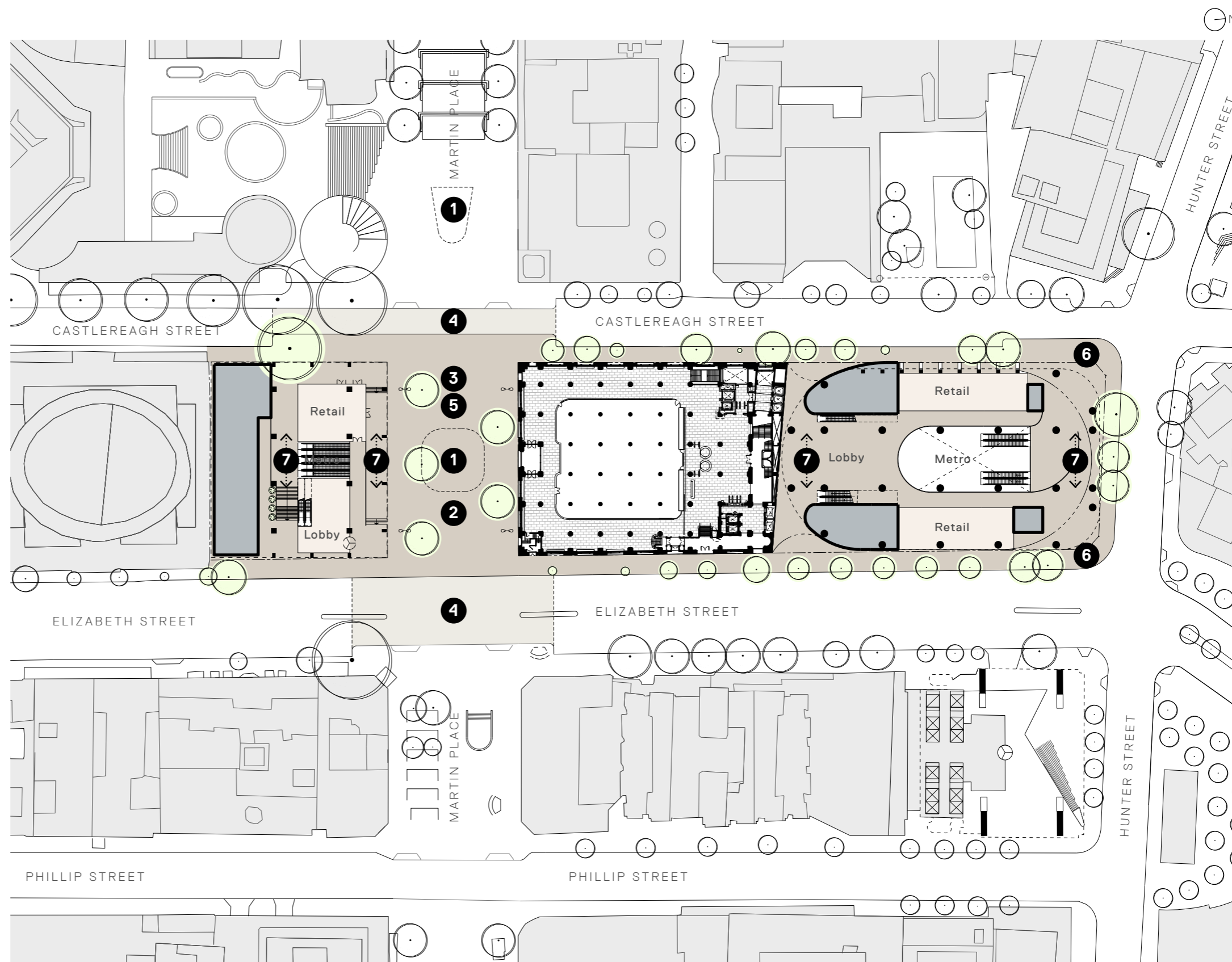


Public domain landscaping

- 1** Removal of existing station portals in line with proposed CoS public domain upgrades to de-clutter Martin Place.
- 2** New paving and regrading, with a colour and materials palette to reflect the existing urban character, in line with Sydney Metro Urban Realm Design Guidelines
- 3** New lighting in line with proposed CoS public domain upgrades
- 4** Potential continuation of finishes in line with proposed CoS public domain upgrades
- 5** New street trees along Martin Place, in line with proposed CoS public domain upgrades.
- 6** New street trees along Castlereagh, Elizabeth, and Hunter Street to reinforce spatial movement with consideration to setbacks and sight lines at road intersections and other transport infrastructure elements, in line with Sydney Metro Urban Realm Design Guidelines
- 7** Continuation of finishes through public links to aid way-finding and accentuate movement, in line with Sydney Metro Urban Realm Design Guidelines





Built form

South site

The proposed built form of the south site has been established in response to various contextual influences, architectural objectives and pragmatic commercial requirements.

The building responds to its contexts, which will be emphasised through vertical and horizontal articulation. It will also express a distinction and legibility as a tower. The height and form of the base corresponds with the City of Sydney's street frontage height controls, which have been established to avoid the urban canyon effect and reinforce the general character of Martin Place. The base will extend to the full site footprint, thereby helping to re-affirm the street wall as the dominant form that defines the street edge. The base will also have a direct relationship with 48-50 Martin Place opposite through its alignment with the building datums, which is consistent with the principles for built form outlined in the precinct Urban Design Report.

The strength of the corners of the proposed built form relate to the MLC Centre to the west, which forms a break in the streetwall, and the singular built form of the buildings to the east. The height, form and architectural treatment of the base will also endow the building with a human scale that is consistent with the character of Martin Place and creates a respectful relationship to the public realm.

The tower form sits within the LEP envelope limits, resulting in a slender slab form aligned to the rear of

the site, establishing a bookend to the urban block. The slender profile of the tower will create a unique and visually striking form that will contribute to Sydney's animated skyline.

The façade density, depth and degree of openness will also respond to the site contexts, providing a balanced and modulated materiality, that relates to both 50 Martin Place and the north site, providing a coherent and coordinated precinct-wide response.

North site

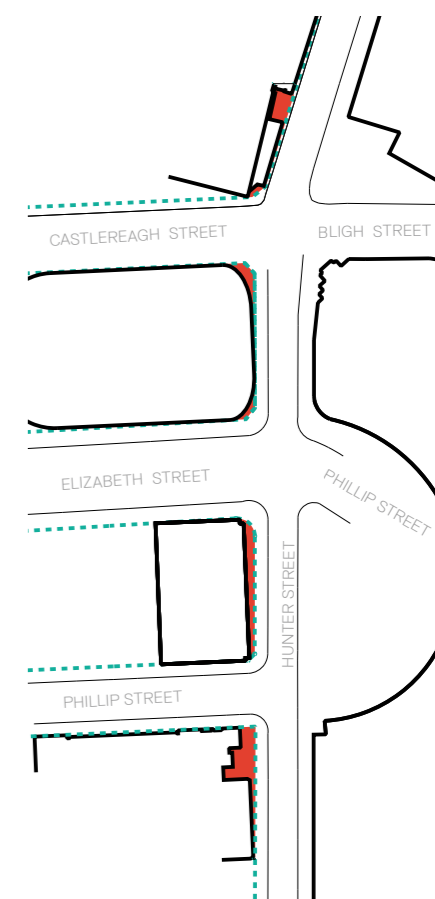
The illustrative scheme tower form is developed to fit within the maximum LEP envelope. The curved form responds to the dome of 50 Martin Place and optimises daylight and sky-views to streets and public spaces. It creates a distinctive architectural tower design that resolves the abrupt sun plane cut off, as a simple unified tower form, to create a positive addition to the Sydney skyline and expression of contemporary and integrated campus workplace.

Zero setback to Hunter Street aligns with the towers adjacent to the east along Hunter Street including 126 Phillip Street and 8 Chifley Towers, to provide a clear definition to Chifley Square and Richard Johnson Square.

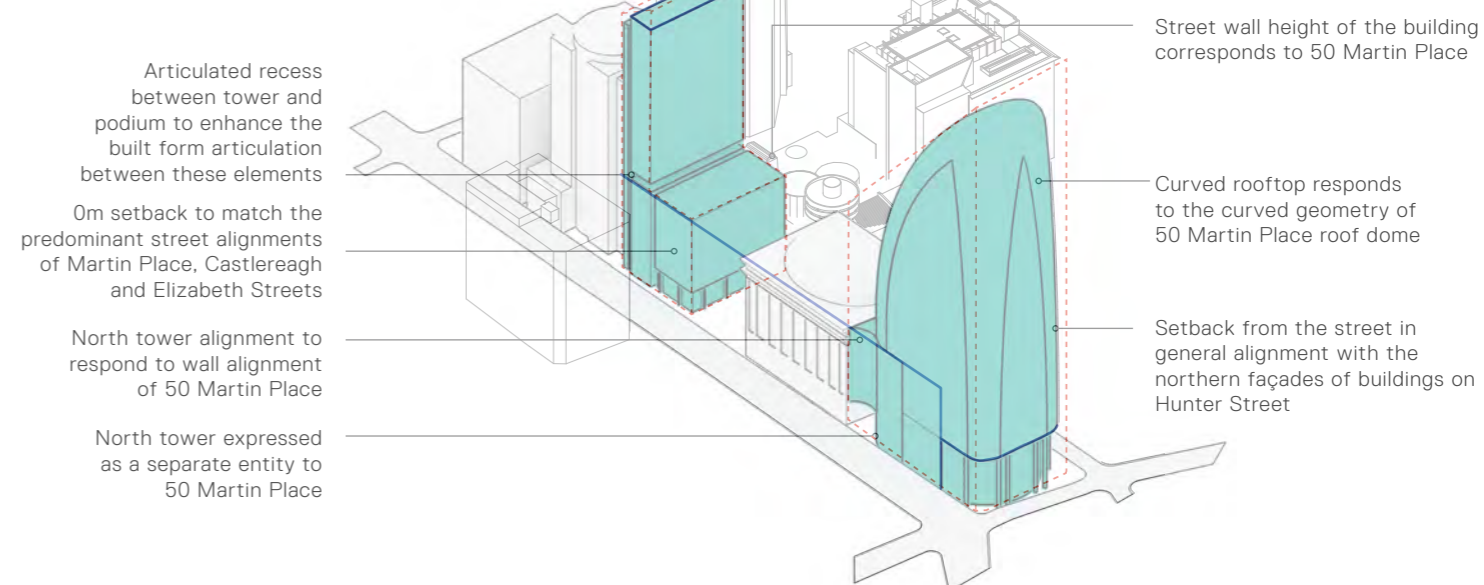
Alignments of the tower to Hunter Street and the articulation of the predominant street frontage height correspond with the adjacent buildings including 50 Martin Place, former Qantas House, City Mutual Building, and Chifley Plaza.

The corners of tower will be modelled to optimise solar access, daylight to the public domain and wind performance. They also address the major public spaces of Chifley Square and Richard Johnson Square.

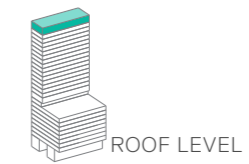
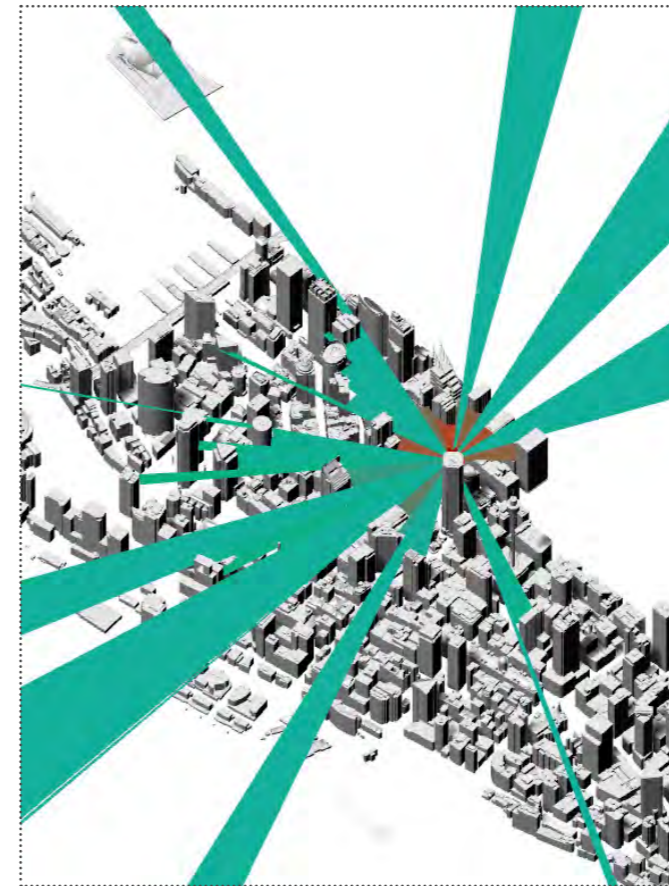
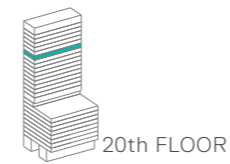
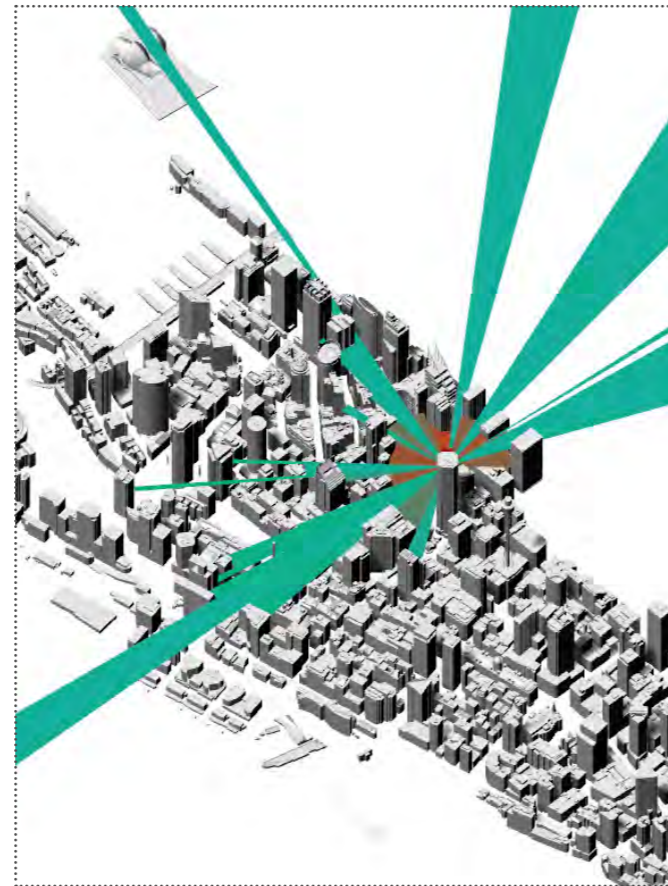
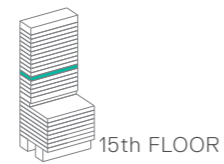
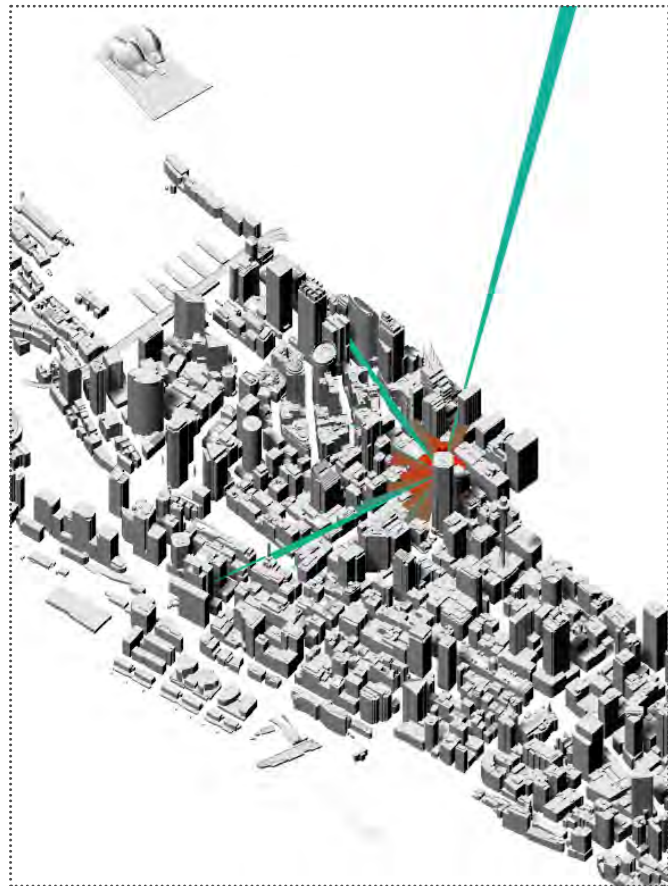
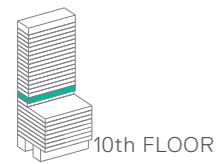
The tower will be composed of large, flexible integrated work place floorplates with central atria and side core. Expressed as a formal entity, it will be sympathetic to neighbouring 50 Martin Place in materiality and form.



NORTH TOWER SETBACK IN RESPONSE TO HUNTER STREET ALIGNMENTS




View opportunities - South site


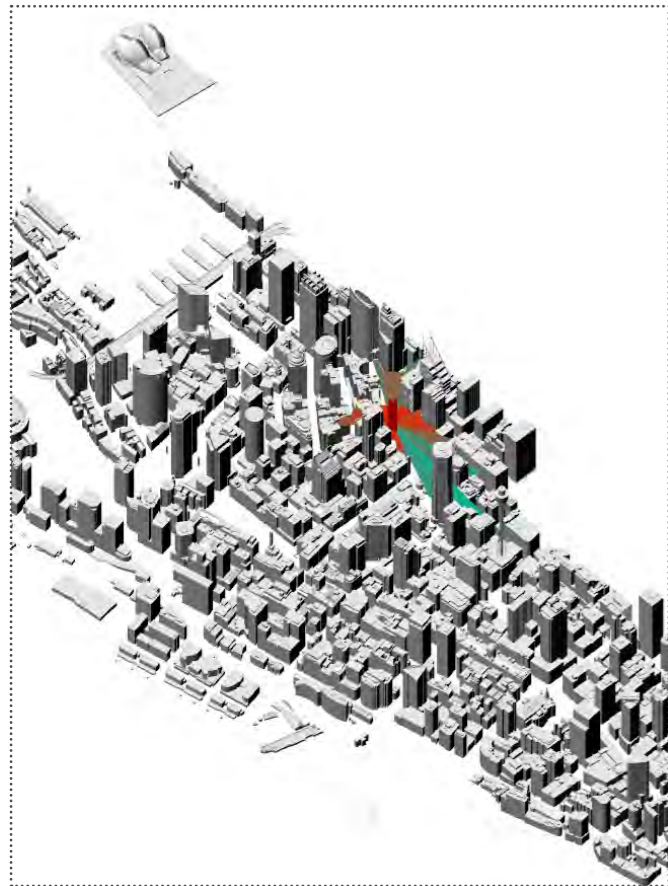


View shed analysis for the north and south sites indicates that distant views are relatively limited below ~15th floor level for both the north and south sites. Above this height, view lines begin to open up in various directions around the site. These views continue to expand, so that by the ~20th floor level wide-ranging views are available in every direction, demonstrating the benefit in exploiting the site's building height opportunities, for enhanced occupant amenity. The top of the north tower benefits from almost unimpeded panoramic view opportunities, giving superb views across the harbour and beyond.


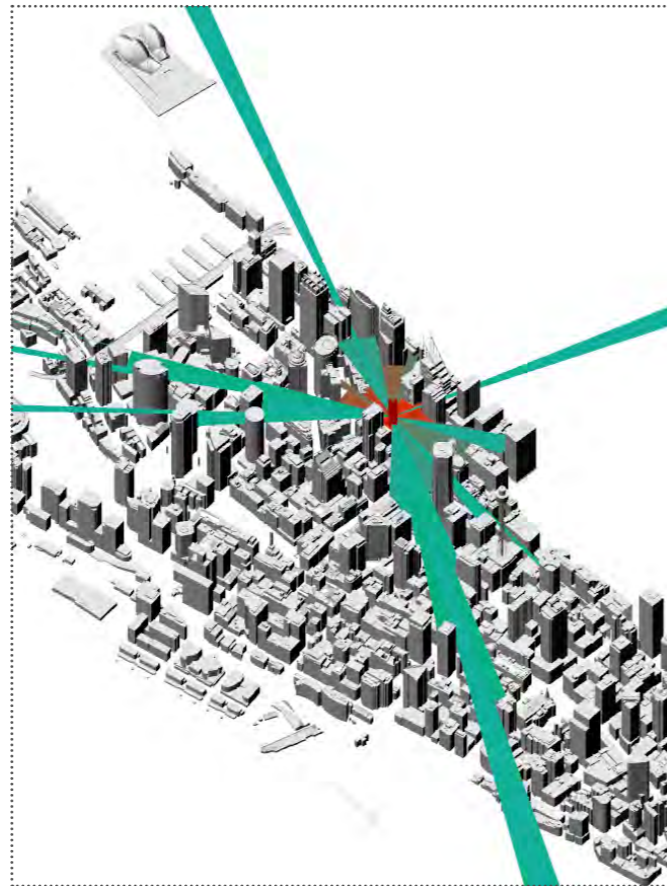
View opportunities - North site




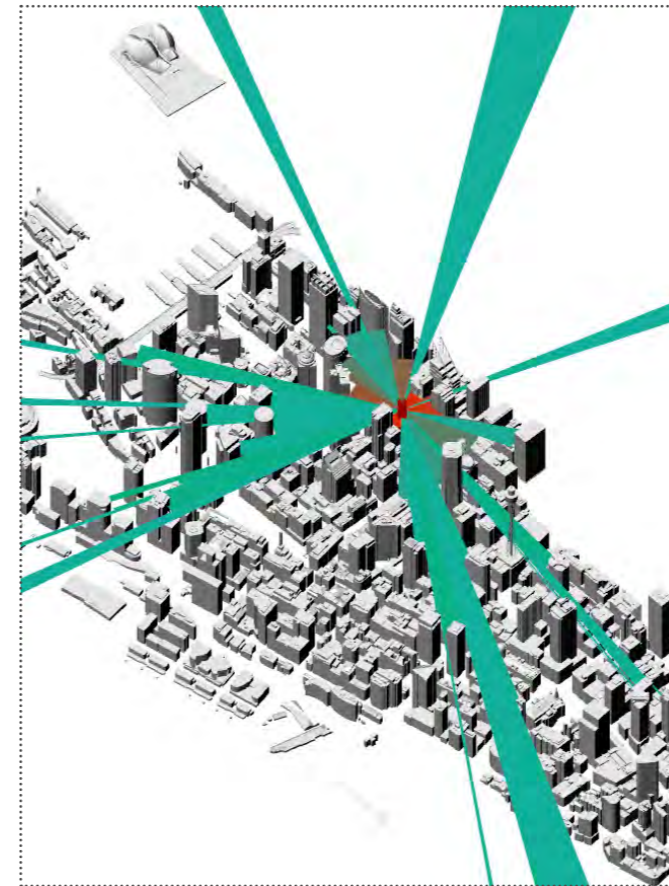
10th FLOOR



15th FLOOR



20th FLOOR



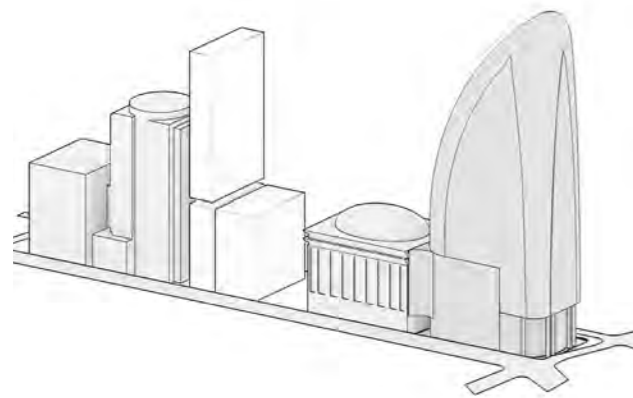
40th FLOOR



Architectural character & materiality - South site

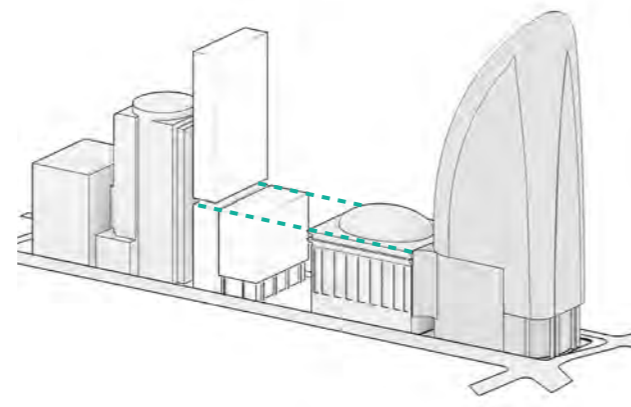
MASSING

The south tower composition has been designed to provide an elegant proportion and built form. The building footprint extends to the edge of the site boundary as advocated in the Urban Design Report, providing direct engagement with the street. There are no setback on Elizabeth and Castlereagh Streets, consistent with the built form principles. Horizontal articulation corresponds with the height datum of 50 Martin Place.



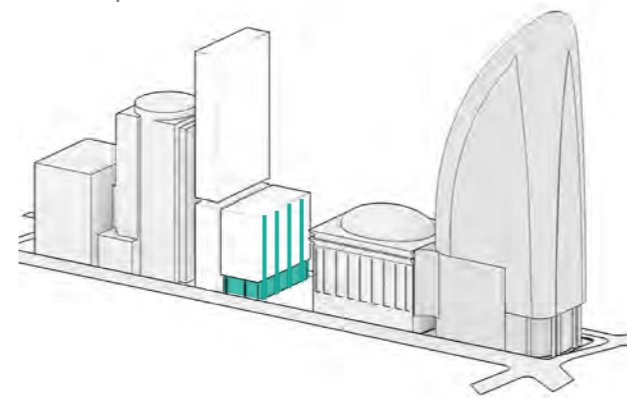
URBAN AND ARCHITECTURAL RESPONSE

Vertical articulation of the tower form is combined with horizontal façade elements, which are modulated to respond to the context and establish a hierarchy of elements. Horizontal articulation of the base responds to the formal character, architectural grain, proportion and scale of Martin Place. The base also corresponds with the architectural character of 50 Martin Place and the proposed architecture of the base of the north tower.



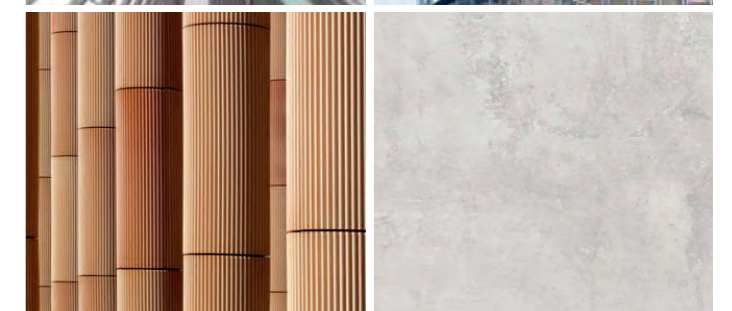
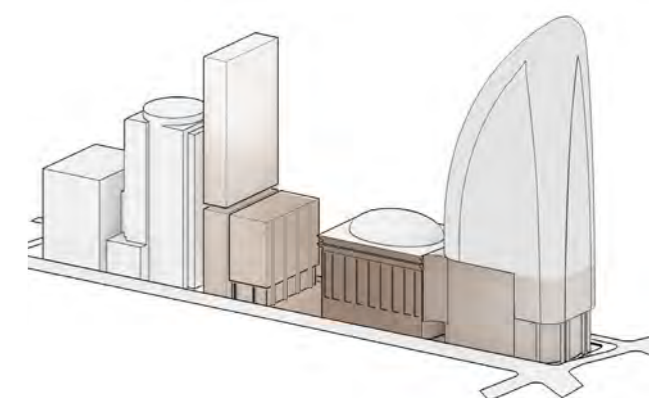
HERITAGE RESPONSE

A line of striking, expressed columns on the north façade reflect the distinctive line of Ionic columns that dominate the facade of 50 Martin Place and other historically significant buildings that line Martin Place. The column line also serves the important function of reinforcing the distinct street-edge of Martin Place, which is consistent with the principles outlined in the Urban Design Report. Active street frontages and the new tower lobby will address Martin Place to engage with the street and provide a enlivened public domain.



MATERIALITY

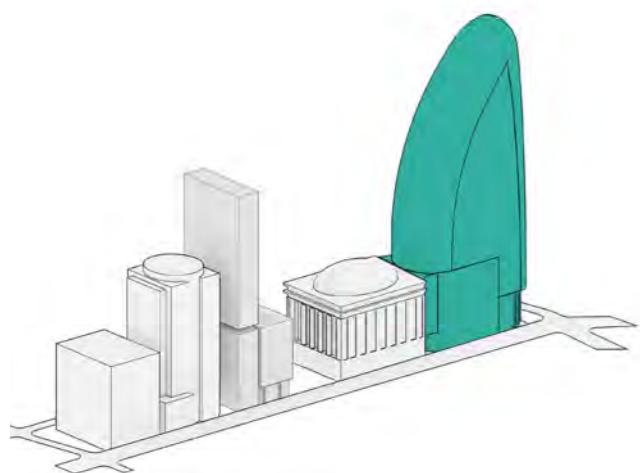
The façade materiality provides an opportunity to tie the composition of elements together across the precinct, providing a commonality of expression across the lower levels of the buildings, which will define and characterise the streetscape. The more solid treatment of the lower levels of the south tower can transition to a lighter expression to the upper levels, where the tower form is setback from the street.



Architectural character & materiality - North site

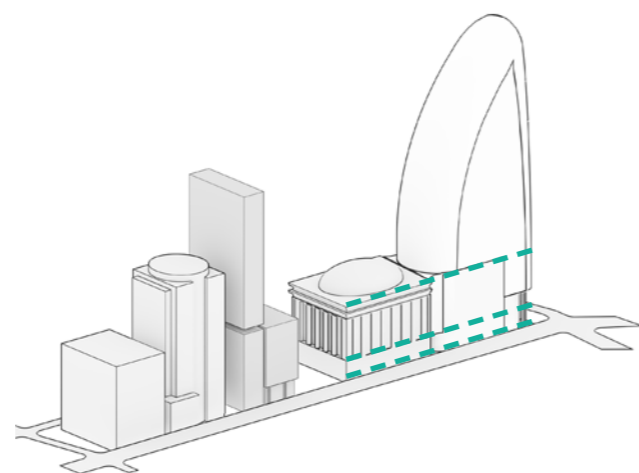
BUILDING RELATIONSHIP

The building footprint extends to the edge of the site boundary as advocated in the Martin Place Urban Design Study and reflects the strong symmetry and central axis of 50 Martin Place and its glass dome.



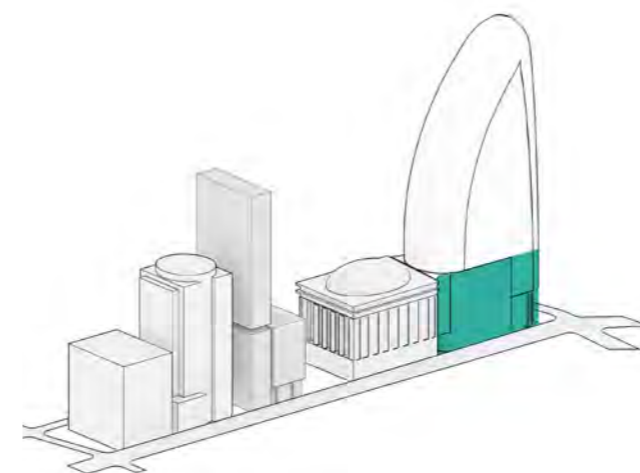
PODIUM ALIGNMENT

The podium facade reinforces the adjacent building parapet heights of 50 Martin Place, the former Qantas House, City Mutual Building and 8 Chifley Square. The top of the podium aligns with the cornice of 50 Martin Place, which defines the street edge.



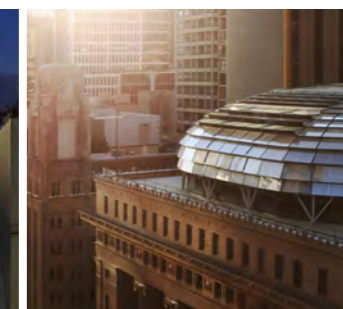
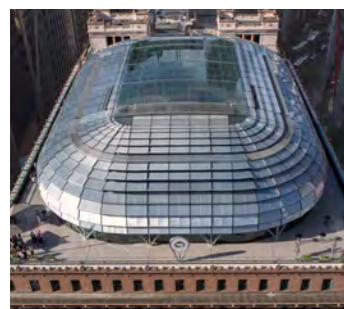
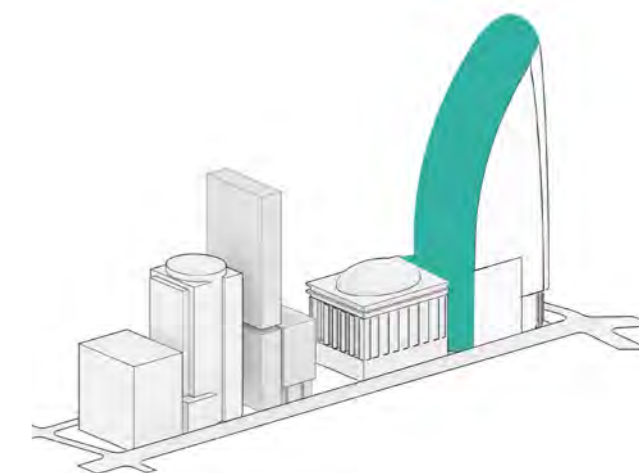
MATERIALITY

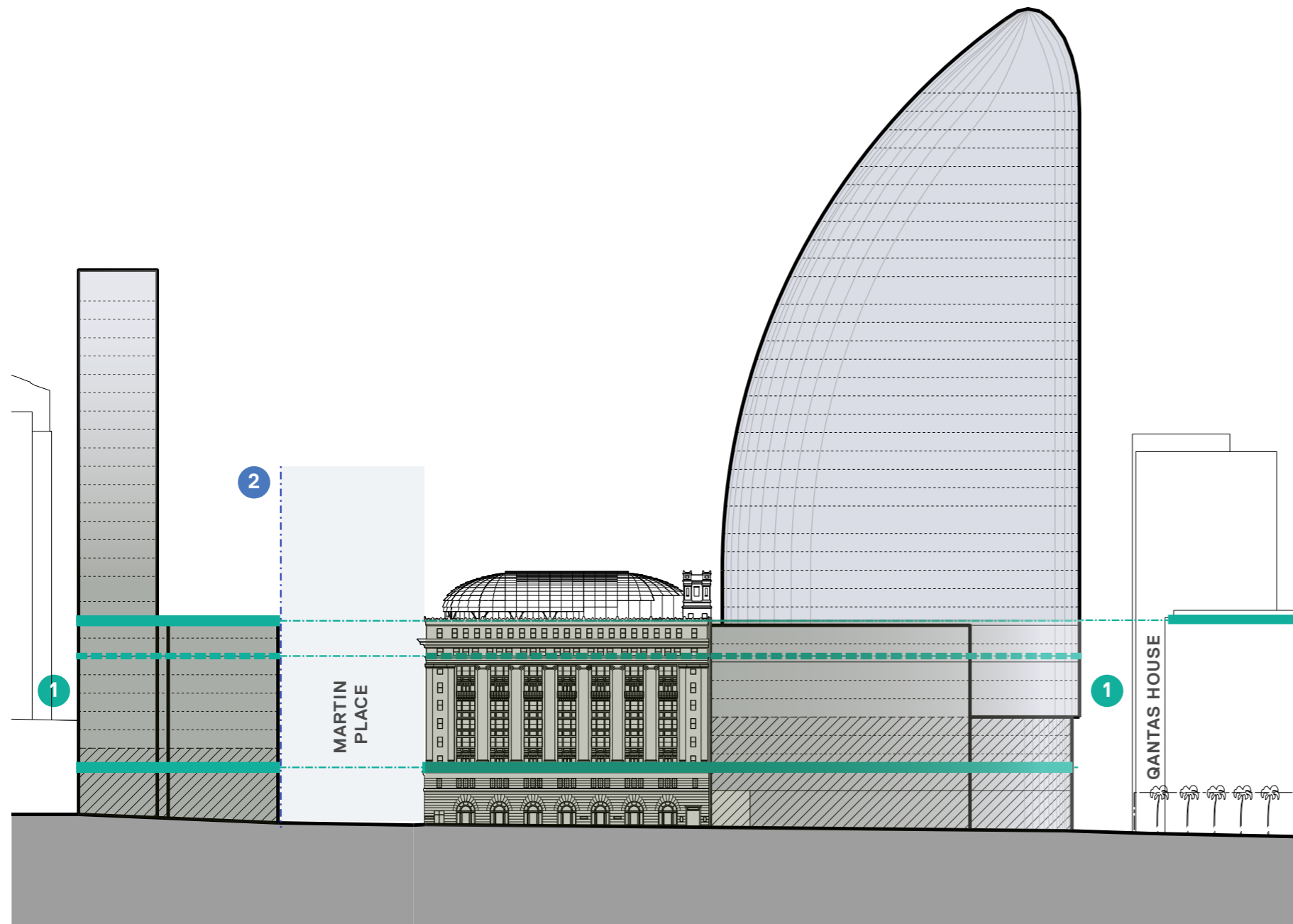
The podium facade incorporates expressed ceramic fins and granite stone base as an overlay to the tower curtain-wall to express the North Tower as a separate entity to 50 Martin Place with contemporary and complementary materials. The tower is expressed as a single glazed skin enclosing a singular sculptural object



TOWER FORM

The curved tower form responds visually to the glass dome on 50 Martin Place in terms of glazing system and curved form. Renzo Piano's "Pathe" had been of great reference in defining the form of the North tower.





- 1 Key 50 Martin Place datums
- 2 Martin Place street alignment

Heritage - Precinct-wide

The illustrative scheme is to comply with the Statement of Heritage Impact prepared by TKDA.

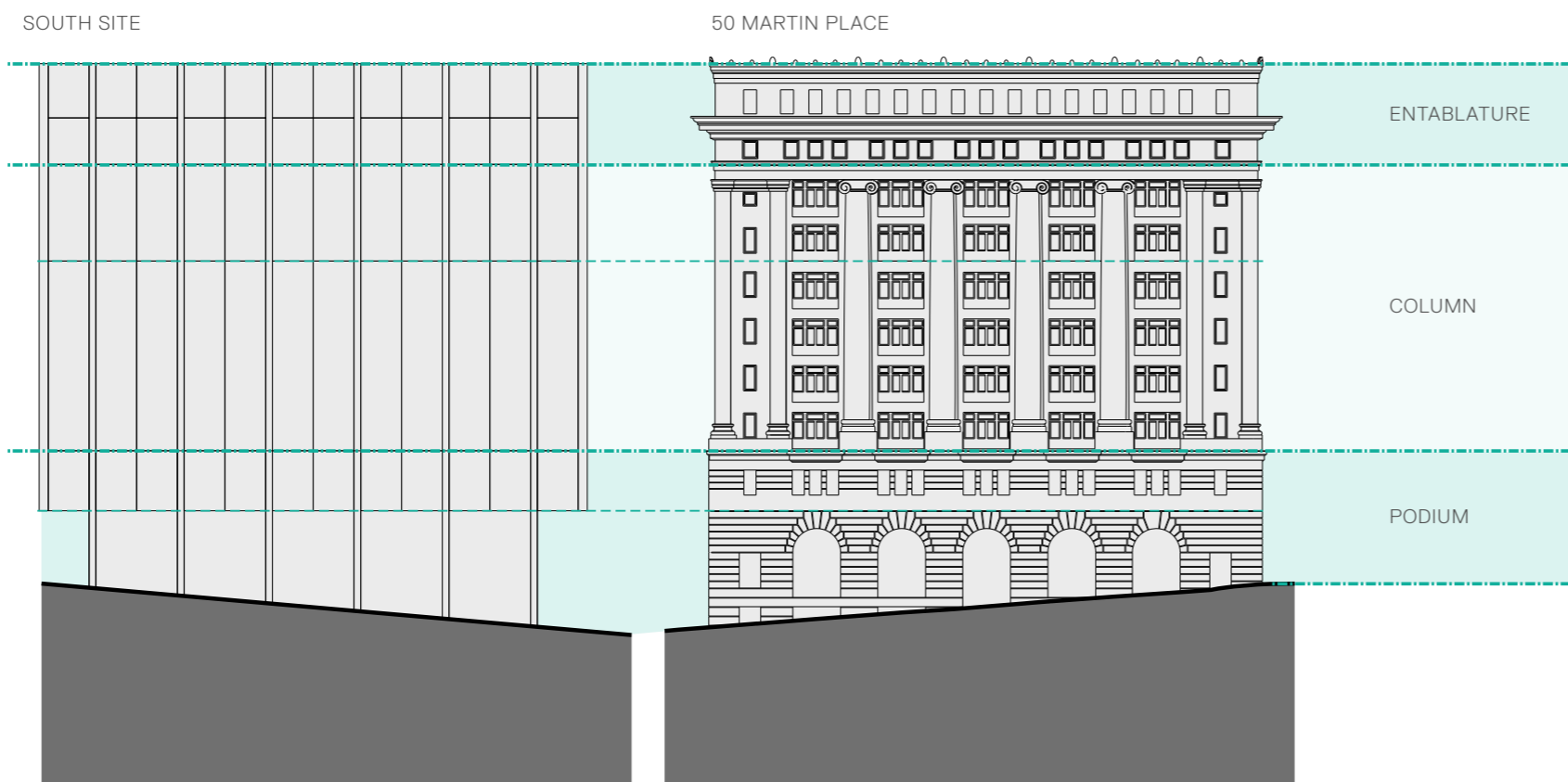
The South and North Sites strike key datums drawn from 50 Martin Place to refer to and enhance the building's monumental scale and civic presence.

The proposed terrace level on the South Site aligns with 50 Martin Place, and both Sites draw reference to its distinctive character through materiality and detailing.

The South Site building footprint extends to the street alignments at Martin Place, Elizabeth and Castlereagh Street, as advocated in Statement of Heritage Impact, to also enhance the urban character, scale and strong linear enclosure of Martin Place, recognised as one of Sydney's most important public and civic urban spaces.

The tower above is set back from the Martin Place street frontage but will articulation will both respond to the context and provide a legible tower form. A balance of solidity and highly-glazed façades, coupled with high ceiling levels provide good daylight penetration to office floors, and views out.

Similarly, the North Site tower is clad in a glass skin, which together with its distinct organic form will both complement and also enhance the distinct and unique presence of 50 Martin Place within the streetscape.



Heritage - South site

Proportion / Contextual Response

To enrich the relationship between the base of the South Tower and 50 Martin Place the new façade could draw on strategies that relate to the various datums in the distinctive Beaux-Arts style facade.

The dominant horizontal lines could be expressed: for example, the lines defining the top two floors could correspond to the entablature (split into frieze and epistyle) of 50 Martin Place. A line two floors down could correspond to the line where the fluted pilasters become completely separated from surrounding walls to become ionic columns. A line four storeys lower could correspond to the top of the rusticated plinth, and a line a storey further could correspond to the line defining the head of the ground floor arched openings within it.

Although the base of a modern building facing Martin Place will need to be far more open than its historic neighbour the rhythm of its principle vertical lines could also be designed to match, with the articulation of expressed columns coming to ground.

Heritage - North site

50 Martin Place - Integrating old and new

Despite its era, the 50 Martin Place floor plate completed in 1928 embodies today's contemporary workplace criteria of large flexible adaptable orthogonal floor plates; central atrium and an offset rear building core.

The North Tower will be developed as a contemporary version of its neighbour, responding to its key principles of strong central axis; symmetry; module; clarity; day light; tall floor to floor heights.

The scale of the proposed North Tower extension provides opportunity to explore improvements and enhancements to the historic 50 Martin Place such as promoting greater public access and thoroughfare through the magnificently restored original Banking Chamber and Grand Hall and providing discreet links between existing and proposed office floor plate.

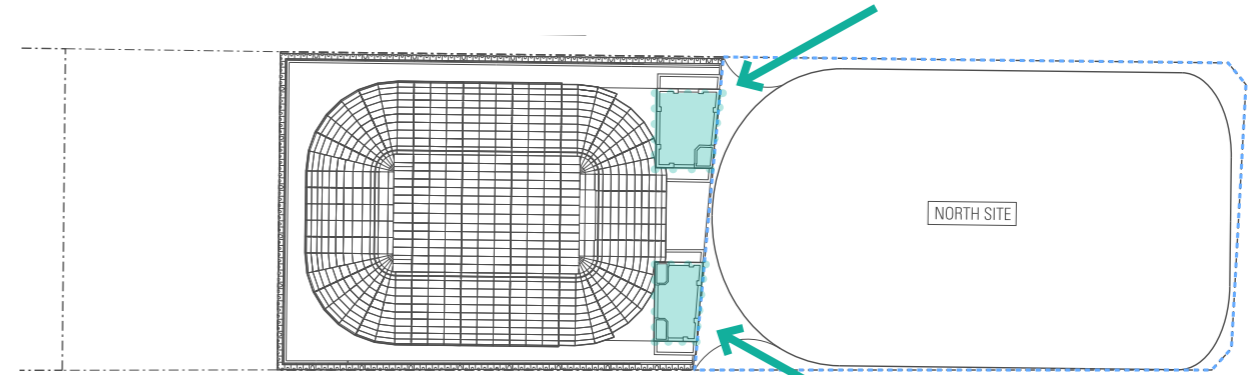
The proposed podium facade materiality and articulation will complement 50 Martin Place to reinforce its aesthetic significance. The setbacks at the podium will enable views to the northern heritage towers on the roof level.

Chifley Square

The proposal recognises Chifley as an important public open space. The Station exits towards Chifley which will encourage the use of the Square as both a destination and meeting place for commuters as well as integrating this important public realm into the commuter arrival experience.

The developed building design and public art strategy will seek to interpret the history of place and character of Chifley Square.

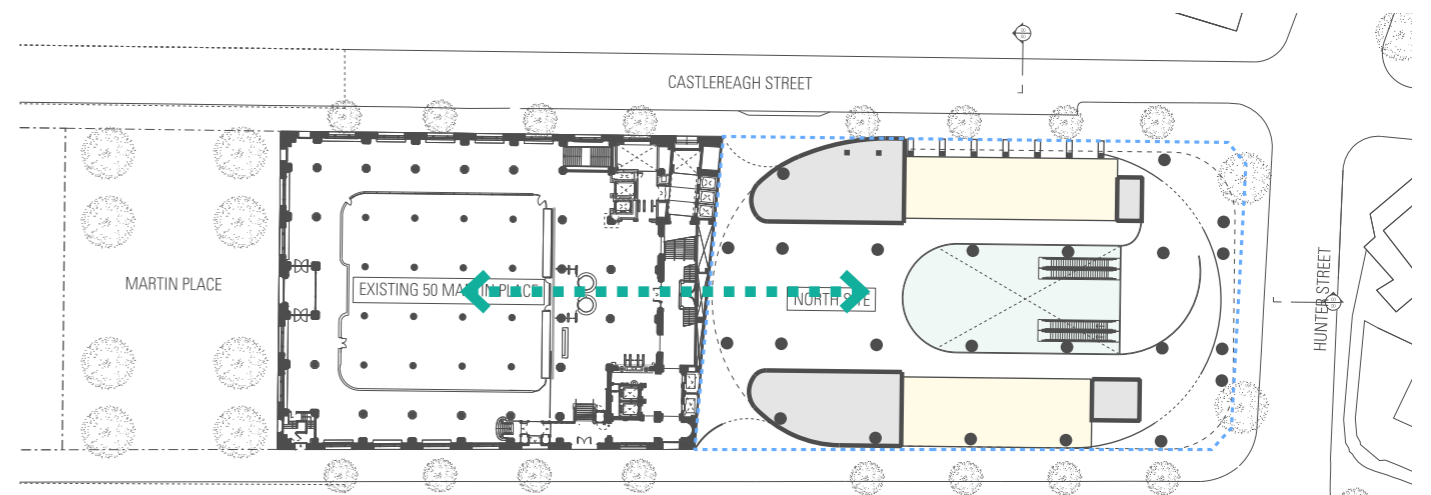
Articulation of the lower tower in ceramic fins will relate to the dominant heights of 50 Martin Place and former Qantas House to reinforce the semi-circular form of Chifley Square.



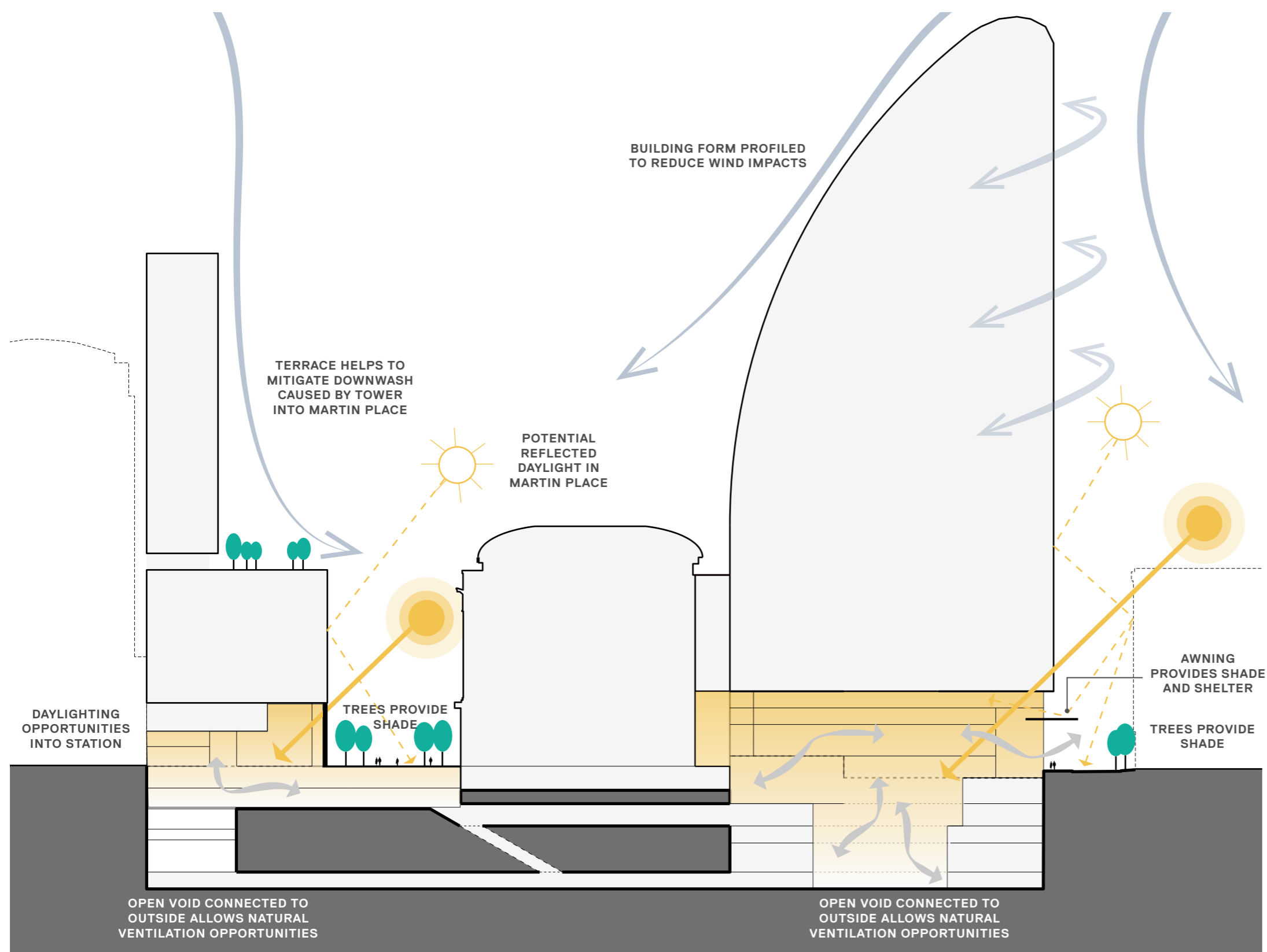
LEGIBILITY OF 50 MARTIN PLACE HERITAGE TOWERS



OPPORTUNITIES FOR LINKS WHICH ARTICULATE OLD AND NEW



OPPORTUNITIES FOR LINKS WHICH ARTICULATE OLD AND NEW



Environmental amenity

The development seeks to protect and enhance the environmental amenity of the public realm. This includes aspects that affect pedestrian comfort such as sunlight, sky-view, wind conditions and weather protection, to provide an environment that can support a diverse range of activities and cater for the needs of multiple users.

Measures such as traffic calming and prioritisation of pedestrians as advocated in the Martin Place Urban Design Study by Gehl Architects can improve pedestrian safety and air quality.

High-quality aesthetics, well-lit spaces, passive surveillance and improved pedestrian connections will all contribute to an improved environmental amenity.

Wind

The Wind Tunnel Test by CPP has been prepared based on the envelopes. In terms of general performance "The general wind amenity at street level around the development site will remain similar to existing conditions and considered suitable for an area in this section of the city."

The illustrative schemes fit within the envelopes and will improve upon these conditions.

Energy performance & sustainability

The following drivers form part of sustainability philosophy and aspirations:

- Worlds' Best Practice Benchmark
- Environmental Impact - the design must be capable of reducing carbon emissions, promoting energy efficiency and reducing resource consumption
- Sustainable definition - the design must be capable of achieving recognised high performance with efficient use of resources

South Site

The development has been founded on ambitious energy and emissions objectives and principles at a precinct scale, that will meet and in many areas exceed current world best practice. These objectives include energy efficiency, low impact design, reduced carbon emissions, design durability and resilience.

A holistic approach to sustainability will be taken at all project stages from design, construction, operation, through to end of life. This will include consideration of embodied energy and the incorporation of circular economy principles to resource use and waste. Passive design opportunities will be considered, with the optimisation of solar access, daylight and natural ventilation.

The design of the buildings will undertake to promote health and well-being by creating healthy and attractive spaces that are filled with natural light and fresh air, and provide connections to nature and the community. The buildings will incorporate façades with optimised shading and high performance glazing.

Efficient mechanical systems will be considered that can provide optimised performance. Adoption of the 'soft landings' framework could facilitate a smooth transition into use, minimise post-occupancy issues and ensure that the achieved performance matches the predicted.

The development will consider climate resilience and adaptation to climate change. It will also seek to promote biodiversity and enhance local ecological value. The development will also be responsive to the local micro-climate and will minimise environmental impacts such as the urban heat island effect. The use of recycled and responsibly sourced materials and products will be implemented where possible.

The development will build on the opportunities of siting a major development over an integrated multi-modal transport hub, which provides multiple public transport opportunities to occupants and visitors.

Where feasible renewable energy systems will be integrated to reduce energy consumption and the development will also seek to incorporate water efficient design and reduce potable water usage, by incorporating WELLS rated fixtures, rain-water harvesting and recycling where possible.

North Site

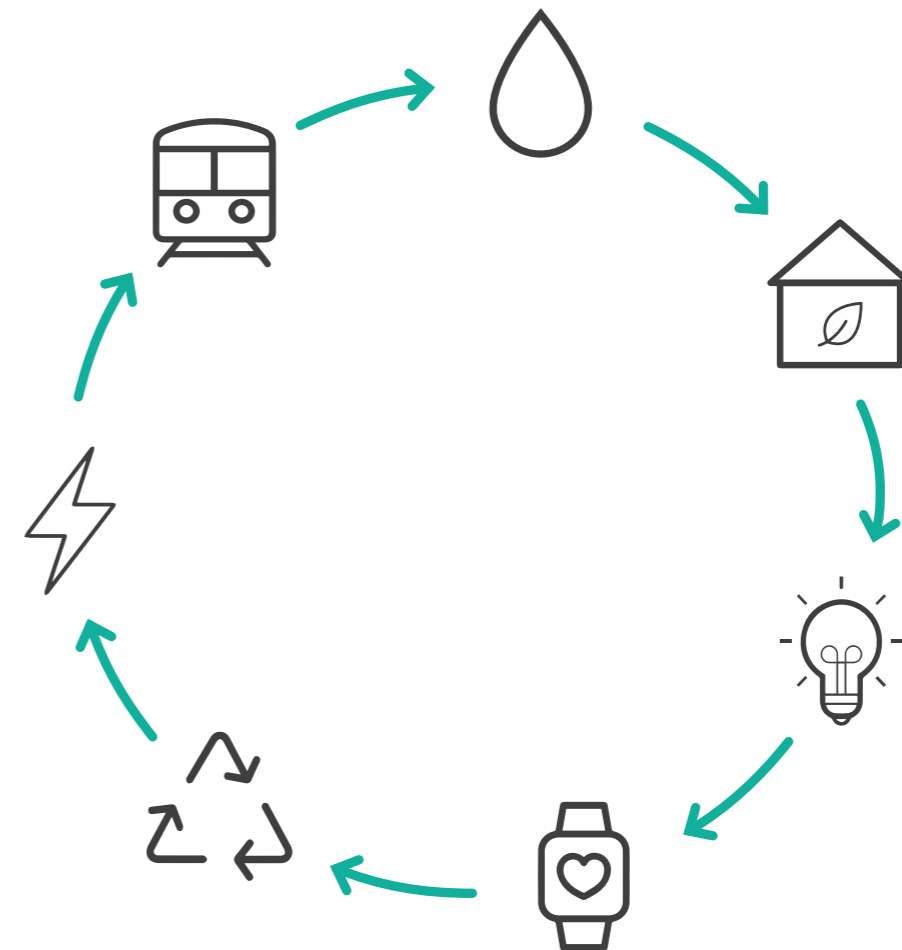
The development will build upon the 50 Martin Place initiatives to create a precinct that establishes a new sustainability benchmark in best practice energy consumption targets.

Where possible renewable technologies, sustainable design principles and climate appropriate design will be implemented in order to minimise carbon

emissions, reduce operational costs, and provide future climate change resilience.

The north site will also house a central bike hub with end-of trip facilities, provided in the basement levels.

The integration of the above and below ground elements provides the opportunity to coordinate the design and exploit the potential to provide reciprocal benefits to the station and towers, this is perhaps best demonstrated at ground level where substantial openings in the ground floor levels provide natural light and visual connectivity deep into the station.

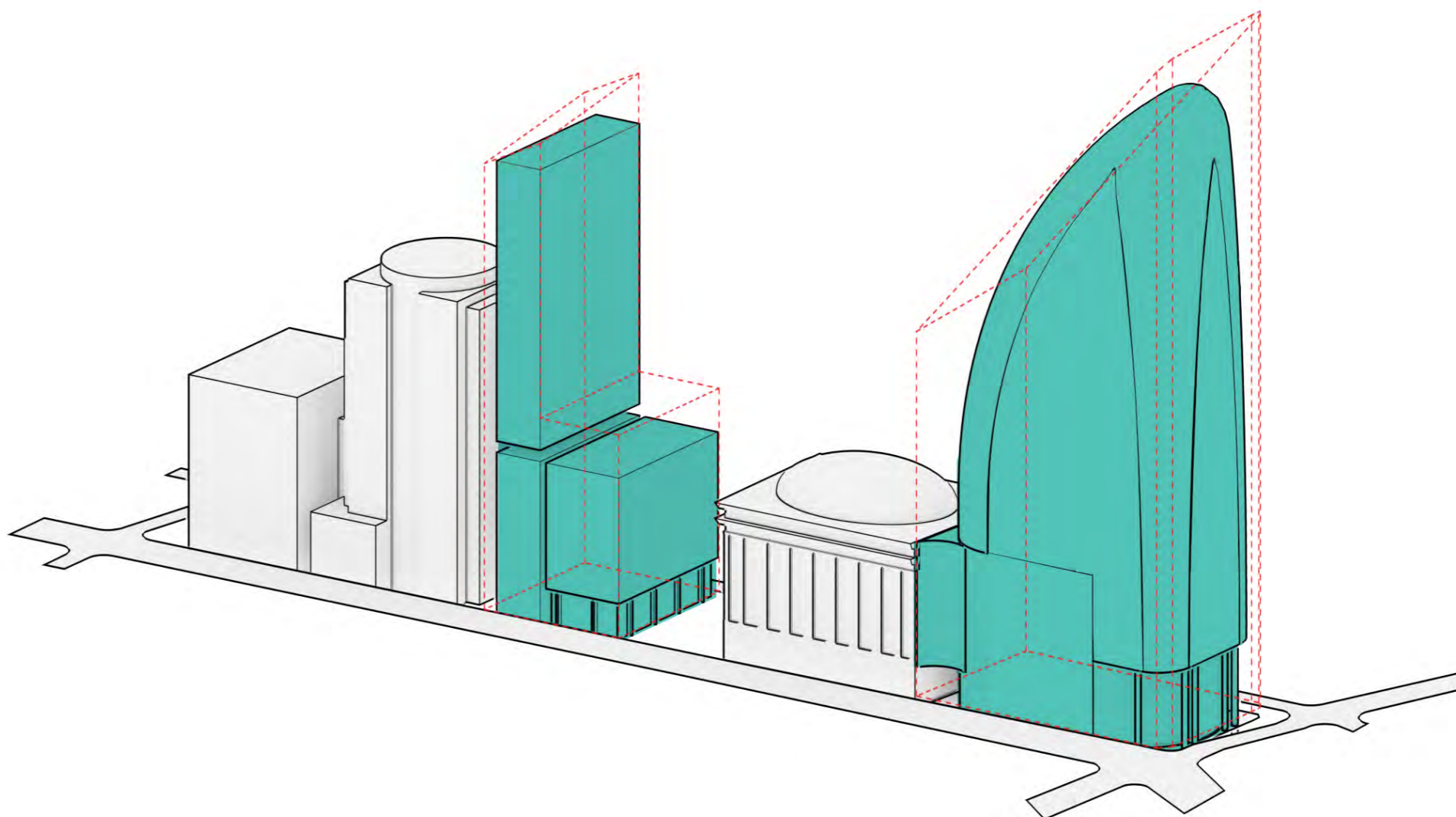


Solar access

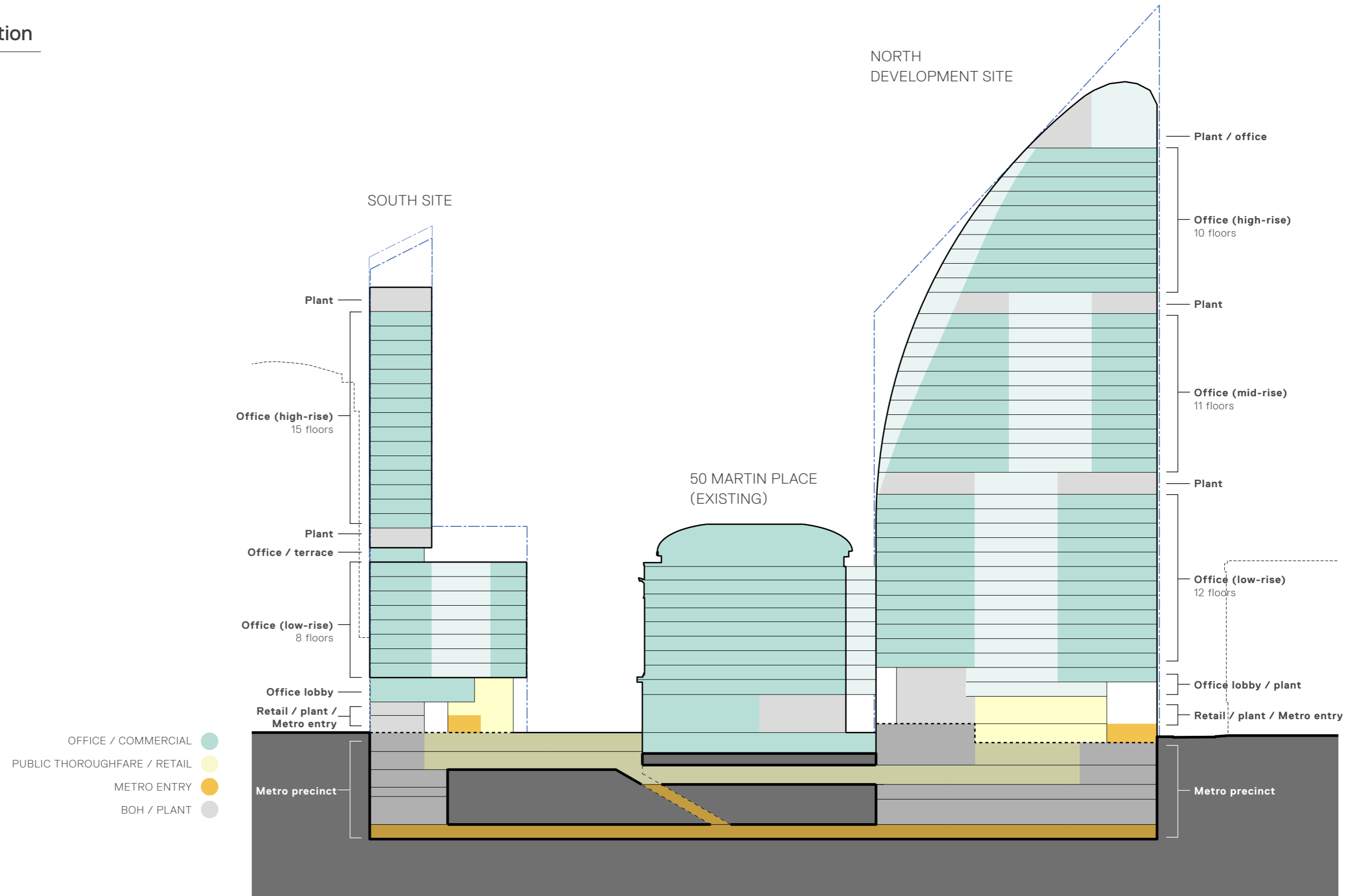
The envelope shadows are all within the sun access planes and comply with the LEP. There are no additional shadows cast in the protected area of Martin Place outside the GPO between George Street and Pitt Street.

Shadow studies have been prepared by Grimshaw and appended to this report. Analysis shows that at some times of the year the proposed north site envelope will cast additional shadows to the Martin Place domain for short periods of time. Refer also to the formal shadow analysis prepared by PSN Matter, which supports these findings and can be found in the EIS appendix.

The illustrative scheme tower forms fit within the envelopes and will improve upon the envelope performance in terms of shadows, daylight and sky views by reducing tower height, modulating tower form and careful selection of materials.



GFA distribution



Areas

The increased density is consistent with the principles for built form outlined in “The Urban Design of Sydney Metro and Martin Place Station Precinct” Urban Design Report prepared by Tzannes (refer to Appendix G).

The distribution of Gross Floor Area within the envelopes is demonstrated in the following table.

Definitions

| ITEM | DEFINITION |
|---|---|
| Maximum envelope area: | This is the maximum area, per floor, measured to the site boundary. |
| Maximum GFA (@ 90%): | This is 90% of the above figure with the 10% deduction representing an allowance for plant etc to provide a theoretical maximum GFA for the site. |
| Illustrative scheme GFA: | This proposed GFA based on the illustrative scheme. |
| % of illustrative scheme GFA to maximum GFA: | The percentage difference between the illustrative scheme GFA to the maximum scheme GFA |

Area summary

| | SITE AREA | FSR | TOTAL GFA | PROPOSED FSR |
|--------------------|---------------------|--------|---|--------------|
| South site: | 1,897m ² | 12.5:1 | 23,667m² | 12.48:1 |
| North site: | 6,022m ² | 12.5:1 | 110,770m² | 18.39:1 |
| | | | [North Development site = 86,348m ² . 50 Martin Place= 24,422m ²] | |

Area summary CSSI (approximate areas)

| SITE | GFA |
|--------------------|---------------------------|
| South site: | 2,500m² |
| North site: | 6,500m² |

SOUTH SITE

| Floor level | Primary uses | Maximum envelope area | Maximum GFA (@90%) | Illustrative scheme GFA | % of Illustrative scheme GFA to maximum GFA |
|--------------------|----------------------------|-----------------------|--------------------|-------------------------|---|
| Level 26 | Plant | 753 | 678 | - | - |
| Level 25 | Office | 753 | 678 | 574 | 84.73 |
| Level 24 | Office | 753 | 678 | 574 | 84.73 |
| Level 23 | Office | 753 | 678 | 574 | 84.73 |
| Level 22 | Office | 753 | 678 | 574 | 84.73 |
| Level 21 | Office | 753 | 678 | 574 | 84.73 |
| Level 20 | Office | 753 | 678 | 574 | 84.73 |
| Level 19 | Office | 753 | 678 | 574 | 84.73 |
| Level 18 | Office | 753 | 678 | 574 | 84.73 |
| Level 17 | Office | 753 | 678 | 574 | 84.73 |
| Level 16 | Office | 753 | 678 | 574 | 84.73 |
| Level 15 | Office | 753 | 678 | 574 | 84.73 |
| Level 14 | Office | 753 | 678 | 574 | 84.73 |
| Level 13 | Office | 753 | 678 | 574 | 84.73 |
| Level 12 | Office | 753 | 678 | 574 | 84.73 |
| Level 11 | Office | 753 | 678 | 574 | 84.73 |
| Level 10 | Plant | 1,897 | 1,707 | - | - |
| Level 09 | Office / terrace | 1,897 | 1,707 | 574 | 33.63 |
| Level 08 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 07 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 06 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 05 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 04 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 03 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 02 | Office | 1,897 | 1,707 | 1,363 | 79.83 |
| Level 01 | Office | 1,897 | 1,707 | 1,469 | 86.04 |
| Mezzanine | South tower lobby | 1,897 | 1,707 | 558 | 32.68 |
| Ground floor | Retail / South tower lobby | 1,897 | 1,707 | 349 | - |
| Lower ground | Retail / Service yard | 1,897 | 1,707 | 63 | - |
| B1 Upper Concourse | Retail / Plant | 1,897 | 1,707 | - | - |
| B2 Lower Concourse | Station / Retail | 1,897 | 1,707 | - | - |
| B3 | Plant | 1,897 | 1,707 | - | - |
| B4 Mezzanine | Plant | 1,897 | 1,707 | - | - |
| B4 | Plant | 1,897 | 1,707 | - | - |
| B5 | Platform | 1,897 | 1,707 | - | - |
| TOTAL | | 48,091 | 43,282 | 21,167 | - |

NORTH SITE

| Floor level | Primary uses | Maximum envelope area | Maximum envelope GFA (@ 90% of max) | Illustrative scheme GFA | % of Illustrative scheme GFA to maximum GFA |
|--------------------|------------------|-----------------------|-------------------------------------|-------------------------|---|
| Level 39 | Office / Plant | 1,474 | 1,327 | 458 | 34.52 |
| Level 38 | Office / Plant | 1,613 | 1,452 | 564 | 38.85 |
| Level 37 | Office | 1,768 | 1,591 | 1,047 | 65.80 |
| Level 36 | Office | 1,923 | 1,731 | 1,211 | 69.97 |
| Level 35 | Office | 2,079 | 1,871 | 1,382 | 73.86 |
| Level 34 | Office | 2,234 | 2,011 | 1,442 | 71.72 |
| Level 33 | Office | 2,390 | 2,151 | 1,536 | 71.41 |
| Level 32 | Office | 2,546 | 2,291 | 1,712 | 74.71 |
| Level 31 | Office | 2,702 | 2,432 | 1,720 | 70.73 |
| Level 30 | Office | 2,859 | 2,573 | 1,800 | 69.95 |
| Level 29 | Office | 3,015 | 2,714 | 1,996 | 73.56 |
| Level 28 | Office | 3,211 | 2,890 | 1,907 | 65.99 |
| Level 27 | Plant | 3,293 | 2,964 | 112 | 3.78 |
| Level 26 | Office | 3,293 | 2,964 | 2,034 | 68.63 |
| Level 25 | Office | 3,293 | 2,964 | 1,926 | 64.99 |
| Level 24 | Office | 3,293 | 2,964 | 1,998 | 67.42 |
| Level 23 | Office | 3,293 | 2,964 | 2,203 | 74.33 |
| Level 22 | Office | 3,293 | 2,964 | 2,106 | 71.06 |
| Level 21 | Office | 3,293 | 2,964 | 2,168 | 73.15 |
| Level 20 | Office | 3,293 | 2,964 | 2,326 | 78.48 |
| Level 19 | Office | 3,293 | 2,964 | 2,256 | 76.12 |
| Level 18 | Office | 3,293 | 2,964 | 2,298 | 77.54 |
| Level 17 | Office | 3,293 | 2,964 | 2,405 | 81.15 |
| Level 16 | Office | 3,293 | 2,964 | 2,469 | 83.31 |
| Level 15 | Office / Plant | 3,293 | 2,964 | 1,519 | 51.25 |
| Level 14 | Office | 3,293 | 2,964 | 2,347 | 79.19 |
| Level 13 | Office | 3,293 | 2,964 | 2,361 | 79.66 |
| Level 12 | Office | 3,293 | 2,964 | 2,361 | 79.66 |
| Level 11 | Office | 3,293 | 2,964 | 2,361 | 79.66 |
| Level 10 | Terrace | 3,293 | 2,964 | 2,361 | 79.66 |
| Level 09 | Office | 3,293 | 2,964 | 2,493 | 84.12 |
| Level 08 | Office | 3,293 | 2,964 | 2,493 | 84.12 |
| Level 07 | Office | 3,293 | 2,964 | 2,493 | 84.12 |
| Level 06 | Office | 3,293 | 2,964 | 2,493 | 84.12 |
| Level 05 | Office | 3,293 | 2,964 | 2,493 | 84.12 |
| Level 04 | Office | 3,293 | 2,964 | 2,265 | 76.42 |
| Level 03 | Office | 3,293 | 2,964 | 2,265 | 76.42 |
| Level 02 | Office | 3,293 | 2,964 | 2,265 | 76.42 |
| Level 01 | Office | 3,293 | 2,964 | 1,500 | 50.61 |
| - | - | 3,293 | 2,964 | - | - |
| Ground floor | Retail / Plant | 3,293 | 2,964 | 1,273 | - |
| Lower ground | Retail / Plant | 3,293 | 2,964 | 697 | - |
| B1 Upper Concourse | Service yard | 6,022 | 5,420 | - | - |
| B2 Lower Concourse | Station / Retail | 6,022 | 5,420 | - | - |
| B3 | Plant / EOTF | 6,022 | 5,420 | 1,949 | - |
| B4 Mezzanine | Plant / EOTF | 6,022 | 5,420 | 402 | - |
| B4 | Plant / EOTF | 6,022 | 5,420 | 381 | - |
| B5 | Platform | 6,022 | 5,420 | - | - |
| TOTAL | | 162,736 | 146,462 | 79,848 | - |

08

—

Appendices

A

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Architectural
Drawings

Overview & precinct

| Site overview | |
|----------------------------|----------------------------|
| MPS_COA_000_XX_DR_A_DA1001 | Site survey plan |
| MPS_COA_000_XX_DR_A_DA1002 | Site analysis plan |
| MPS_COA_000_XX_DR_A_DA1003 | Locality / context plan |
| Context plans | |
| MPS_COA_000_XX_DR_A_DA1004 | Existing site plan |
| MPS_COA_000_XX_DR_A_DA1005 | Proposed site plan |
| Development arrangement | |
| MPS_COA_000_XX_DR_A_DA1006 | Sectional stacking diagram |

Envelope drawings

| Plans | |
|----------------------------|-----------------------------------|
| MPS_COA_000_XX_DR_A_DA1007 | Envelope plan - Location plan |
| MPS_COA_000_XX_DR_A_DA1008 | Envelope plan - Ground floor plan |
| MPS_COA_000_XX_DR_A_DA1009 | Envelope plan - Roof plan |

| Elevations | |
|----------------------------|---|
| MPS_COA_000_XX_DR_A_DA1010 | Envelope elevations - East elevation |
| MPS_COA_000_XX_DR_A_DA1011 | Envelope elevations - West elevation |
| MPS_COA_000_XX_DR_A_DA1012 | Envelope elevations - North elevation (Martin Place) |
| MPS_COA_000_XX_DR_A_DA1013 | Envelope elevations - North elevation (Hunter Street) |
| MPS_COA_000_XX_DR_A_DA1014 | Envelope elevations - South elevation (South site) |
| MPS_COA_000_XX_DR_A_DA1015 | Envelope elevations - South elevation (Martin Place) |

| Sections | |
|----------------------------|--|
| MPS_COA_000_XX_DR_A_DA1016 | Envelope section A-A (N-S) |
| MPS_COA_000_XX_DR_A_DA1017 | Envelope section B-B (E-W, South site) |
| MPS_COA_000_XX_DR_A_DA1018 | Envelope section C-C (E-W, North site) |

Illustrative scheme

| Plans | |
|----------------------------|-------------------|
| MPS_COA_000_XX_DR_A_DA2001 | Ground floor plan |
| MPS_COA_000_XX_DR_A_DA2002 | Typical low-rise |
| MPS_COA_000_XX_DR_A_DA2003 | Typical mid-rise |
| MPS_COA_000_XX_DR_A_DA2004 | Typical high-rise |

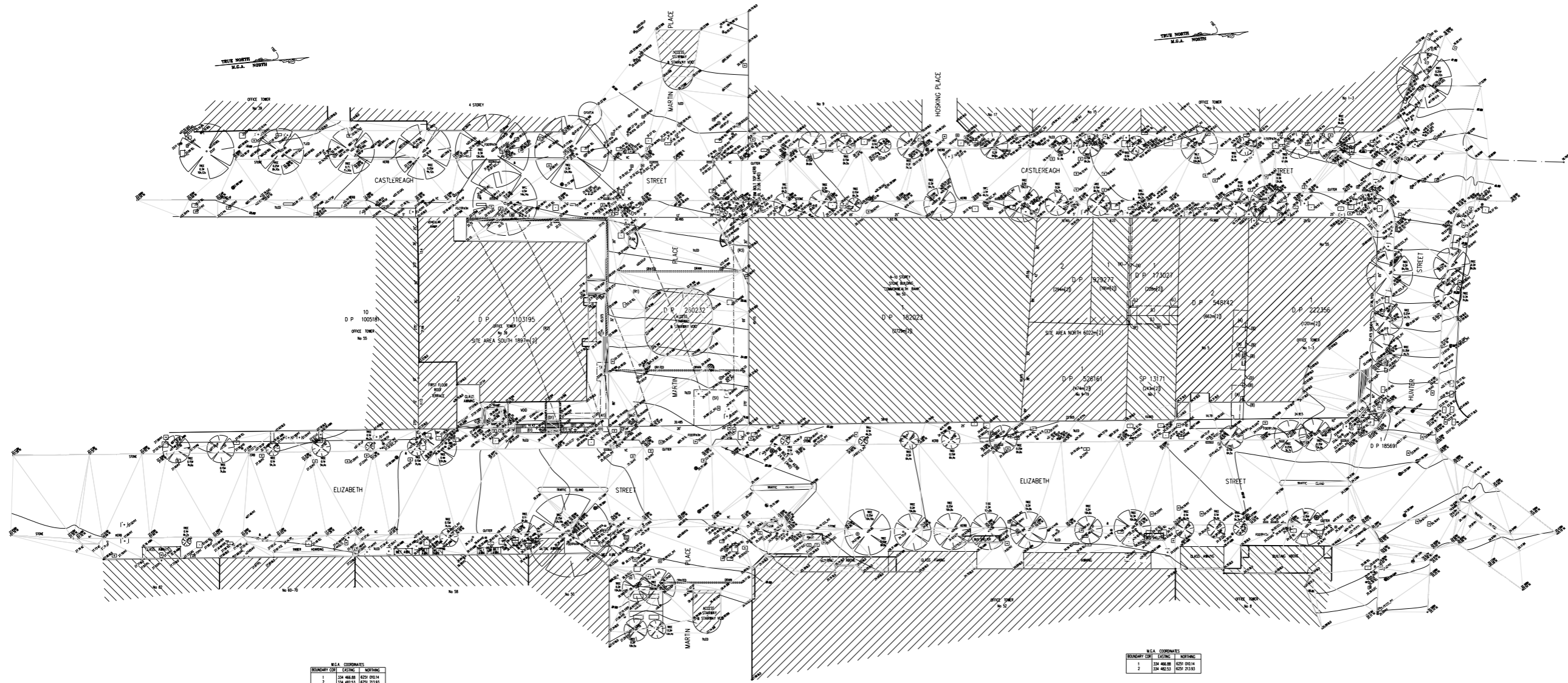
| Elevations | |
|----------------------------|---------------------------------|
| MPS_COA_000_XX_DR_A_DA2005 | East elevation |
| MPS_COA_000_XX_DR_A_DA2006 | West elevation |
| MPS_COA_000_XX_DR_A_DA2007 | North elevation (Martin Place) |
| MPS_COA_000_XX_DR_A_DA2008 | North elevation (Hunter Street) |
| MPS_COA_000_XX_DR_A_DA2009 | South elevation (South site) |
| MPS_COA_000_XX_DR_A_DA2010 | South elevation (North site) |

| Sections | |
|----------------------------|------------------------------|
| MPS_COA_000_XX_DR_A_DA2011 | Section A-A (N-S) |
| MPS_COA_000_XX_DR_A_DA2012 | Section B-B (E-W, South OSD) |
| MPS_COA_000_XX_DR_A_DA2013 | Section C-C (E-W, North OSD) |

Demarcation drawings

| Plans | |
|----------------------------|---------------------------|
| MPS_COA_000_B5_DR_A_DA3001 | B5 Platform |
| MPS_COA_000_B4_DR_A_DA3002 | B4 Plant / EOTF |
| MPS_COA_000_B3_DR_A_DA3003 | B4 Mezzanine Plant / EOTF |
| MPS_COA_000_B2_DR_A_DA3004 | B3 Plant / EOTF |
| MPS_COA_000_B1_DR_A_DA3005 | B2 Lower concourse |
| MPS_COA_000_LG_DR_A_DA3006 | B1 Upper concourse |
| MPS_COA_000_GF_DR_A_DA3007 | Lower ground plan |
| MPS_COA_000_MZ_DR_A_DA3008 | Ground floor plan |
| MPS_COA_000_01_DR_A_DA3009 | Mezzanine |
| MPS_COA_000_02_DR_A_DA3010 | Level 01 |
| MPS_COA_000_03_DR_A_DA3011 | Level 02 |
| MPS_COA_000_04_DR_A_DA3012 | Level 03 |
| MPS_COA_000_04_DR_A_DA3013 | Level 04 |
| MPS_COA_000_XX_DR_A_DA3014 | Section A-A (N-S) |

Overview & precinct



NGA COORDINATES

| BORDER POINT | Easting | Northing |
|--------------|------------|------------|
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| 2 | 504 482.53 | 629 213.93 |

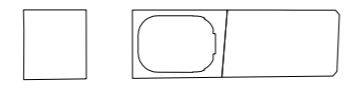
NGA COORDINATES

| ROADWAY CORNER | Easting | Northing |
|----------------|------------|------------|
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| 2 | 504 482.53 | 629 213.93 |

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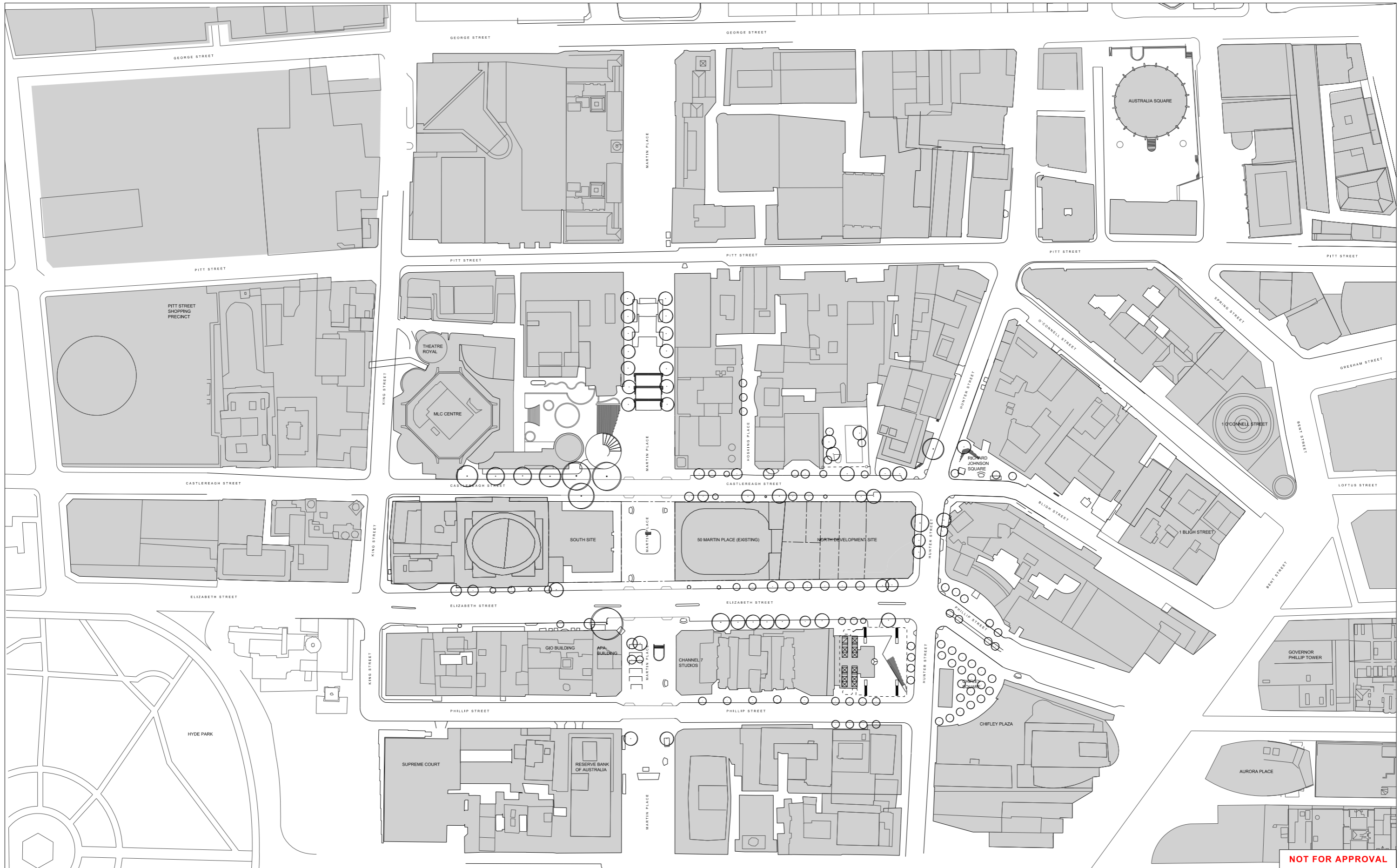
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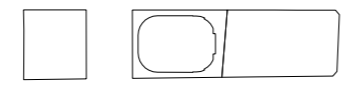
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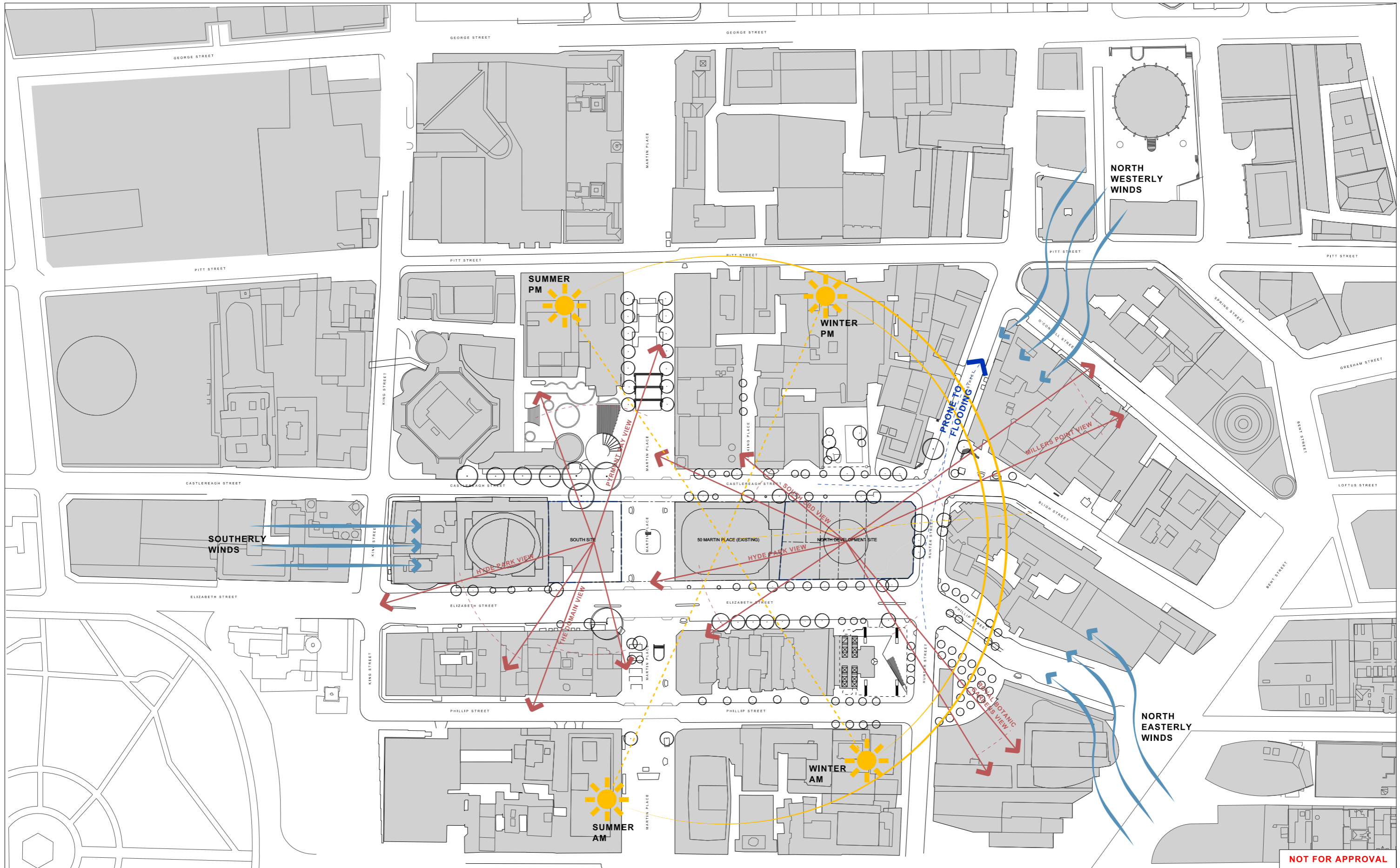
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| DRAWING NUMBER | REVISION | | |
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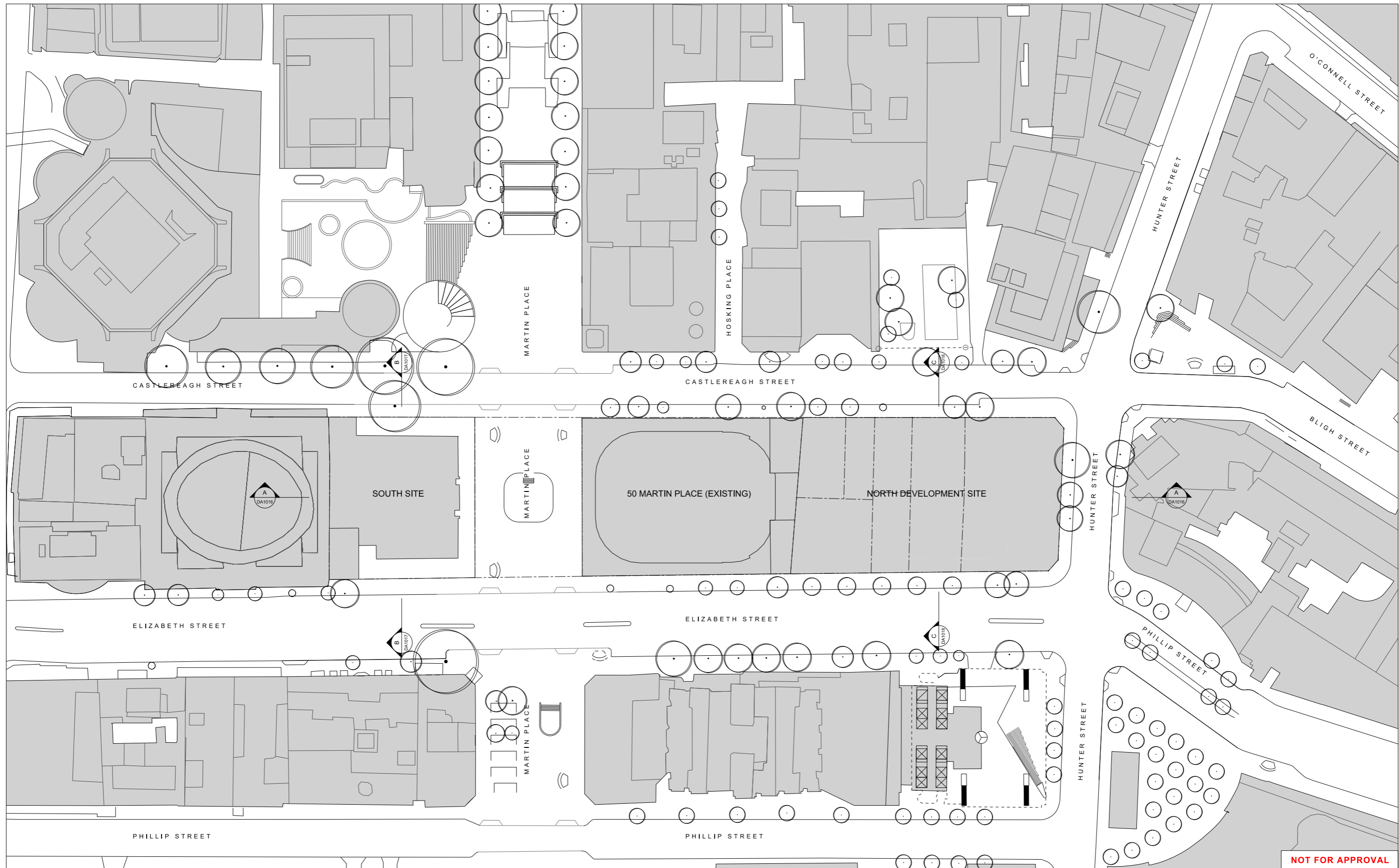
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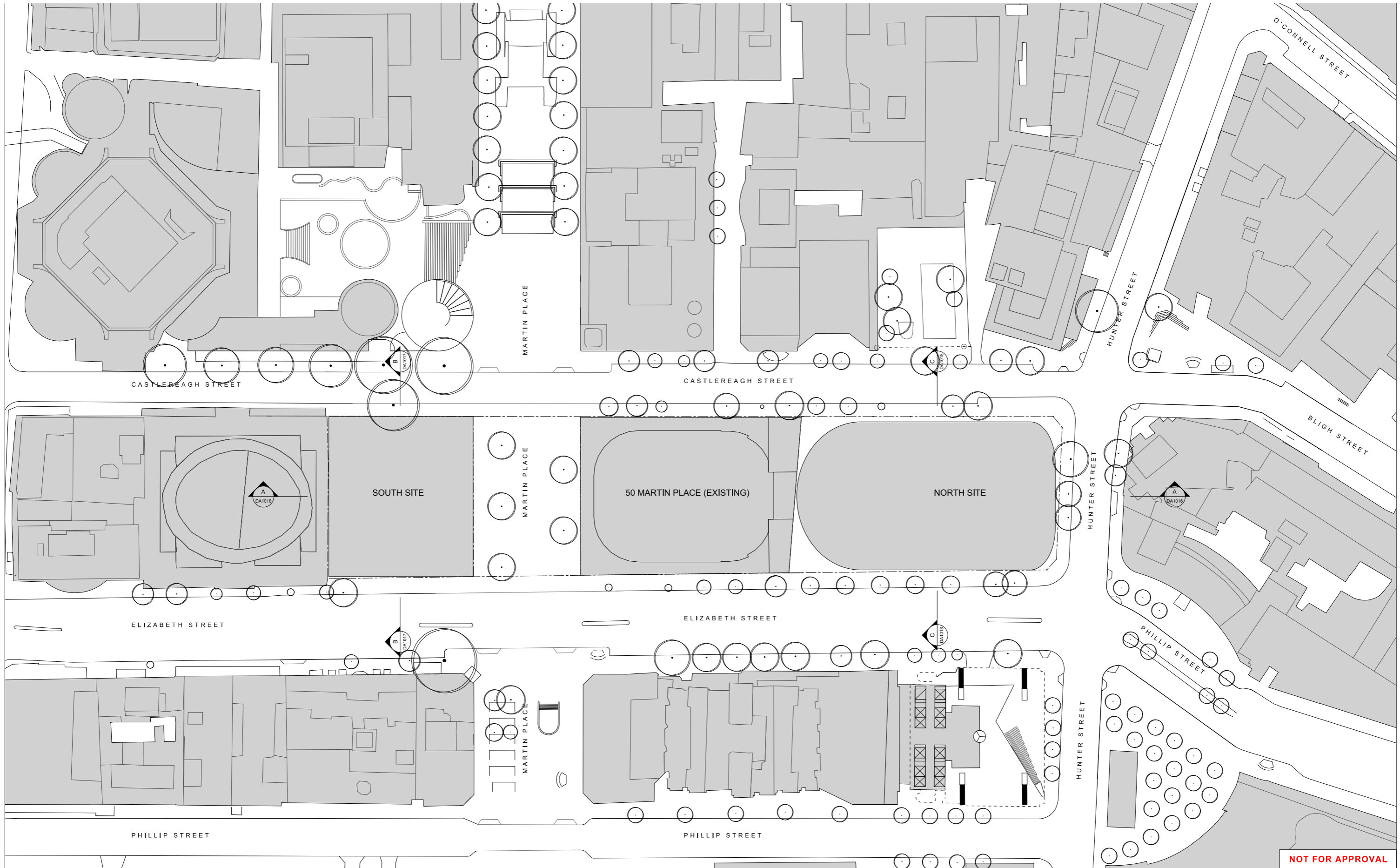
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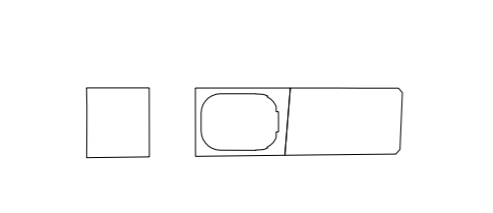
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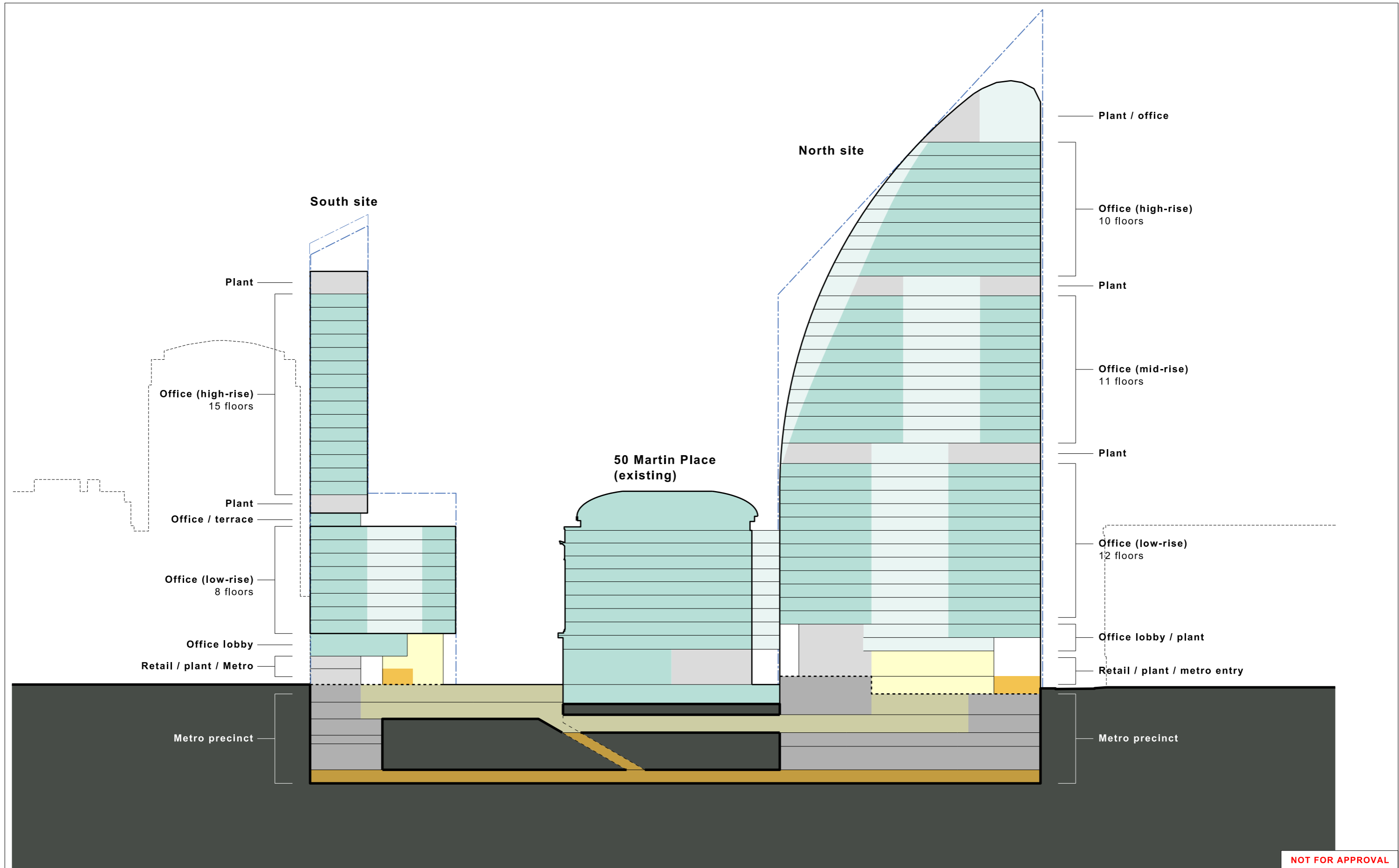
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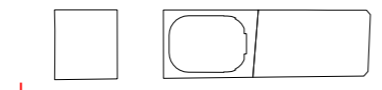
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|-------------|------------|
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| ■ | COMMERCIAL |
| ■ | RETAIL |
| ■ | METRO |



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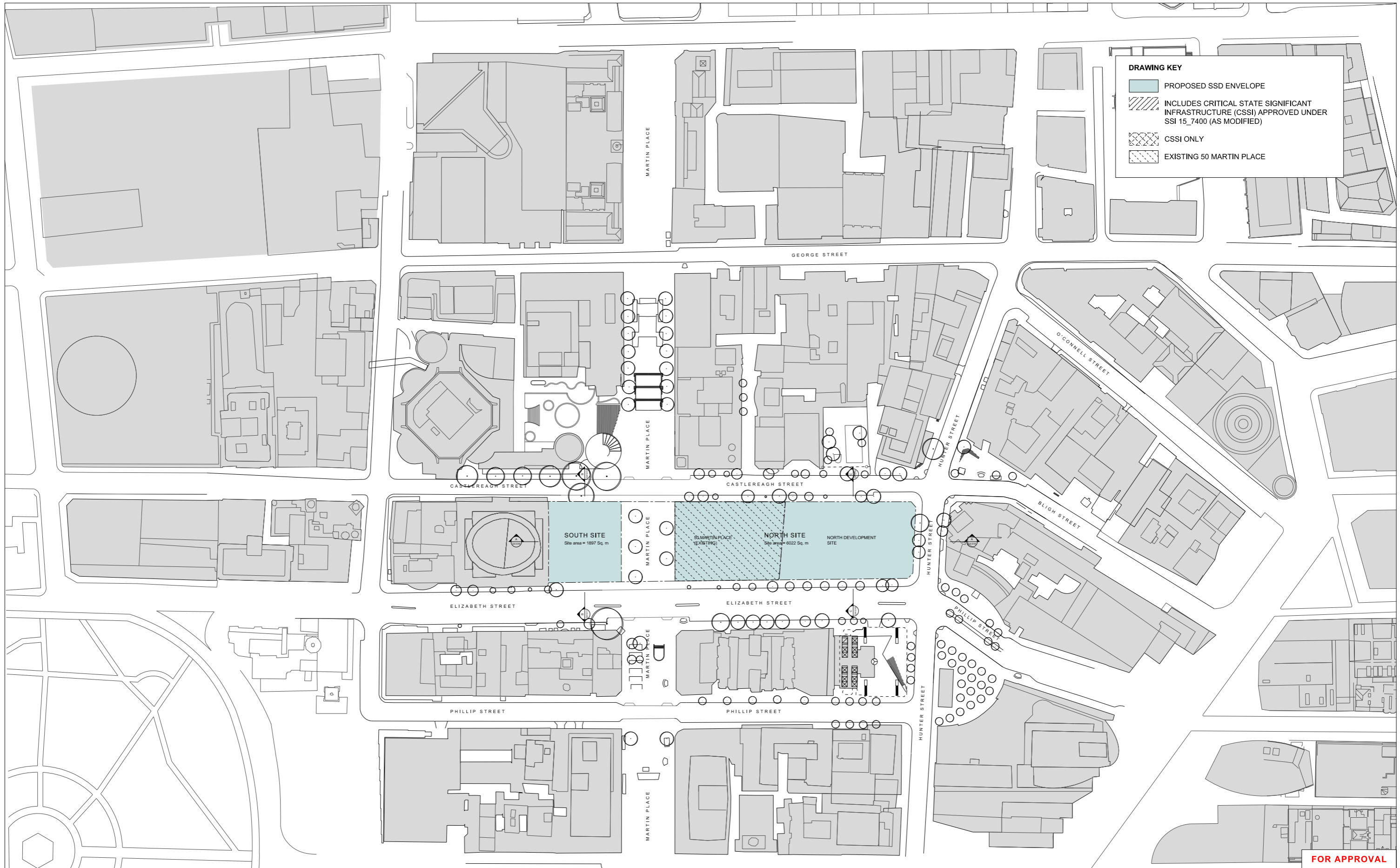
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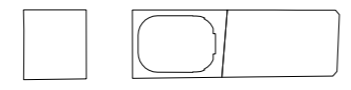
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- INCLUDES CRITICAL STATE SIGNIFICANT INFRASTRUCTURE (CSSI) APPROVED UNDER SSI 15_7400 (AS MODIFIED)
- CSSI ONLY
- EXISTING 50 MARTIN PLACE

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MACQUARIE'S UNSOLICITED PROPOSAL**

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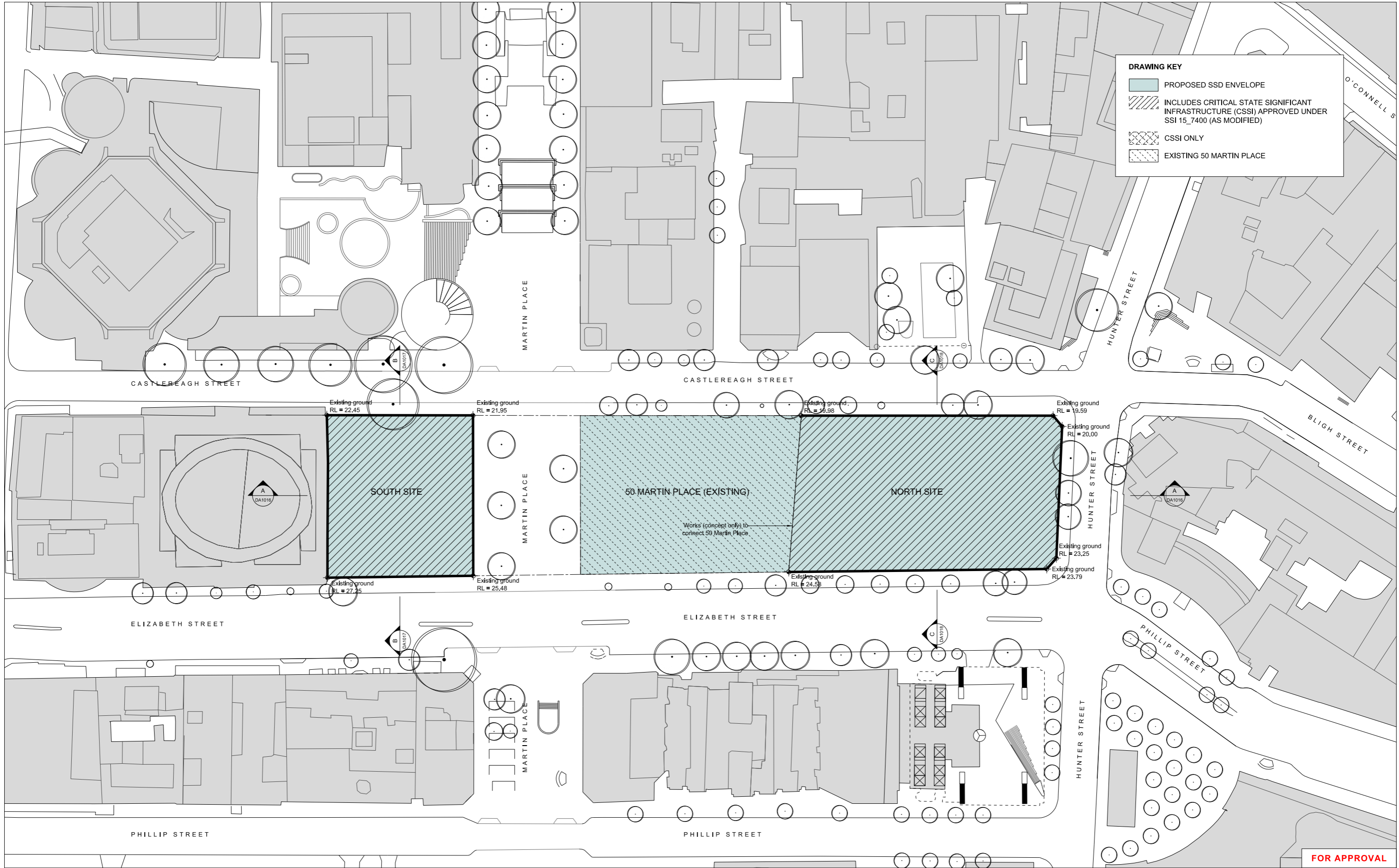
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ENVELOPE DRAWINGS

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|-------|---------|------------|
| KY | MC | AC |

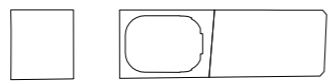
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


STATUS
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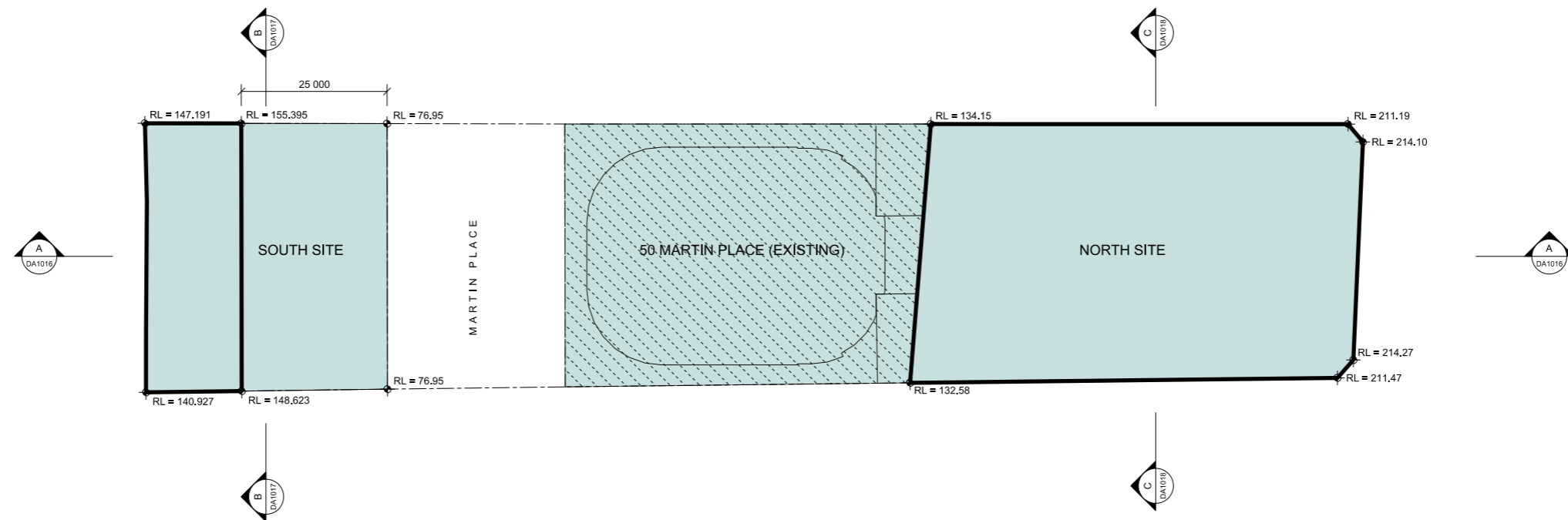
DRAWING
**GROUND FLOOR PLAN
ENVELOPE DRAWINGS**

| DRAWN | CHECKED | AUTHORISED |
|-------|---------|------------|
| KY | MC | AC |

| DRAWING NUMBER | REVISION |
|-------------------------------|----------|
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DRAWING KEY

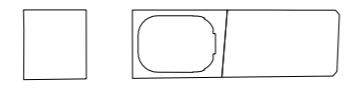
-  PROPOSED SSD ENVELOPE
-  INCLUDES CRITICAL STATE SIGNIFICANT INFRASTRUCTURE (CSSI) APPROVED UNDER SSI 15_7400 (AS MODIFIED)
-  CSSI ONLY
-  EXISTING 50 MARTIN PLACE



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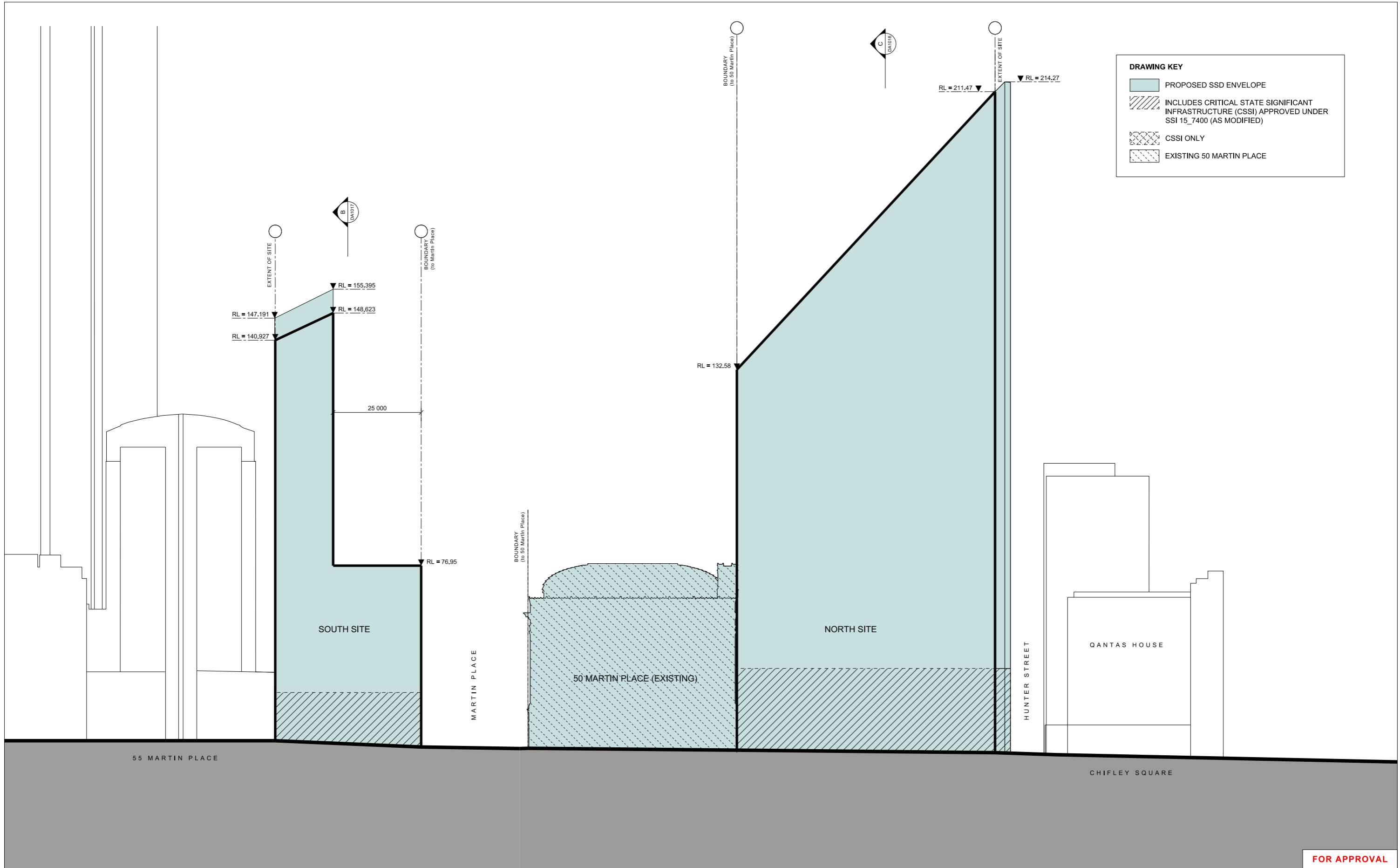
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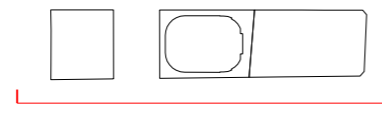
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ROOF PLAN
ENVELOPE DRAWINGS
DRAWN CHECKED AUTHORISED
KY MC AC
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DRAWING
**EAST ELEVATION
ENVELOPE DRAWINGS**
DRAWN CHECKED AUTHORISED
KY MC AC
DRAWING NUMBER REVISION
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