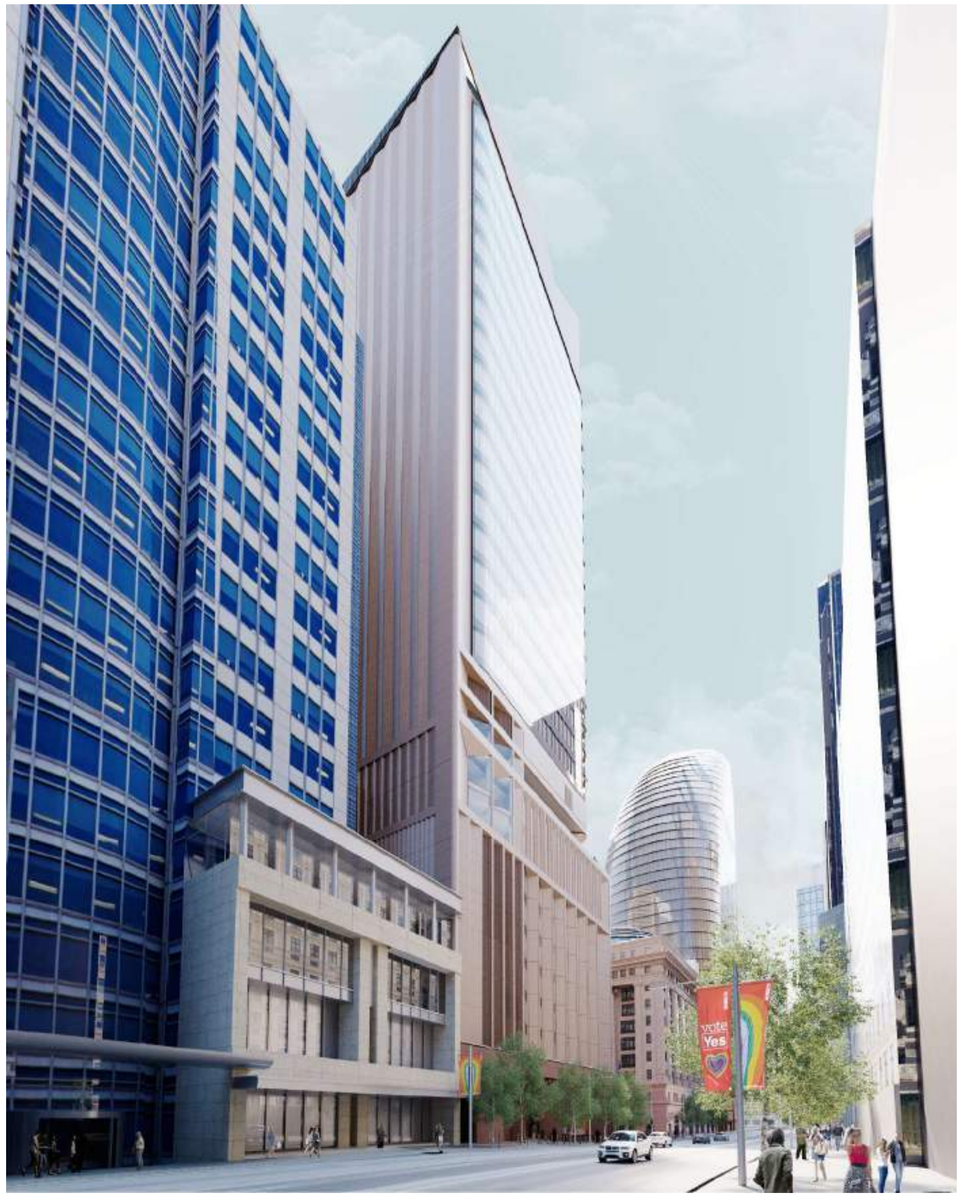
Updated proposal



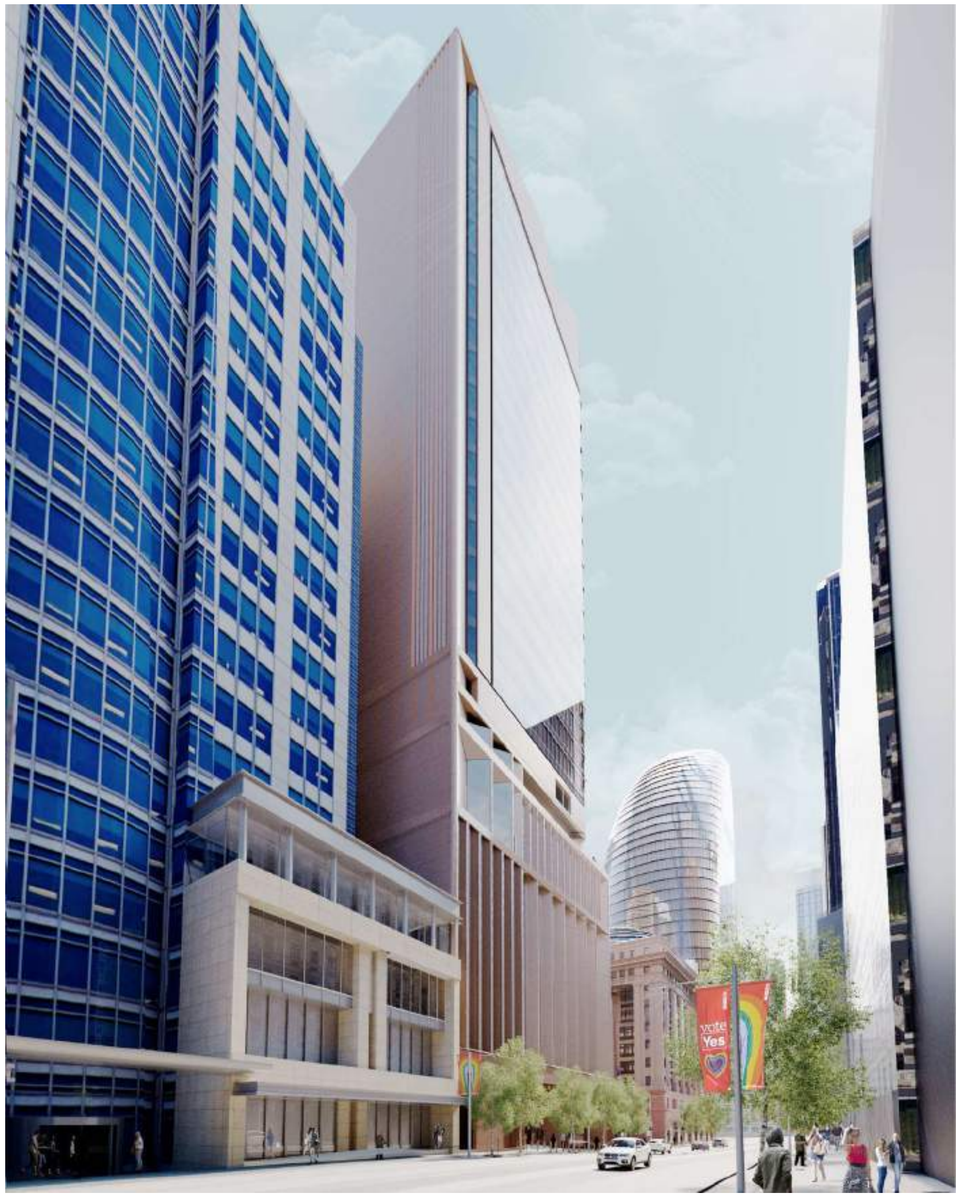
PROPOSED ROOF - SOUTH WEST VIEW
*Services massing model inidcative only

STREET VIEW - SOUTH WEST
CATLEREAGH STREET - DRP 07

STREET VIEW - SOUTH WEST
CATLEREAGH STREET - UPDATED PROPOSAL



STREET VIEW - SOUTH EAST
ELIZABETH STREET - DRP 07

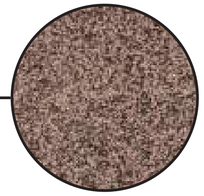


STREET VIEW - SOUTH EAST
ELIZABETH STREET - UPDATED PROPOSAL

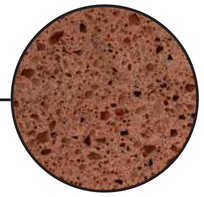
material palette

material palette

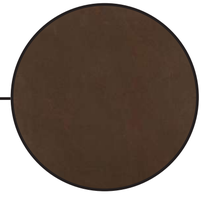
Stone to match 50 Martin Place, exfoliated finish



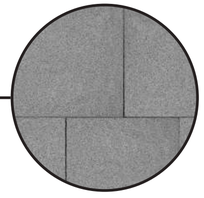
Stone to match 50 Martin Place, polished finish



Precast concrete with red granite aggregate



Powdercoated aluminium, bronze colour



Austral black granite pavers

material palette

Glass reinforced concrete

Powdercoated aluminium, bronze colour

Glass bead blasted stainless steel

Precast concrete with red granite aggregate

Austral black granite pavers

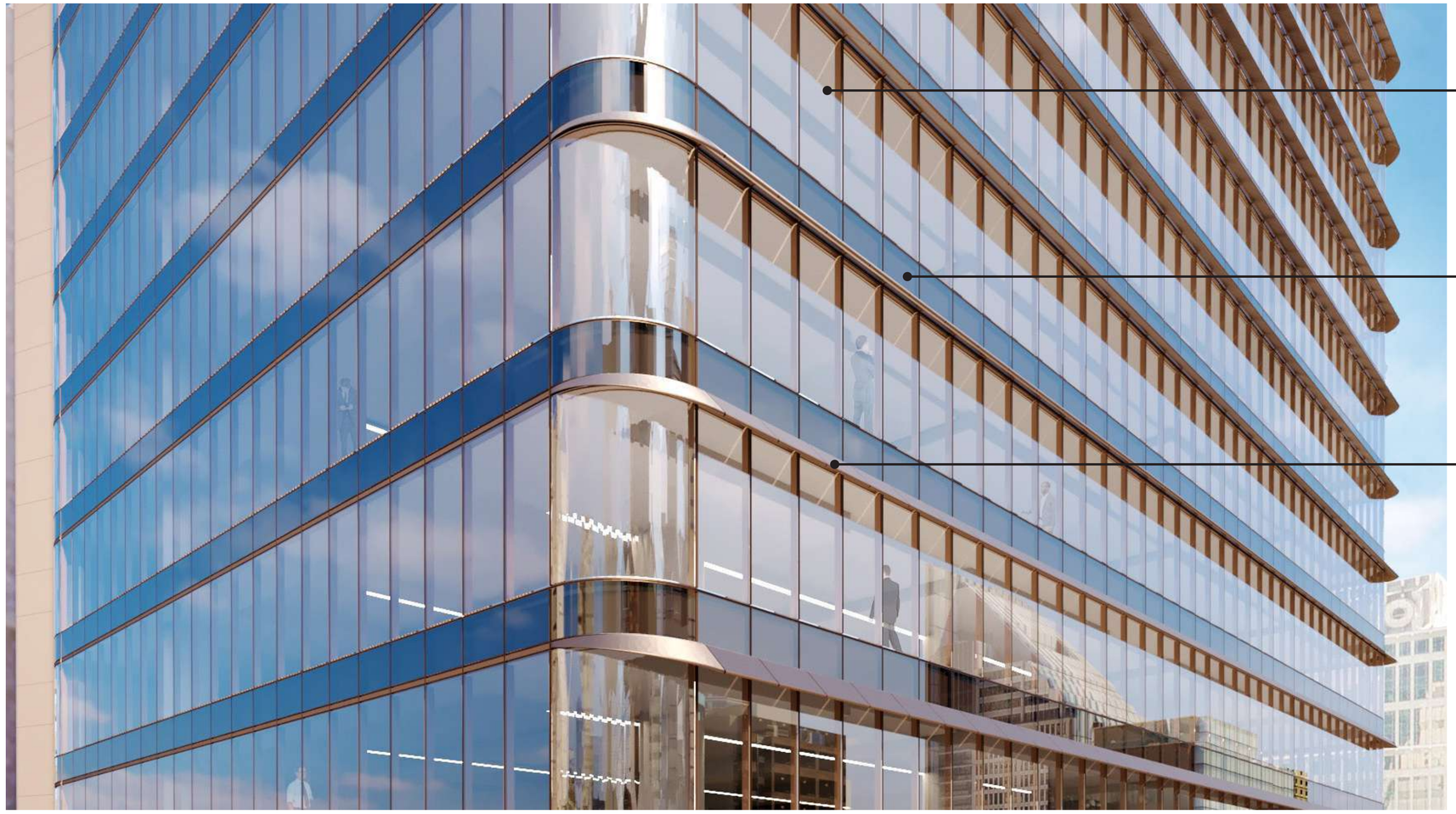
material palette

Matt glazed flat ceramic cladding

Matt glazed fluted ceramic cladding

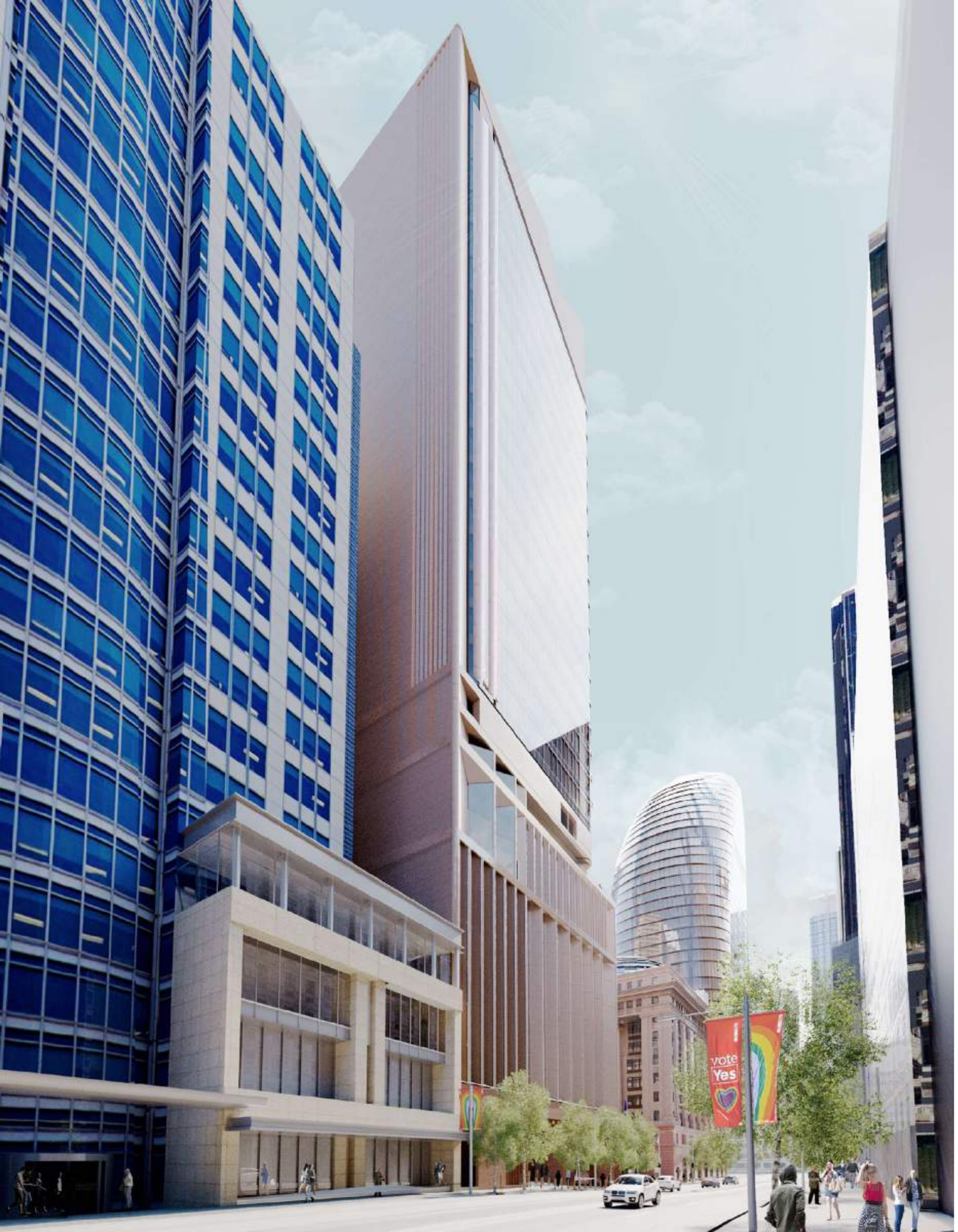
gloss glazed flat ceramic cladding

material palette



updated proposal

updated proposal



updated proposal

updated proposal

updated proposal

Tzannes

Questions – South Tower

04

Precinct wide open items

Materials sourcing / sampling program

The materials sourcing program will extend over the next ~ 3 years.

- DRP façade material presentation, including representative samples - March 2019
- Stage 2 DA approval of materials in line with current design - July 2019
- Complete D & C tender package - July 2019
- Tender façade D & C tender package – 2nd half 2019
- Design development/shop drawings – 1st half 2020
- Selection of final materials – 2nd half 2020
- Testing as required – 1st half 2021
- Manufacture – 2nd half 2021
- Installation commencing end 2021

Independent façade review on environmental performance

Update

- Ché Wall (Flux Consultants) appointed as independent expert to *“provide an independent opinion to the design review panel on the performance of the facades in relation to environmental outcomes”.*
- Briefing meeting for Ché held on 1 February, attended by representatives from Macquarie, Lendlease, GANSW and the design team (Arup, JPW, Tzannes, Surface Design). Additional information also provided following the briefing as requested by Ché.
- Second meeting held with Ché, project team and GANSW on 18 February to clarify questions and agree next steps.
- Scope and approach to conduct an additional visual reflectivity analysis, to be endorsed by Ché, to confirm that the design delivers design excellence.
- Targeting March DRP to close out open DRP items in relation to environmental performance of façade.

05

Stage 2 SSDA – Response to Submissions update

Stage 2 SSDA update

North and South Site EIS and accompanying documents were placed on public exhibition between 11 October to 7 November 2018.

Submissions received during exhibition period

14 agency and authority submissions received for North Site and 13 for South Site

No submissions were received from the general public.

Agency submissions received during public exhibition period	
Department of Planning and Environment	NSW Government Architect
City of Sydney Council	NSW Office of Environment and Heritage
Heritage Council	Transport for NSW
NSW Environmental Protection Agency	Roads and Maritime Services
Sydney Airport	Air Services Australia (North Only)
Civil Aviation Safety Authority	Sydney Water
Ausgrid	Fire & Rescue NSW

Key issues raised during exhibition

Key Issues Raised

Key issues raised, as defined by DPE, are as follows:

- Detailed building design / architectural expression
- Activation and integration of the OSD with Metro Station
- Heritage interpretation
- Tower sky signage
- OSD shared facilities and access

Overview of key changes in response to submissions

North Site proposed amendments

- Design refinement to through site link
- Review of tower sky signage
- Revision of Elizabeth Street commercial lobby security gate line

South Site proposed amendments

- Design refinement to southern elevation and southern corners
- Design refinement to rooftop screening
- Review of tower sky signage

Overview of Response to Submissions package

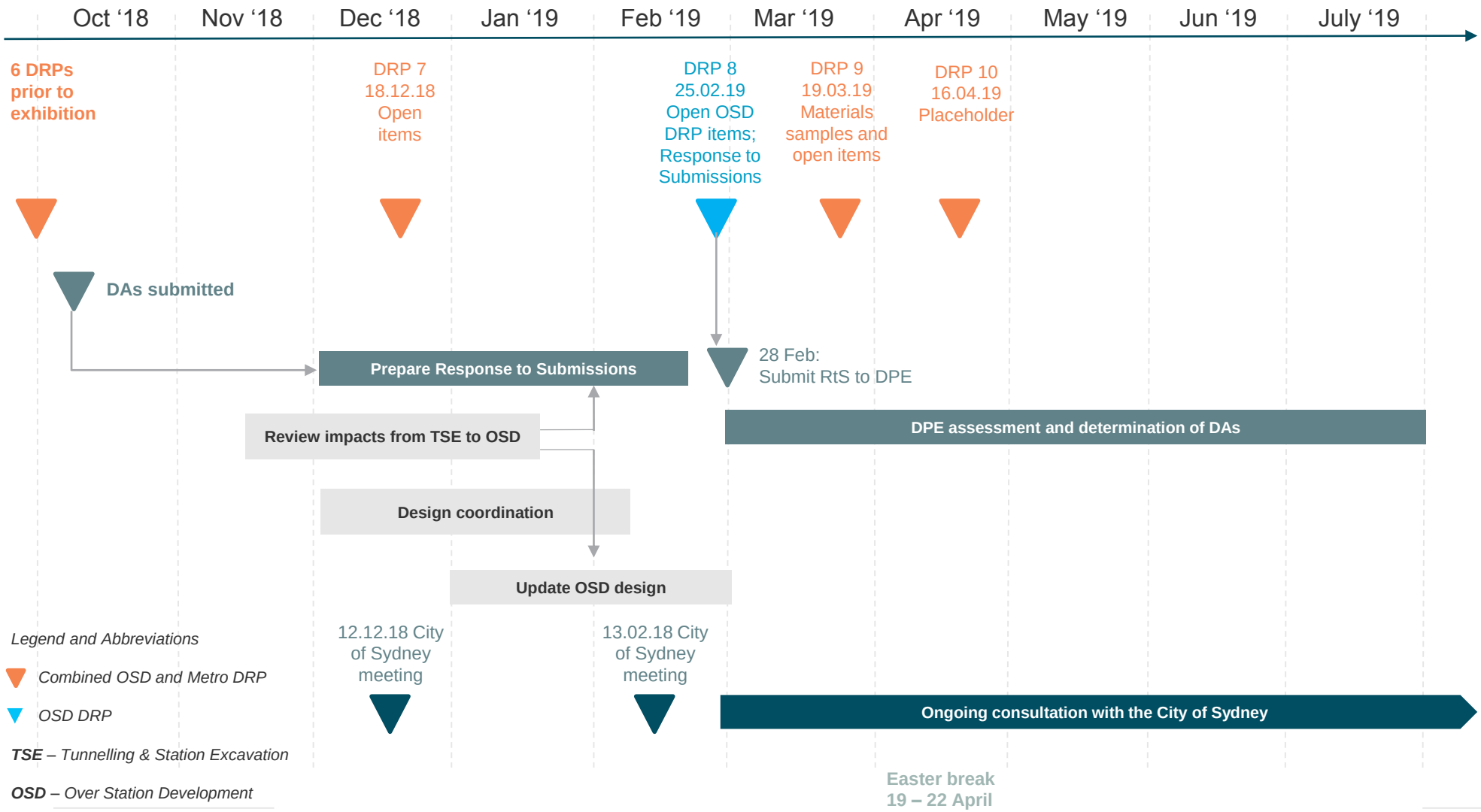
Macquarie and Lendlease with its consultant team are preparing a comprehensive package of material to address all submissions and issues raised through the exhibition

Updated reports to support Response to Submission package

- Design Report and Architectural Plans
- Transport, Traffic, Pedestrian and Parking Report
- Loading Dock Management Plan
- Construction Pedestrian and Traffic Management Plan
- Acoustic Assessment
- Heritage Impact Statement
- Heritage Interpretation Strategy
- Wind Assessment Addendum
- Crime Prevention Through Environmental Design (CPTED) Report
- Model verification regarding wind, shadows, views and sky view studies
- Retail Activation Strategy
- Wayfinding Strategy

Design Development Programme

Key design milestones



06

Clarifications and Recap

07

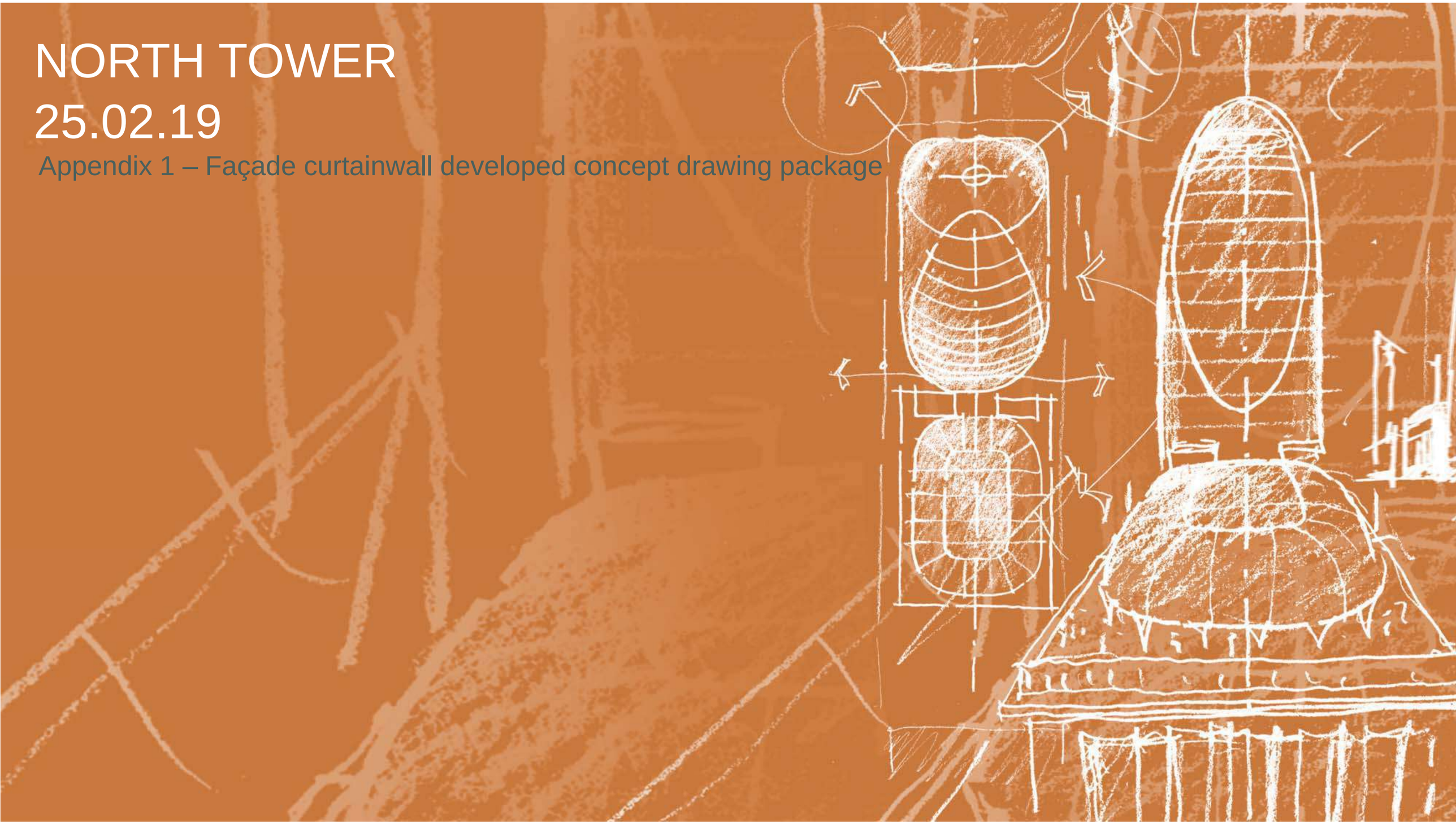
DRP caucus and feedback

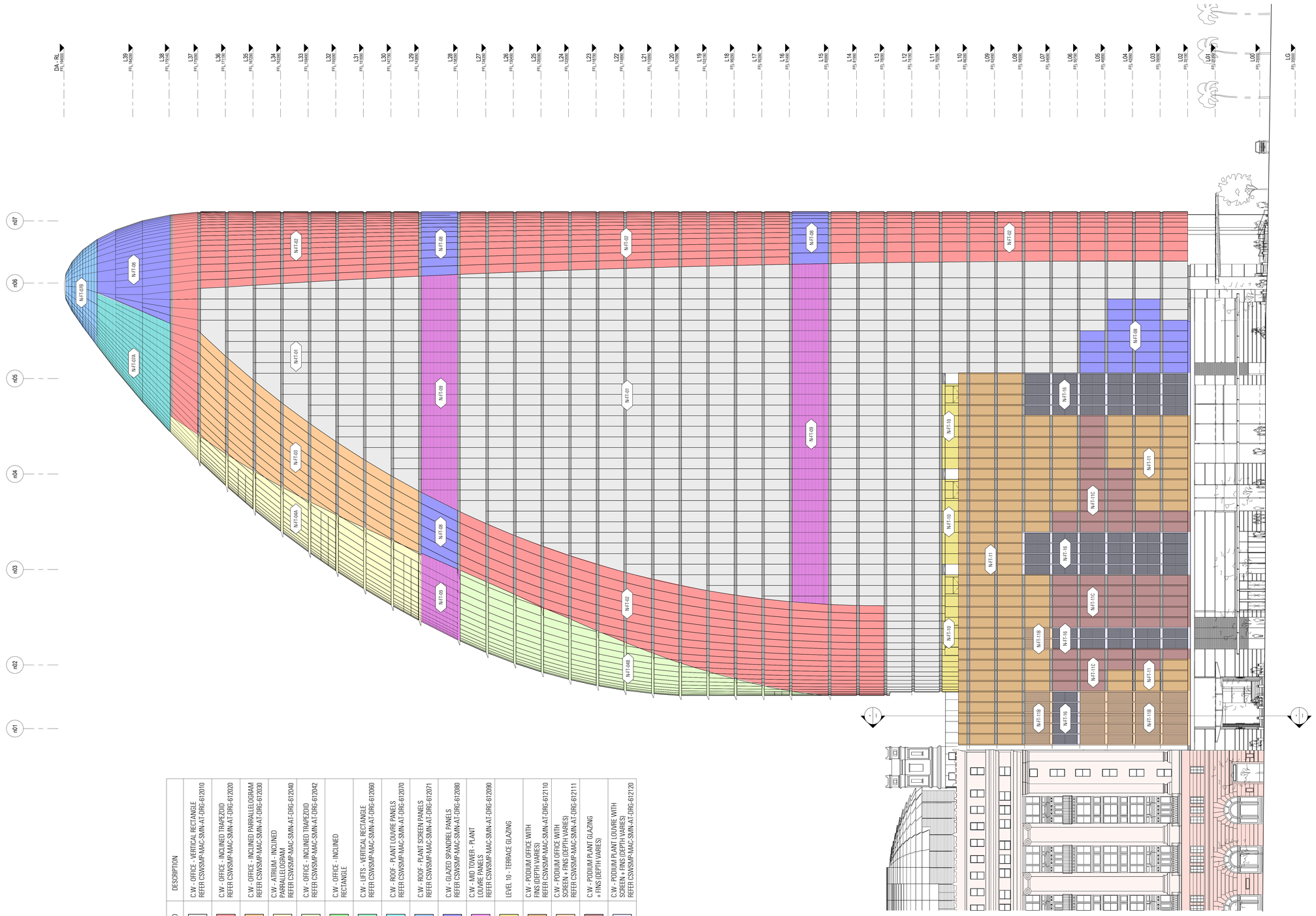
Thank you

Appendix 1 – North Tower Façade Curtain Wall Concept Drawings

NORTH TOWER
25.02.19

Appendix 1 – Façade curtainwall developed concept drawing package





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N-FT-04A		C.W - ATRIUM - INCLINED PARRALLELOGRAM REFER CSWSMP-MAC-SMN-AT-DRG-612040
N-FT-04B		C.W - OFFICE - INCLINED TRAPEZOID REFER CSWSMP-MAC-SMN-AT-DRG-612042
N-FT-04C		C.W - OFFICE - INCLINED RECTANGLE
N-FT-05		C.W - LIFTS - VERTICAL RECTANGLE REFER CSWSMP-MAC-SMN-AT-DRG-612060
N-FT-07A		C.W - ROOF - PLANT LOUVRE PANELS REFER CSWSMP-MAC-SMN-AT-DRG-612070
N-FT-07B		C.W - ROOF - PLANT SCREEN PANELS REFER CSWSMP-MAC-SMN-AT-DRG-612071
N-FT-08		C.W - GLAZED SPANDREL PANELS REFER CSWSMP-MAC-SMN-AT-DRG-612080
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N-FT-10		LEVEL 10 - TERRACE GLAZING
N-FT-11		C.W - PODIUM OFFICE WITH FINS (DEPTH VARIES) REFER CSWSMP-MAC-SMN-AT-DRG-612110
N-FT-11B		C.W - PODIUM OFFICE WITH SCREEN + FINS (DEPTH VARIES) REFER CSWSMP-MAC-SMN-AT-DRG-612111
N-FT-11C		C.W - PODIUM PLANT GLAZING + FINS (DEPTH VARIES)
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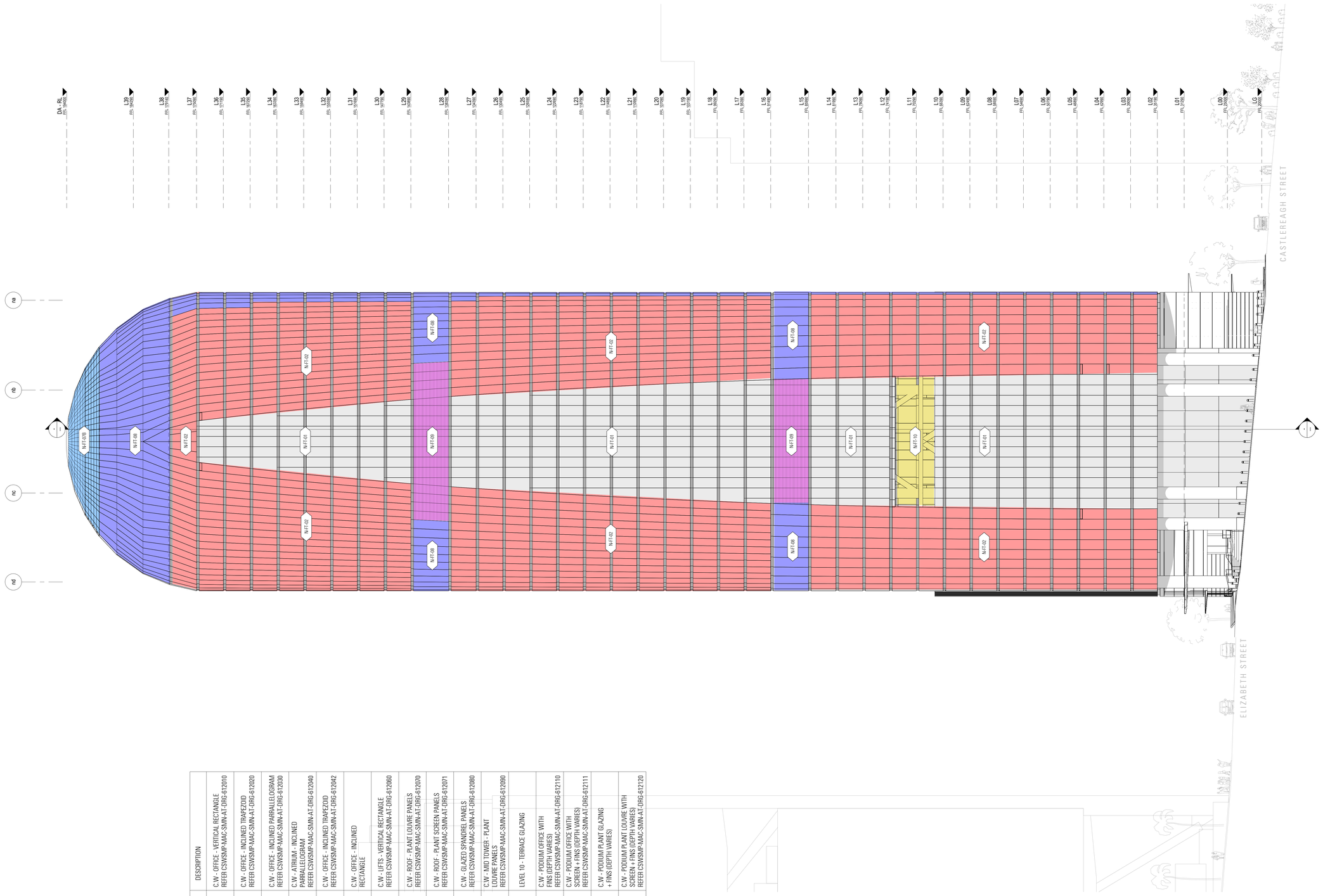

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N-FT-06		C.W - LIFTS - VERTICAL RECTANGLE REFER CSWSMP-MAC-SMN-AT-DRG-612060
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N-FT-10		LEVEL 10 - TERRACE GLAZING
N-FT-11		C.W - PODIUM OFFICE WITH FINS (DEPTH VARIES) REFER CSWSMP-MAC-SMN-AT-DRG-612110
N-FT-11B		C.W - PODIUM OFFICE WITH SCREEN + FINS (DEPTH VARIES) REFER CSWSMP-MAC-SMN-AT-DRG-612111
N-FT-11C		C.W - PODIUM PLANT GLAZING + FINS (DEPTH VARIES)
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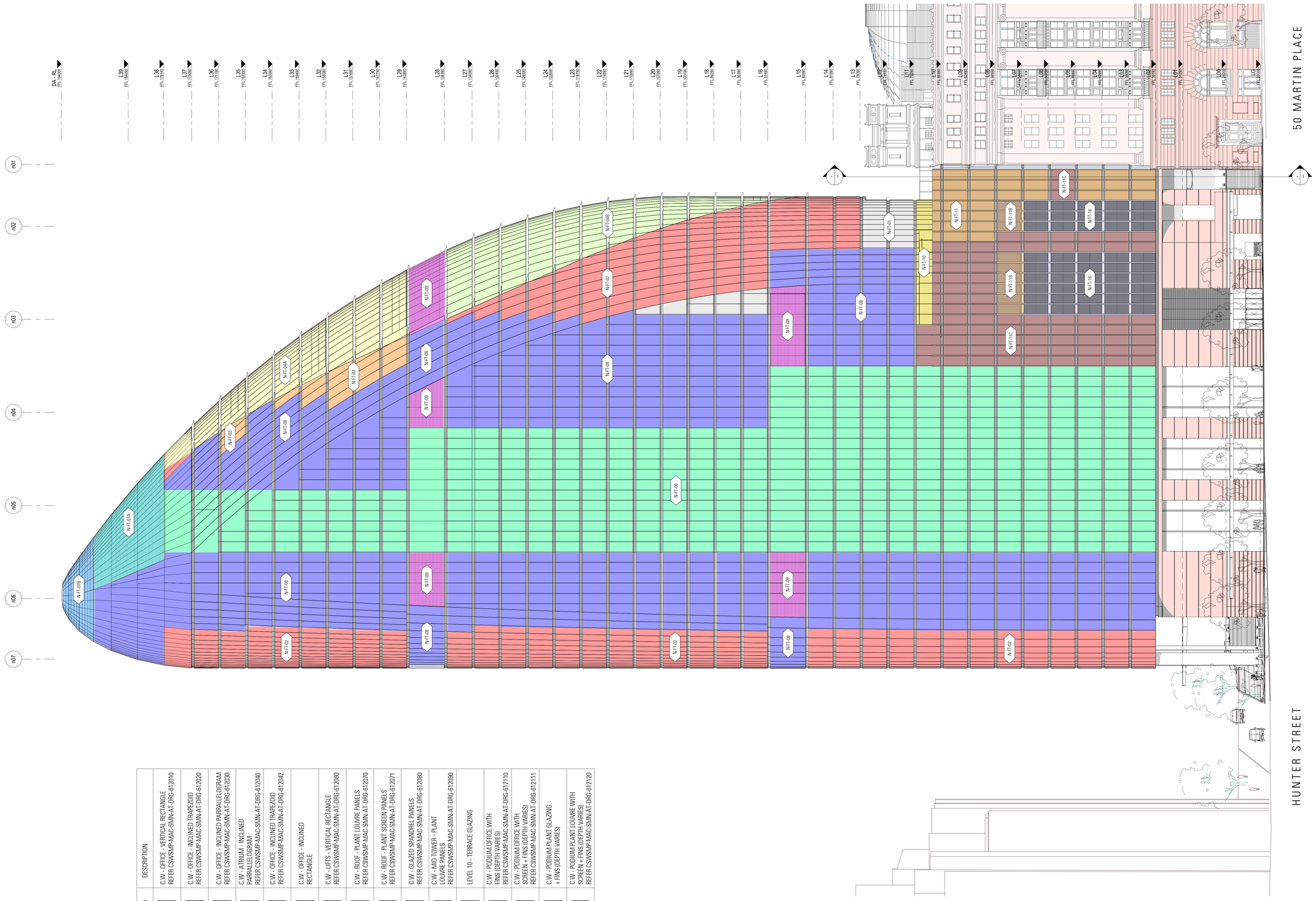

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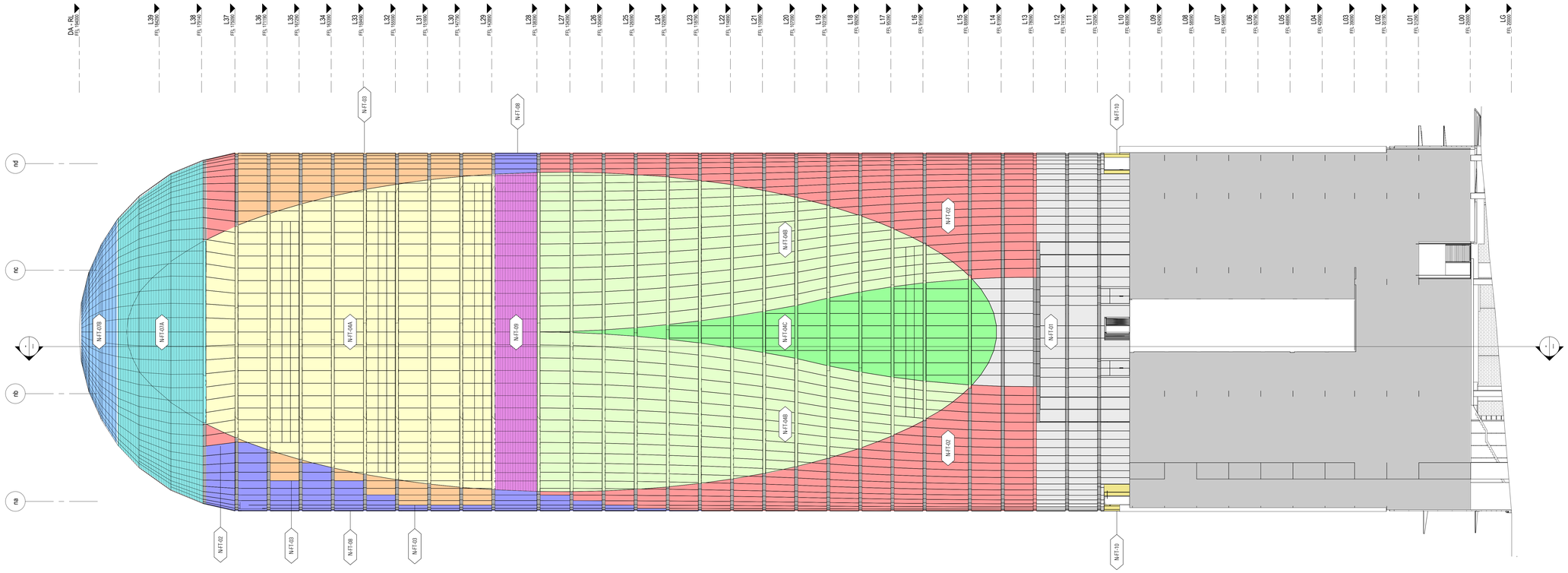

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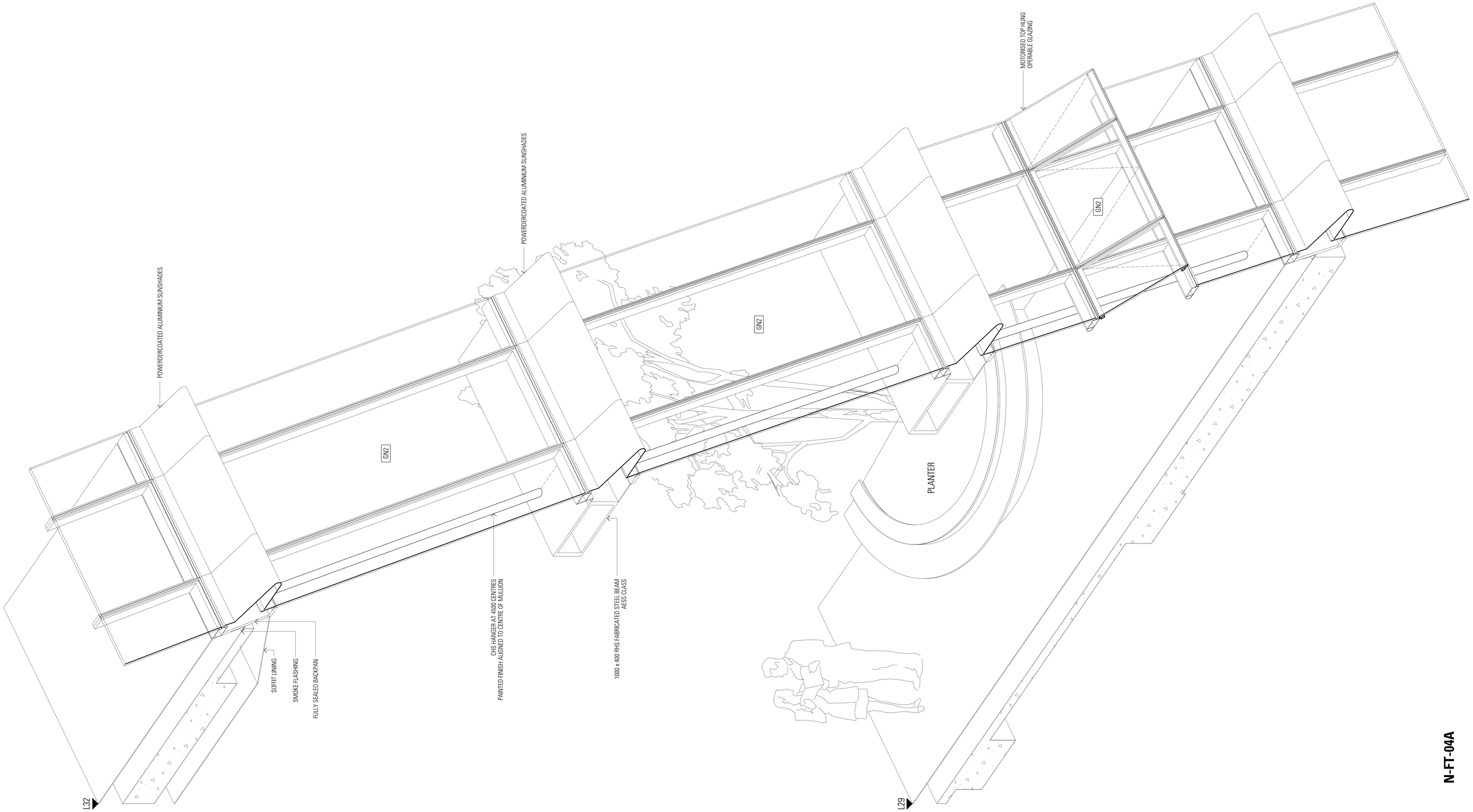

N-FT-04A

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1000 0 2500 5000mm
1:100(A0)

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AMD	DESCRIPTION	DESIGNER SIGN./DATE	VERIFIED SIGN./DATE	APPROVED SIGN./DATE
A	Interim Issue	25.01.19	PB/25.01.19	PvR/25.01.19

CO-ORDINATE SYSTEM: HEIGHT DATUM: SCALE:

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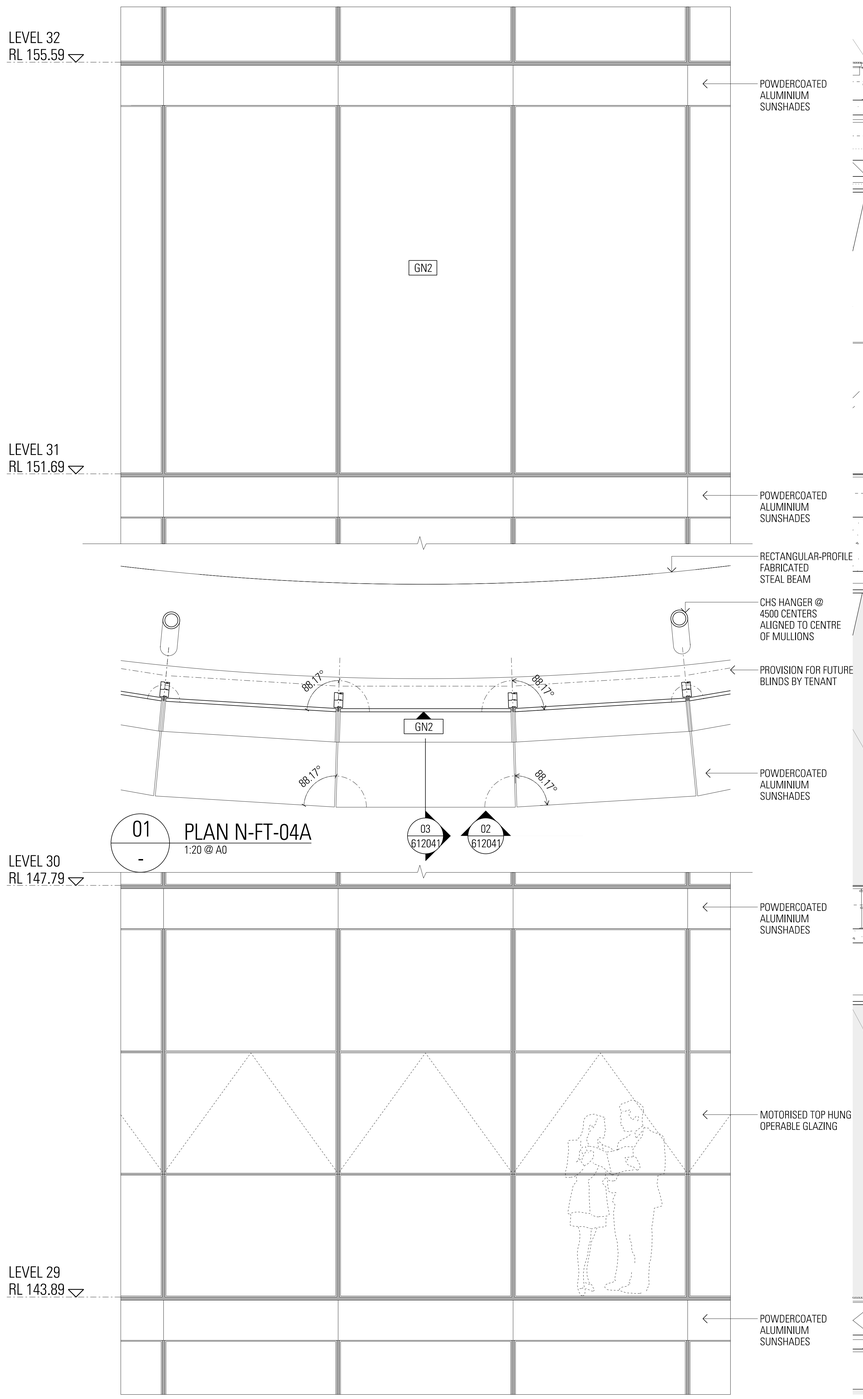
SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-04A
INCLINED AND SKEWED W SUNSHADE TO ATRIUM

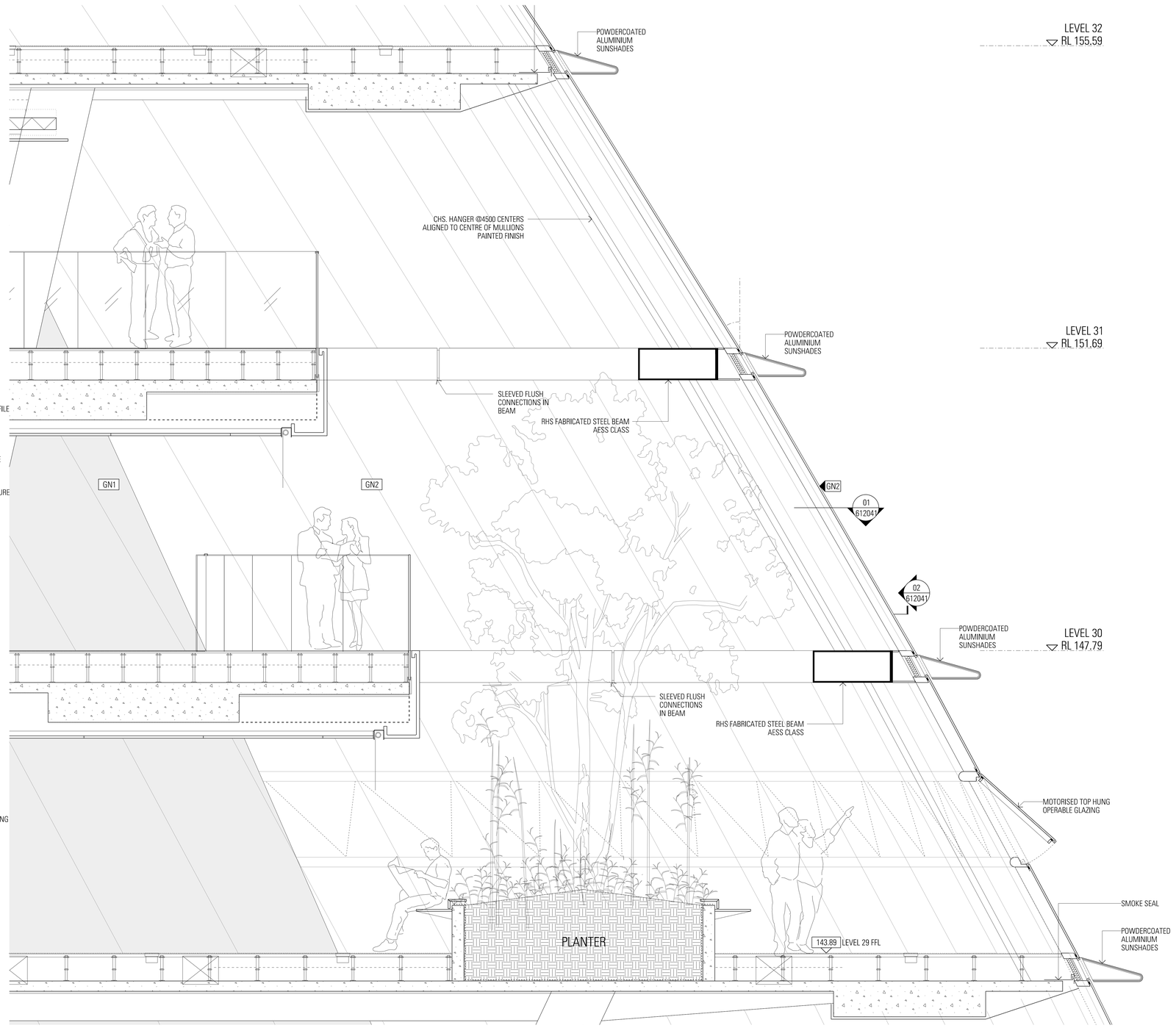
FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612040 A EDMS No.

File Plotted SSSFILENAMESSS
Plot Date & Time 1/25/2019 4:13:28 PM
Plotted by SUSERNAMES



01 PLAN N-FT-04A
1:20 @ A0

02 ELEVATION N-FT-04A
1:20 @ A0



03 SECTION N-FT-04A
1:20 @ A0

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A	Interim Issue	25.01.19	PB/25.01.19	PvR/25.01.19

CO-ORDINATE SYSTEM: HEIGHT DATUM: SCALE:

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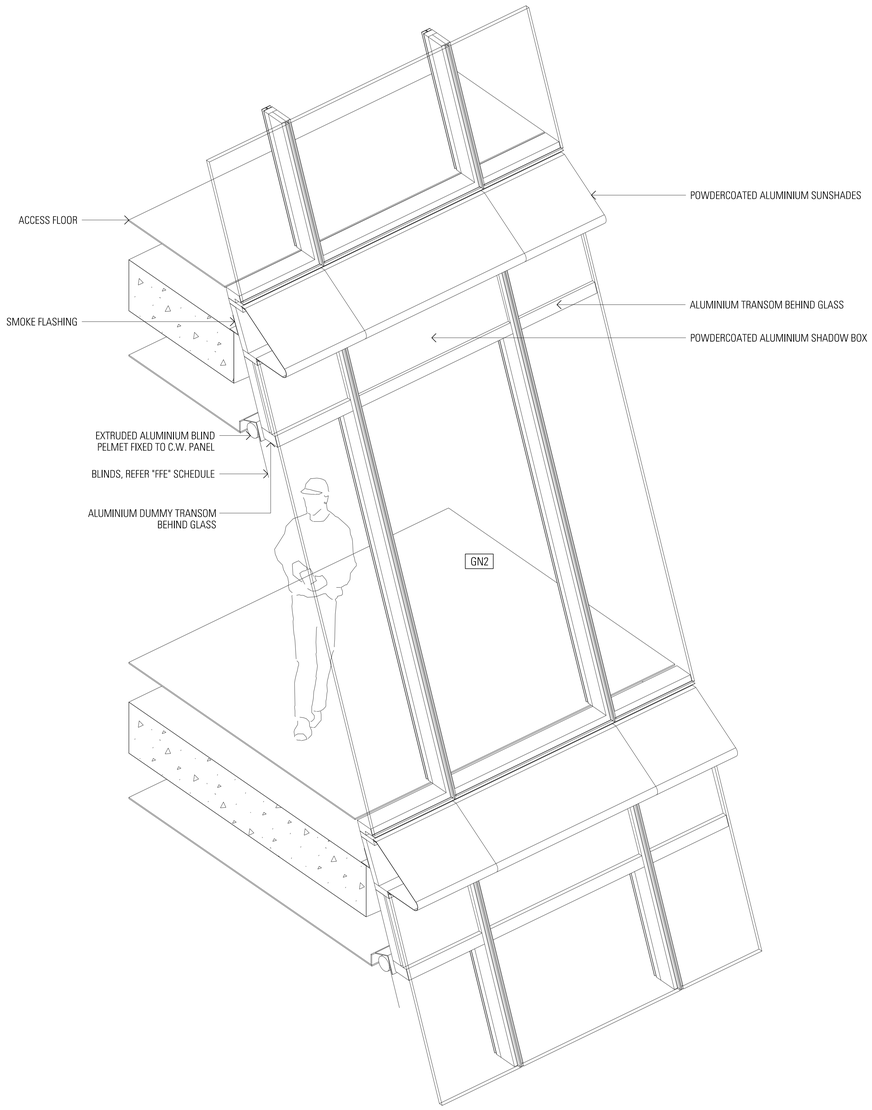
SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-04A
INCLINED AND SKEWED W SUNSHADE TO ATRIUM

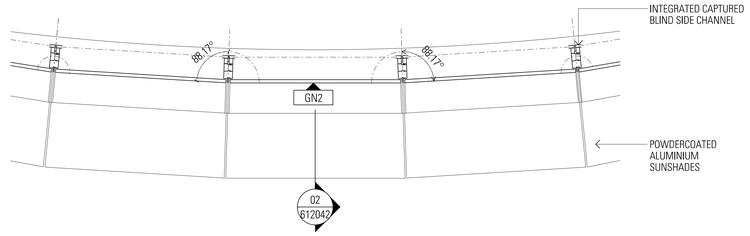
FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612041 A EDMS No.

GF 11497801

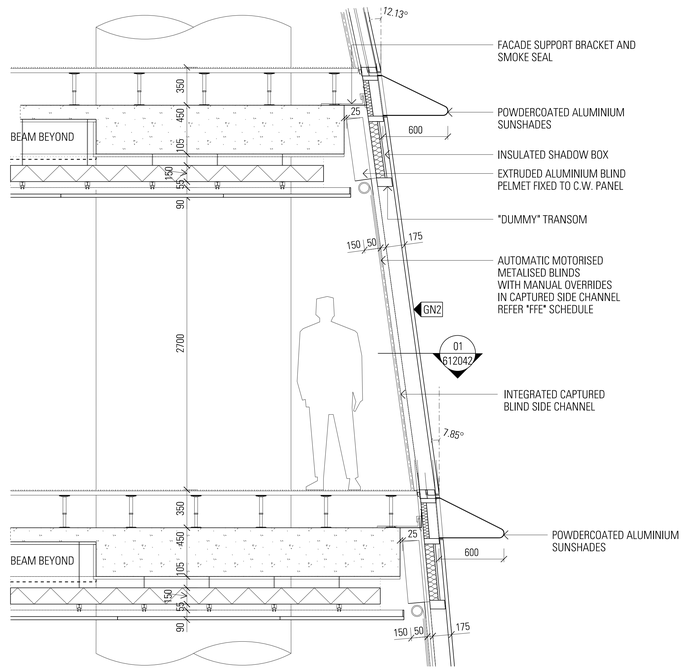
File Plotted SSSFILENAMESSS
Plot Date & Time 1/25/2019 4:17:19 PM
Plotted by$USERNAMES



03 - AXONOMETRIC N-FT-4B



01 - PLAN N-FT-04B
1:20 @ A0



02 - SECTION N-FT-04B
1:20 @ A0

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A	Interim Issue	25.01.19	PB/25.01.19	PvR/25.01.19

CO-ORDINATE SYSTEM: HEIGHT DATUM: SCALE:

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-04B
INCLINED AND SKEWED W SUNSHADE

FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue
DRG No. CSWSMP-MAC-SMN-AT-DRG-612042 A
EDMS No.

SF 1149*661

Plotted by/GSERNAMES
Plot Date & Time 25/01/2019 5:45:26 PM
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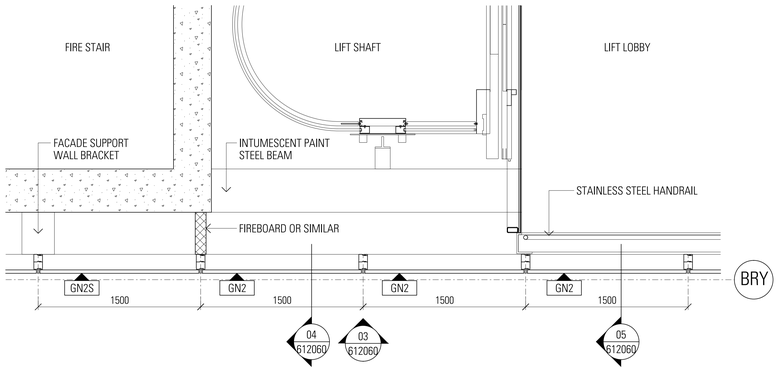
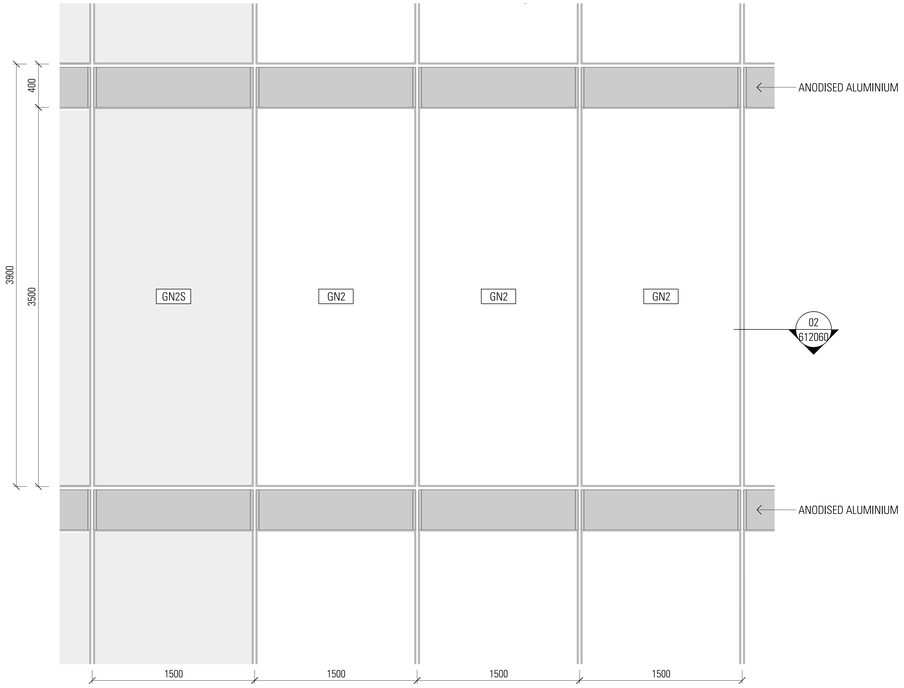
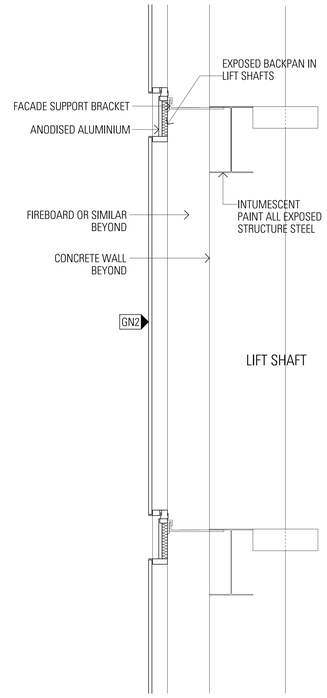


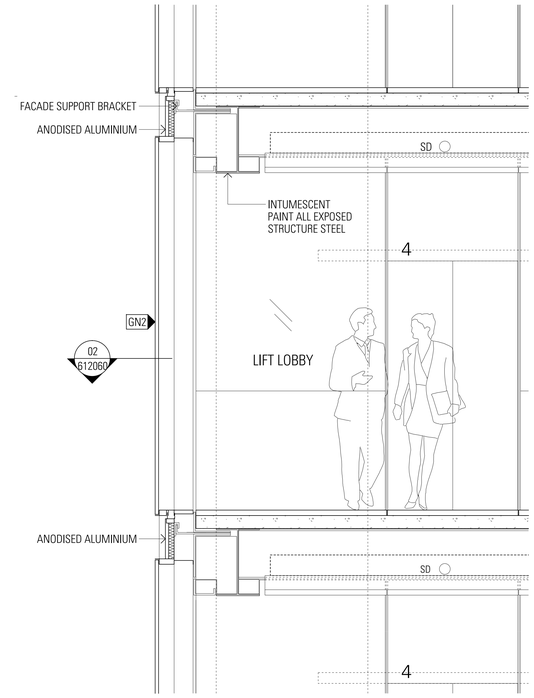
02 - PLAN N-FT-06
1:20 @ A0



03 - ELEVATION N-FT-06
1:20 @ A0



04 - SECTION N-FT-06
1:20 @ A0



05 - SECTION N-FT-06
1:20 @ A0

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CO-ORDINATE SYSTEM: HEIGHT DATUM: SCALE:

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-06
FLAT CW TO LIFT CORE

FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612060 A EDMS No.

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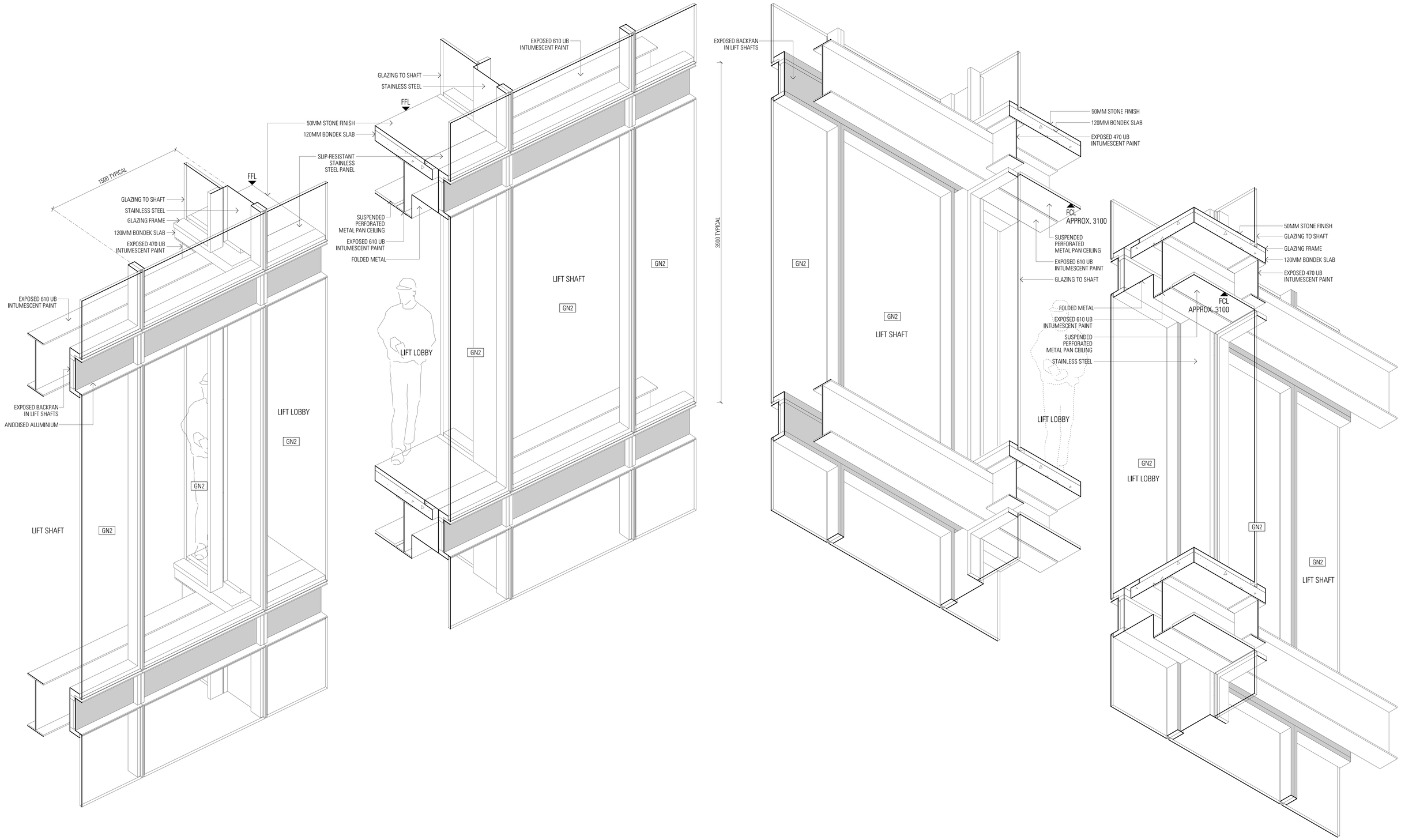
Plot Date & Time 25/01/2019 2:47:11 PM
Plotted by SUSERNAMES



01 - N-FT-06 - EXTERNAL AXO - LIFT SHAFT

02 - N-FT-08 - EXTERNAL AXO - LIFT LOBBY

03 - N-FT-08 - INTERNAL AXO - LIFT SHAFT

03 - N-FT-08 - INTERNAL AXO - LIFT LOBBY

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CO-ORDINATE SYSTEM: HEIGHT DATUM: SCALE:

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-06
FLAT CW TO LIFT CORE

FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue
DRG No. CSWSMP-MAC-SMN-AT-DRG-612061 A EDMS No.

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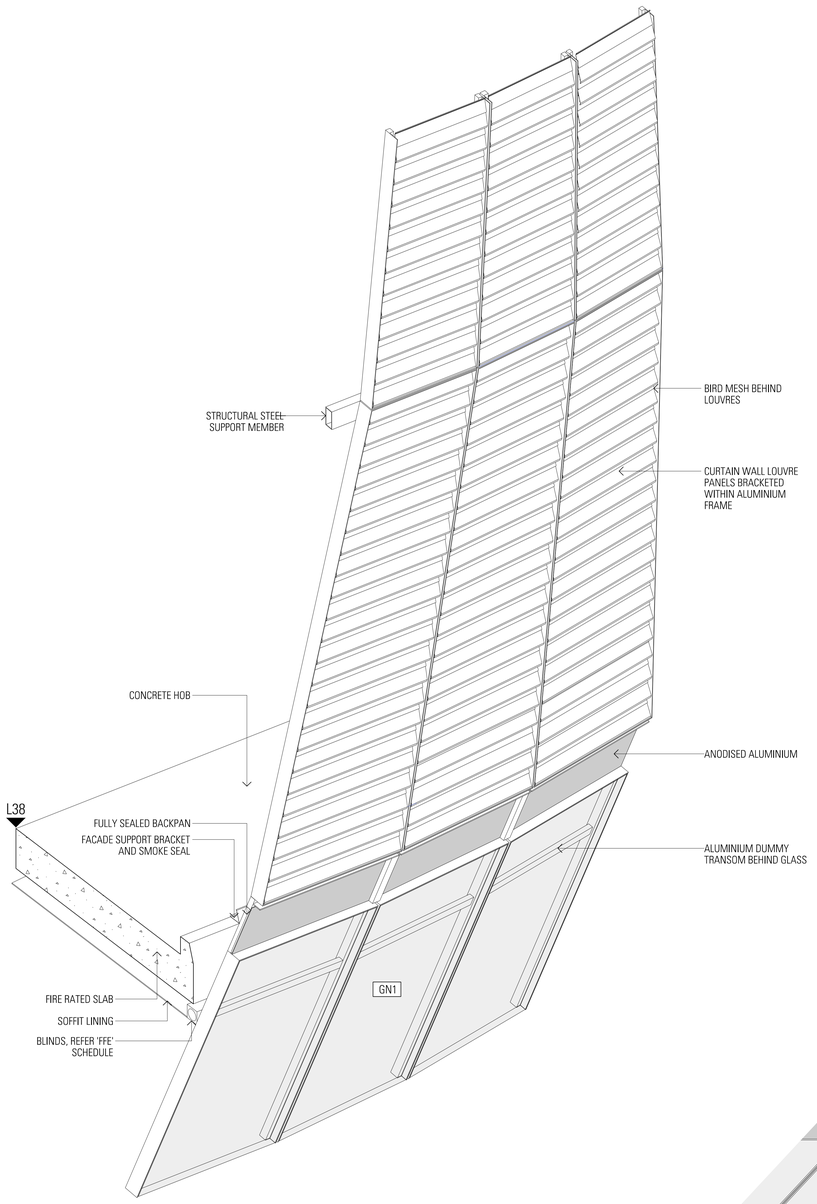
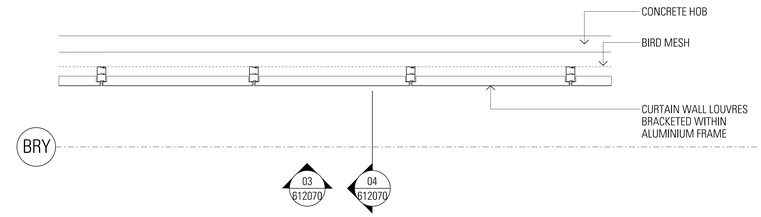
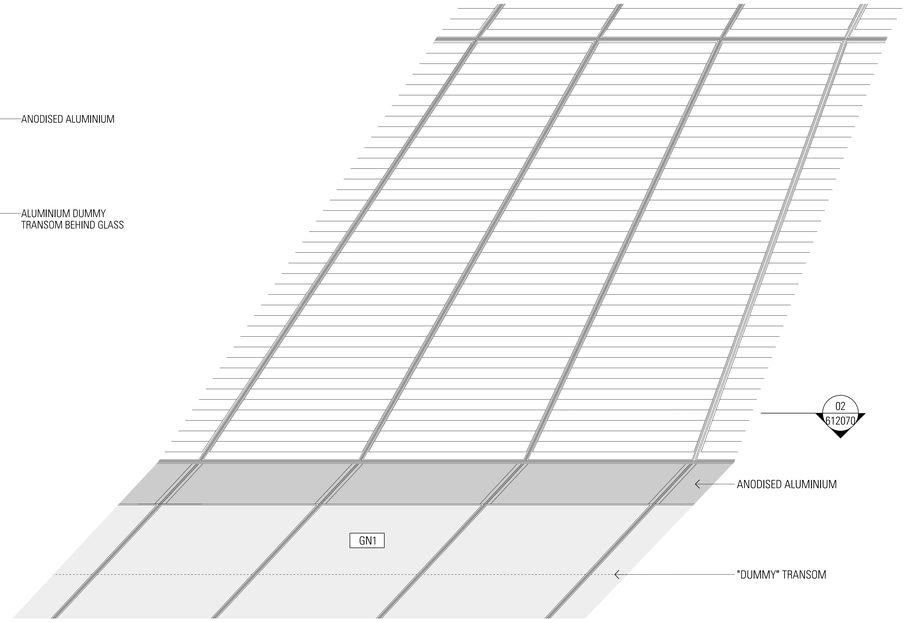
Plot Date & Time 25/01/2019 2:22:32 PM
Plotted by SJSERNAMES



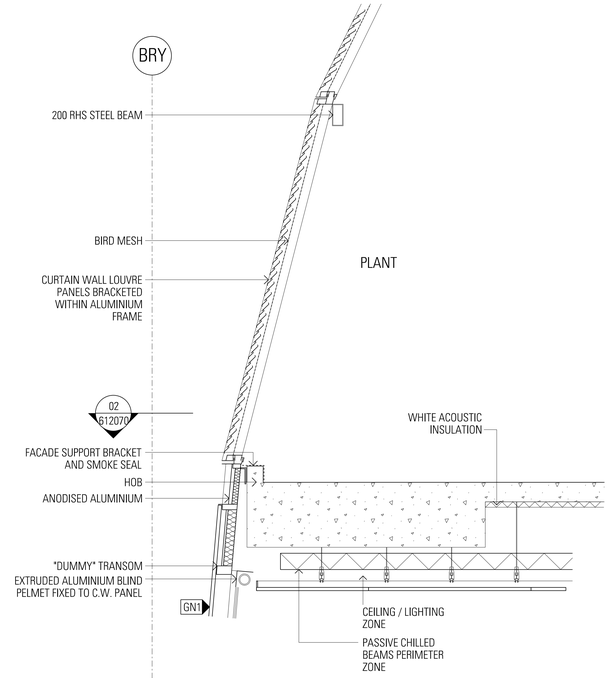
05 - AXONOMETRIC N-FT-07A



02 - PLAN N-FT-07A
1:20 @ A0



03 - ELEVATION N-FT-07A
1:20 @ A0



04 - SECTION N-FT-07A
1:20 @ A0

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CO-ORDINATE SYSTEM: | HEIGHT DATUM: | SCALE:

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-07A
ROOF PLANT CW

FILE No. | SHEET 1 OF 1 | A0
STATUS Interim Issue
DRG No. CSWSMP-MAC-SMN-AT-DRG-612070 | A | EDMS No.

SF 114879B1

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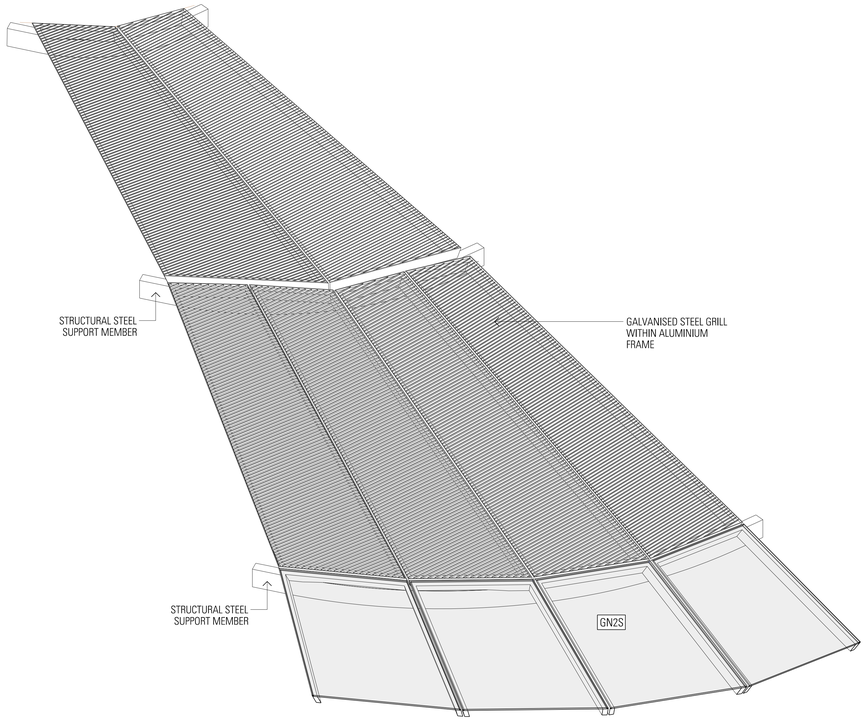
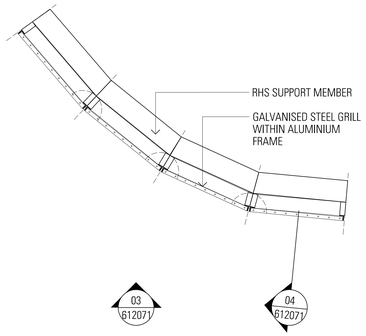
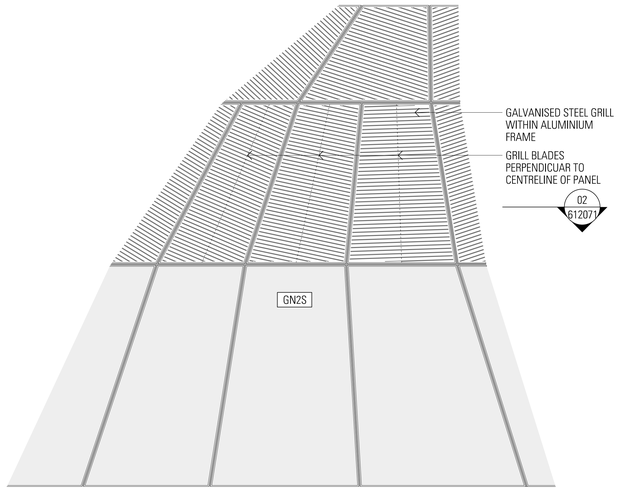
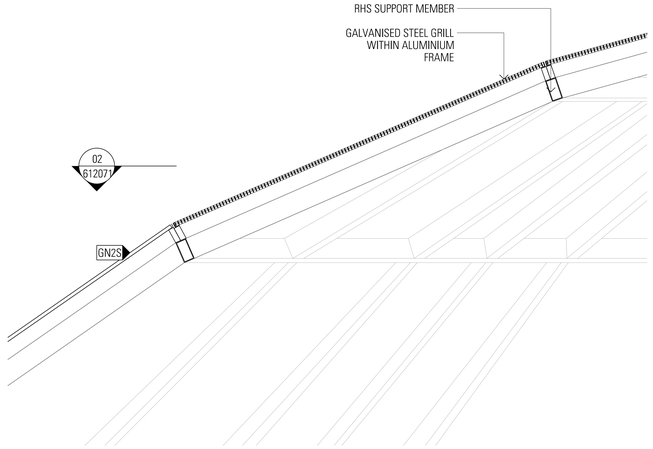
Plot Date & Time: 1/25/2019 4:18:50 PM
Plotted by:$$USERNAME$$





02 - PLAN N-FT-07B
1:20 @ A0





05 - AXONOMETRIC N-FT-07B

03 - ELEVATION N-FT-07B
1:20 @ A0

04 - SECTION N-FT-07B
1:20 @ A0

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CO-ORDINATE SYSTEM: | HEIGHT DATUM: | SCALE:

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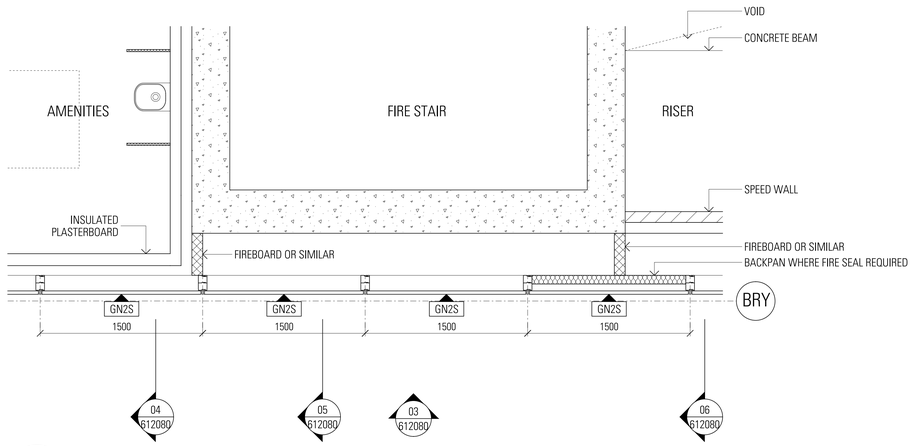
SYDNEY METRO - MARTIN PLACE

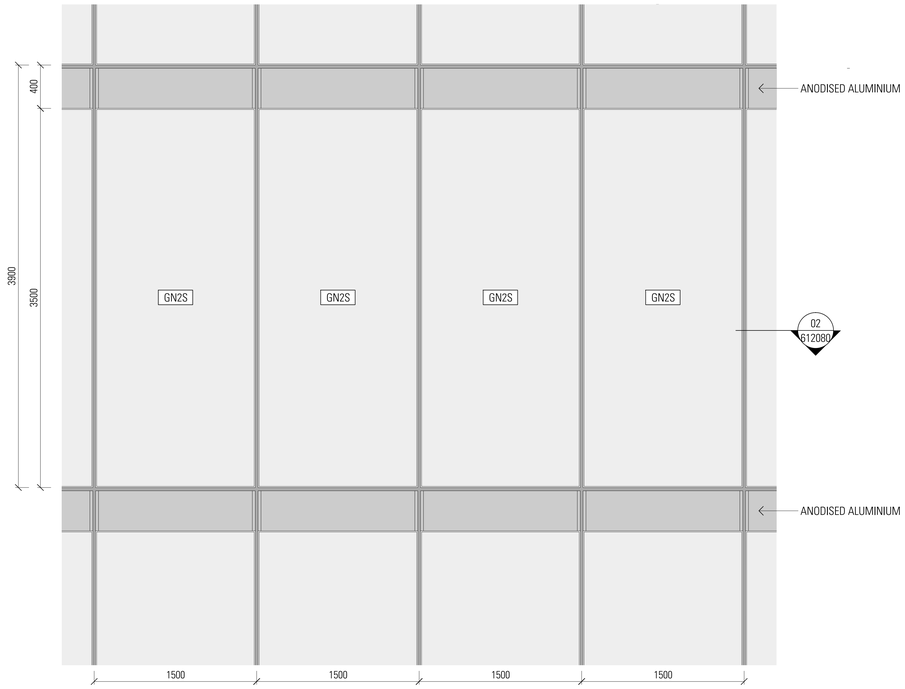
FAÇADE TYPES
N-FT-07B
ROOF PLANT LOUVRE SCREEN

FILE No. | SHEET 1 OF 1 | A0
STATUS Interim Issue | ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612071 | A | EDMS No.

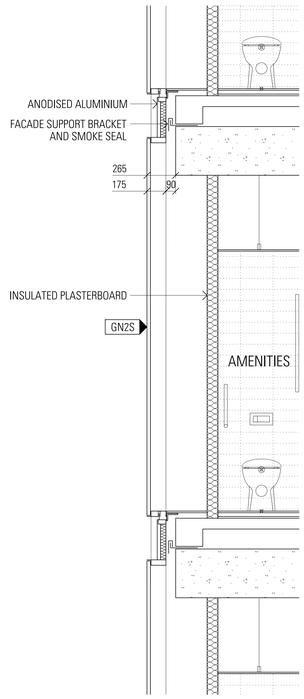
File Plotted SSSFILENAMESSS
Plot Date & Time 1/25/2019 4:19:39 PM
Plotted by SUSERNAMES



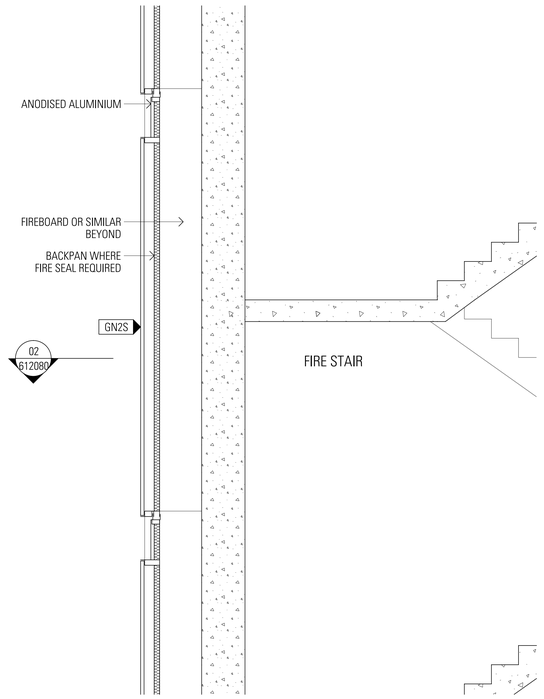
02 - PLAN N-FT-08
1:20 @ A0



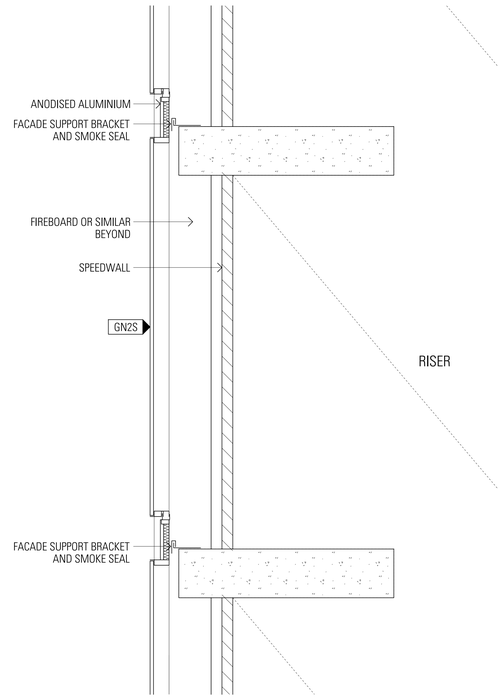
03 - ELEVATION N-FT-08
1:20 @ A0



04 - SECTION N-FT-08
1:20 @ A0



05 - SECTION N-FT-08
1:20 @ A0



06 - SECTION N-FT-08
1:20 @ A0

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SYDNEY METRO - MARTIN PLACE

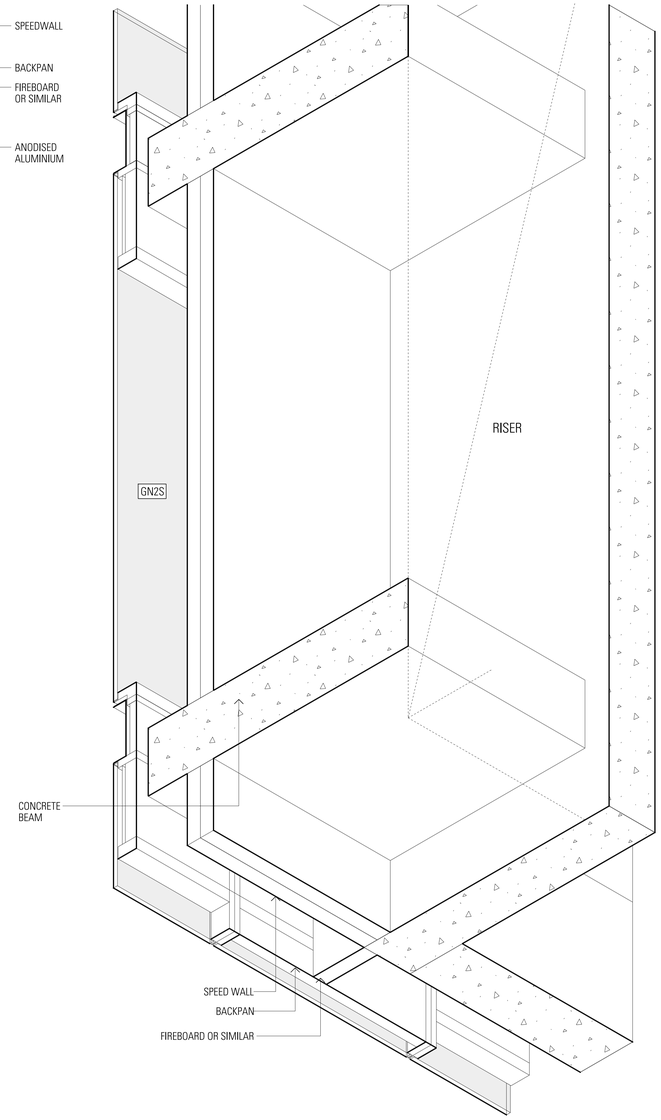
FAÇADE TYPES
N-FT-08
FLAT CW SPANDREL TO LIFT CORE

FILE No. | SHEET 1 OF 1 | A0
STATUS Interim Issue | ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612080 | A | EDMS No.

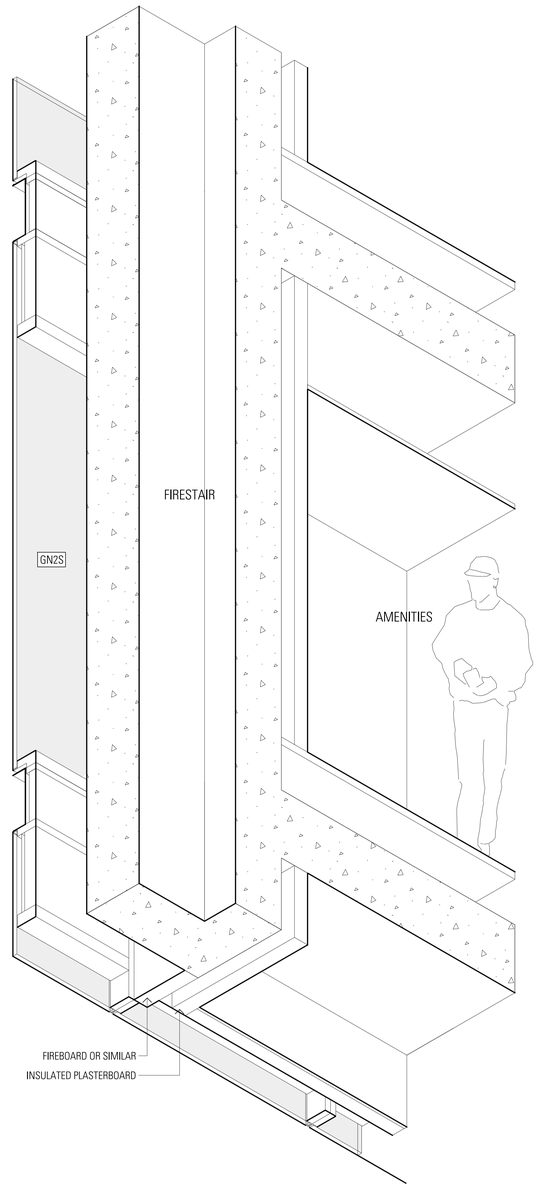
File Plotted SSSFILENAMESSS
Plot Date & Time 25/01/2019 2:31:38 PM
Plotted by SUSERNAMES

01 - N-FT-08 - EXTERNAL AXO - AMENITIES

02 - N-FT-08 - EXTERNAL AXO - FIRESTAIR



03 - N-FT-08 - INTERNAL AXO - RISER



03 - N-FT-08 - INTERNAL AXO - FIRESTAIR + AMENITIES

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A	Interim Issue	25.01.19	PB/25.01.19	PVR/25.01.19

CO-ORDINATE SYSTEM: HEIGHT DATUM: SCALE:

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-08
FLAT CW SPANDREL TO LIFT CORE

FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue
DRG No. CSWSMP-MAC-SMN-AT-DRG-612081 A
EDMS No.

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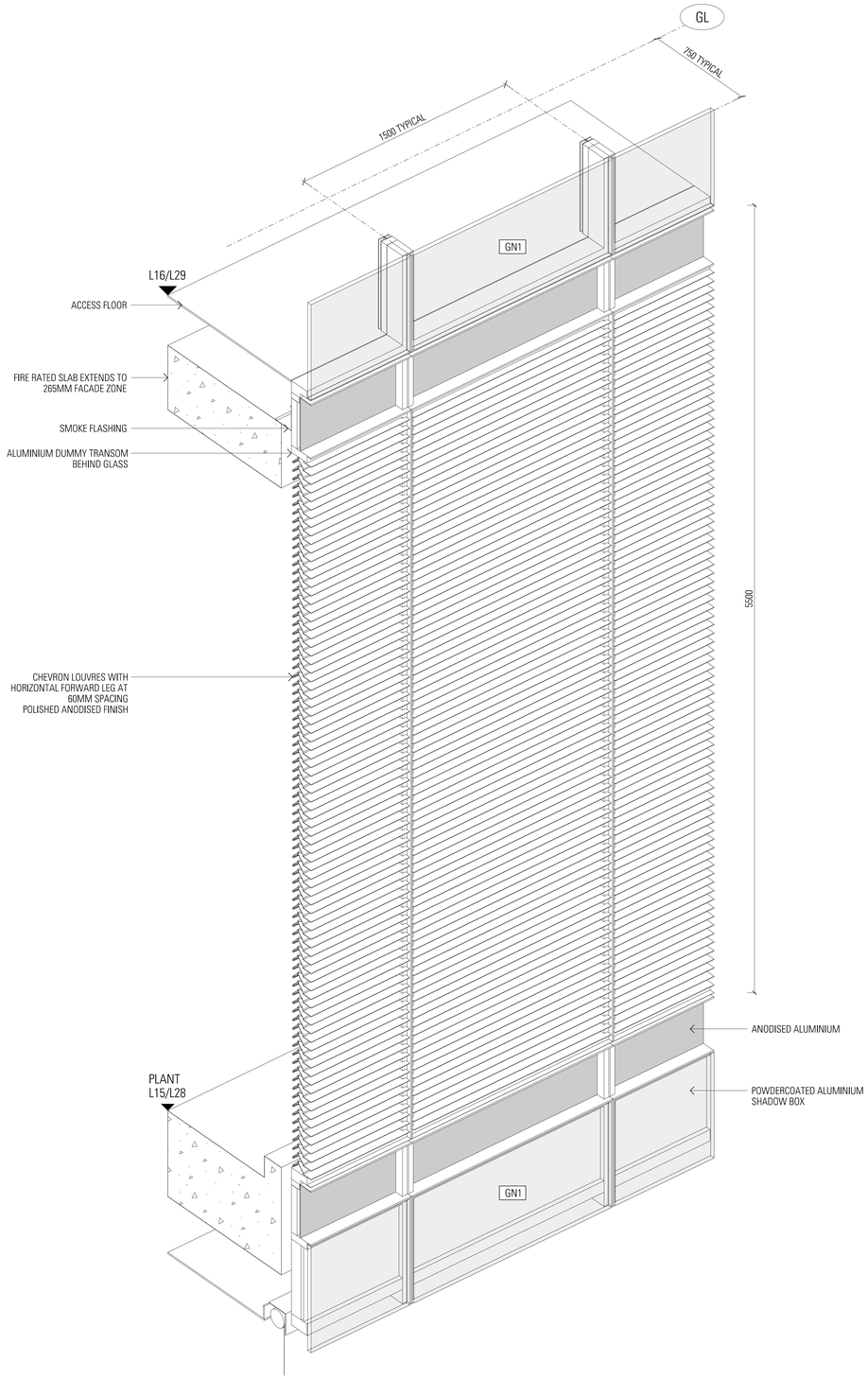
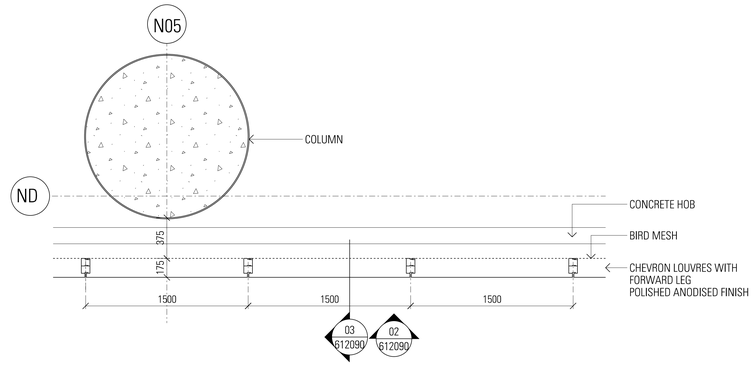


1500 WIDE CURTAIN WALL PANELS FRAMED CHEVRON LOUVRE WITH HORIZONTAL FORWARD LEG



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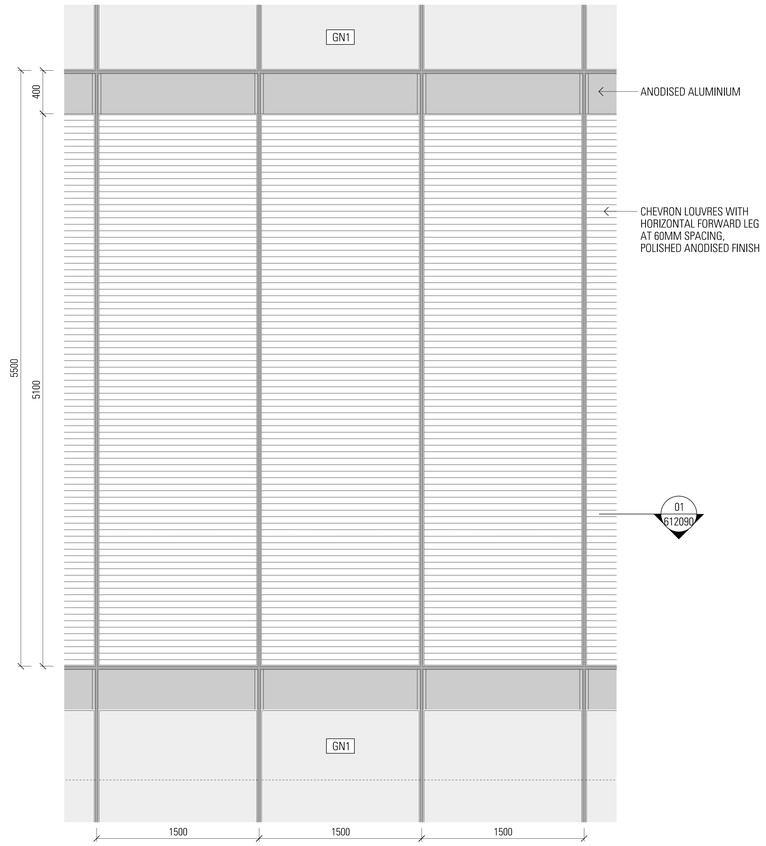

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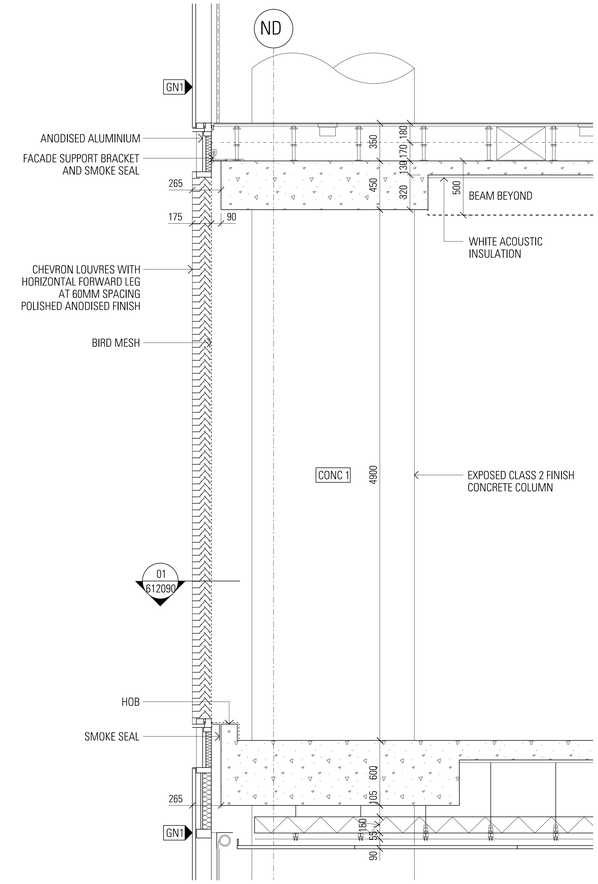

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SYDNEY METRO - MARTIN PLACE

FACADE TYPES
N-FT-09
TOWER PLANT CW

FILE No. | SHEET 1 OF 1 | A0
STATUS Interim Issue | ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612090 | A | EDMS No.

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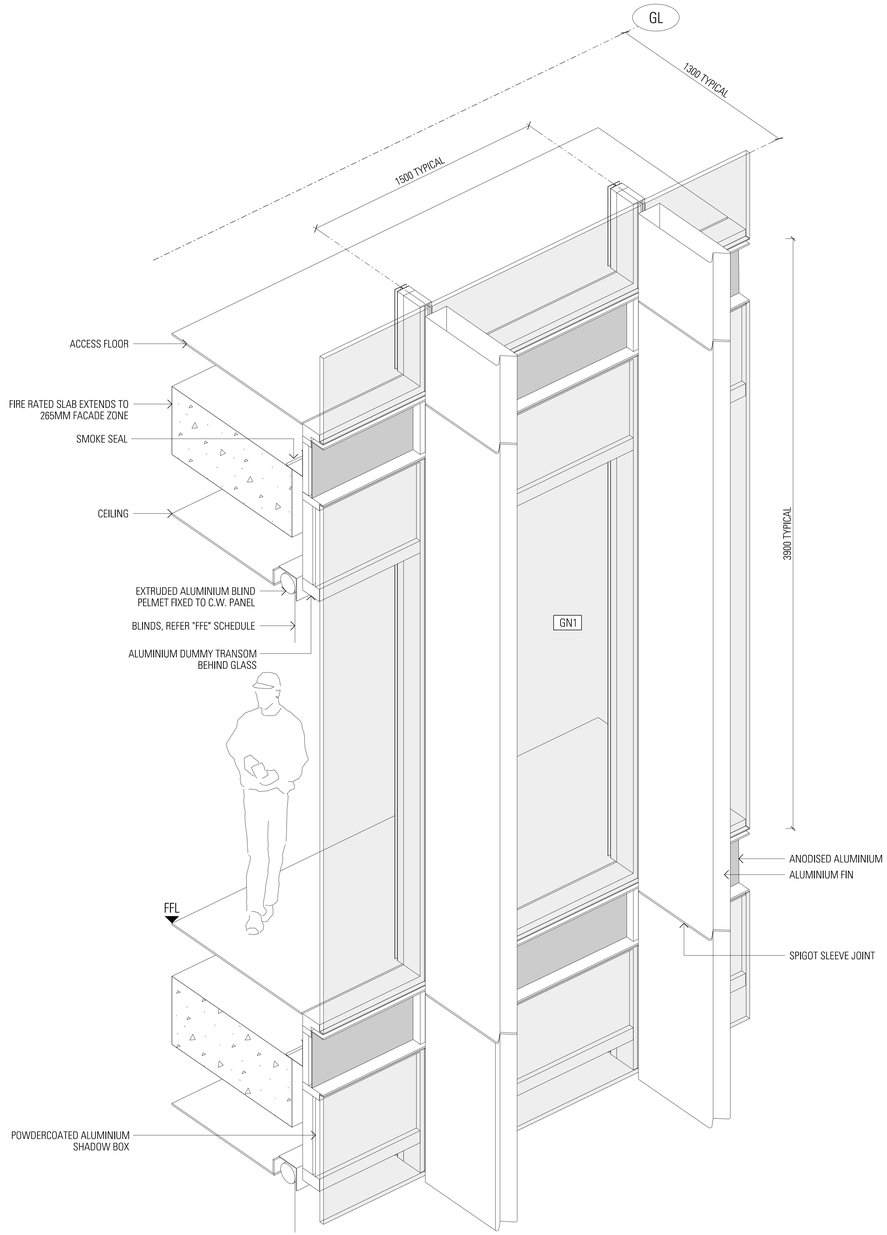

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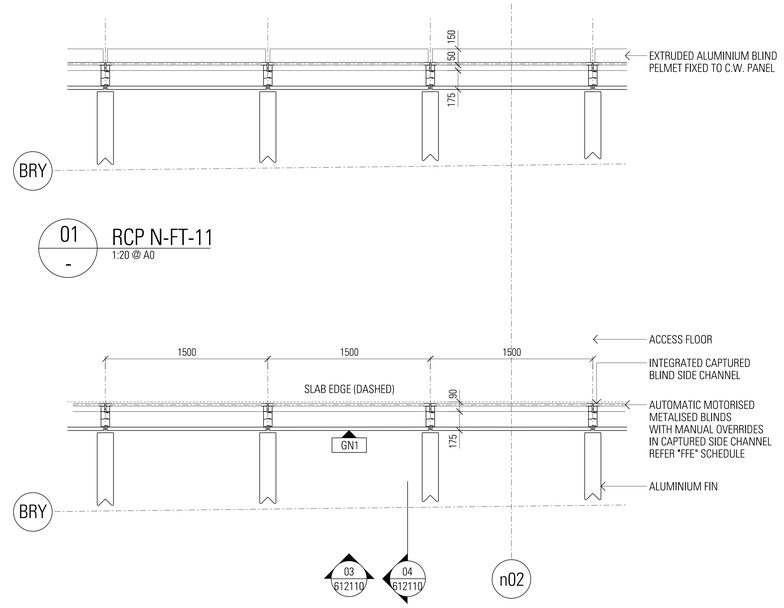

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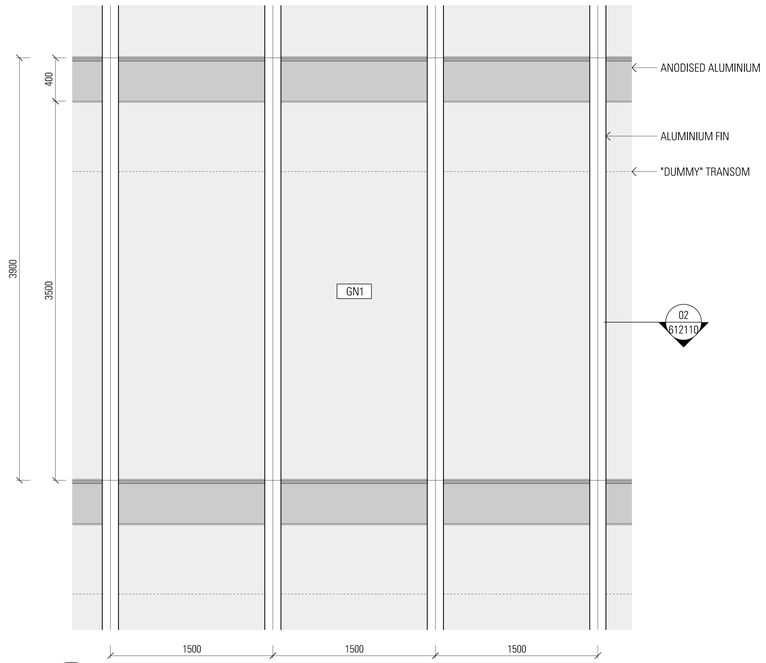

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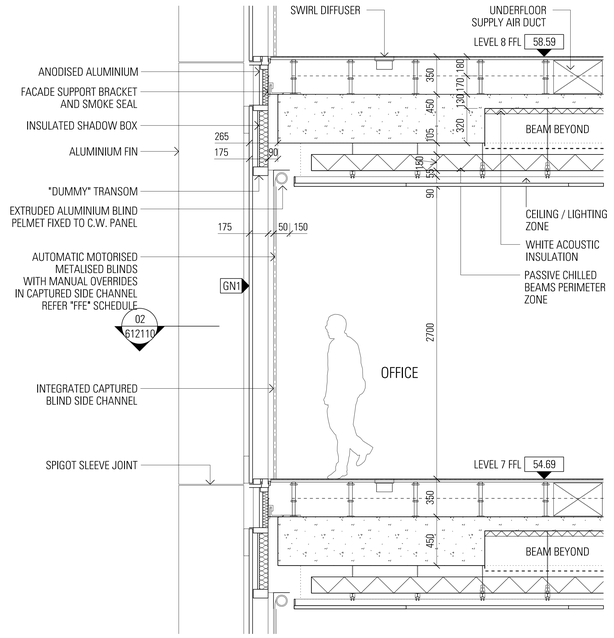

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N-FT-11 SIMILAR N-FT-01 - PLUS 300 x 80 ANODISED ALUMINIUM FINS

N-FT-16 SIMILAR N-FT-11 - WITH ANODISED ALUMINIUM LOUVRES

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-11
PODIUM CW W FIN

FILE No. | SHEET 1 OF 1 | A0
STATUS Interim Issue
ORIG No. CSWSMP-MAC-SMN-AT-DRG-612110 | A | EDMS No.

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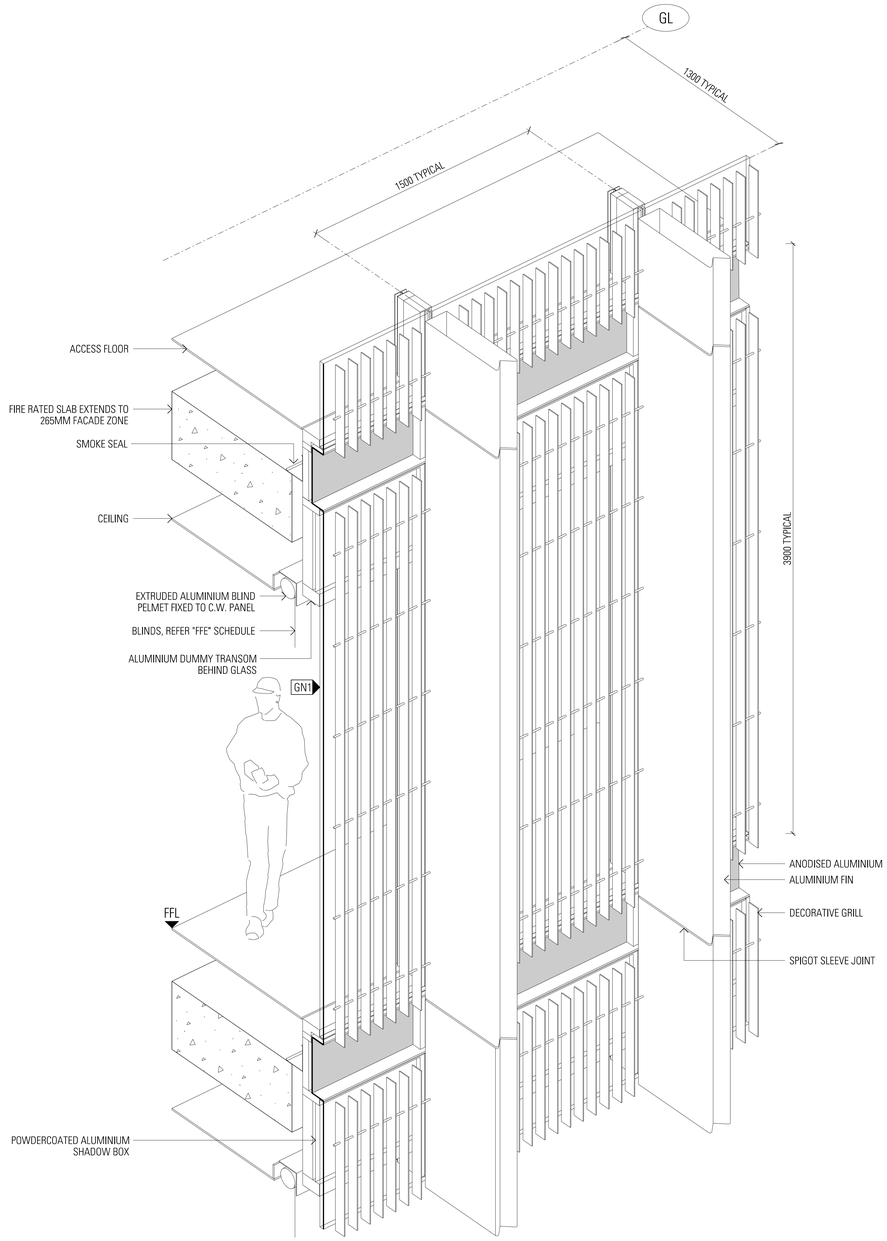

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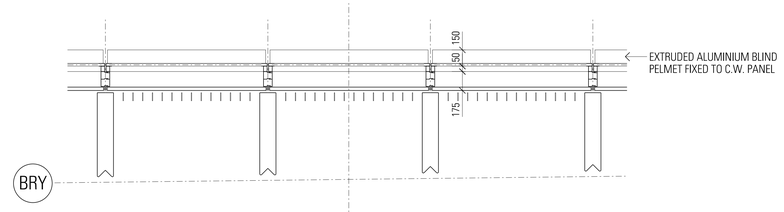

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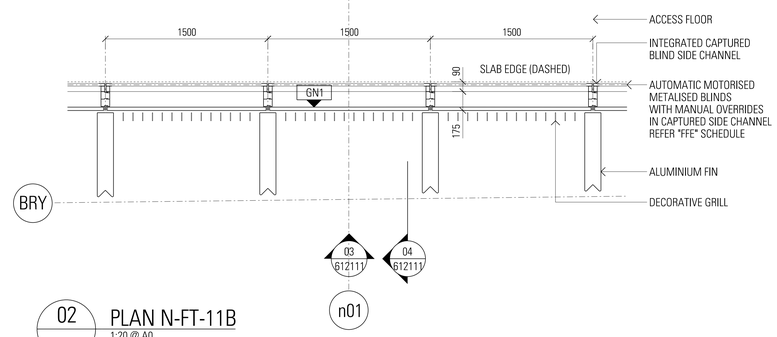

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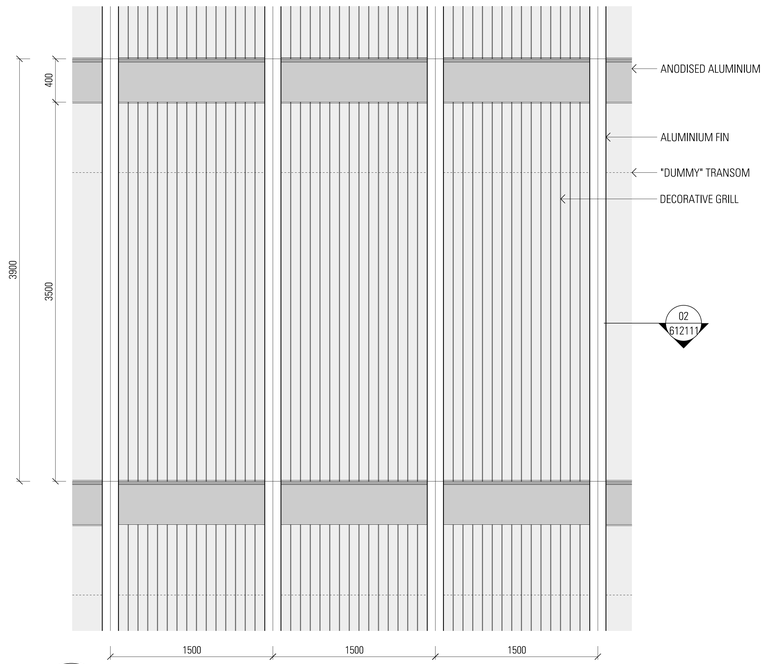

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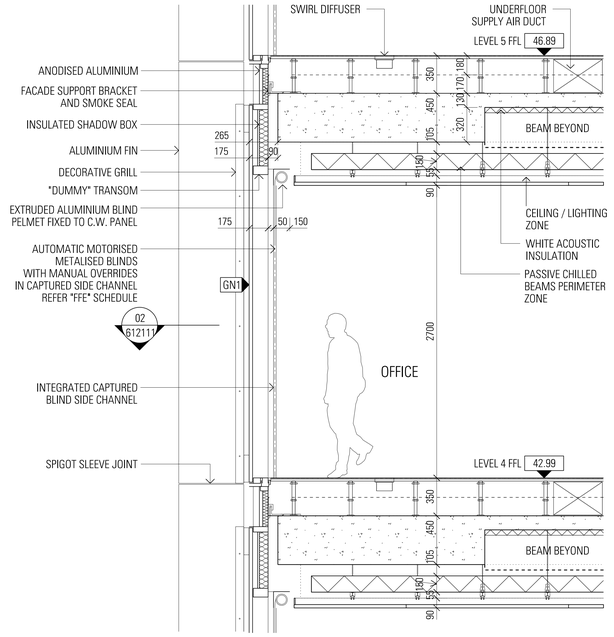

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SYDNEY METRO - MARTIN PLACE

FAÇADE TYPES
N-FT-11B
PODIUM CW WITH FIN AND DECORATIVE GRILL

FILE No. | SHEET 1 OF 1 | A0
STATUS Interim Issue | ©
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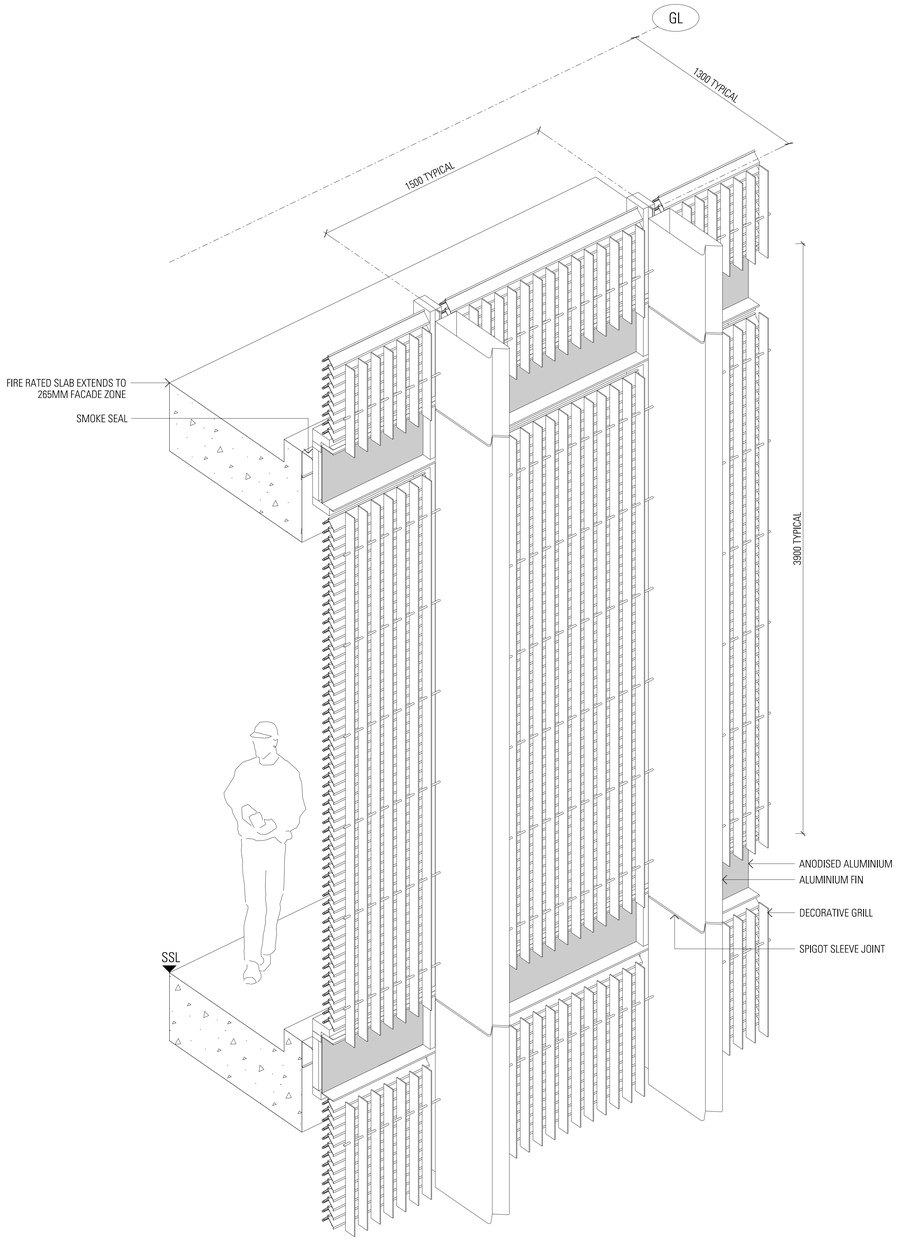

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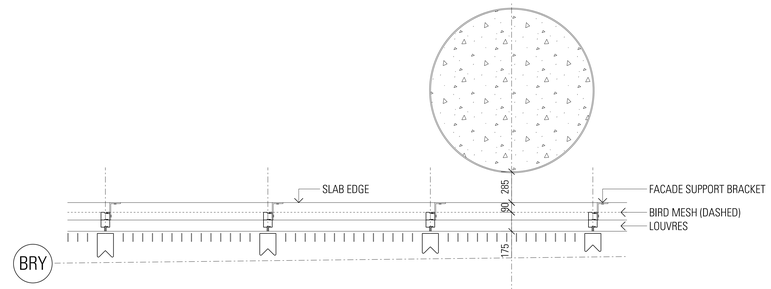

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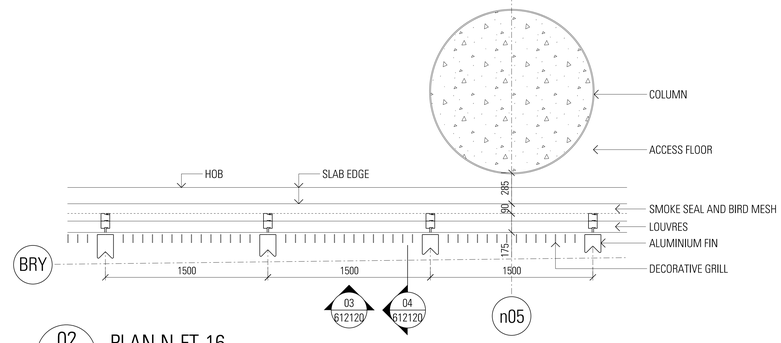

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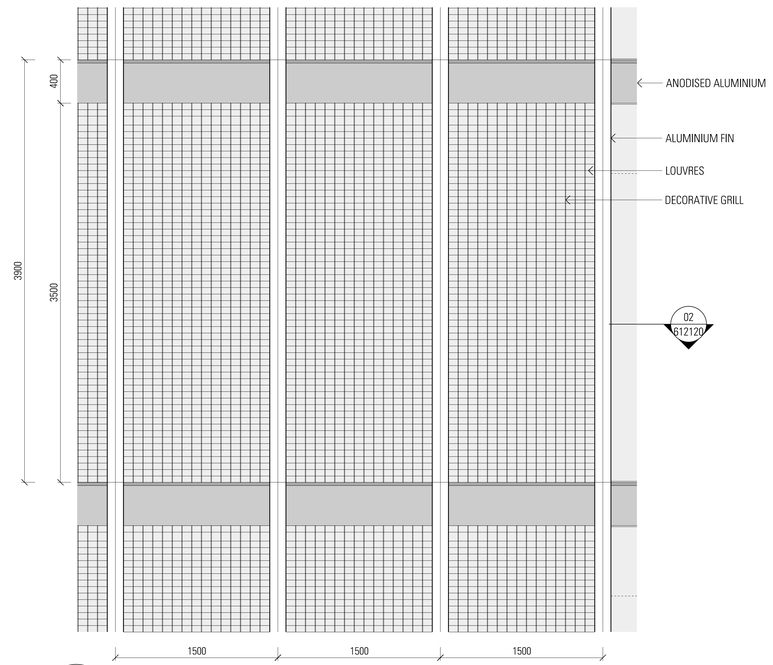

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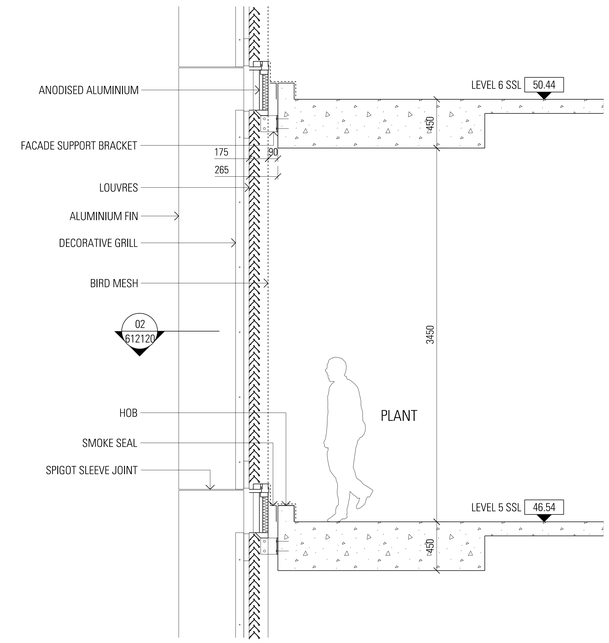

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FACADE TYPES
N-FT-16
PODIUM CW WITH FIN, LOUVRE AND DECORATIVE GRILL

FILE No. SHEET 1 OF 1 A0
STATUS Interim Issue ©
DRG No. CSWSMP-MAC-SMN-AT-DRG-612120 A EDMS No.

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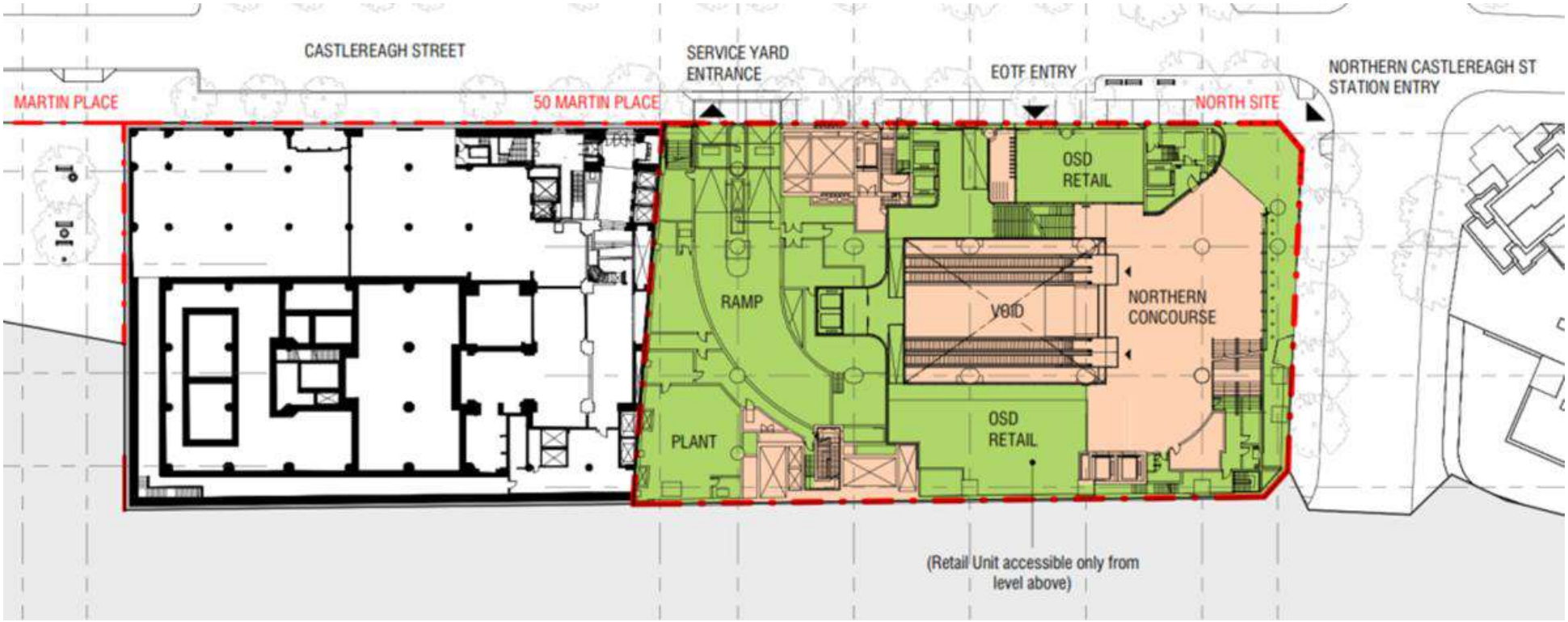
Appendix 2 – CSSI and OSD demarcation

North Tower demarcation – lower ground Castlereagh Street



CSSI

CSSI structure and OSD use, finishes and fit-out

South Tower demarcation – ground level Elizabeth Street

CSSI

CSSI structure and OSD use, finishes and fit-out

Overview of demarcation between CSSI and OSD

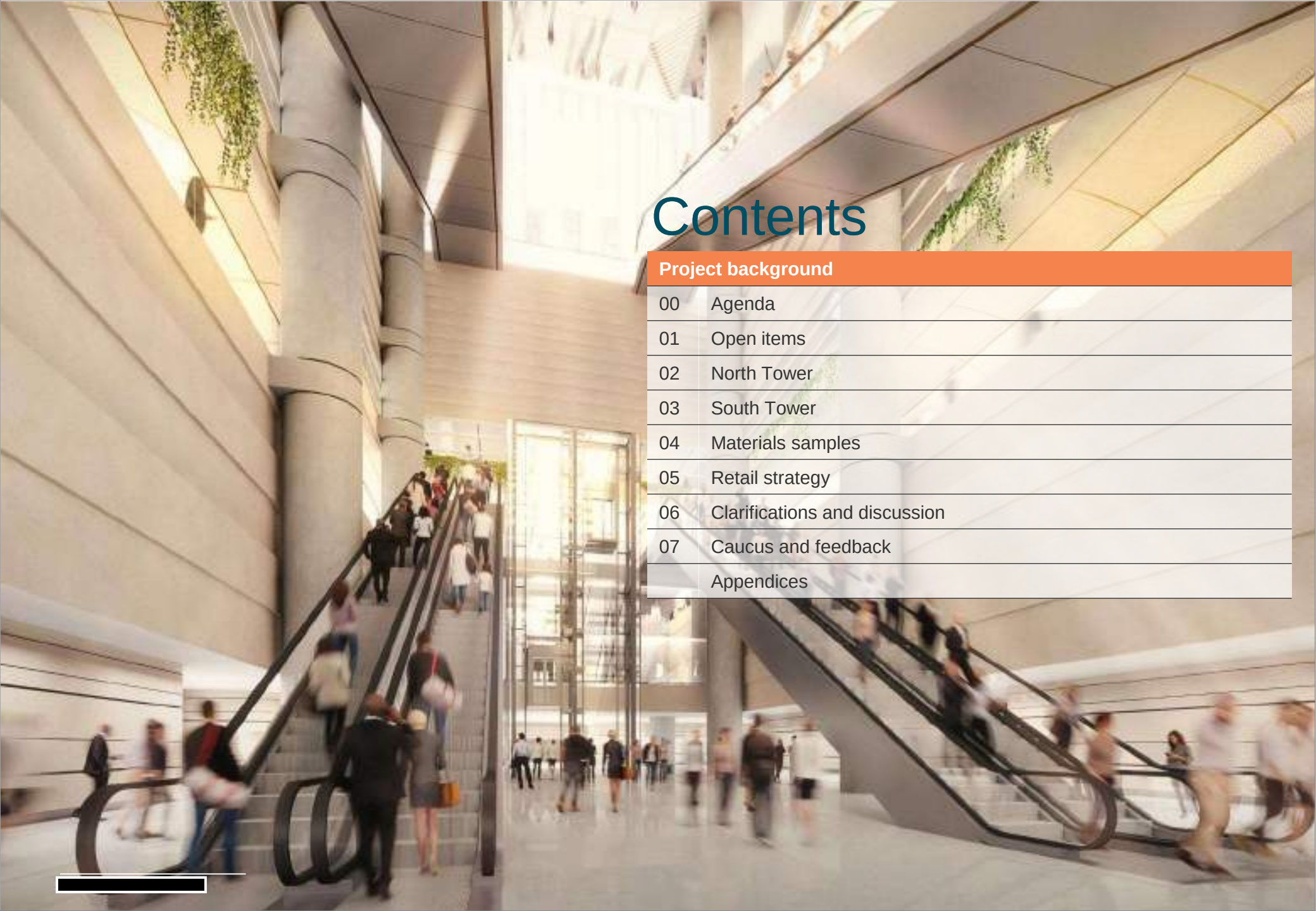
Component	CSSI	OSD
Demolition & excavation	X	
Station and OSD structure up to transfer level	X	
Station plant and services	X	
Ground plane public domain works and landscaping	X	
Detailed design, fit-out, use and finishes of OSD within station, e.g. OSD lobby, ground level retail, through site link, OSD bicycle parking, and end of trip facilities		X
OSD Structure, building façade, detailed design, fit-out and use, plant and services etc above transfer level		X
Public art	X	X

Sydney Metro Martin Place

Over Station Development

Design Review Panel #09

19 March 2019



Contents

Project background	
00	Agenda
01	Open items
02	North Tower
03	South Tower
04	Materials samples
05	Retail strategy
06	Clarifications and discussion
07	Caucus and feedback
	Appendices

00
Agenda

Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
OSD DRP			
01. Open items	• Acknowledgement of minutes/open items from previous meeting • Response and program for responding to open items	Anthony Henry, Macquarie	3.15 – 3.20 (5 mins)
02. North Tower	• Approach to design of podium • Use of faceted glass on tight corner radii • Rain protection	Paul van Ratingen, JPW	3.20 – 3.30 (10 mins)
03. South Tower	• Approach to SE and SW corners and southern facade	Alec Tzannes, Tzannes	3.30 – 3.45 (15 mins)
04. Materials and finishes	• Façade material presentation, including representative samples – North Tower – South Tower	Paul van Ratingen, JPW Alex Tzannes, Tzannes	3.45 – 4.05 (20 mins)
05. Retail strategy	• Retail vision and concept	Angela Bonnefin, Retail Strategy	4.05 – 4.15 (10 mins)
PANEL DEBRIEF, DISCUSSION AND WRAP UP			
06. DRP Clarifications and Discussion		Yvonne von Hartel, Acting Chair	4.15 – 4.30 (15 mins)
07. DRP caucus		DRP Panellists	4.30 – 4.50 (20 mins)
08. Gather for feedback		Yvonne von Hartel, Acting Chair	4.50 – 5.00 (10 mins)

01
Open Items

Open DRP items

The following items are noted by the panel as either outstanding or in progress.

	OSD DRP Items	Status	DRP
North Site	• Approach to design of podium • Details of materials palette and expression, including the use of faceted glass on tight corner radii • Impact and amelioration of sheet rain (not as a result of wind) • Additional assessment of reflectivity and glare	• Outstanding • In progress • Outstanding • In progress	19 March 19 March 16 April Ongoing
Through Site Link	• Details of materials palette • Hours of operation	• In progress • Outstanding	19 March In RtS (6am-10pm)
Artwork	• Mounting of the Bass and Annand sculptures • Presentation of Macquarie's public art strategy	• In progress • Outstanding	16 April 16 April
South Site	• Articulation and detailing of SE and SW corners • Details of materials palette	• In progress • In progress	19 March 19 March
Environmental performance	• Additional assessment of reflectivity and glare	• In progress	19 March and 16 April

02
North Tower

Martin Place OSD DRP Minutes – Session 08 25.02.19:

1. Architectural Expression

Outstanding *Approach to design of podium that better addresses the relationship between old and new, tower and base, and resolves the junction between fins and heavy masonry base of the podium, and the fins and curtain wall façade of the tower.*

2. Faceted glass

In progress *The use of faceted glass on tight corner radii*

3. Rain protection

Outstanding *Details of impact and amelioration of rain sheeting down the continuous façade (not as a result of wind)*

1. Architectural Expression

DRP comment

Approach to form and massing of the podium and tower - Supported

1. Architectural Expression

DRP comment

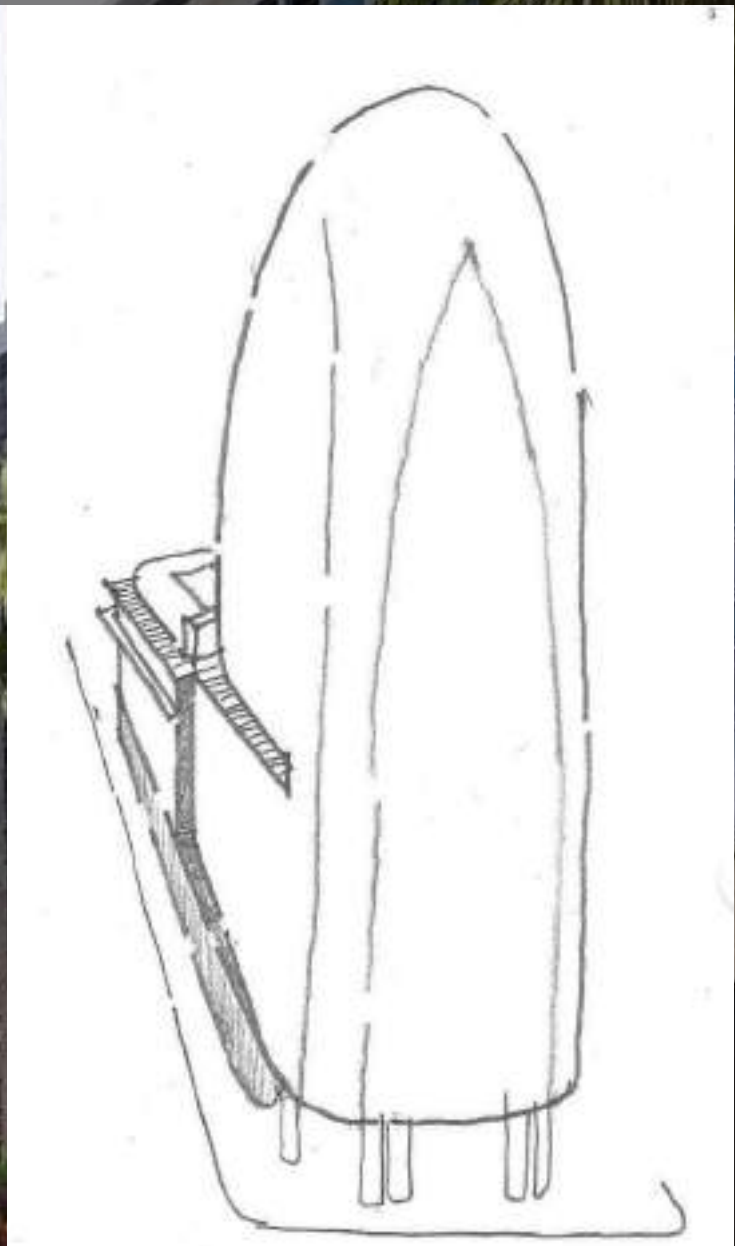
Approach to design of podium that better addresses:

- *the relationship between old and new,*
- *tower and base,*
- *and resolves the junction between fins and heavy masonry base of the podium,*
- *and the fins and curtain wall façade of the tower.*

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth

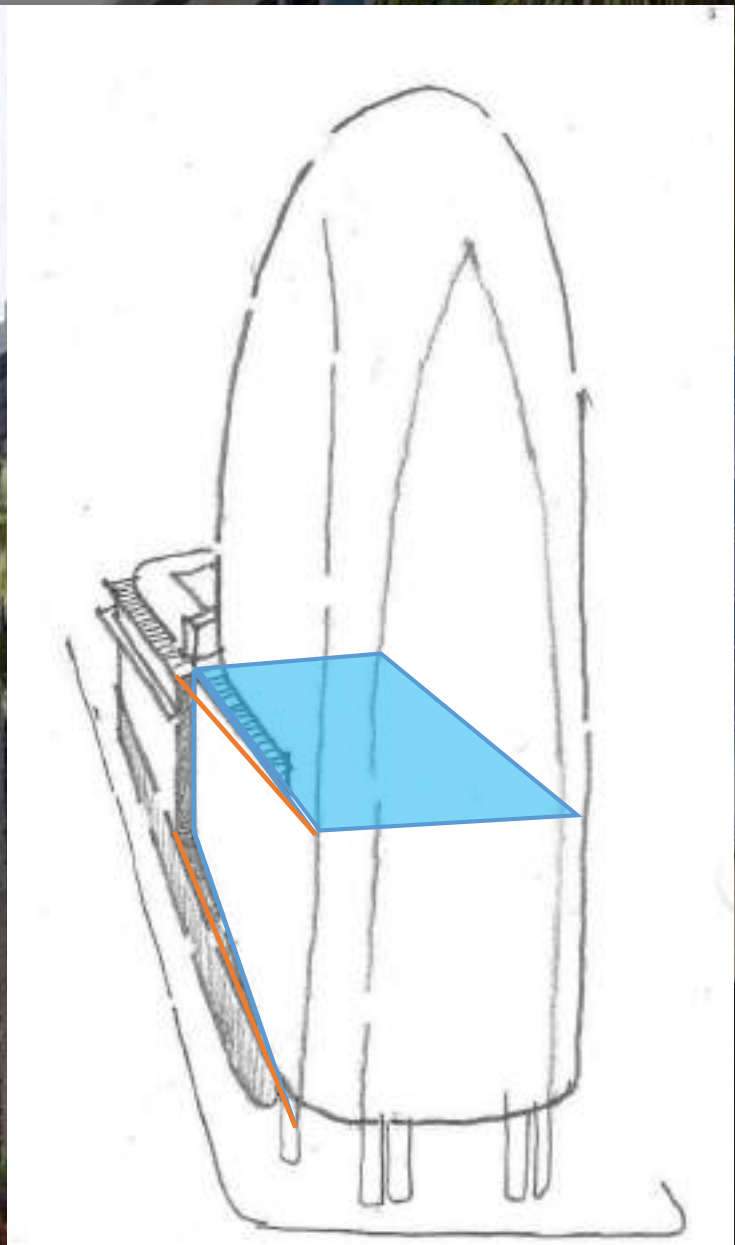
CONCEPT

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth



SITE GEOMETRY

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth



SITE GEOMETRY

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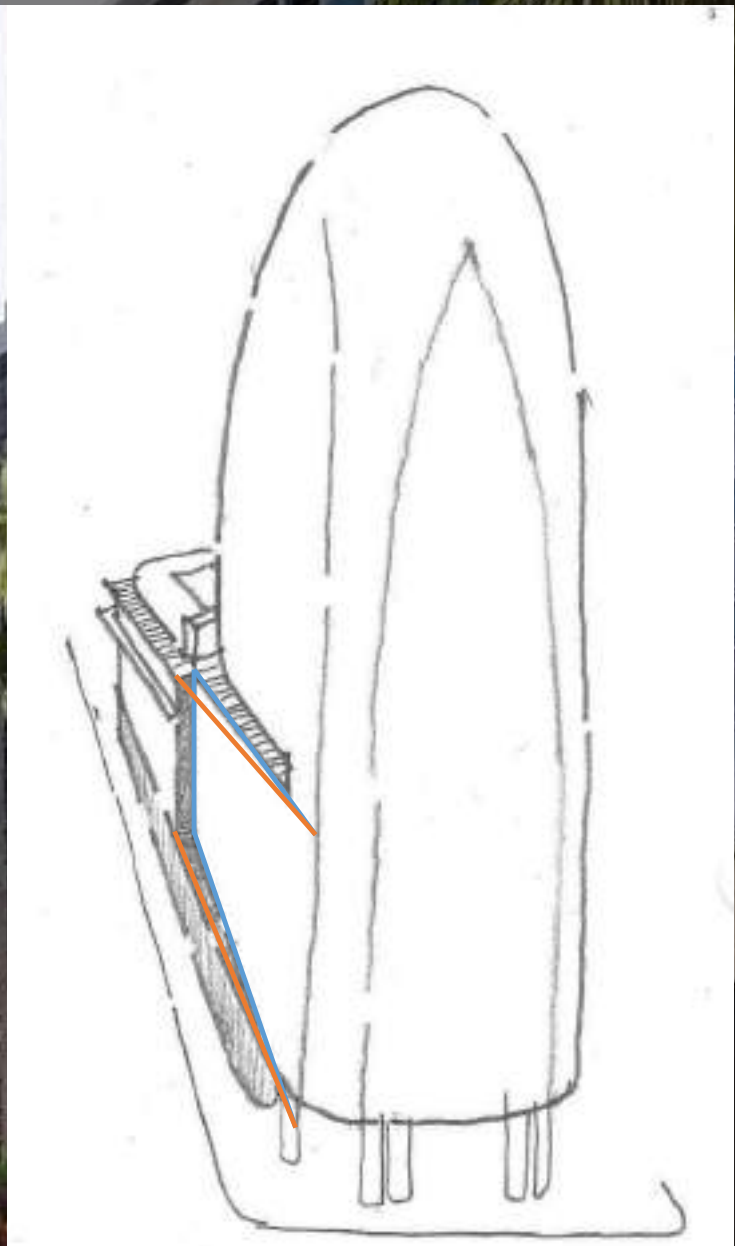

SITE GEOMETRY

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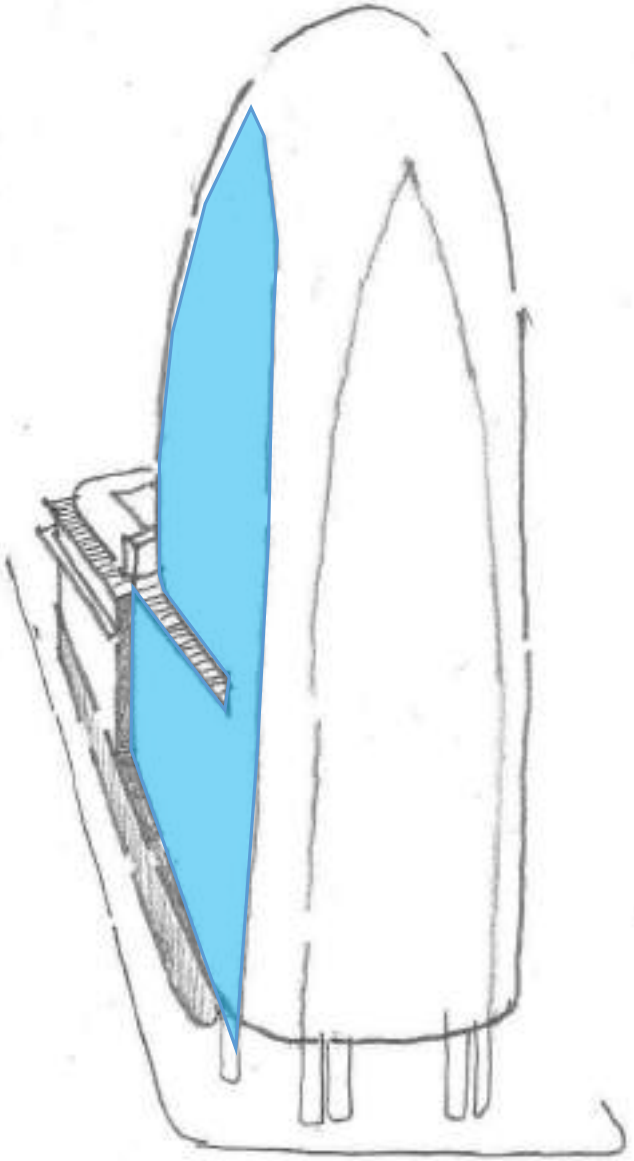
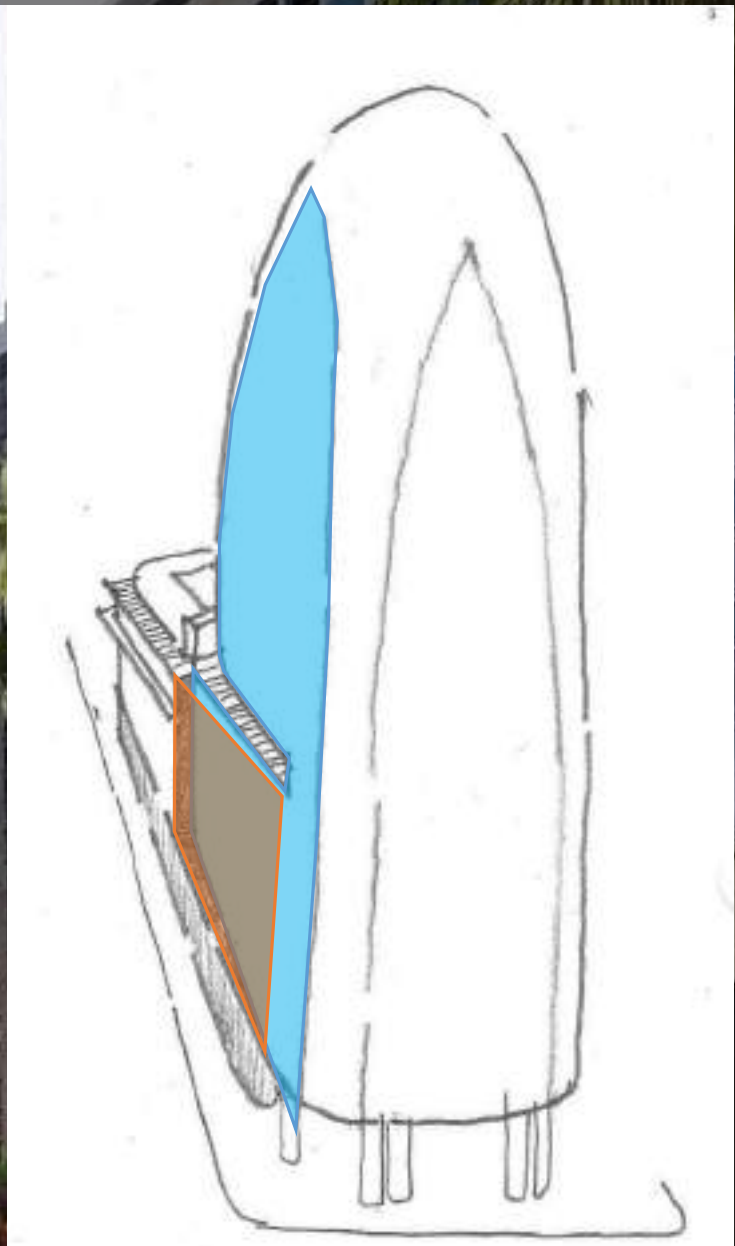


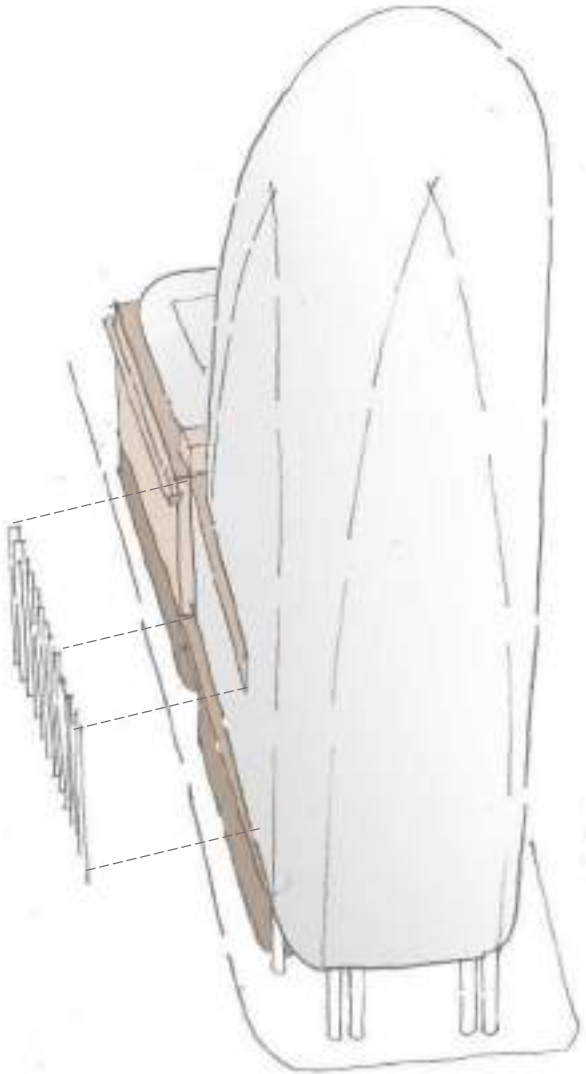
SITE GEOMETRY

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth



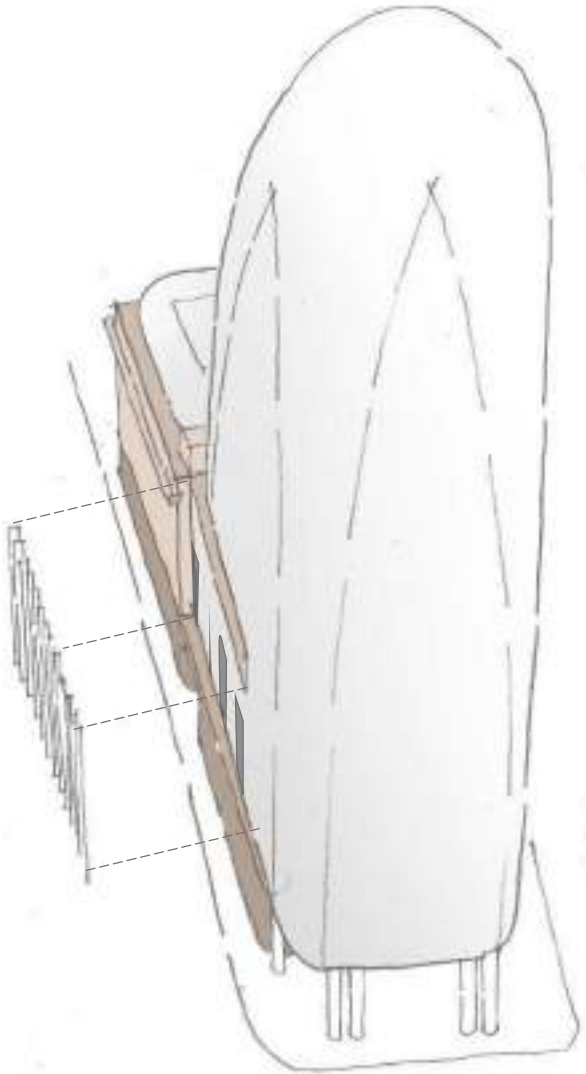
SITE GEOMETRY

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth



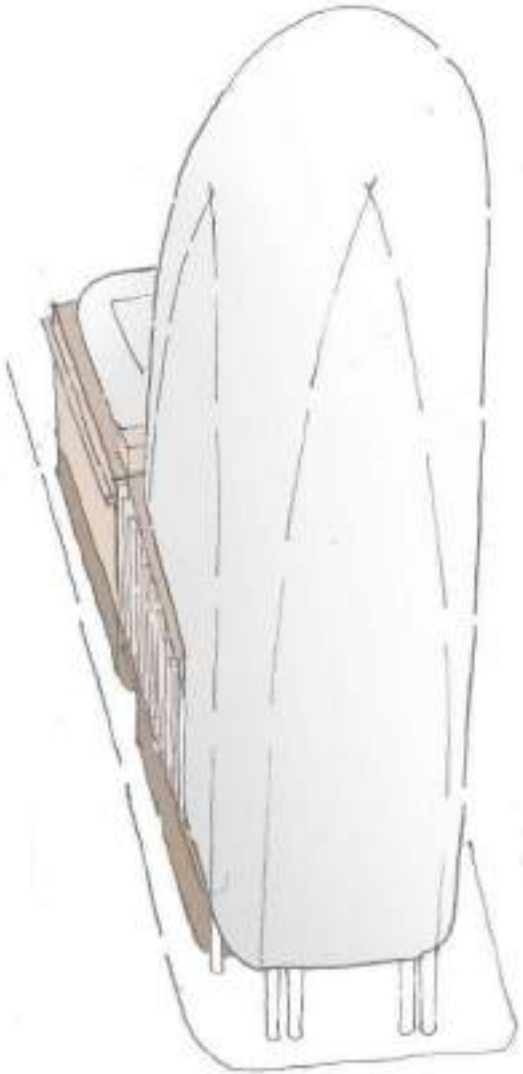
COMPONENTS

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth



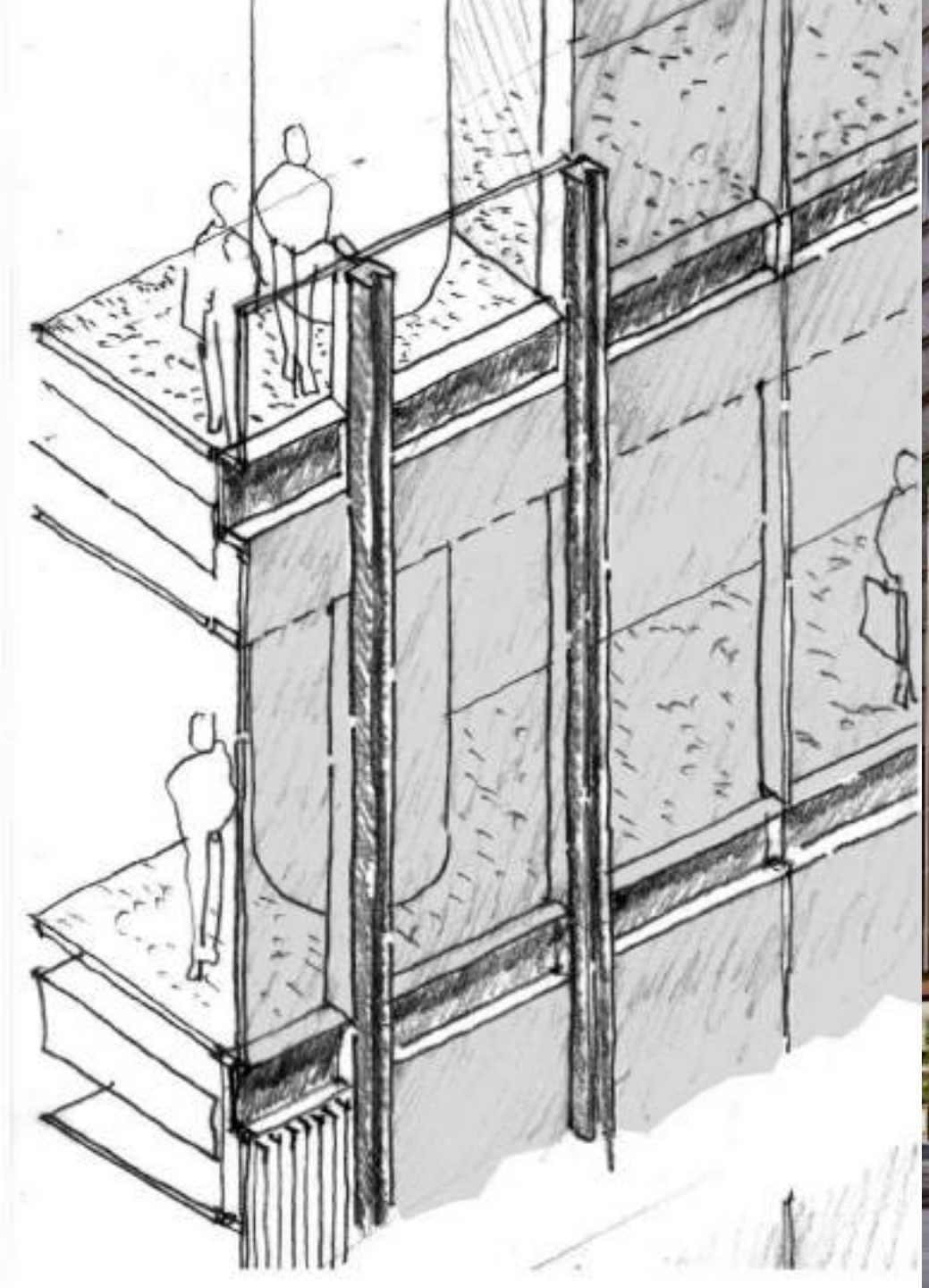
COMPONENTS

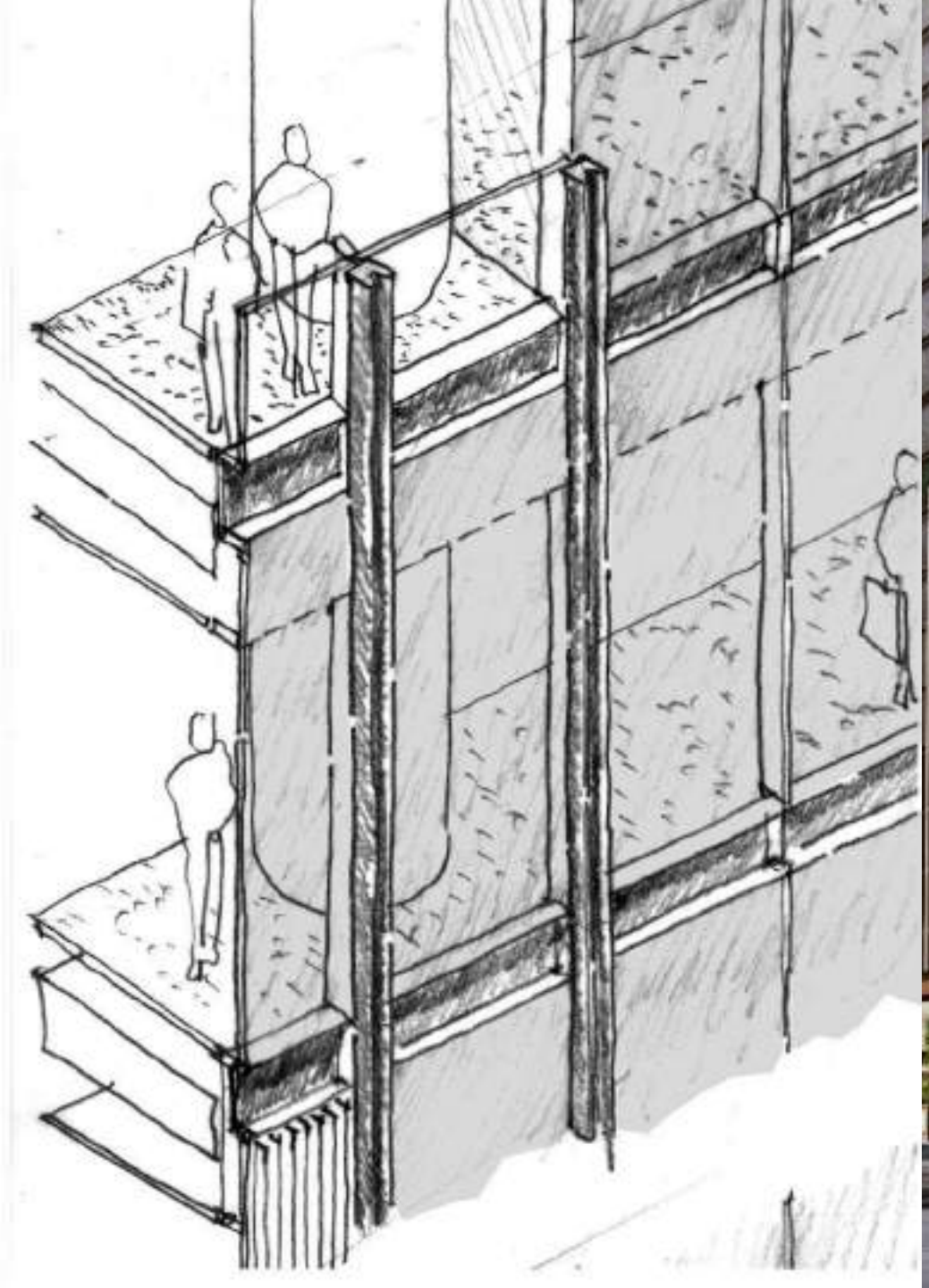
SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth

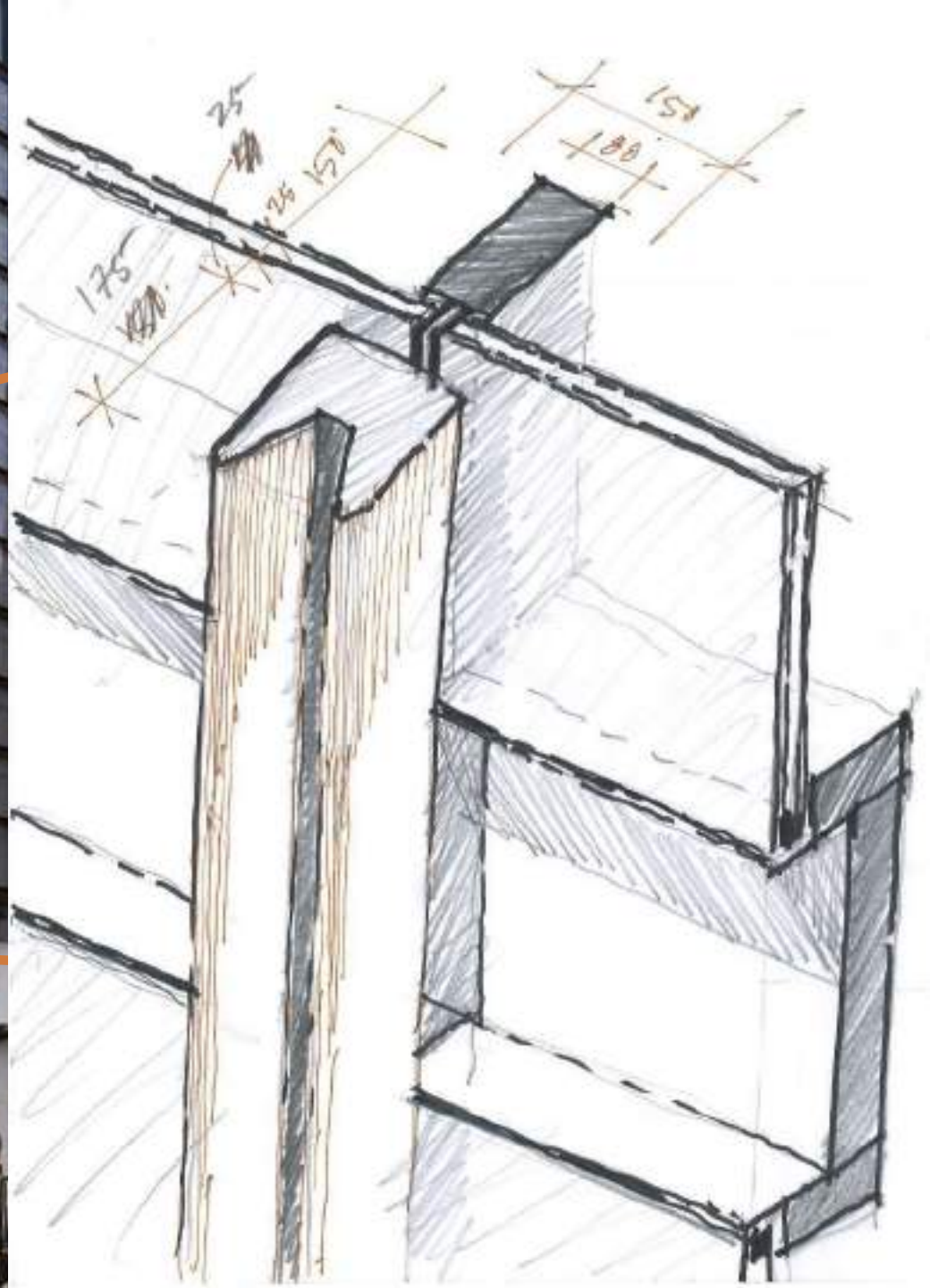


COMPONENTS

SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth



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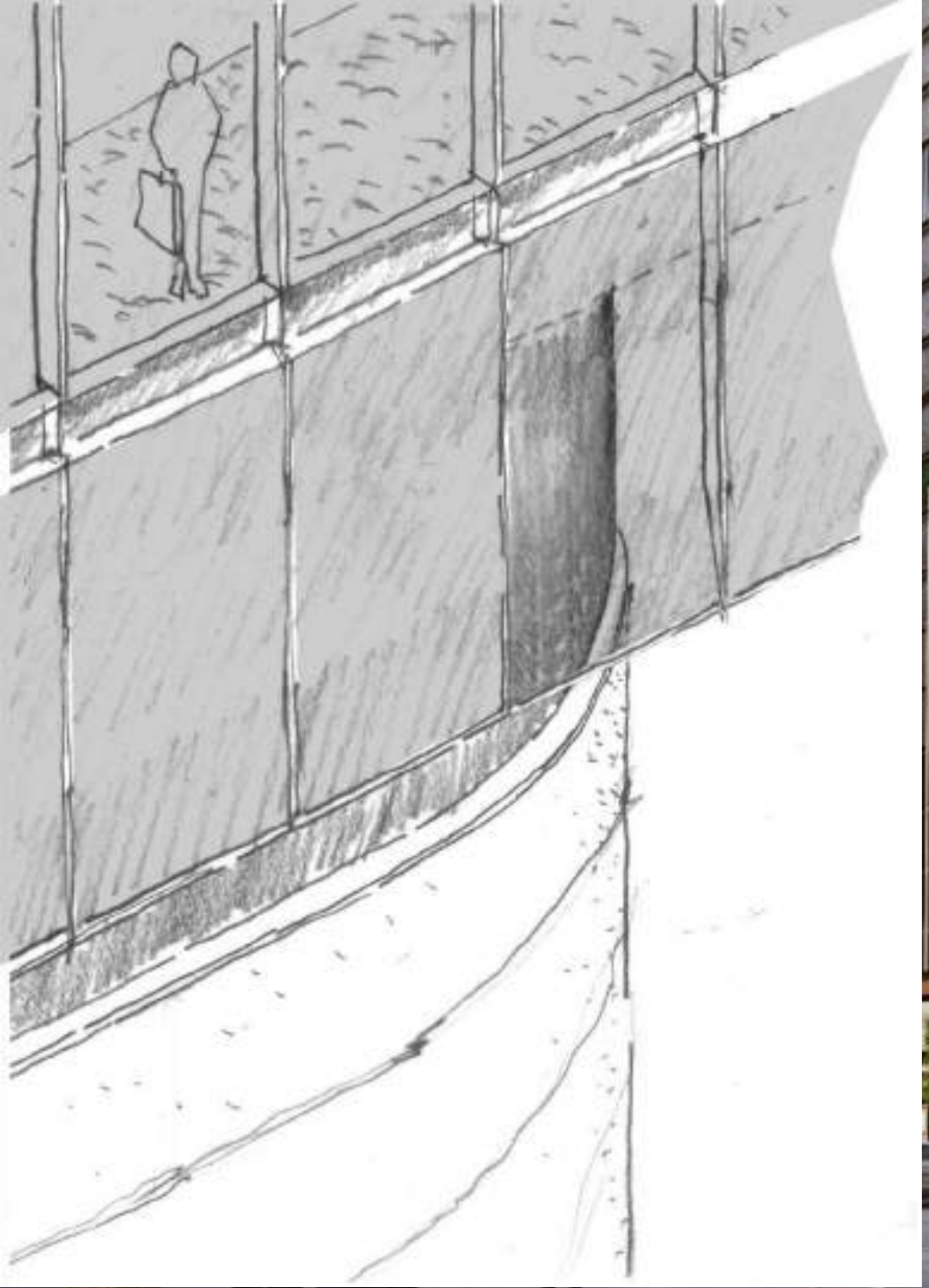
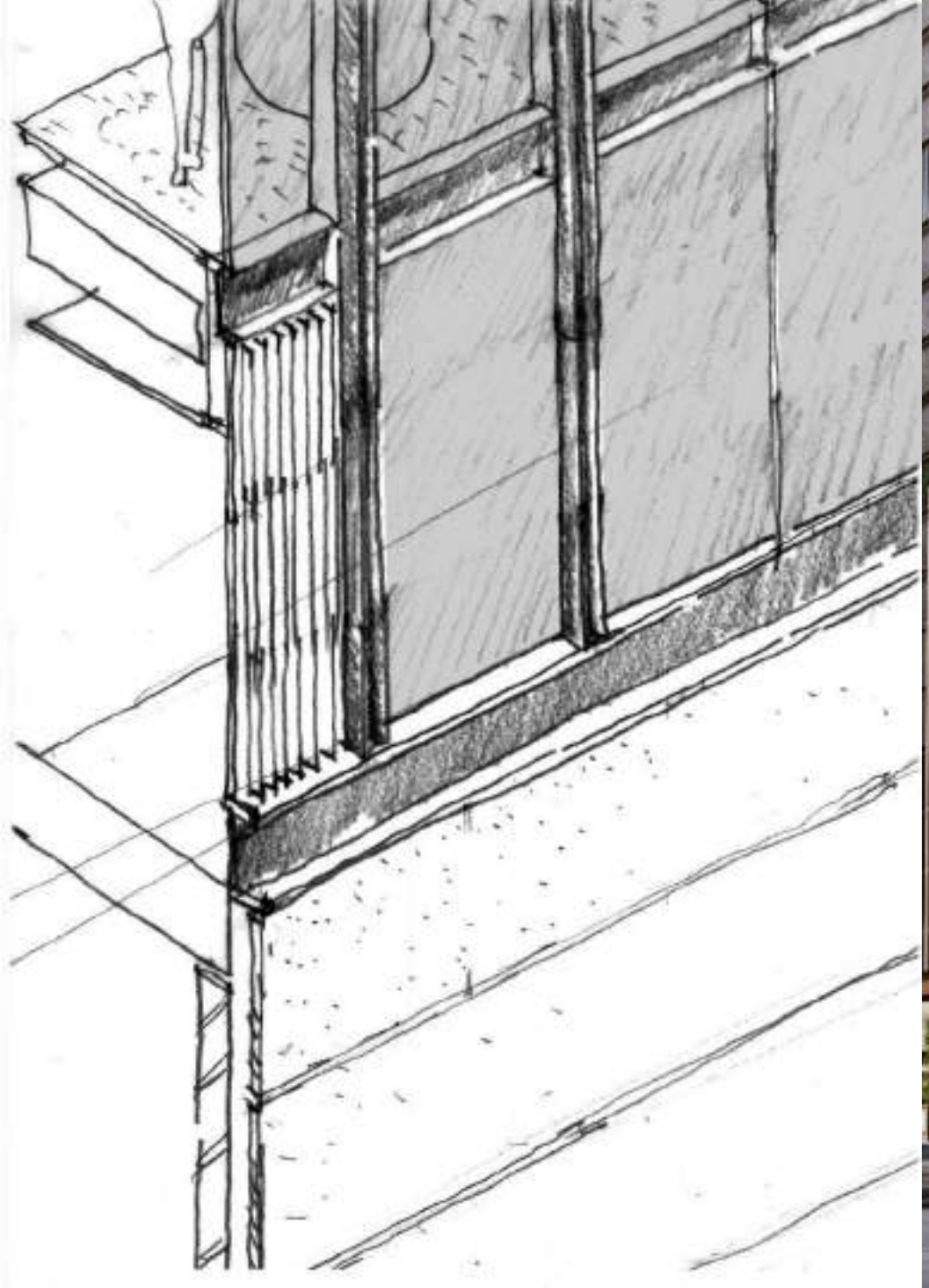
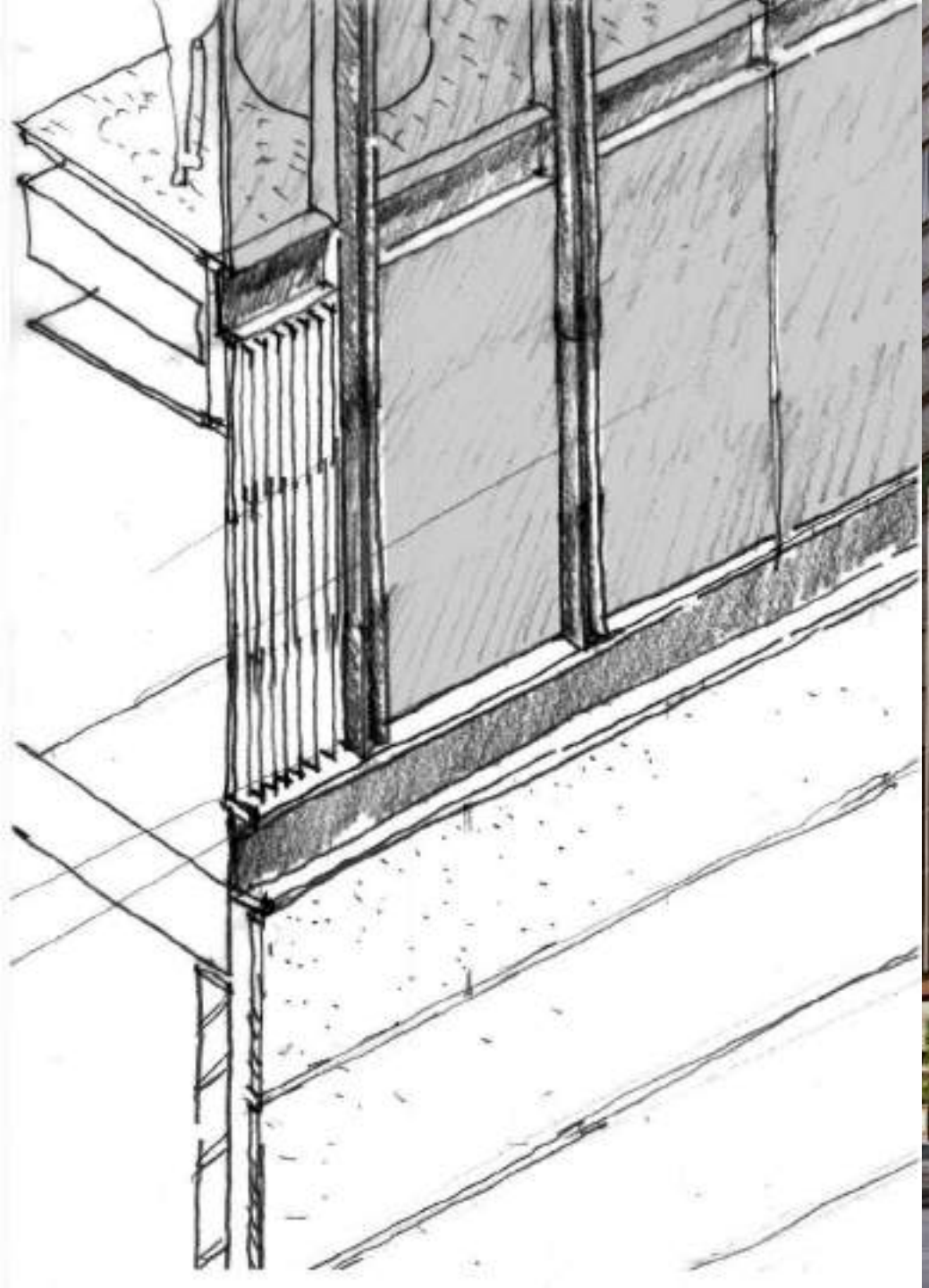
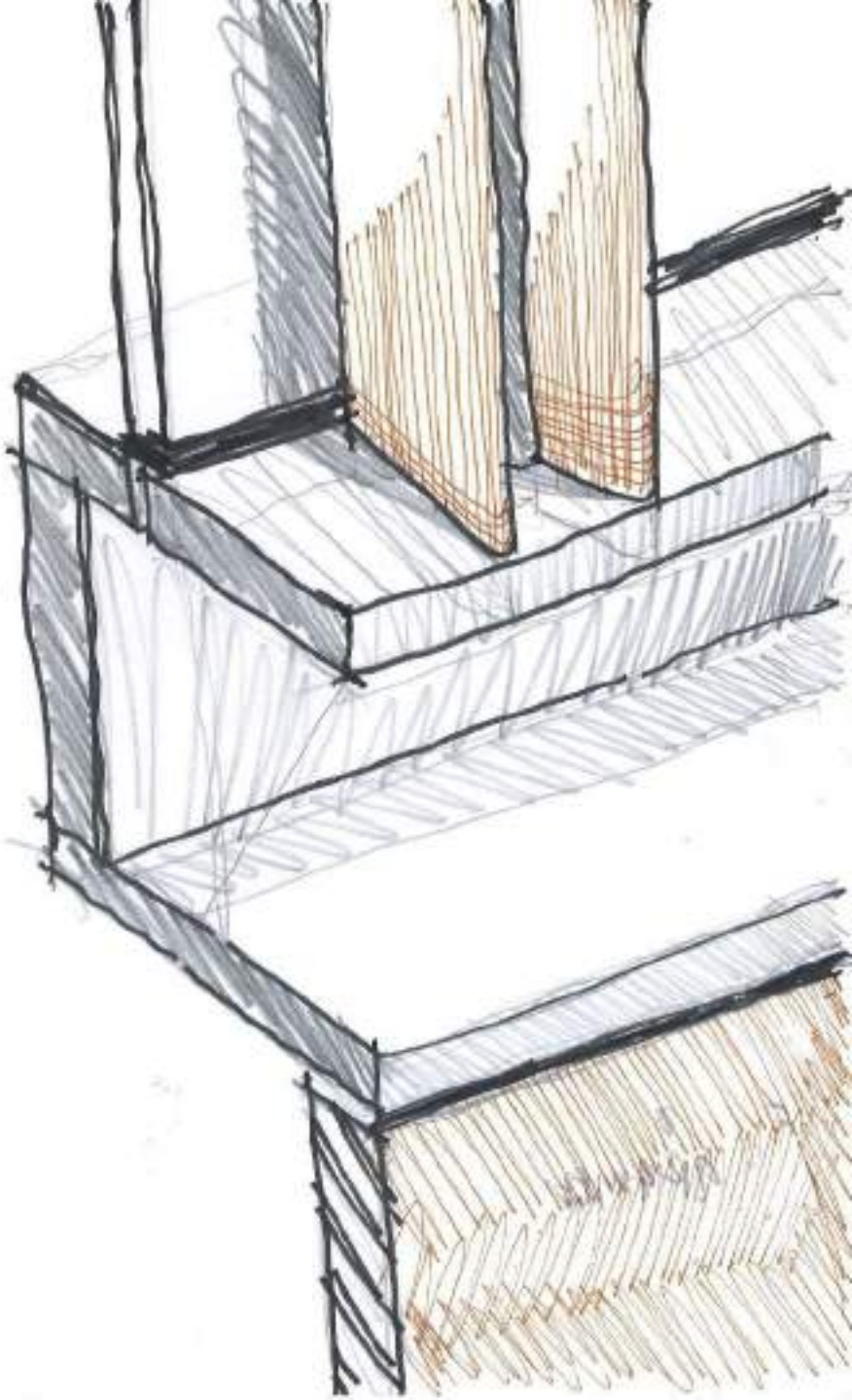








SSDA Scheme – Unified aerodynamic tower with podium subtly distinguished in expressed fins of graduating depth

Suggested Scheme – podium element separated from tower by a vertical expressed louvre bay

Suggested Scheme – podium element separated from tower by a vertical expressed louvre bay

Precedent 200 George Street FJMT Architects

Precedent 200 George Street FJMT Architects

Suggested Scheme – podium element separated from tower by a vertical expressed louvre bay

1. Architectural Expression

DRP comment

Approach to design of podium that better addresses:

- *the relationship between old and new,*
- *tower and base,*
- *and resolves the junction between fins and heavy masonry base of the podium,*
- *and the fins and curtain wall façade of the tower.*

CASTLEREAGH STREET

Martin Place OSD DRP Minutes – Session 08 25.02.19:

1. Architectural Expression

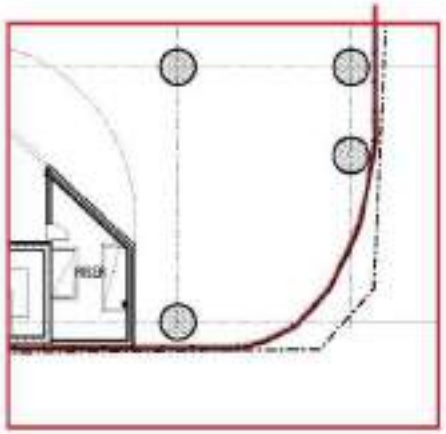
Outstanding *Approach to design of podium that better addresses the relationship between old and new, tower and base, and resolves the junction between fins and heavy masonry base of the podium, and the fins and curtain wall façade of the tower.*

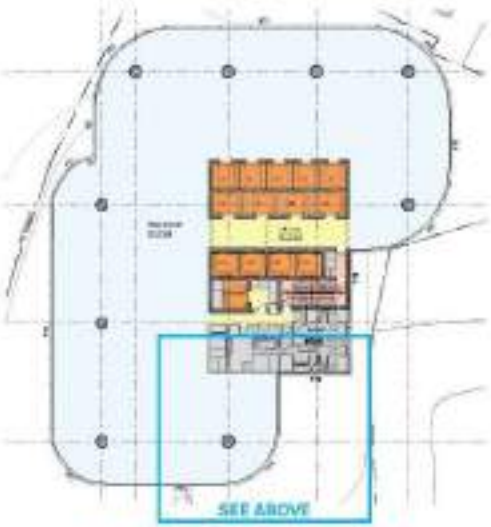
2. Faceted glass

In progress *The use of faceted glass on tight corner radii*

3. Rain protection

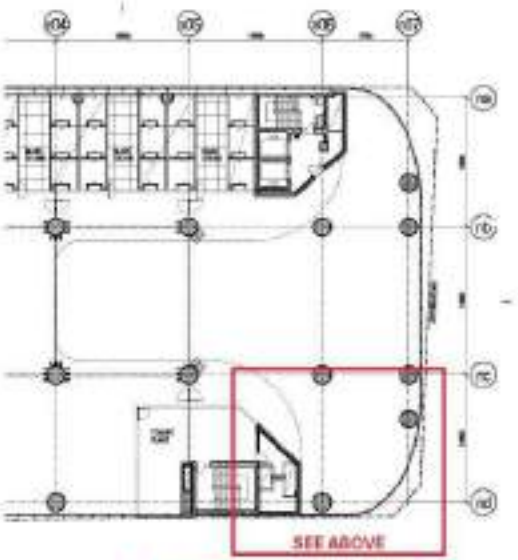
Outstanding *Details of impact and amelioration of rain sheeting down the continuous façade (not as a result of wind)*





200 GEORGE STREET

Typical Floor



NORTH TOWER

North Corner Level 2; tightest curve,

COMPARISON NORTH TOWER CORNER RADII WITH 200 GEORGE ST

EY

Martin Place OSD DRP Minutes – Session 08 25.02.19:

1. Architectural Expression

Outstanding *Approach to design of podium that better addresses the relationship between old and new, tower and base, and resolves the junction between fins and heavy masonry base of the podium, and the fins and curtain wall façade of the tower.*

2. Faceted glass

In progress *The use of faceted glass on tight corner radii*

3. Rain protection

Outstanding *Details of impact and amelioration of rain sheeting down the continuous façade (not as a result of wind)*

Rain protection - update

- Arup Hydraulic engineers have been engaged to undertake an assessment of the rainwater runoff from the North Tower northern façade (noting that awnings are provided on the eastern and western facades)
- Rainfall intensity will be derived from local meteorology data, adopting a 1 in 100 year Annual Recurrence Interval (ARI) and 5 minute intensity
- Once the assessment is completed and the rain protection requirements assessed, the design team will determine what, if any amelioration strategies are required

03

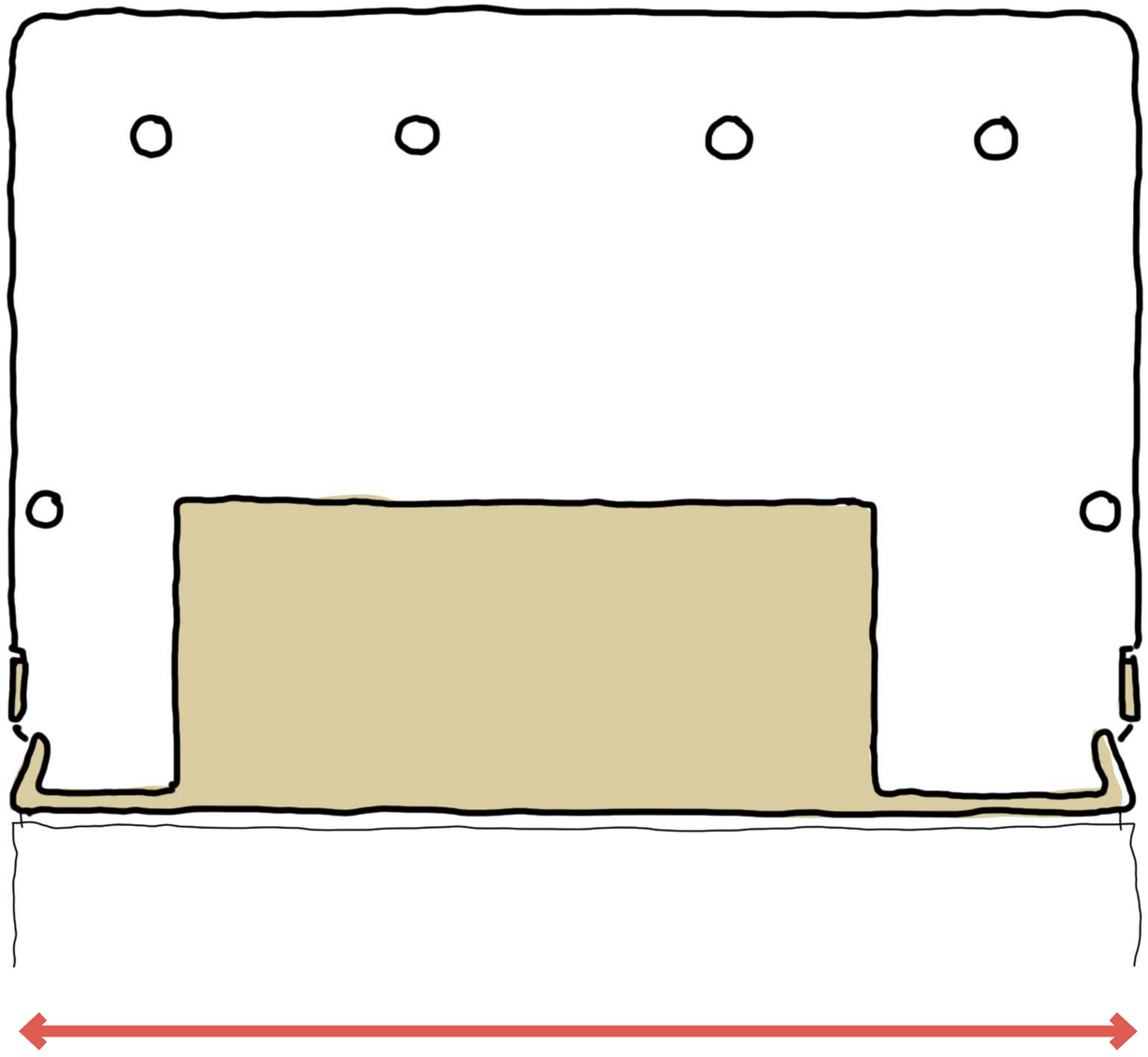
South Tower

Martin Place OSD DRP Minute - Session 08 25.02.19

"The panel acknowledges the latest option presented at the eighth DRP and can support the proposal subject to the following recommendations being adopted:

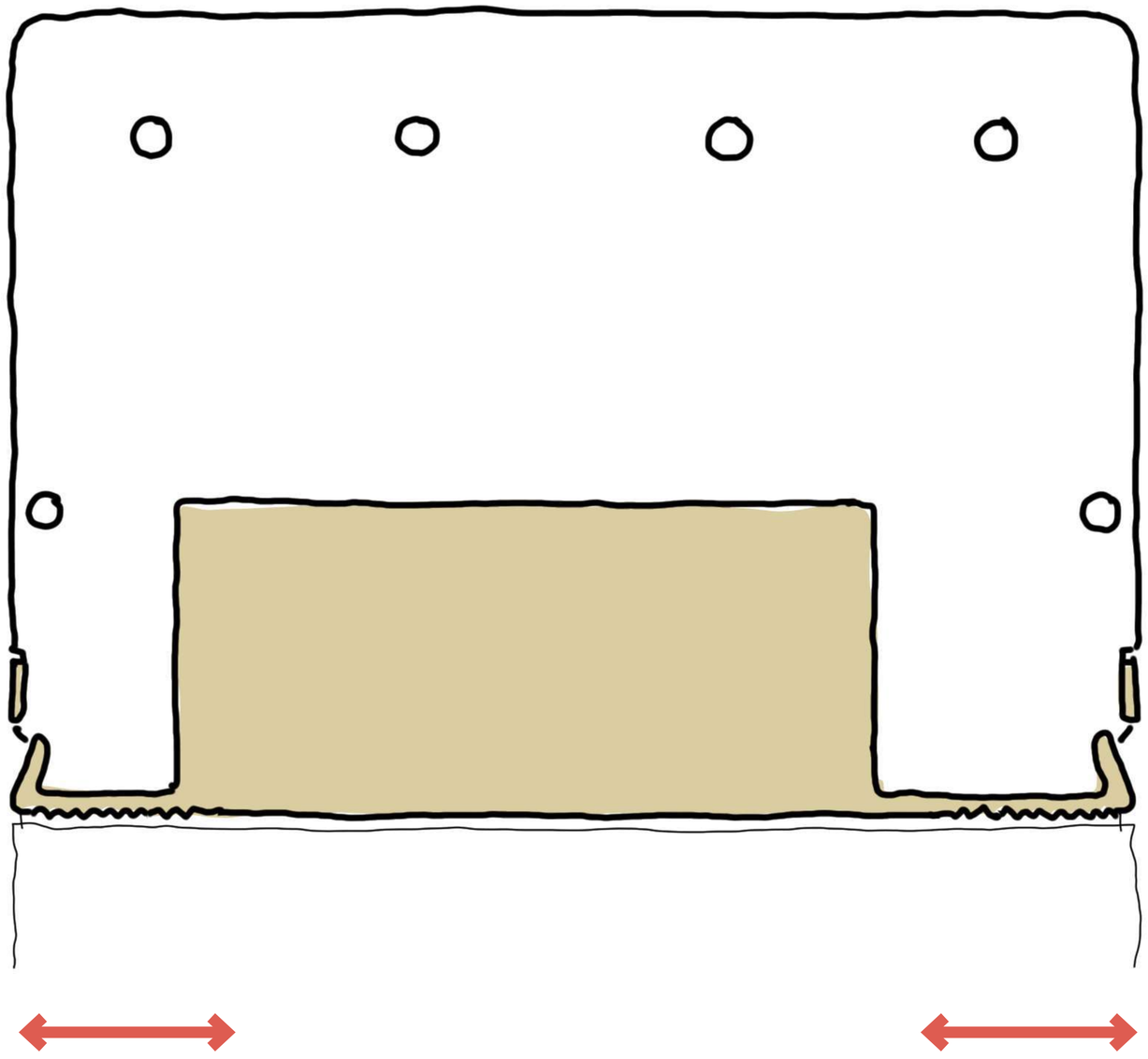
1. The design of the curved corner meeting the adjoining site at the southern boundary requires a recess or re-entrant corner to be expressed for the full height of the building, from podium to tower.

2. The modelling and ceramic materials proposed for the south facing boundary wall must be applied to the full width of the building, noting the first 8m on either street could be more heavily modelled ceramic with a smooth ceramic in between to anticipate adjoining building setbacks in the future."

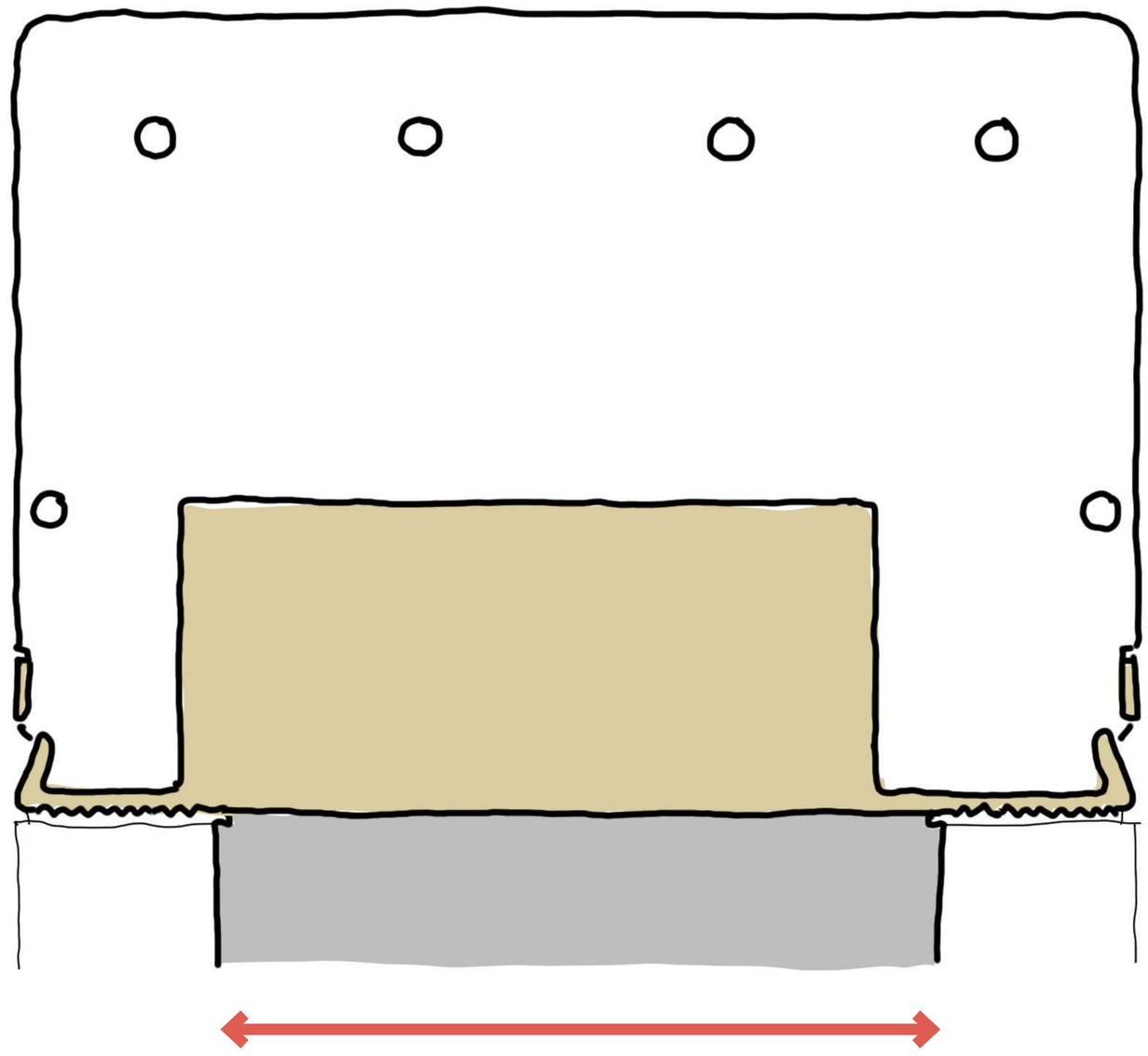


extend to full width of the south facade

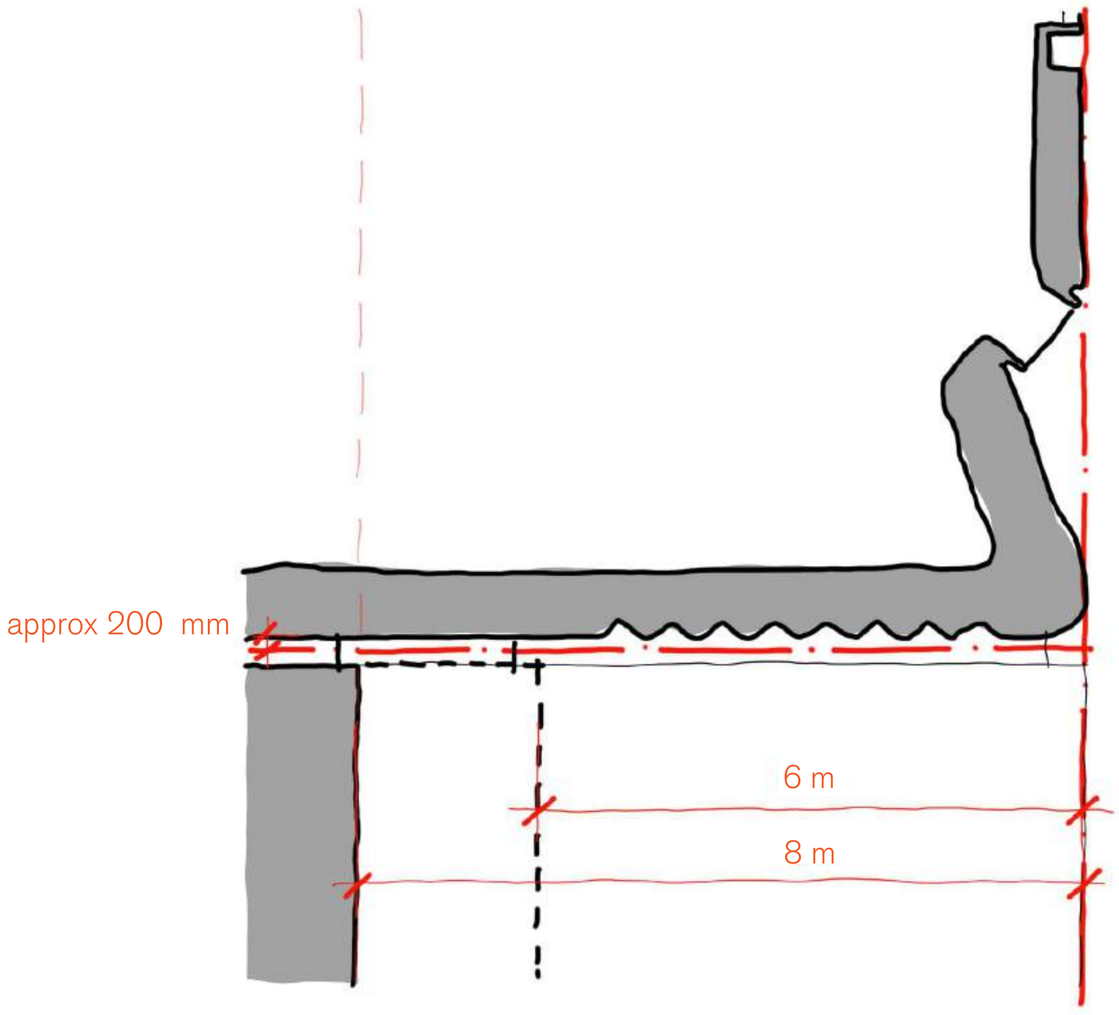
SOUTHERN FACADE - UPDATED PROPOSAL



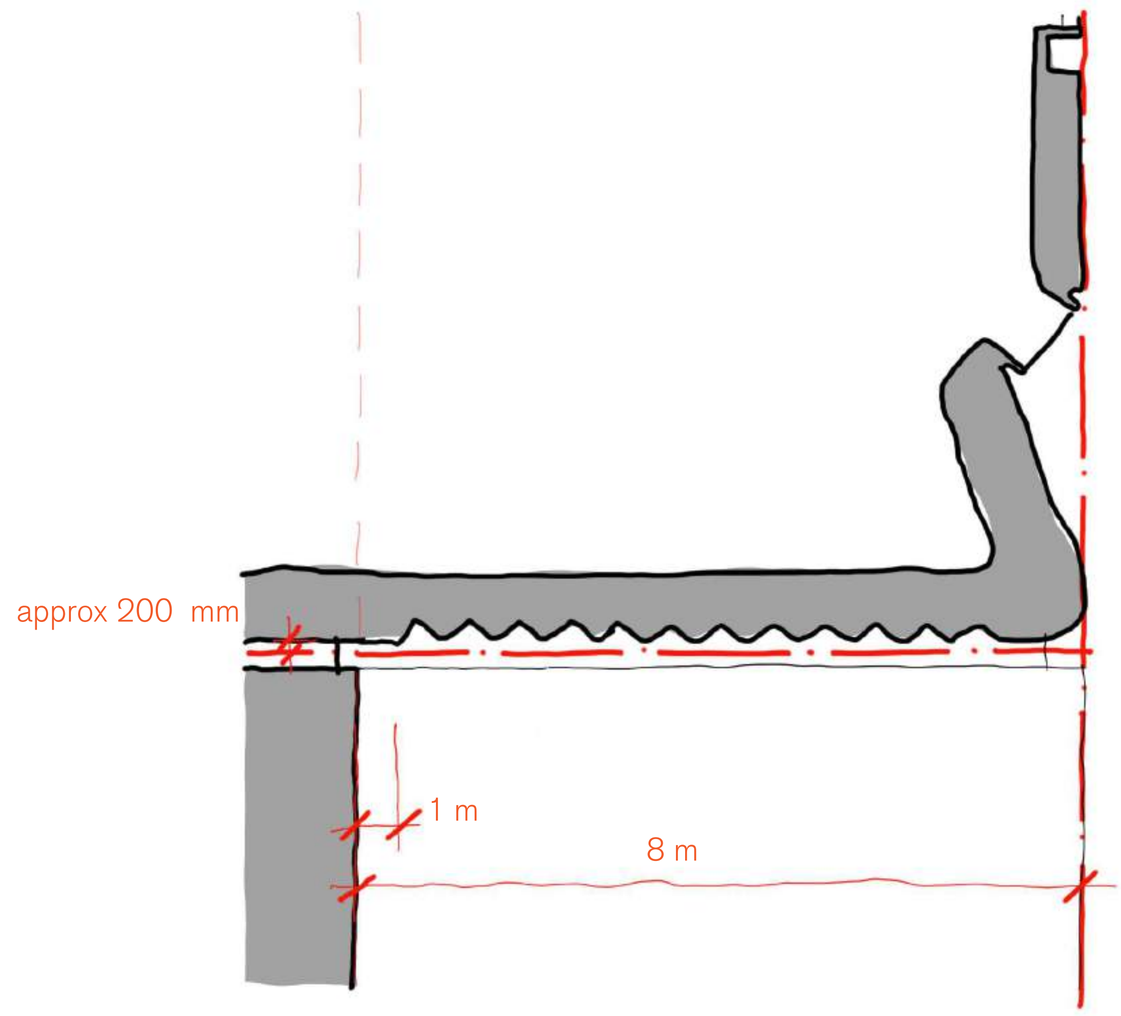
increase articulation to the edges



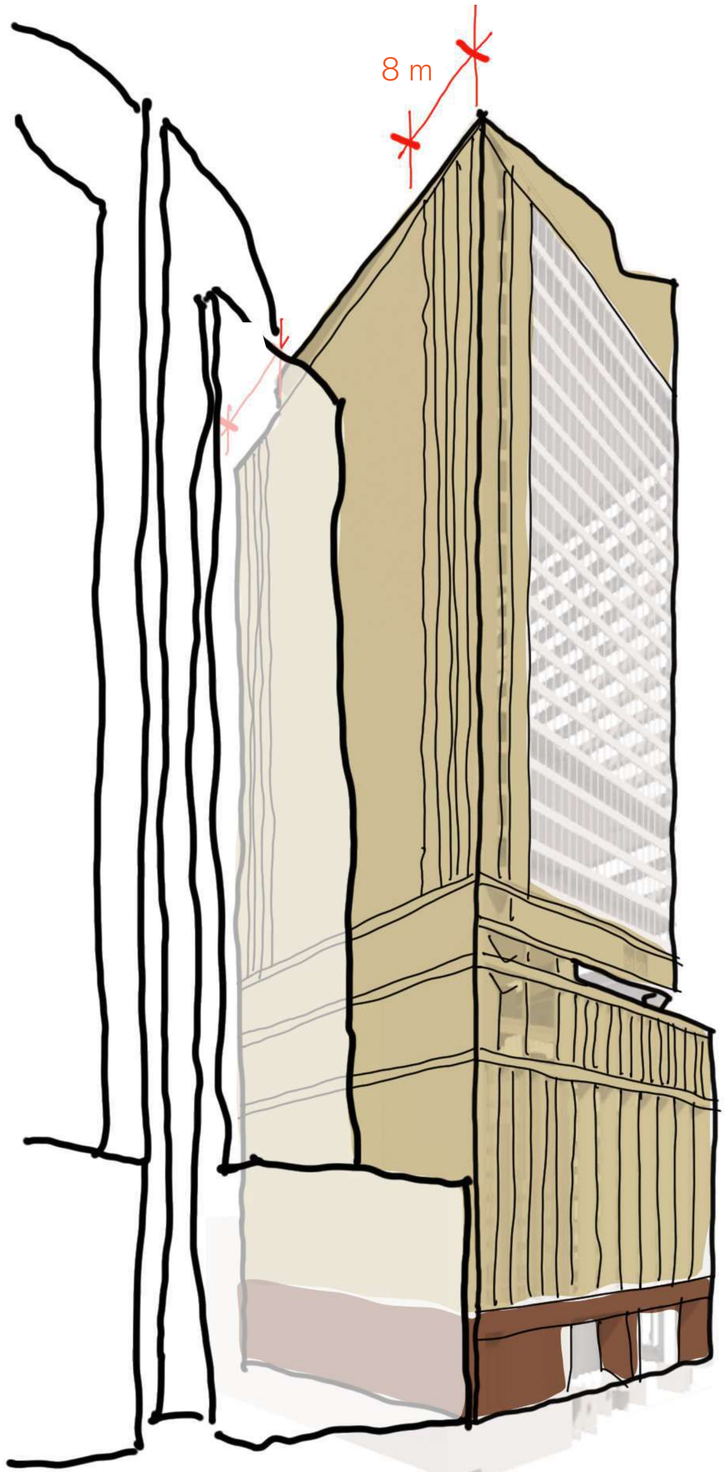
Smooth to centre to accomodate future building setback



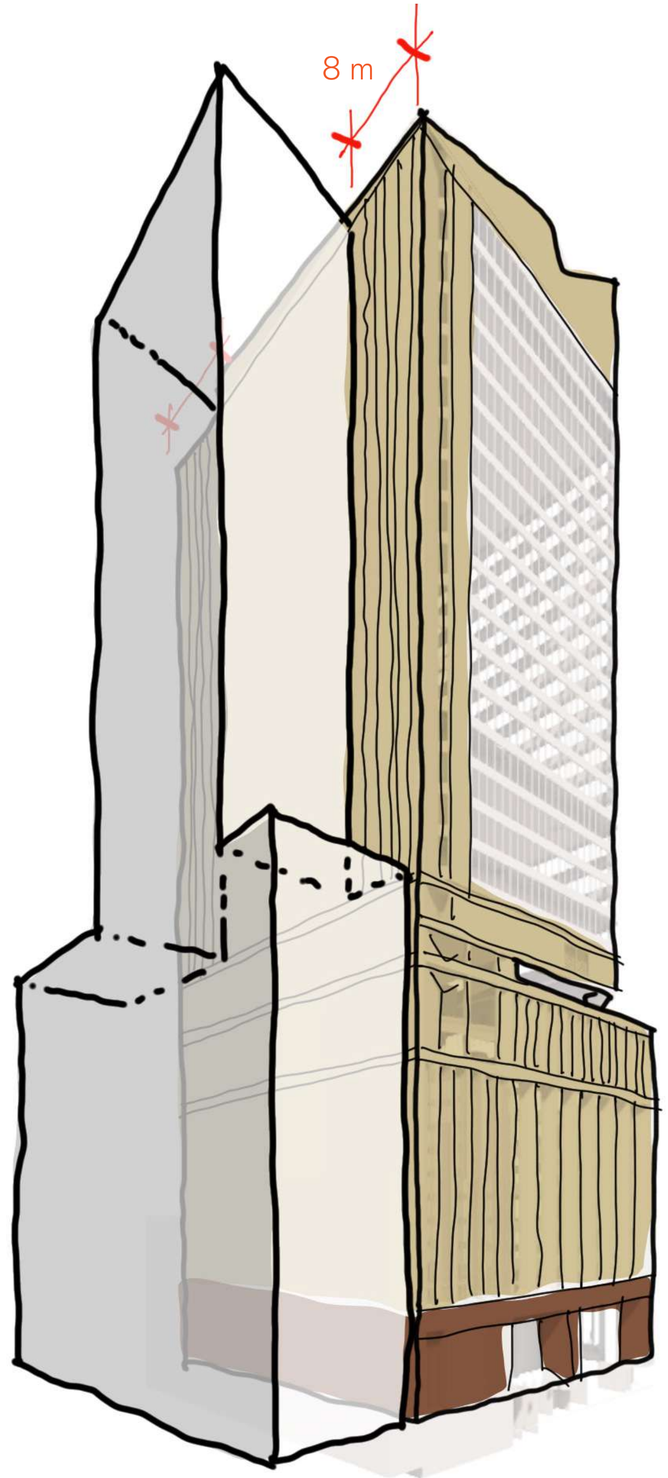
CORNER DETAIL PLAN - DRP 08



CORNER DETAIL PLAN - UPDATED PROPOSAL



SOUTHERN FACADE - EXISTING CONTEXT - UPDATED PROPOSAL

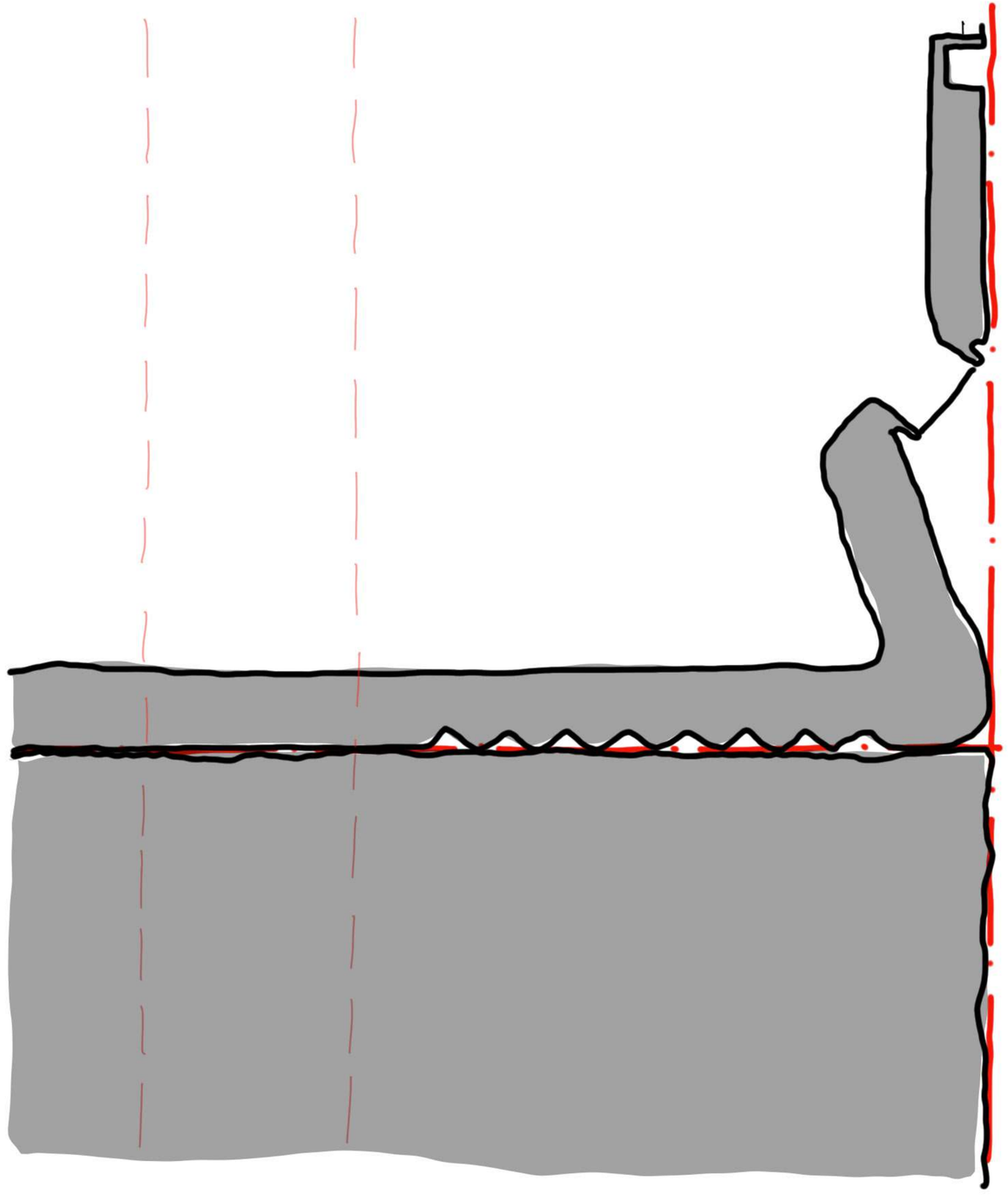


SOUTHERN FACADE - POTENTIAL FUTURE CONTEXT (55m Podium, 8m Setback)- UPDATED PROPOSAL

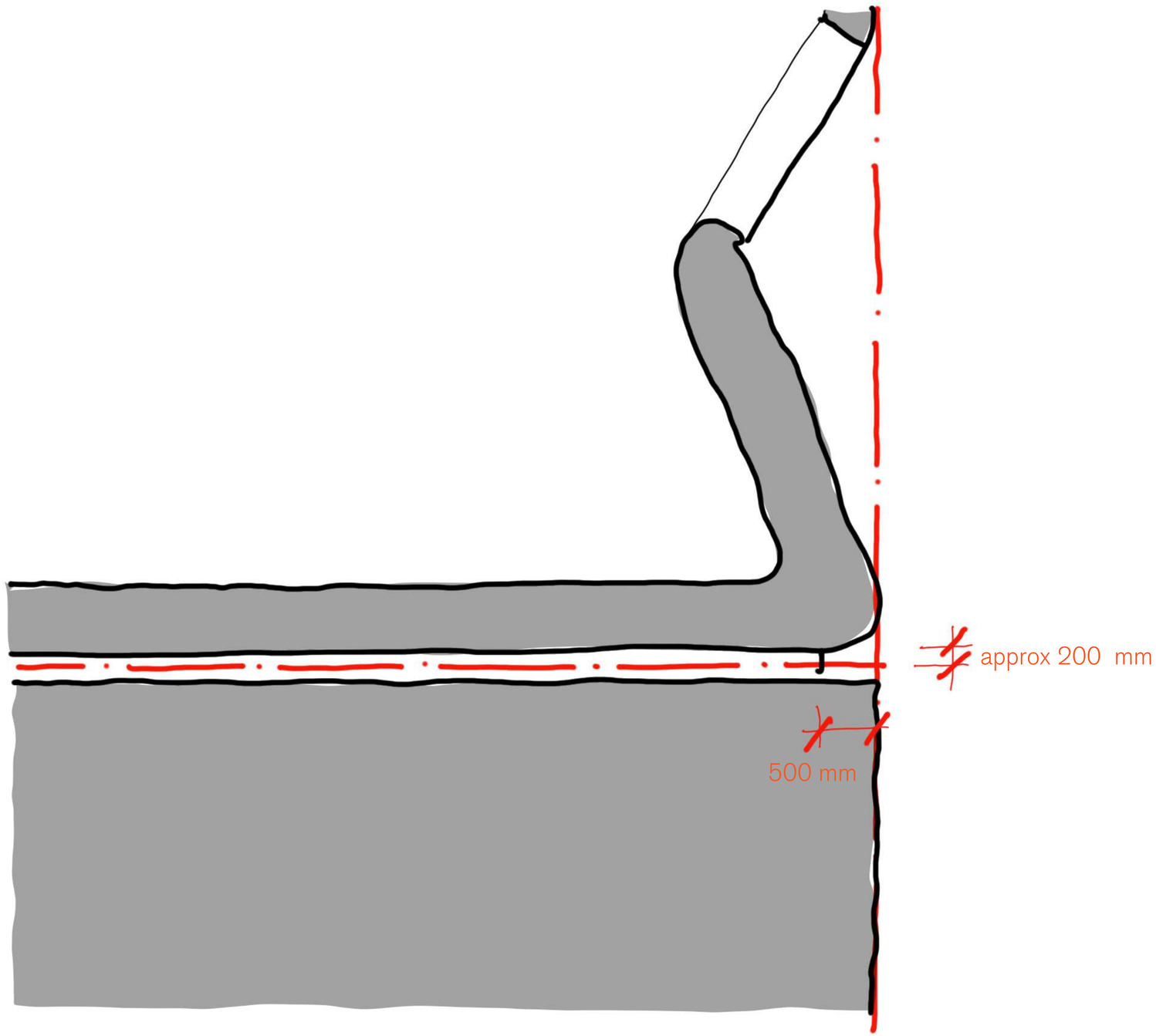
"The panel acknowledges the latest option presented at the eighth DRP and can support the proposal subject to the following recommendations being adopted:

1. The design of the curved corner meeting the adjoining site at the southern boundary requires a recess or re-entrant corner to be expressed for the full height of the building, from podium to tower.

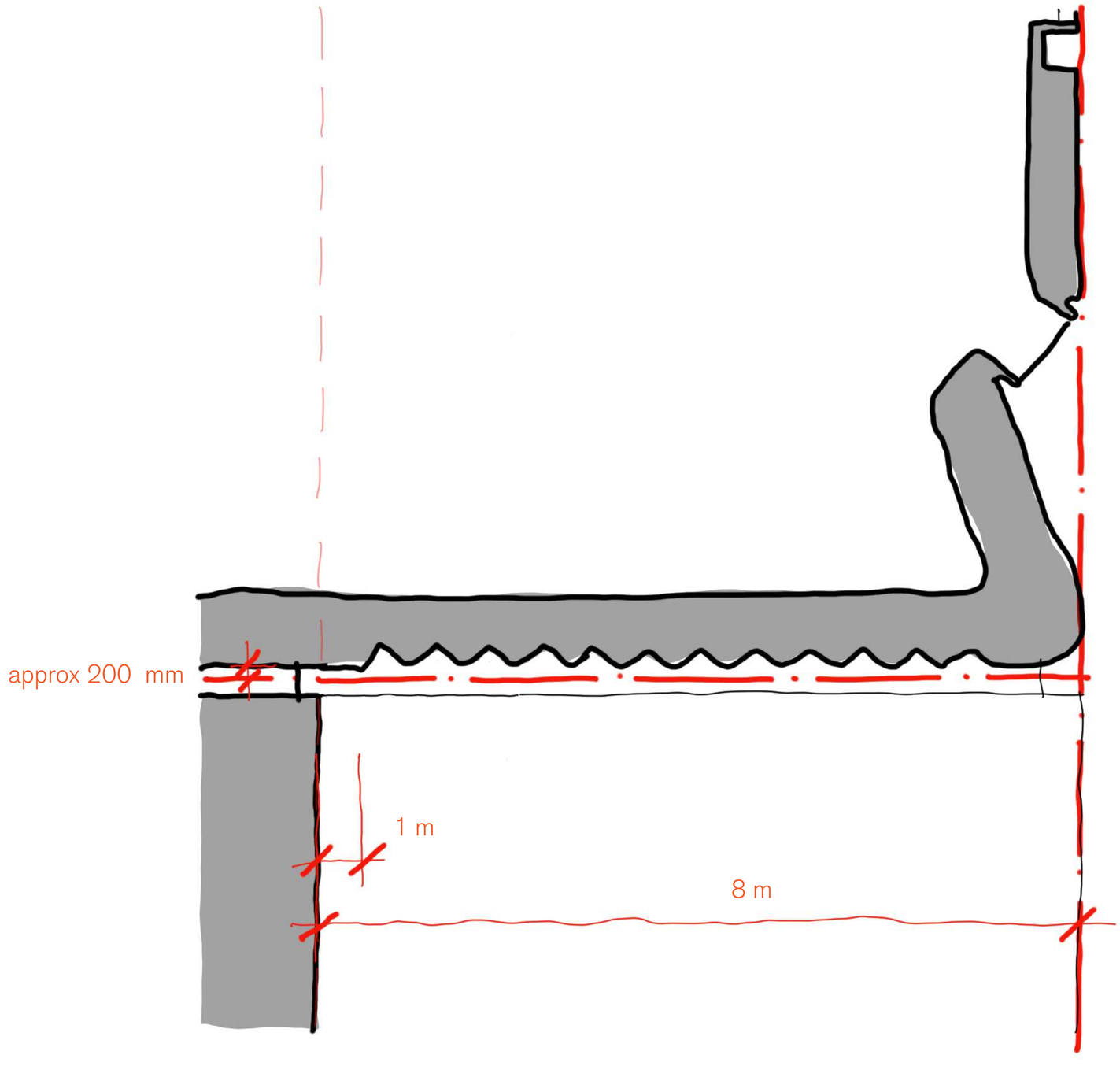
2. The modelling and ceramic materials proposed for the south facing boundary wall must be applied to the full width of the building, noting the first 8m on either street could be more heavily modelled ceramic with a smooth ceramic in between to anticipate adjoining building setbacks in the future."



SOUTHERN FACADE - HYPOTHETICAL SITUATION - NO SHADOW REVEAL BETWEEN ADJACENT BUILT FORM

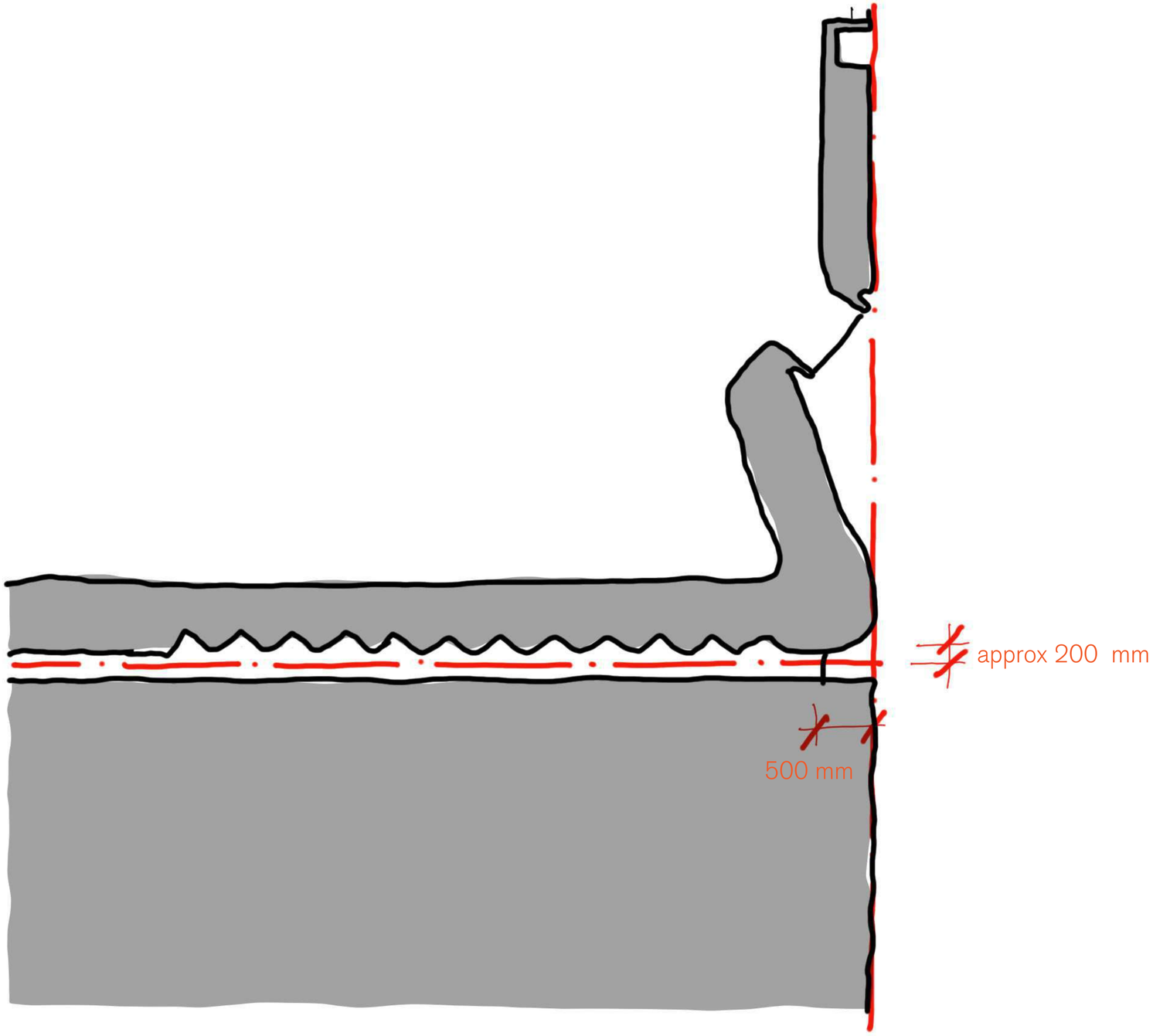


SOUTHERN FACADE Podium - POTENTIAL FUTURE CONTEXT (55m Podium, 8m Setback)- UPDATED PROPOSAL

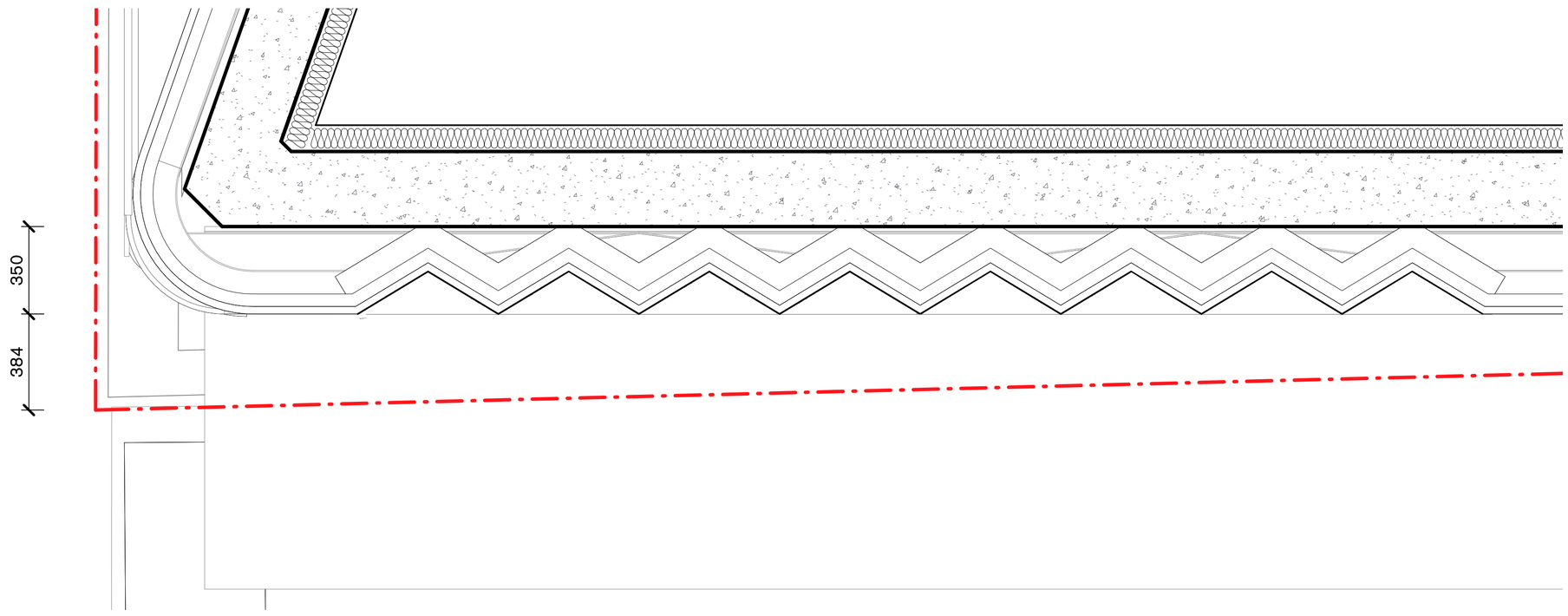


SOUTHERN FACADE Tower- POTENTIAL FUTURE CONTEXT (55m Podium, 8m Setback)- UPDATED PROPOSAL

21 February 2019
Southern Corner Detail
METRO MARTIN PLACE | SOUTH TOWER



SOUTHERN FACADE Tower- POTENTIAL FUTURE CONTEXT (0m Setback)- UPDATED PROPOSAL



SOUTHERN FACADE Tower - DETAIL - DRP 08

21 February 2019

METRO MARTIN PLACE | SOUTH TOWER

04

Materials Samples

Materials sourcing / sampling program – Recap from DRP 8

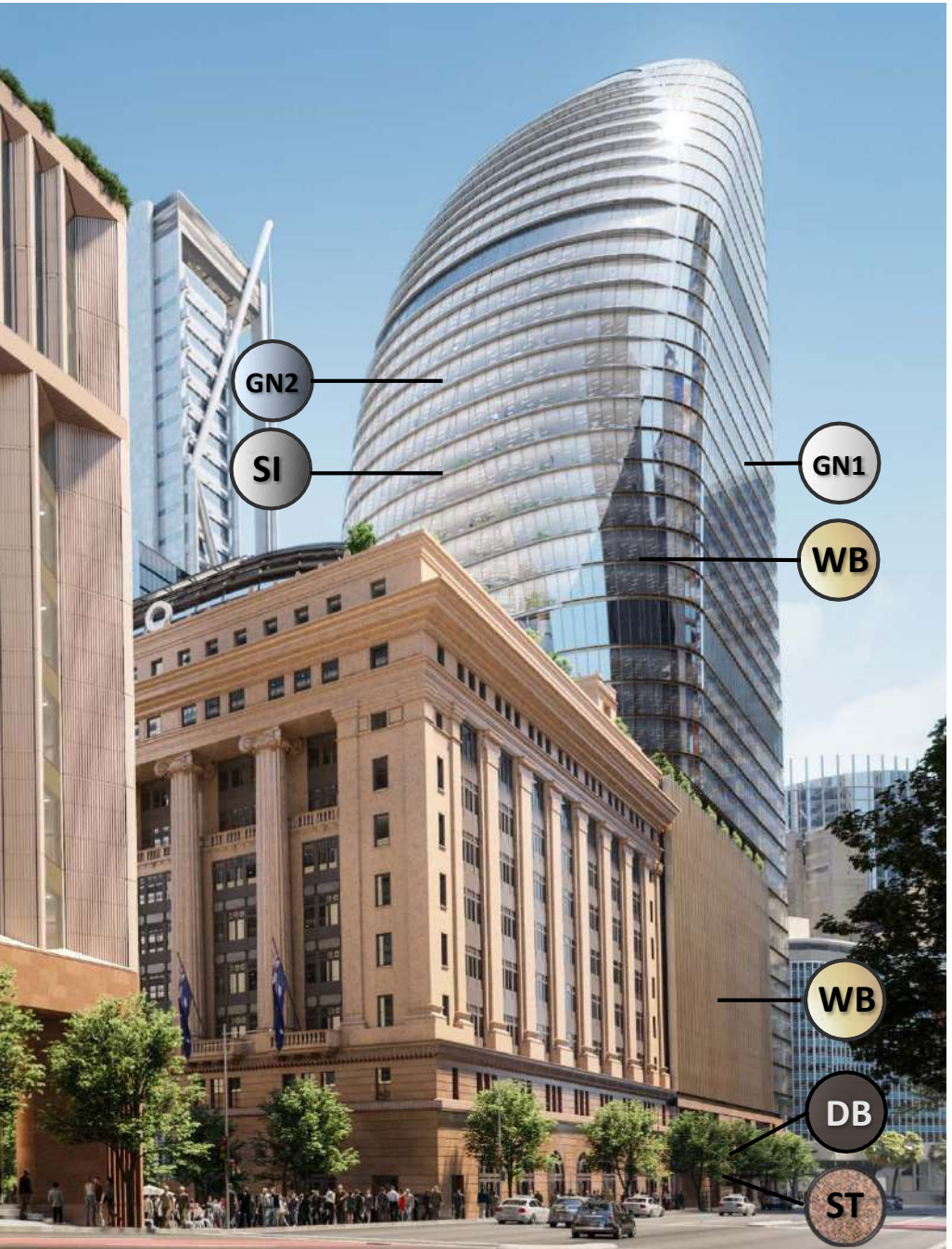
The materials sourcing program will extend over the next ~ 3 years.

- DRP façade material presentation, including representative samples - March 2019 ← Today's focus
- Stage 2 DA approval of materials in line with current design - July 2019
- Complete D & C tender package - July 2019
- Tender façade D & C tender package – 2nd half 2019
- Design development/shop drawings – 1st half 2020
- Selection of final materials – 2nd half 2020
- Testing as required – 1st half 2021
- Manufacture – 2nd half 2021
- Installation commencing end 2021

1. North Tower Materials Palette

2. South Tower Materials Palette

Recap: Materials Palette – exterior aluminium colours



GLASS	TOWER	**Tower Glass GN1**	GN1	GN1	
		Lens Glass GN2	GN2	GN2	
METAL	TOWER	**Roof Plant Hi-Light Grille** Roof	Silver	SI	Similar to polished aluminum anodized mesh at 50 Martin Place roof
		Tower Plantroom Louvres Level 15, 28, 38, Roof	Silver	SI	
		South Façade Sunshade Levels 12-37	Silver	SI	
		Curtain Wall Framing and Spandrels Level 2-38	Warm Bronze	WB	Complementing pale and warm tones of terracotta walls at 50 Martin Place
	PODIUM	**Vertical Fins** Levels 2-10	Warm Bronze	WB	
		Decorative Screen Levels 2-10	Warm Bronze	WB	
		Podium Plant Louvres Levels 2-10	Warm Bronze	WB	
	PUBLIC DOMAIN	**Level 2 Soffit**	Silver	SI	Similar to 50MP glazing framing. Timeless, Monumental
		Public Domain Louvers Levels LG-1	Dark Bronze	DB	
		Public Domain Shopfront Levels LG-1	Dark Bronze	DB	
STONE	PUBLIC DOMAIN	**Public Domain Cladding** Levels LG-1	Red Granite Polished	ST	Reference 50 MP

GN1

GN2

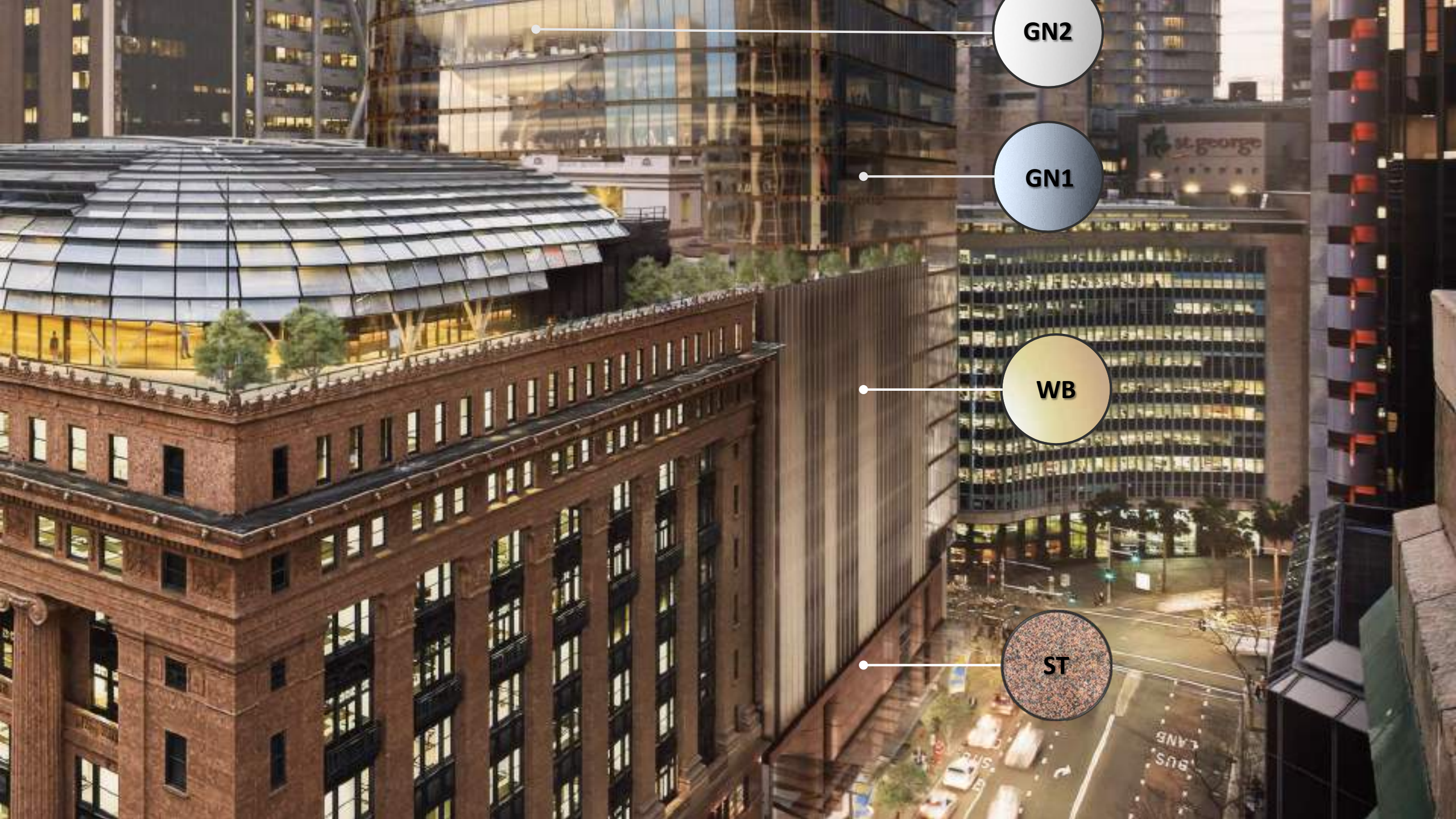
WB

Spandrel detail, powder coat aluminium, warm bronze

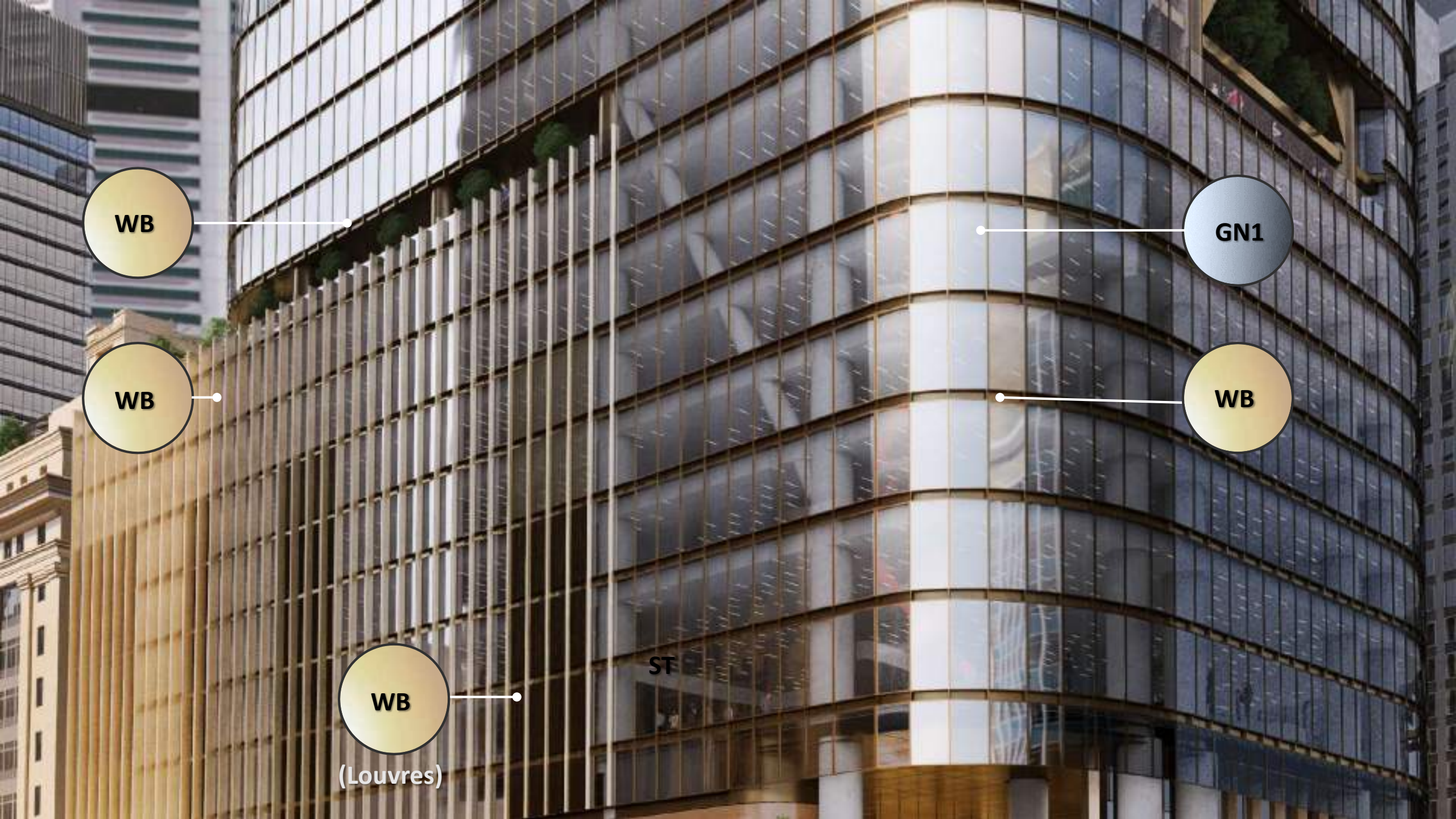
SI

Sunshade south facade, powder coat aluminium, silver

GN2
GN1
WB
ST


GN2
GN1
WB
ST

WB
WB
DB
GN1
ST


WB
GN1
WB
WB
ST
WB
(Louvres)

Recap: Materials Palette - podium

WB — Window framing & fins, powdercoat aluminium warm bronze

SI — Soffit lining prefinished aluminium (option for powdercoat), silver

Steel tower columns Painted warm white colour

DB — Glazing frame painted steel dark bronze colour

Austral Black granite pavers

Recap: Materials Palette - podium

Recessed junction to 50 Martin Place, dark bronze — DB

Curtainwall perimeter recessed trim, powdercoat aluminium, dark bronze — DB

Soffit lining, prefinished aluminium (option for powdercoat), silver — SI

Awning frame painted steel dark bronze — DB

Internal wall cladding, prefinished aluminium (option for powdercoat), dark bronze — DB

WB — Decorative podium louvre screen, powdercoat aluminium, warm bronze

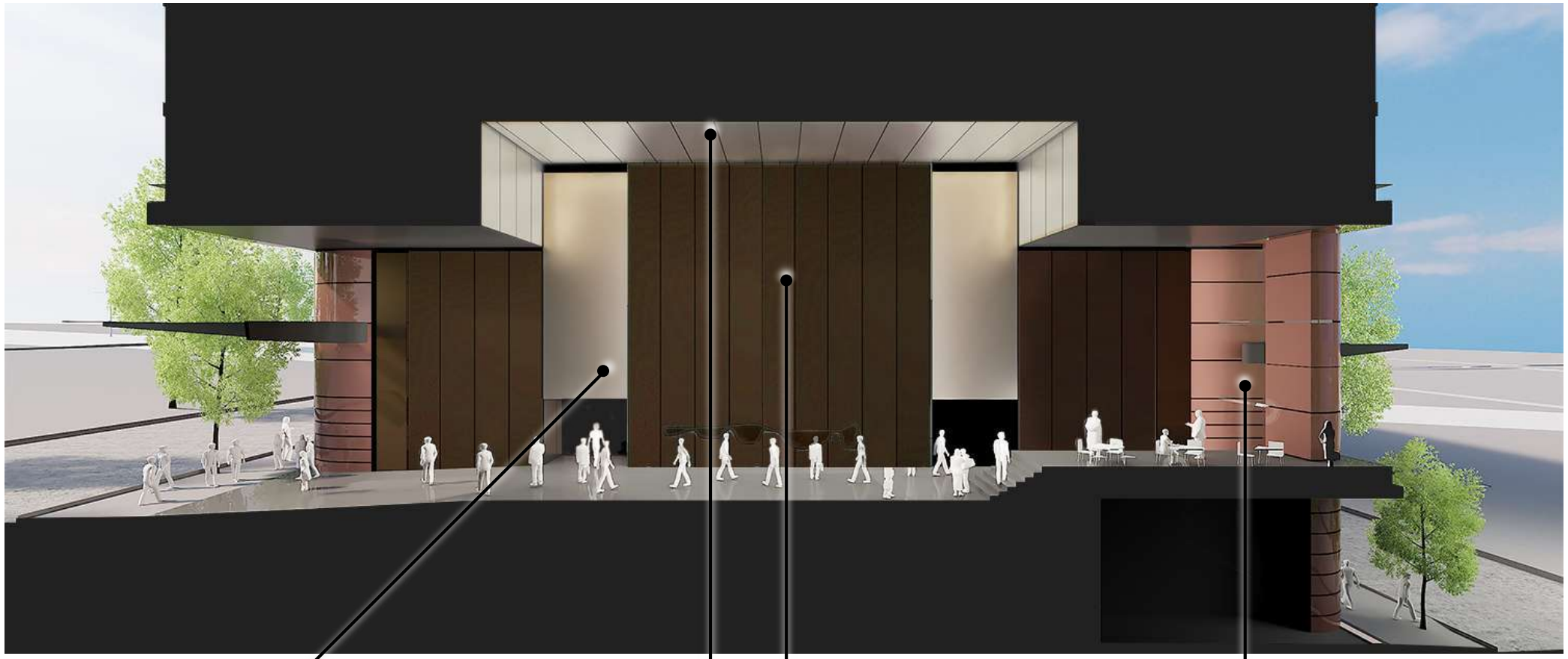
WB — Window framing & fins, powdercoat aluminium, warm bronze

ST — Podium Base wall cladding and soffit return, stone to match 50 Martin Place, polished finish

DB — Podium base window framing and louvres, powdercoat aluminium, dark bronze

DB — Service and access doors, powdercoat aluminium cladding, dark bronze

Recap: Materials Palette - podium



Internal wall cladding, prefinished aluminium (option for powdercoat), warm bronze

WB

Soffit lining, prefinished aluminium (option for powdercoat), silver

SI

DB

Internal wall cladding, prefinished aluminium (option for powdercoat), dark bronze

ST

Podium Base wall cladding and soffit return, stone to match 50 Martin Place, polished finish

Recap: Materials Palette - podium

Internal wall cladding,
prefinished aluminium
(option for powdercoat),
warm bronze

WB

Soffit lining,
prefinished aluminium
(option for powdercoat),
silver

SI

Internal wall cladding,
prefinished aluminium
(option for powdercoat),
dark bronze

DB

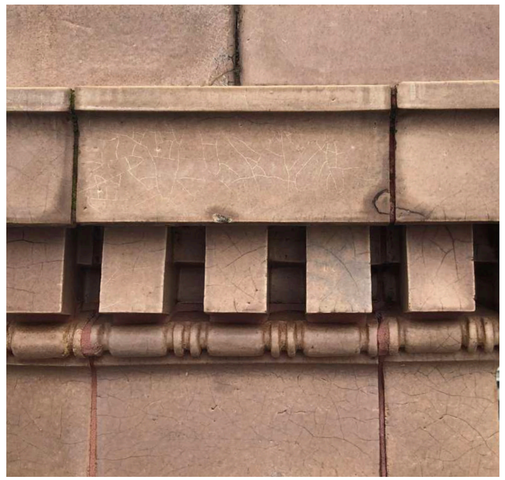
ST

Podium Base wall cladding
and soffit return,
stone to match 50 Martin Place,
polished finish

1. North Tower Materials Palette

2. South Tower Materials Palette

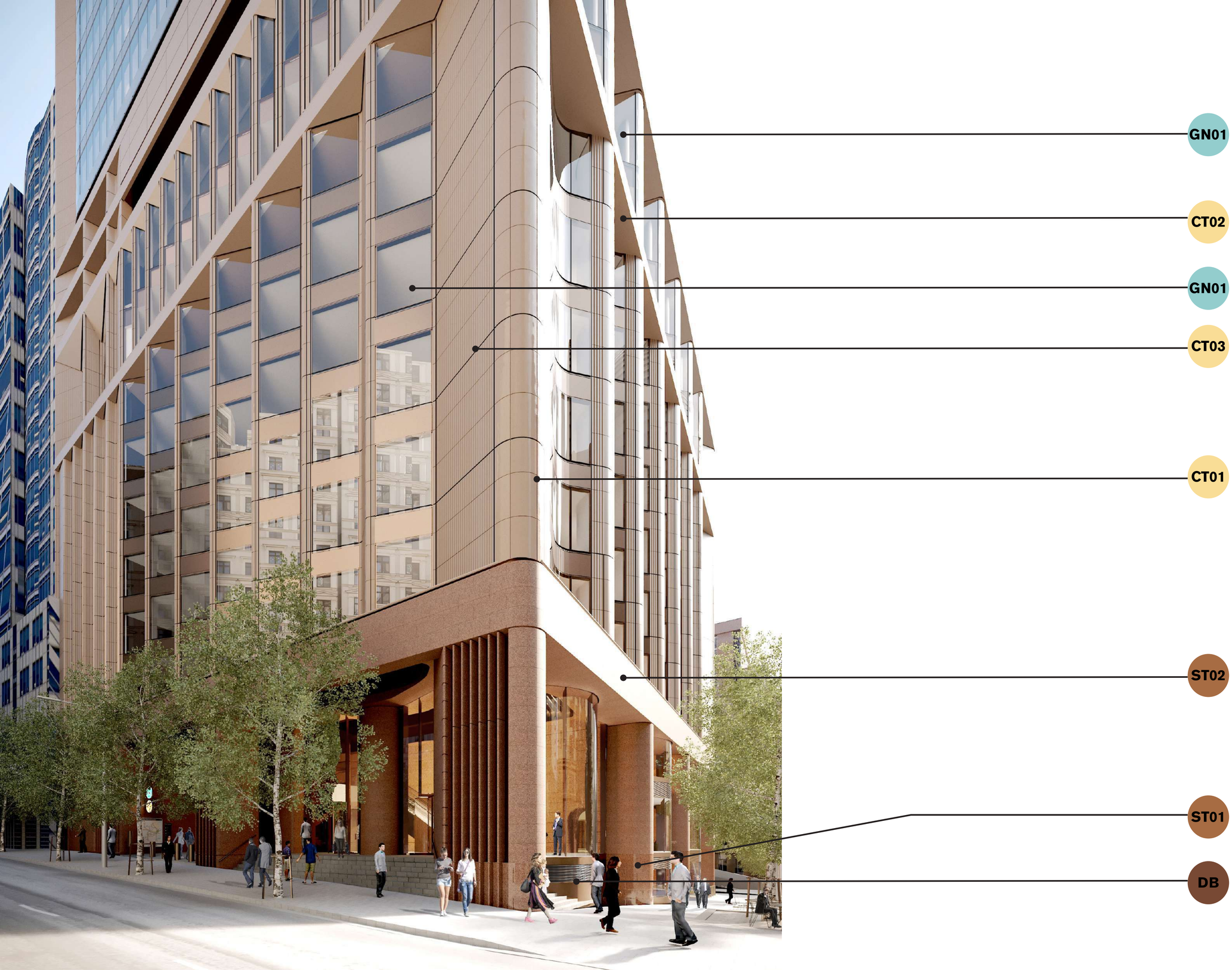
GLASS		Office Glass	Clear neutral glass	GN01	
		Colour Back Glass Spandrels	Clear neutral glass-with bronze colour back colour	GN02	
METAL		Plant Louvres	Dark Bronze	DB	To Approximate the Colour of the 50 Martin Place Metalwork
		Sunshades	Dark Bronze	DB	
		Curtain Wall Framing	Dark Bronze	DB	
		Podium Spandrels	Dark Bronze	DB	
		Metal Cladding	Dark Bronze	DB	
		Public Domain Handrails	Shot Bead Blasted Stainless Steel	SS	
CERAMIC CLADDING	TOWER / PODIUM	Facade Cladding	Gloss Ceramic Special - to match 50 Martin Place	CT01	To Approximate the Colour of the 50 Martin Place Tiing
		Facade Cladding	Mat Ceramic Special - to match 50 Martin Place	CT02	
		Facade Cladding	Textured Ceramic Special - to match 50 Martin Place	CT03	
STONE CLADDING	BASE	Polished Granite	Stone	ST01	To Match 50 Martin Place Granite
		Honed Granite	Stone	ST02	
PRE-CAST CONCRETE CLADDING	BASE	Honed Precast Concrete with Exposed Aggregate	Precast Concrete	PC	To Approximate the Colour of the50 Martin Place Granite
GLASS REINFORCED CEMENT	STATION ENTRY CEILING	GRC to Match the Station	GLASS	GRC	To Extend the Metro Station Finishes



CT02
DB
GN01
GN02
CT02
GN01
CT01
CT03
ST02

CT02
CT02
DB
GN01
GN02
CT01
CT02
GN01
CT01
CT03
ST02
vote
Yes

CT02
CT02
CT02
GN01
GN01
DB
CT01
CT03
ST02


GN01
CT02
GN01
CT03
CT01
ST02
ST01
DB

ST02
ST01
PC
DB

GRC
DB
SS
PC

GN01
GN02
DB
CT02

DEFERRED TO DRP #10 DUE TO TIME CONSTRAINTS

05

Retail Strategy

Donuts

Vision & Concept

The retail strategy starts with a clear vision: To develop a world class public transit project, a vibrant destination, driven by an engaging first class customer experience, ensuring the commercial and retail components integrate seamlessly with the public realm.

The precinct will be socially inclusive; a variety of retail usages and food and dining throughout will enhance the retail activation and support an 18-hour economy.

The retail strategy has a broad market appeal to many customer personas including office workers, commuters, local residents, visitors and tourists, providing a place for everyone.

It will be enduring, sustainable and will pay respect to the adjacent retail centres by providing a complimentary retail precinct that supports the existing retail hierarchy within the neighbourhood.

Social inclusiveness, health and wellbeing are important considerations that influence the strategy and placemaking, ensuring an enhanced and more tangible sense of community.

Consideration of world's best practice and authentic place-making initiatives including accessibility, connection, safety, amenity, customer experience, social and cultural identity and the retail interface will be embedded in the design process. This will result in a sense of pride of place and ownership in the public realm.

Flexibility in design and services will allow the retail spaces to accommodate different users and respond to future retail needs. These initiatives will help to provide an exceptional customer experience, both now and in the future.

Martin Place North

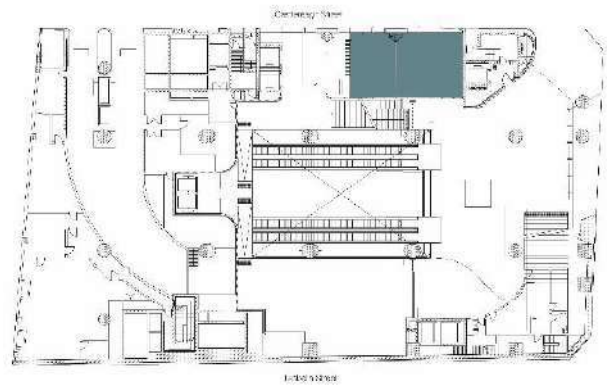
RETAIL STRATEGY

Castlereagh Street

Lower Ground, entry direct from Castlereagh Street

Vision Rationale:

- Continue beautifully designed quality retail along the strip
- Not cafe or dining as there are other more well suited places within the development
- Gives variety to the retail offer and prestige to the building by having quality retail at ground level
- Would suit a variety of end users, for example: financial institution, apparel, services, technology

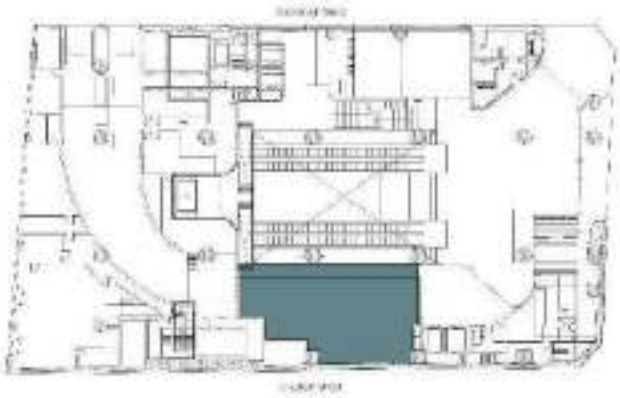


Elizabeth Street

Lower Ground, internal tenancy

Vision Rationale:

- Espresso lane way with communal seating
- Casual vibe and great meeting place
- Quick grab and go options
- Coffee, bagels, muffins, juice
- Good early starters and fuel for lunch
- Will encourage great pedestrian circulation in and around escalation VT and void
- Direct access to Castlereagh Street lobby
- Adjacent to end of trip facility



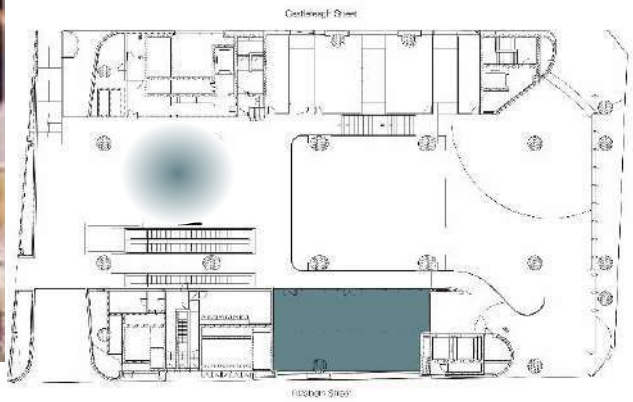
RETAIL STRATEGY

Elizabeth Street

Ground Level, entry direct from Elizabeth Street

Vision Rationale:

- Central meeting place for business, people watching, great coffee and all day dining
- Euro style brasserie and licence
- Outdoor dining on the street
- Dual access facing two ways with central kitchen and bar
- Open for drinks after work
- Cosmopolitan feel
- Beautifully bespoke design
- High end luxe feel
- Mid level pricing



Elizabeth Street

Level 1

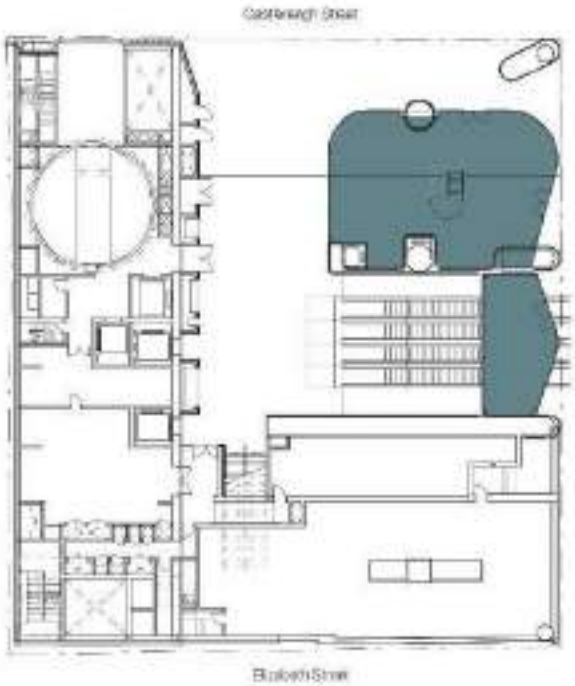
Vision Rationale:

- Corporate lounge and arrival
- Macquarie dedicated space
- Third Work Space
- Cater to interstate and overseas travellers
- Dedicated concierge for clientele
- Discreet meeting and arrival

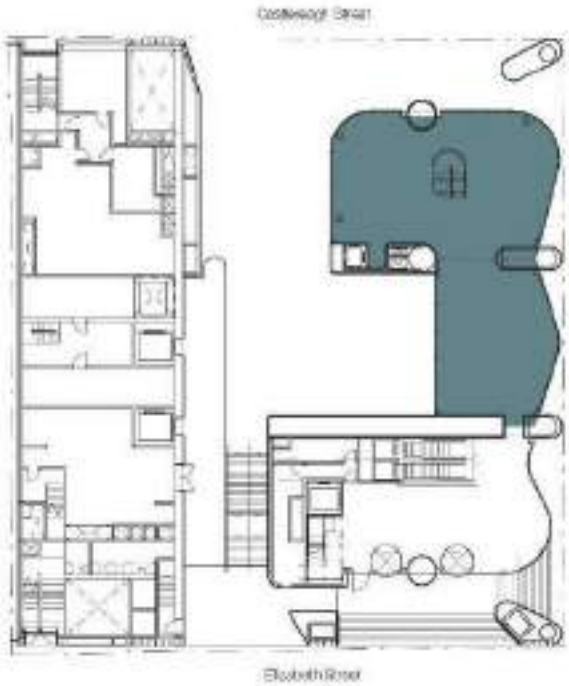
Martin Place South

Martin Place South - Overview

Castlereagh Street, Ground Level



Elizabeth Street, Ground Level



Mezzanine Level
(off Tower Lobby)

RETAIL STRATEGY

Martin Place & Castlereagh Street Corner

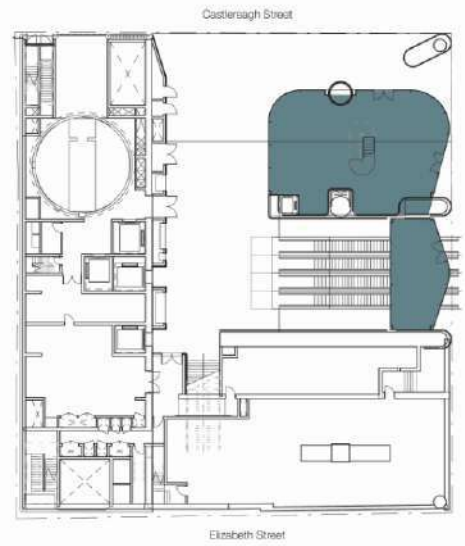
Potential flagship spanning 3 levels

Vision Rationale:

- The retail space on the corner of Martin Place and Castlereagh Street can extend vertically over 3 levels, providing the opportunity for a flagship retail offering, or the flexibility to have single level retail shops
- Multiple uses would work in this location including jewellery, apparel, luxury goods, IT or food and beverage
- The imposing larger scale presence of a multi-level flagship offering is befitting of many of the grand heritage retail buildings currently within Martin Place
- An impressive world class store design in this tenancy would help to maximise retail activation along Martin Place

Castlereagh Street

At Ground Level



Vision Rationale:

- As an alternative to the flagship offering, there are a number of options, tenants and uses that would compliment the Martin Place retail spaces here
- The potential to include outdoor seating would compliment the City of Sydney Council's vision for Martin Place and external seating venues
- The larger tenancy, on the corner of Castlereagh Street, could be all day dining with a liquor licence, a true flagship on Martin Place
- The smaller tenancy, fronting Martin Place, could be a cafe converting to small bar each afternoon. European inspired simple menu with the best coffee, pastries, baguettes and salads, wine by the glass and charcuterie and shared plates in the evening.
- Two favourite places for meetings, lunches, after works drinks, celebrations and people watching

RETAIL STRATEGY

Elizabeth Street

At Ground Level

Vision Rationale:

- Sitting above Martin Place but directly connected to the office lobby entry off Elizabeth Street
- Feeding off the ant track that comes from the top of Martin Place - 50/60 Martin Place and Reserve Bank
- Space is easily accessible yet private, intimate
- Ideal size for corporate dining
- Superb views and visual connection to Martin Place

Mezzanine Level

Office Tower Lobby

Vision Rationale:

- Varied retail offerings plus communal seating areas fronting the glazed line of Martin Place
- Communal dining, shared tables, quick service
- Having high quality, quick service food options within the building enhances tenant amenity
- Great food options with a focus on wellness and nutrition - salads and wraps, Japanese Bento, great coffee, fresh juices and smoothies
- Each concept will have both take-out and sit-down options
- Supporting storage and back of house will be vital to the success of the operation

06

Clarifications and Discussion

07

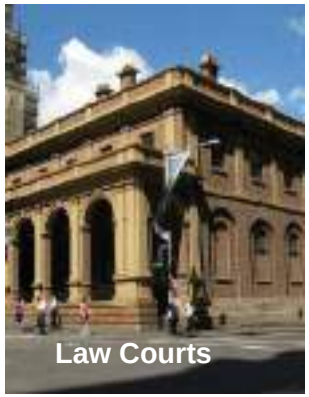
DRP Caucus and Feedback

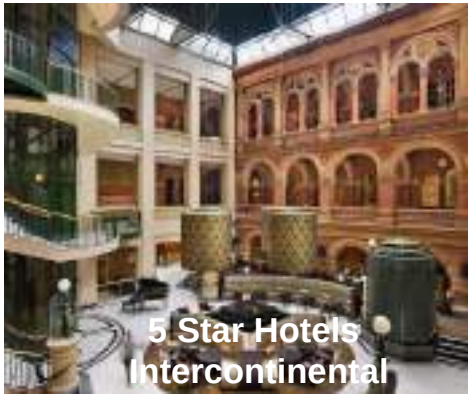
Thank you

Appendix 1 – Retail Strategy Considerations

RETAIL STRATEGY

Workplace, Culture & Experiences





RETAIL STRATEGY

Retail & Hospitality

Rockpool Bar & Grill

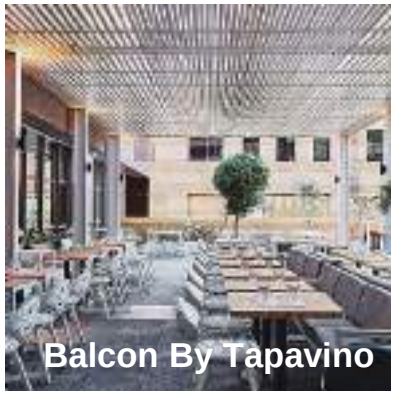
MLC Centre

Hubert Restaurant

Castlereagh St

District Brasserie

Romeo's IGA MLC


Balcon By Tapavino

Hills Bros Cafe

Verandah Bar

Adjacent Retail Precincts

The adjacent neighbouring retail precincts are part of the strength of the project and assist in creating a targeted retail narrative, concept and vision for Martin Place North and South sites.

These retail precincts highlight the premium location and its ability to drive pedestrian activity and create lively and successful retail offerings.

It is crucial to design a retail precinct tailored to the site's special characteristics that enables a very unique offering and differentiates the precinct from any other buildings in the immediate surrounds.

The retail proposition will be based on best practices and consideration of world class office towers that sit above major transport nodes. The strategy will consider how improved public transport is changing the demographic profile of the customer and how increased usage of public transport is aligning directly with better outcomes for the City.

Ensuring that retail is the most binding factor of successful place-making and how this determines what the concept and retail vision is built upon.

Martin Place

Castlereagh Street

Chifley Plaza

MLC

RETAIL STRATEGY

Designing a large scale mixed-use over station transit development in Martin Place requires careful consideration. Taking into account the under ground needs of the commuter, the above ground needs of the premium office tenants and immersing those into a seamless retail vision is key to the project's success.
The civic and cultural significance of the area, along with the surrounding worker profile, will demand a premium product, design and retail offering. By ensuring a world class design, integration of each commercial use and allowing for a seamless pedestrian strategy throughout will attract best practice operators to take full advantage of this incredible opportunity.

South Tower

The Over Station Development of Martin Place North and South Sites

- Martin Place
- Social Capital & Values
- 18 Hour Economy
- Premium Office Worker Expectations
- Commuter Customer Experience
- Quality Design
- Convenience & Accessibility
- Improved Public Transport

Precinct Influences & Considerations

RETAIL STRATEGY

- Corporate all day dining
- Espresso lane
- Wellness
- Convenience and every day needs and services

Characterised by:

- Easy to walk through and around
- Legible clear sight lines and paths of travel
- High quality lighting and directing natural light to lower levels
- Greening of internal spaces through landscape, digital, public art and retail design palettes
- Encouragement of non-Metro users to traverse the lower levels seeking good quality retail options

Unique & Different

Wellness

Casual Dining

Cafe Culture

Everyday Needs

Our Opportunities - North Tower

Appendix 2 – Independent Façade Study

Independent Façade Review on Environmental Performance

Update since the last DRP meeting on 25 February

- The following items are now noted as *complete*:
  - **North Tower:** Independent review and assessment of environmental performance to address the complexity of the façade design and its impact on thermal performance
  - **South Tower:** Independent review and assessment of environmental performance, including heat load to the western facade
- The following items are *in progress*:
  - **North Tower**: Additional assessment of reflectivity and glare and its impact on adjacent buildings, the public domain and thermal performance, as agreed through the environmental performance review above
  - **South Tower:** Additional assessment of reflectivity and glare and its impact on adjacent buildings, the public domain and thermal performance, including any sun shading to the western façade of the tower, as agreed through the environmental performance review above
- Additional assessment of reflectivity and glare
  - Scope and approach to the additional review has been endorsed by Independent Expert (Che Wall - refer Appendix)
  - Currently in progress:
    - Modelling of detailed reflective properties of façade glazing systems
    - Radiance mapping of reflected sun cast to surroundings
    - Review of concentrated reflections off South Tower façade

Independent Review of Façade Design: Macquarie Metro Martin Place OSD Development

21 February 2019

This document is in response to recommendations highlighted in the *Independent Review of Façade Design, Macquarie Martin Place OSD Development*, prepared by Flux Consultants, 20 February 2019. It outlines the proposed methodology the design team will undertake to address the recommendations noted in the report. We seek endorsement of the approach outlined in order that the recommendations are appropriately addressed.

1. ***A comprehensive visual reflectivity analysis will be undertaken to confirm that the design delivers design excellence in this area.***

It is proposed to provide a detailed reflectivity analysis of driver and pedestrian glare analysis. This will include full 3D geometry analysis, multiple viewpoints along key local streets and major arterials based on consideration of extent of reflection mapping as per conventional practice. This will include surrounding buildings within a block of the area and will consider fenestration details such as shading devices. Commentary on how occasional glare may be mitigated from both towers such as the use of visors in cars to limit view or consideration of local trees, etc. Analysis will be based on the technical approach adopted for the International Quarter in London. This approach used ray tracing to identify view locations that may have potential glare issues and then used the Hassall method for disability glare to evaluate the impact of these reflection at these key viewpoints.

2. ***The quantification of glare will consider contrast and the actual reflective properties of surfaces, including the angular dependency of reflectivity from surfaces.***

a) Contrast issues

The proposed analysis will include contrast issues for discomfort glare and relate this, where possible, to appropriate standards and benchmarks. Discomfort Glare issues will be investigated primarily for Martin Place using a method and specific locations to be agreed with Flux Consultants. Due to the computational intensity of analysis we would seek limit the number of agreed viewpoints to 8.

b) Use of actual reflective properties

The team will provide reference glazing and blind properties for the design. Material details will be provided, specifically the optical spectral and diffuse properties for potential blind options and how they may influence the overall reflectivity of the glazing and blind system. Commentary regarding the impact at normal incidence and when glare impacts of reflections are anticipated to be at their worst as indicated by above analysis.

3. ***In addition to the risk of glare from the reflection of visible light, reflected solar heat will also be considered.***

a) **Solar heat reflections associated with reflections off the south face of the North Tower.**

Consideration of potential increase loads on South Tower and 50 Martin Place reflected on the south face of the North Tower will be considered. This analysis will take into account shading and angular solar reflection based on reference glazing. Consideration of blind impact will also be made.

b) **Solar heat reflections associated with focusing of light**

Multiple glass panel reflection from the north facing podium of South Tower into the occupied areas of Martin Place will be analysed for extent and time of year using a 3D model. This analysis will consider the entire year and identify key times of year and extent of area that have a potential issue. A review of relevant benchmarks and limits will be undertaken with an appropriate limit agreed with Flux Consultants. This analysis will consider the increase of thermal load and acceptable limits based on temporary and annual outcomes. This analysis will take into account angular solar reflection based on reference glazing, the impact of curved glass & blinds will also be considered.