

An architectural rendering of a proposed development in Sydney. The image shows a modern building with a curved, glass-clad upper section and a more traditional, classical-style base with columns. The building is situated on a city street with other tall buildings in the background. The sky is clear and blue. The text 'Sydney Metro Martin Place' and 'Sydney Over Station Development' is overlaid on the left side of the image.

# Sydney Metro Martin Place

## Sydney Over Station Development

Design Review Panel

30 September 2020



An architectural rendering of a city street scene. On the left, a modern building with a grid-like facade of vertical fins and glass panels rises. To its right is a classical building with a portico of columns. Behind the classical building is a tall, curved glass skyscraper. The street is lined with trees, and a silver sports car is parked on the left. Pedestrians are visible on the sidewalks. The sky is clear and blue.

# 01

## Preamble and Agenda



# DA Conditions

The aim of this presentation is to **seek the views of the DRP** on the retail strategy before seeking the **Planning Secretary's endorsement** to enable the discharge DA Condition B14 & B15.

The retail strategy has been developed with the aim of being a diverse, vibrant and successful retail precinct and to deliver on Macquarie's promise, project vision and principles and as a result capture the requirements of Conditions B14 and B15.

Satisfaction of these Conditions is required by 13 February 2021, following an extension being granted by Department of Planning, Industry and Environment.

## Condition B14 South Site

Within 12 months of the date of this consent (or another timeframe as agree with the Planning Secretary), a revised Retail Strategy is to be prepared and submitted to the satisfaction of the Planning Secretary. The Strategy shall, at a minimum, provide consideration of:

- (a) The broader Martin Place Station Precinct, including relationship and connectivity with below ground station spaces
- (b) Diverse retail offerings to meet the demands of workers, visitors and public transport customers
- (c) Existing retail offerings within the locality.

## Condition B15 North Site

Within 12 months of the date of this consent (or another timeframe as agree with the Planning Secretary), a revised Retail Strategy is to be prepared and submitted to the satisfaction of the Planning Secretary. The Strategy shall, at a minimum, provide consideration of:

- (a) The broader Martin Place Station Precinct, including relationship and connectivity with below ground station spaces
- (b) Diverse retail offerings to meet the demands of workers, visitors and public transport customers
- (c) Existing retail offerings within the locality.

## Condition B16

When developing the Retail Strategy above, the Applicant shall engage with, and seek the views of, the DRP and provide evidence of how that feedback has been addressed before seeking the Planning Secretary's endorsement.

# Sydney OSD DRP Agenda

01	<b>Agenda</b> Purpose of todays DRP presentation	<b>2:00 –2:05pm</b> (5 mins)
02	<b>Executive Summary</b>	<b>2:05 – 2:15pm</b> (10 mins)
03	<b>Macquarie Experience</b>	<b>2:15 – 2:20pm</b> (5 mins)
04	<b>Architectural Principles</b>	<b>2:20 – 2:30pm</b> (10 mins)
05	<b>Future of Retail: Macquarie’s Work with CallisonRTKL</b>	<b>2:30 – 2:40pm</b> (10 mins)
06	<b>Retail Strategy</b>	<b>2:40 – 3:05pm</b> (25 mins)
07	<b>Closing Questions</b>	<b>3:05 – 3:10pm</b> (5 mins)
08	<b>Appendix</b>	
<i>Presented by:</i> <b>Michael Silman, Paul Brogan, Anthony Henry, Kate ffrench Blake</b>		





An architectural rendering of a city street scene. On the left, a modern building with a facade of vertical glass and metal panels rises. To its right is a classical building with a portico of columns. Behind the classical building is a tall, curved skyscraper with a glass facade. The street is lined with trees, and a silver sports car is parked on the left. Pedestrians are visible on the sidewalks. The sky is clear and blue.

# 02

## Executive Summary



# Executive Summary

Macquarie is delighted to present the Retail Strategy to the Design Review Panel (DRP) for the Sydney Metro Martin Place precinct.

**Macquarie is committed to delivering on the vision:**  
*to create **a place for everyone** in the heart of Martin Place.*

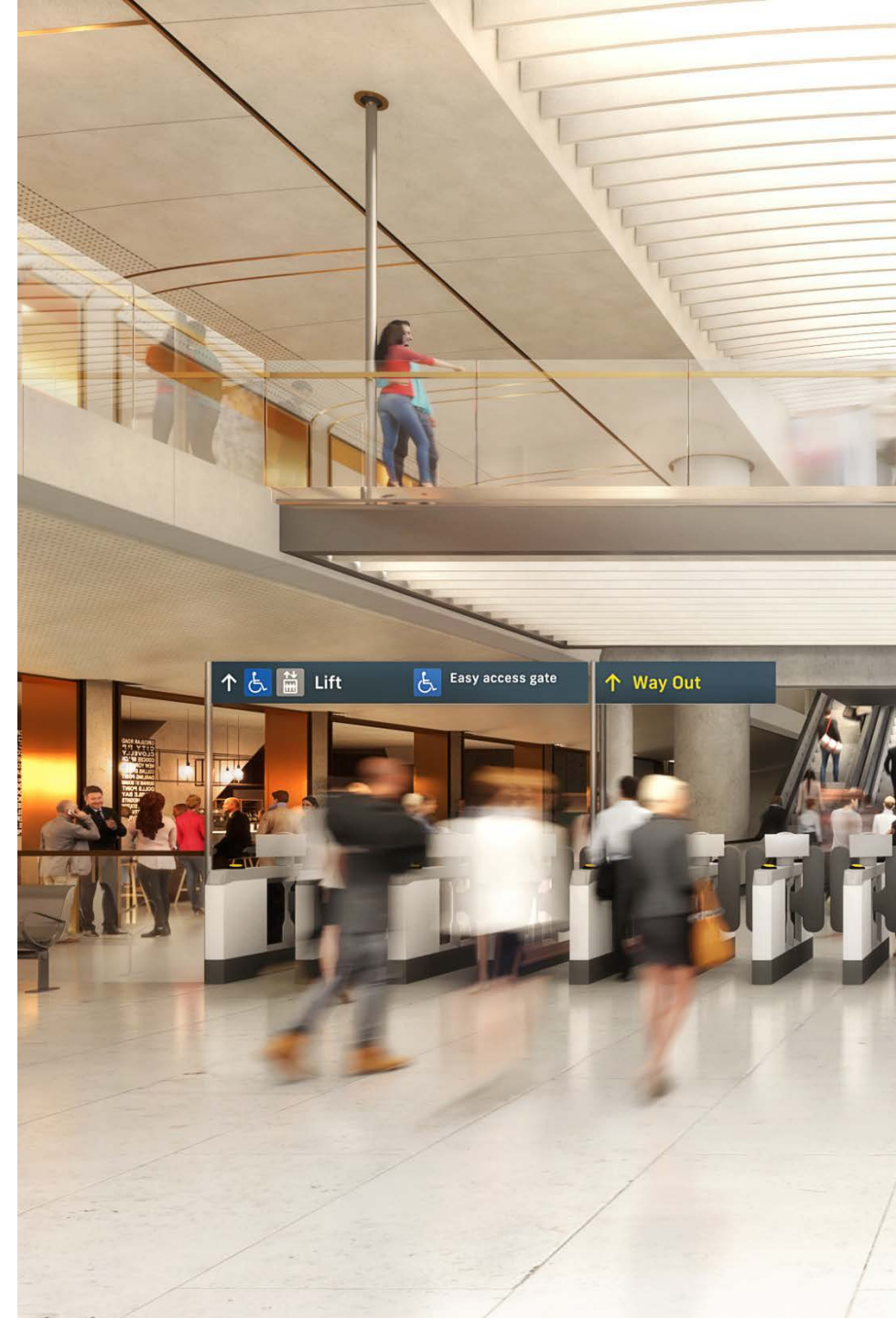
The retail and public activation strategy will bring alive the Martin Place precinct by delivering a dynamic experience that enhances the customer experience from day to night as well as being a destination for everyone in Sydney.

**In developing our strategy we are drawing upon:**

- 1** | The flexibility already afforded by the **high-quality architecture** and **flexible design**
- 2** | Macquarie's **global experience** as an infrastructure builder and retail asset manager
- 3** | Project team's **consultation and research** that references best practice examples
- 4** | **Specialist advice** from a global consultant from USA – CallisonRTKL





Our strategic direction identifies **8 significant opportunities/districts** that we are developing.

**A** | City Room    **B** | The Connection    **C** | Showcase Retail    **D** | Marketplace  
**E** | Concourse Link    **F** | Martin Place Retail    **G** | Retail Now    **H** | Digital Experiences





# Project Principles and Vision

PROJECT VISION	<i>To create <b>a place for everyone</b> in the heart of Martin Place</i>			
PROJECT PRINCIPLES	 <p><b>Inclusive</b> We will create a place that offers something for everybody in our city</p>	 <p><b>Sustainable</b> We will have a positive impact on people, the environment and the community</p>	 <p><b>Connected</b> We will facilitate meaningful social, business and communication networks</p>	 <p><b>Dynamic</b> We will create an inspirational place that can flex and adapt to change</p>



An architectural rendering of a city street scene. On the left, a modern building with a facade of vertical glass and metal panels rises. To its right is a classical building with a portico of columns. In the background, a tall, curved glass skyscraper stands out against a clear blue sky. The street is lined with trees, and a silver sports car is parked on the left. Pedestrians are visible on the sidewalks.

# 03

Macquarie Experience



# Our infrastructure experience at a glance



**Largest**  
infrastructure  
manager globally<sup>1</sup>



Manager of  
**128**  
Infrastructure  
assets<sup>2</sup>



**20+ years**  
sector experience



**Strong**  
financial, investor  
and community  
outcomes



**80+**  
stocks under  
coverage<sup>3</sup>



**No.1**  
Global Financial  
Advisor for  
**PFI/PPP** for Project  
Finance Financial  
Advisor<sup>4</sup>



**Global Finance Best Investment Bank Award 2019**  
Infrastructure sector<sup>5</sup>

A **pioneer** in the global infrastructure sector

1. Based on AUM. IPE Real Assets Top 75 Infrastructure Investment Managers 2019, published in July/August 2019. 2. At 31 March 2020. 3. At 20 April 2020.  
4. Dealogic by volume CY19. 5. Global Finance (2019).





# Project Team Research

Our strategy draws inspiration from team members undertaking site visits to a number of locations in 2019 including:

**St Pancras, London Bridge, Canary Wharf, London**

**La Caixa Forum, Metro, Madrid**

**de Hallen, Metro, Amsterdam**

**Markthal, Rotterdam**

**Terrasenhaus, Berlin**

**Grand Central Station and  
Chelsea Markets, New York**

**World Trade Centre New York**

**Downtown Detroit**

**Nike Town Portland**

**IFC Hong Kong**

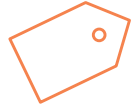
**34th St Station Philadelphia**





# Principles of inclusive and sustainable places

Following our research Macquarie developed precinct inclusive principles which are being applied to the retail strategy:



## AFFORDABLE

**Retail options** at different price points

**Free** activities / events



## AUTHENTIC

**Be guided by**, include and celebrate indigenous culture

**Strong** sense of purpose

**Sustainable** principles applied



## ABSORBING

**Something to do** – exhibitions, activities

**Appealing** to all age groups

**Different** layers to explore

**Adaptable** - curated



## ATTRACTIVE

**Green** – landscaping

**Art**

**Welcoming**, comfortable, practical and loveable



## ACCESSIBLE

**Intuitive** wayfinding

**Equitable** access to events / activities



## AMENITIES

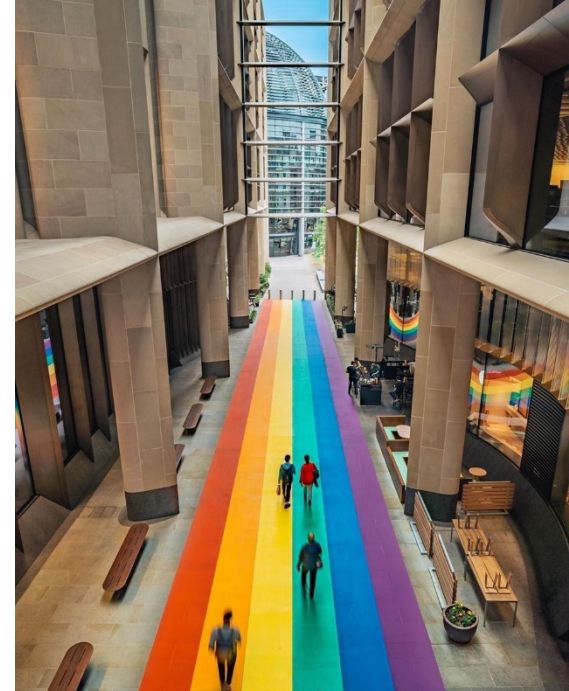
**Good** bathrooms and a parents' room

**Seating** / benches

**Water** fountains

**Free** wifi

**Phone** charging facilities





# Commitment to Martin Place

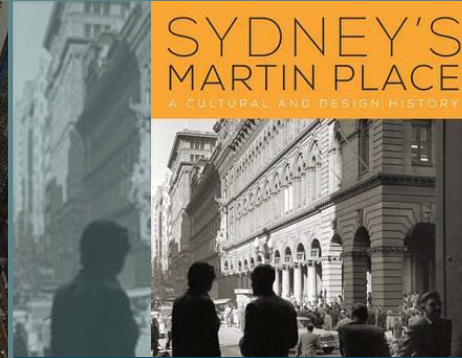
Macquarie continues our commitment to Martin Place which includes the public art and exhibitions program and participation in events, drawing on existing partnerships.



Sydney Street Choir and Macquarie Choir



50 Martin Place



Martin Place history book sponsor



Sydney Open at 50 Martin Place



Vivid at 50 Martin Place



Daniel Boyd, Untitled, 50 Martin Place



Warrane exhibition



Macquarie Collection gallery



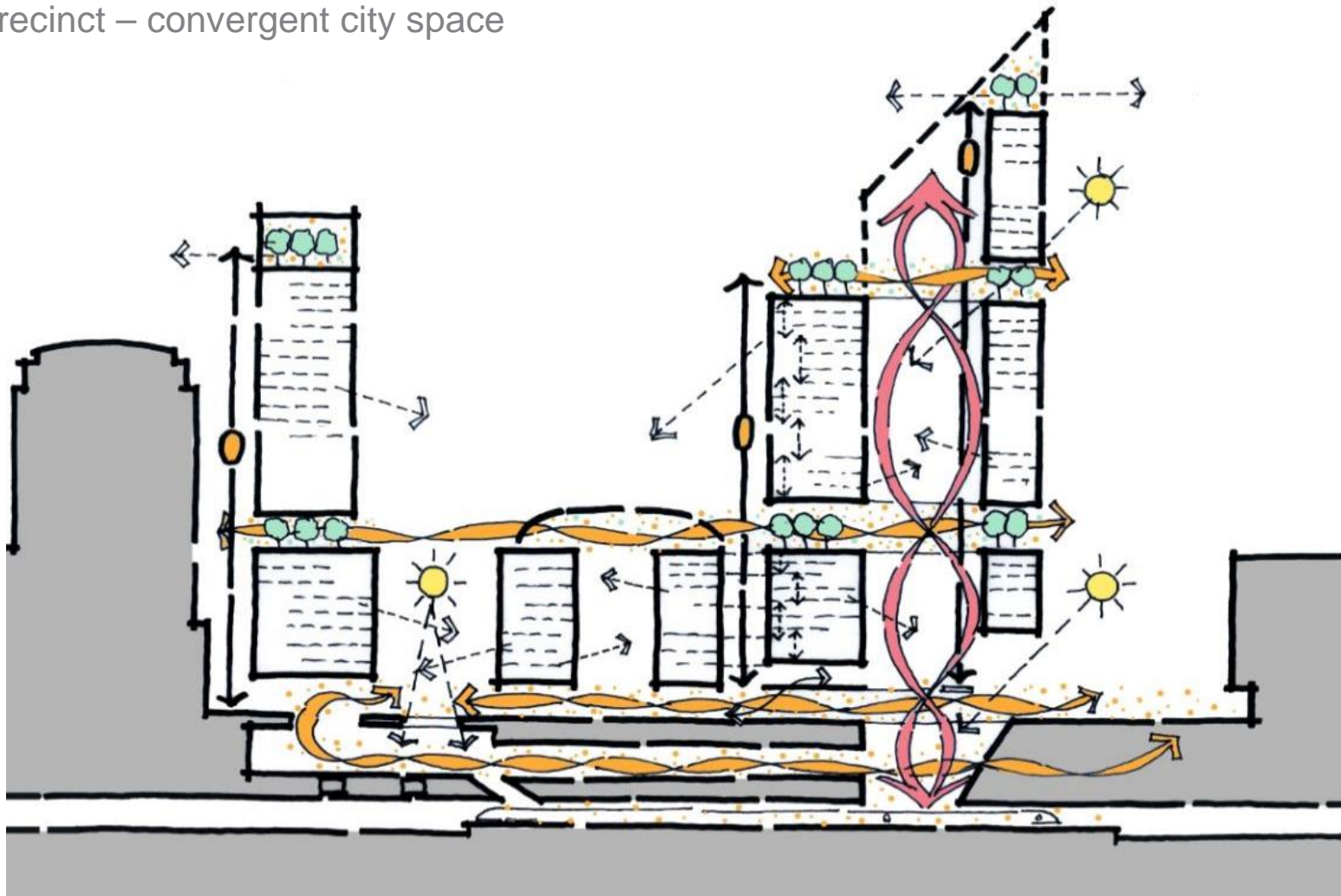
# 04

## Architectural Principles



# Initial Precinct Strategy

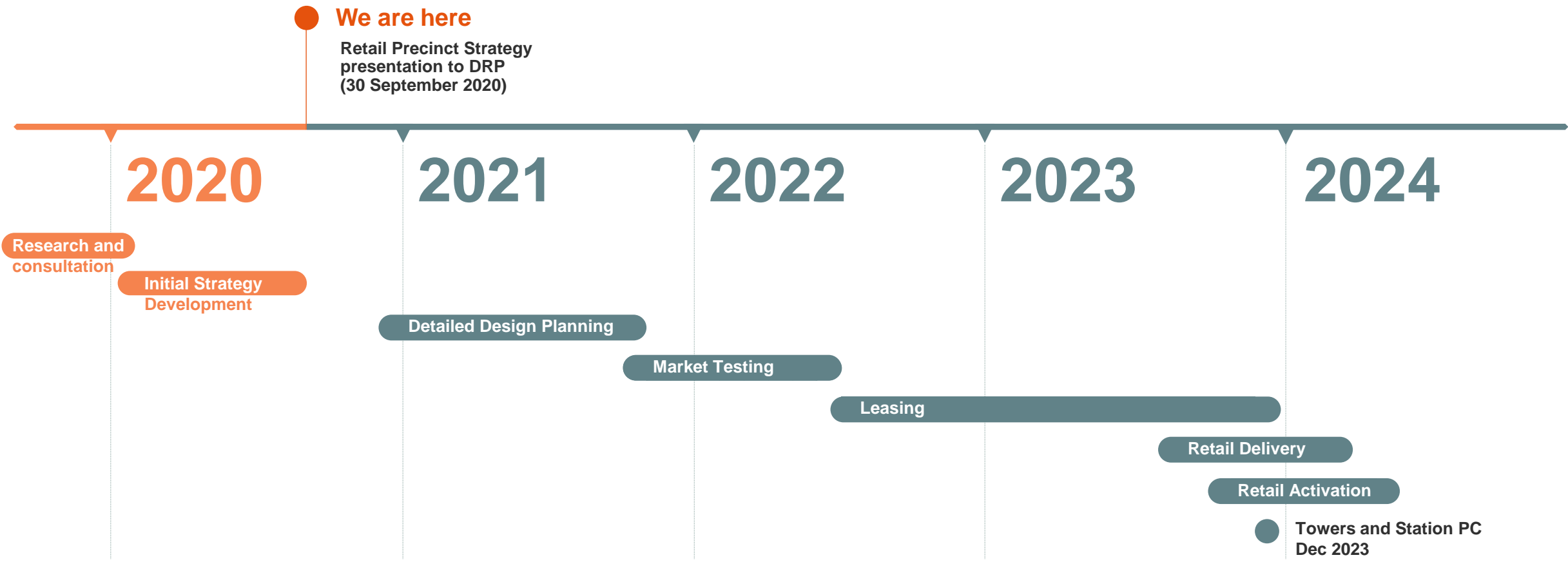
Integrated urban precinct – convergent city space





# Concept Timeline

Detailed planning and forecasting continues. We will continue to iterate and drive for excellence. This is a critical component to ensure successful delivery of the retail strategy.





# Facts, Figures and Architectural Principles Overview

## Key Facts

### SOUTH TOWER

Office NLA ~30,150m <sup>2</sup>	Above ground retail GLAR ~1,000m <sup>2</sup>	Station retail GLAR ~1,100m <sup>2</sup>
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### NORTH TOWER

Office NLA ~62,150m <sup>2</sup>	Above ground retail GLAR ~750m <sup>2</sup>	Station retail GLAR ~650m <sup>2</sup>
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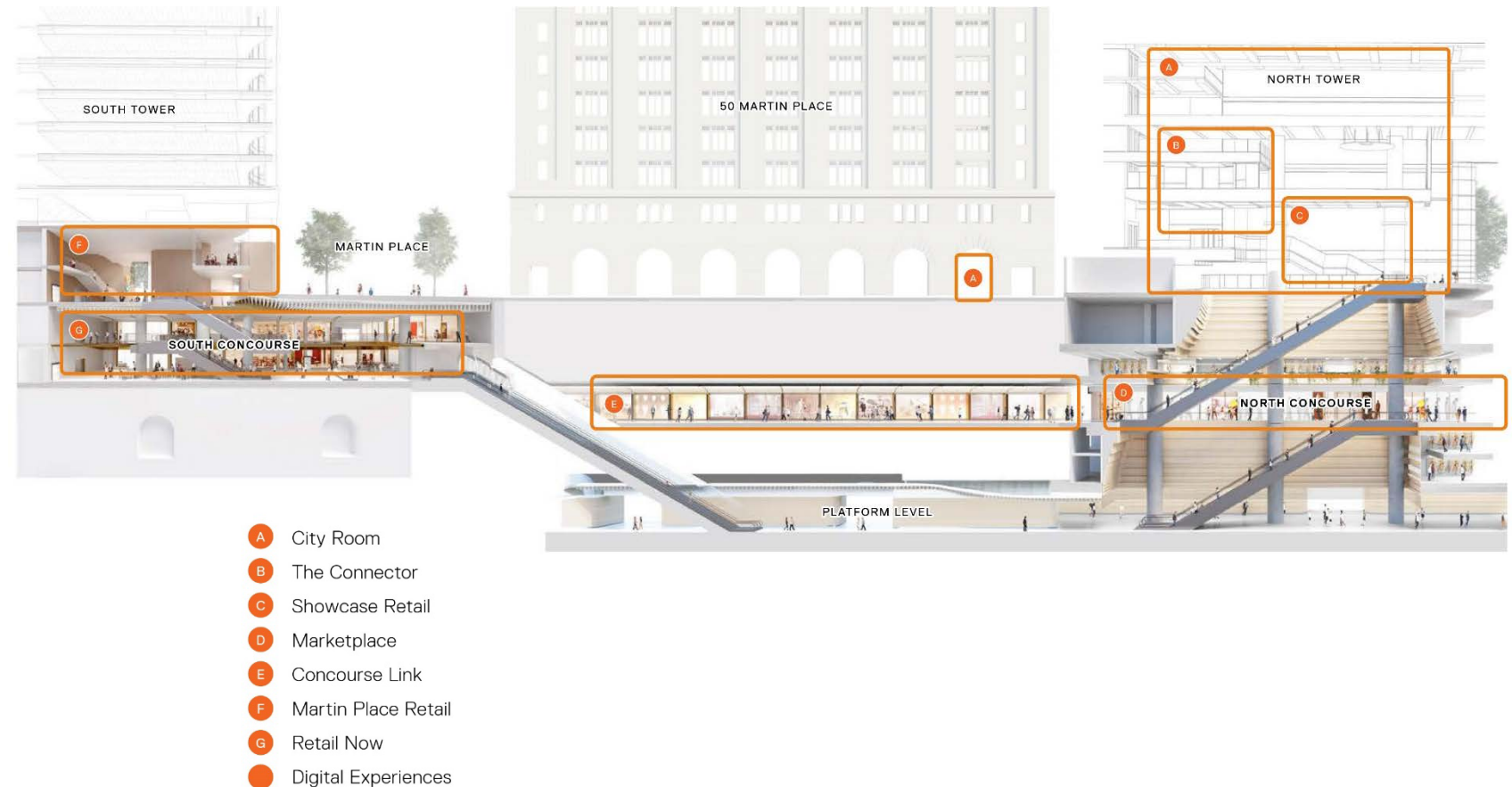
### Bathrooms

Current bathroom provisioning meets Metro and BCA requirements and is based on 25:75 Food and Beverage (F&B) to non-F&B across the precinct.

Larger F&B outlet will provide their own amenities. Additional amenities above requirements have been provided above ground.

### Hours of Operation

Hours of operation for the retail areas will be from morning to night servicing the requirements of the Metro with opportunity for late night operation.

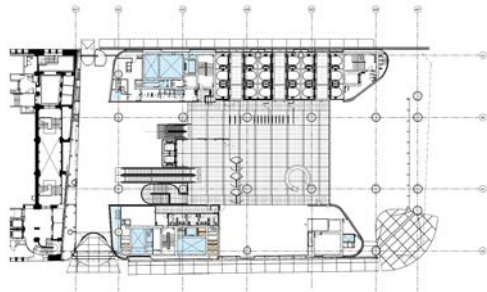




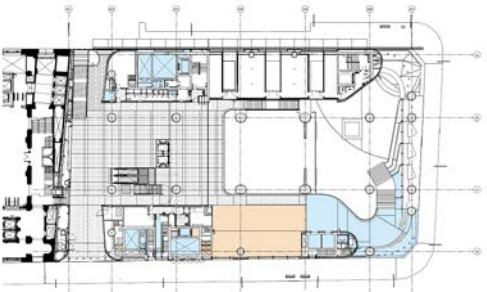
# Precinct Plan

North Tower

L1



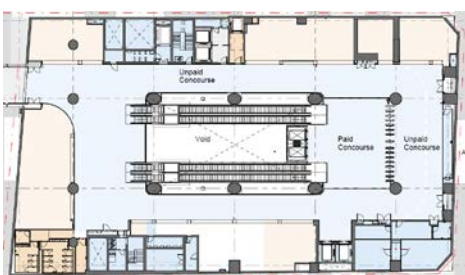
Ground



Lower Ground

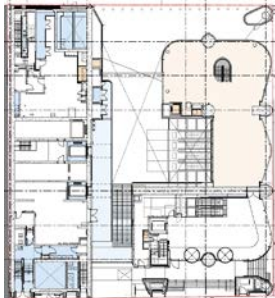


B3

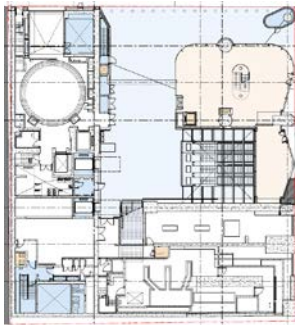


South Tower

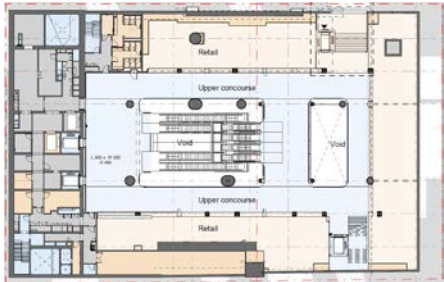
Ground Floor Plan



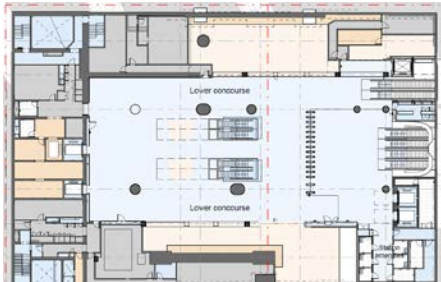
Lower Ground



B1

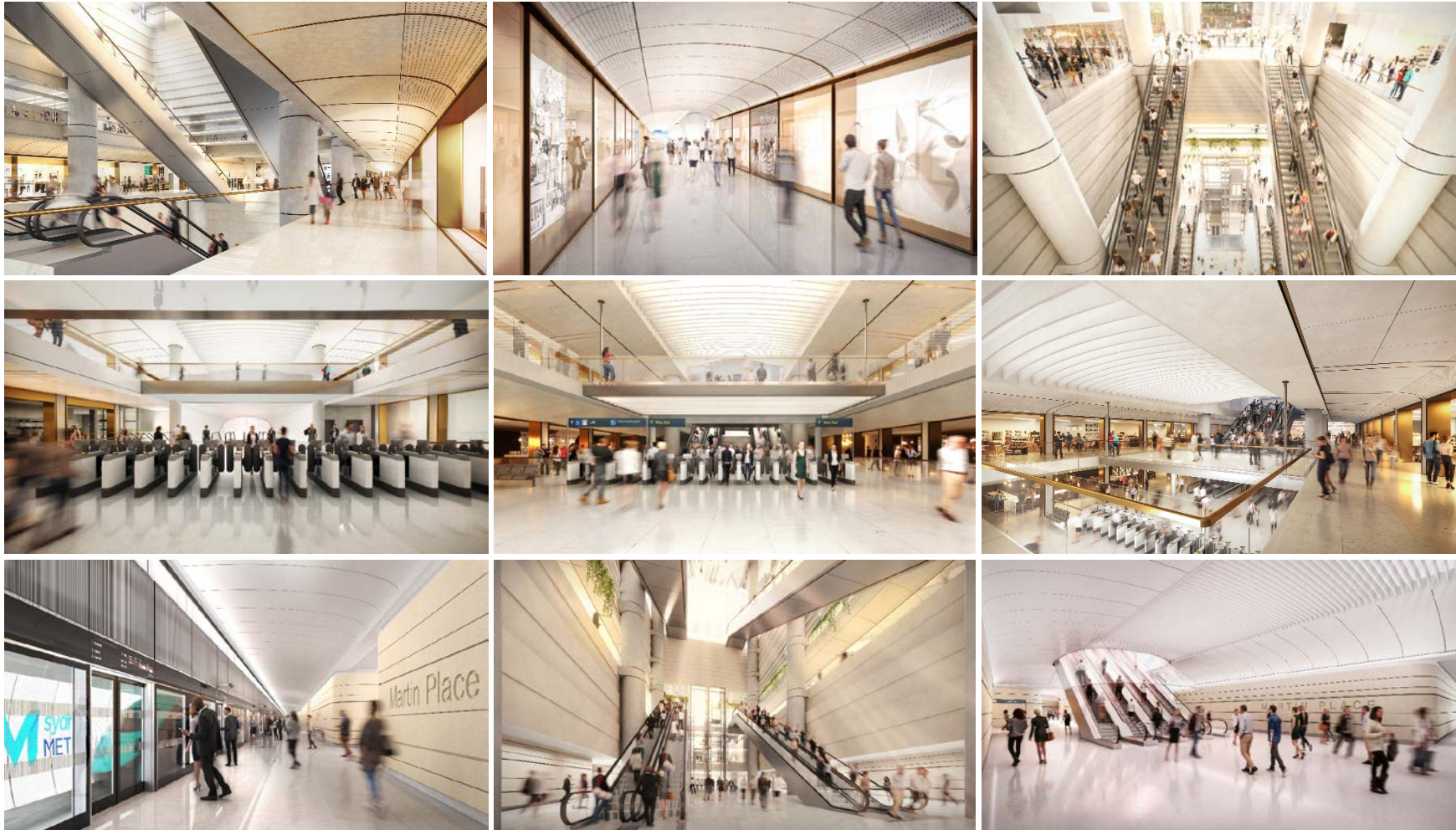


B2





# Commitment to a high-quality station **retail precinct**

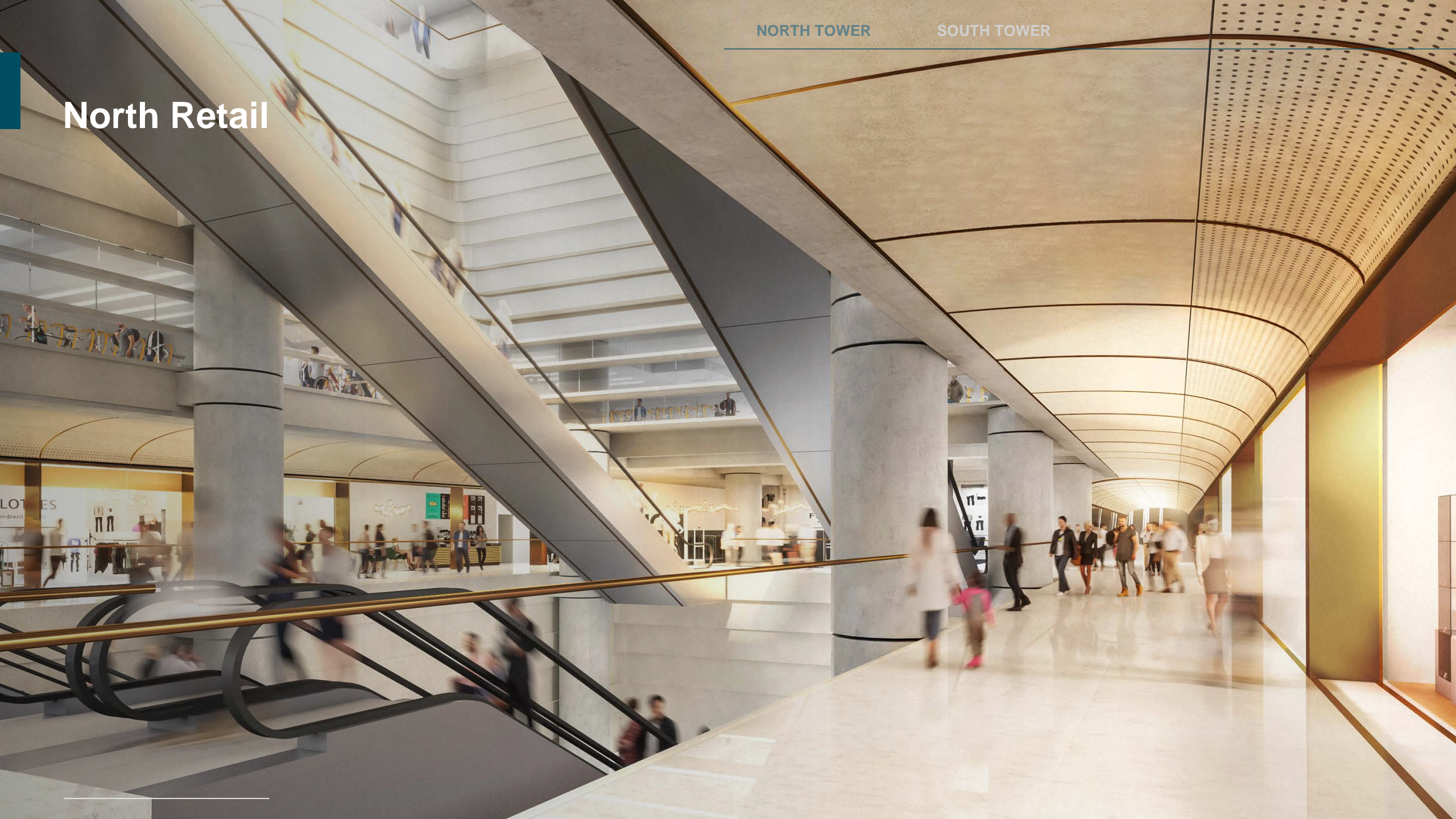




NORTH TOWER

SOUTH TOWER

# North Retail

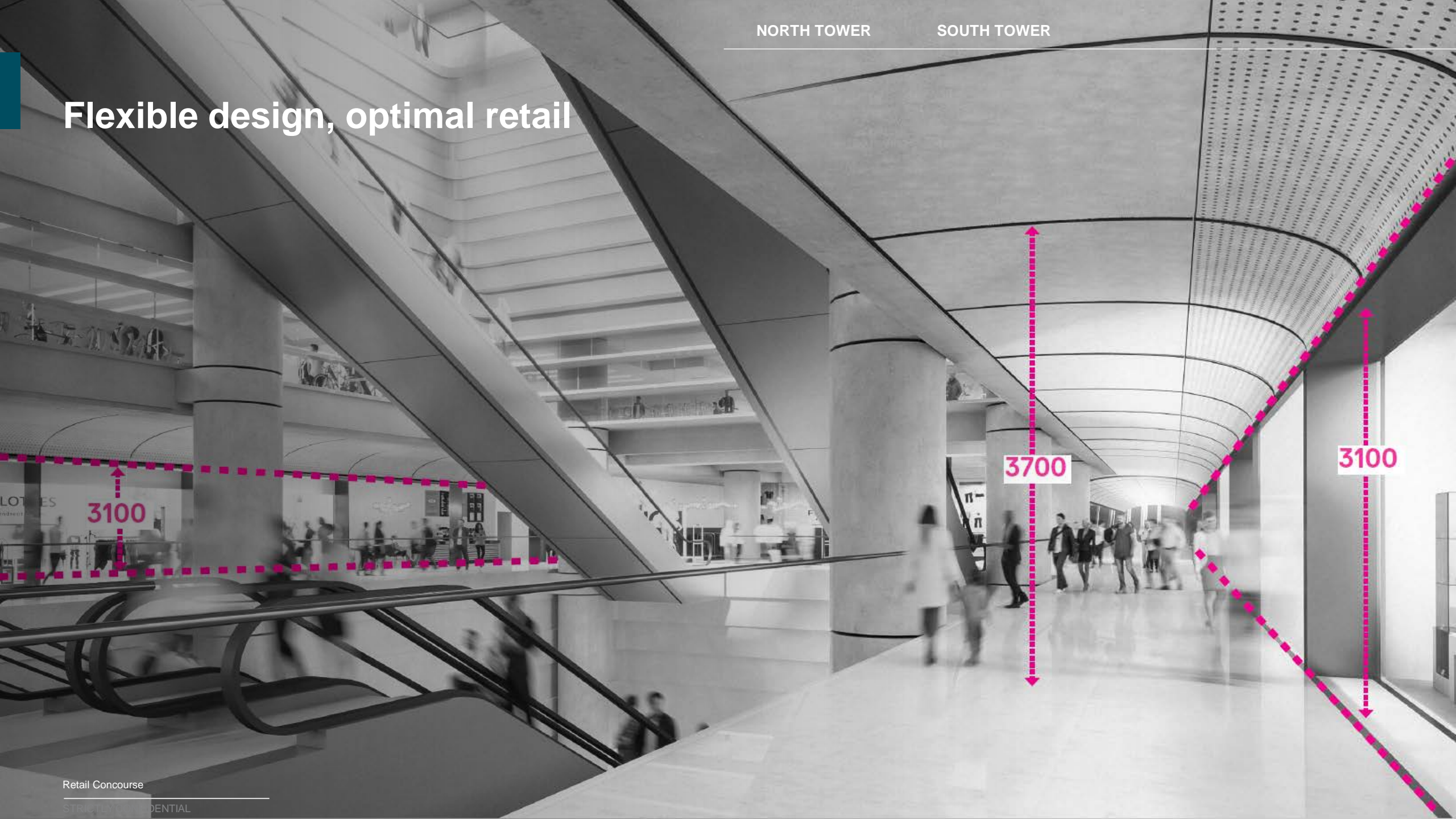




NORTH TOWER

SOUTH TOWER

# Flexible design, optimal retail



3100

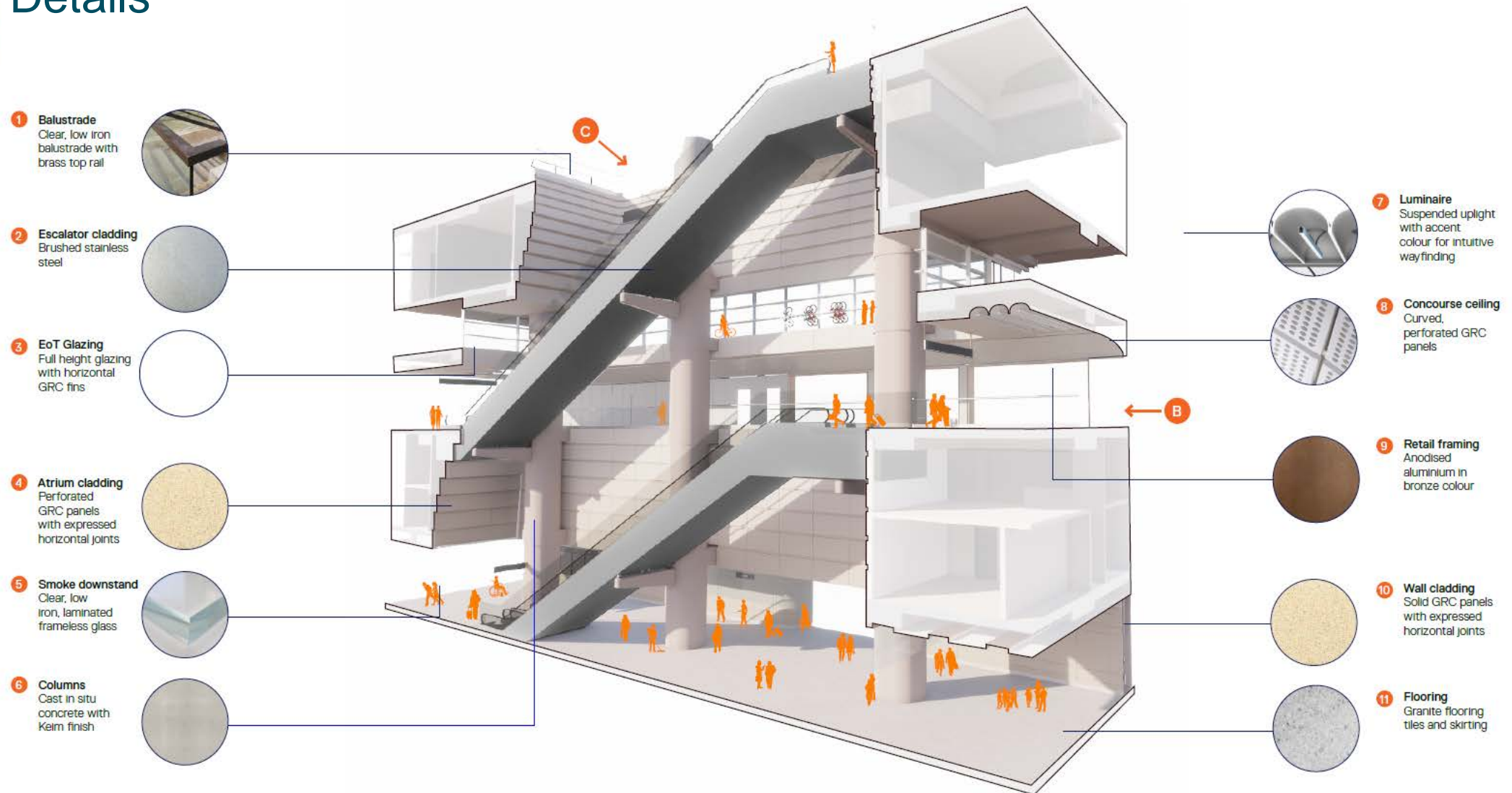
3700

3100



## North Retail Concourse

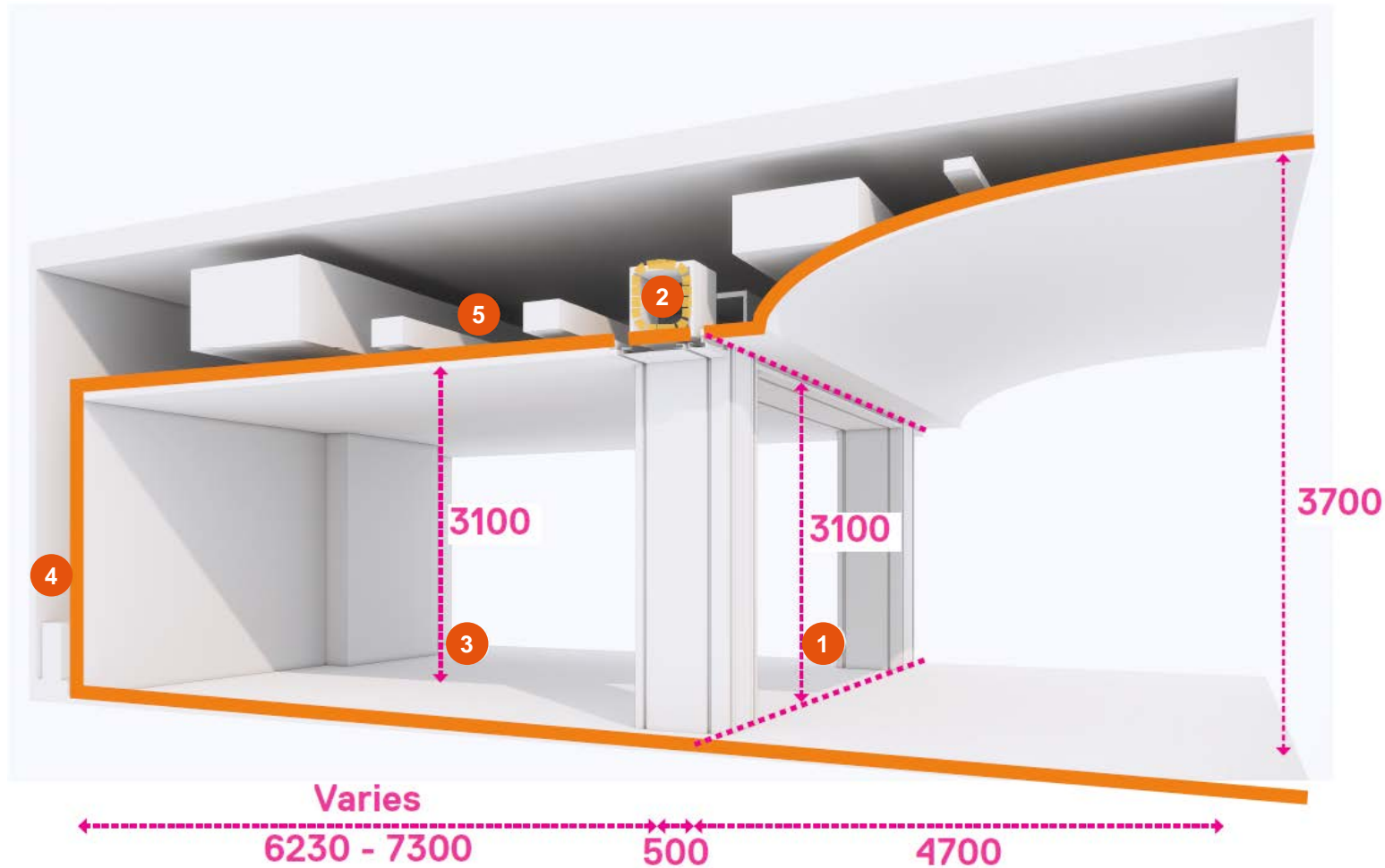
## Key Details





## Retail Concourse

## Considered Design B3

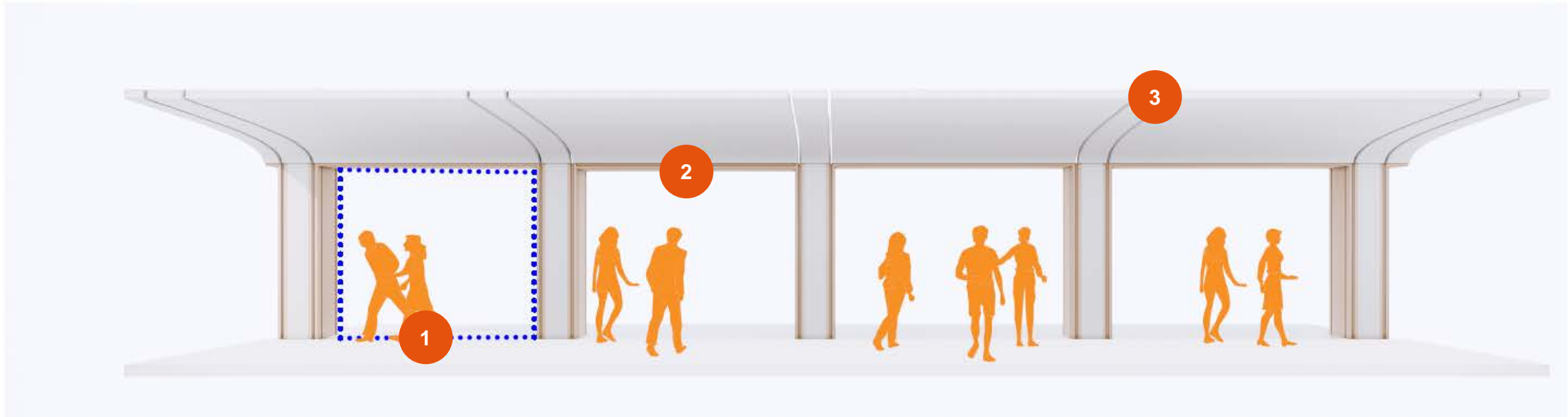


- 1 3100mm unobstructed Retail Frontage
- 2 Fire and security shutter provided
- 3 Internal Ceiling Finish Level 3100mm with localised reduced headroom caused by services
- 4 Retail unit depth varies because of services and/or structure
- 5 Available zone for retail unit services varies between 150-1300mm across all instances

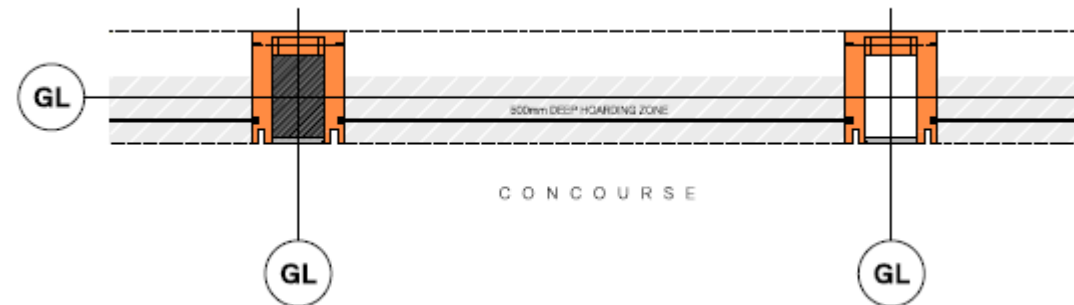


## Retail Concourse

## Considered Design



- 1 Retail fitout zone
- 2 3100mm datum – Consistent framing element
- 3 Alignment with station architecture





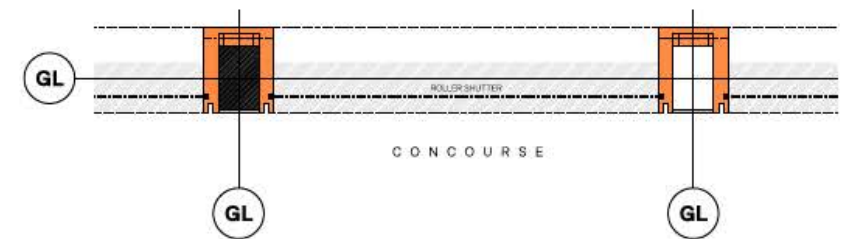
## Retail Concourse

## Considered Design



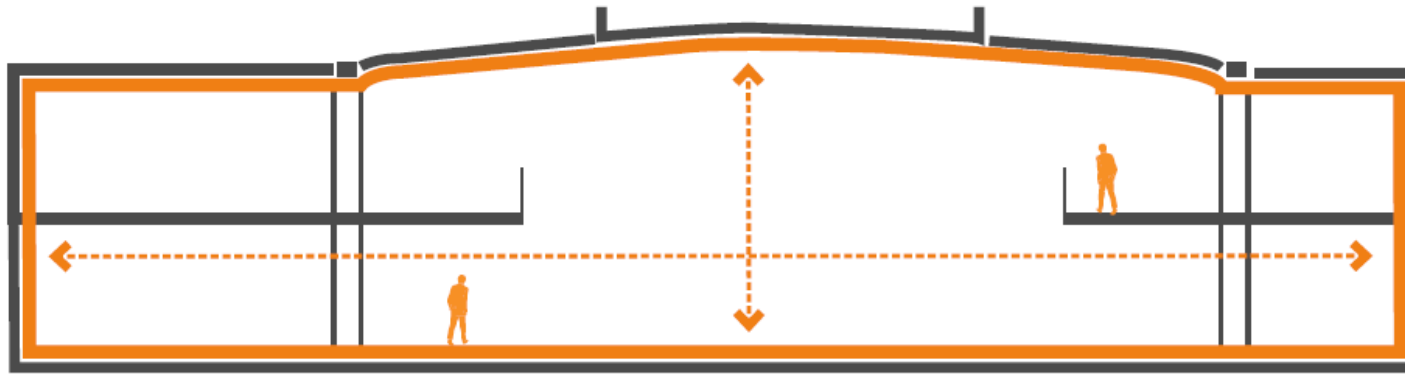
## Design intent

- 1 Fire and security shutters closed
- 2 3100mm datum – Consistent framing element
- 3 Alignment with station architecture

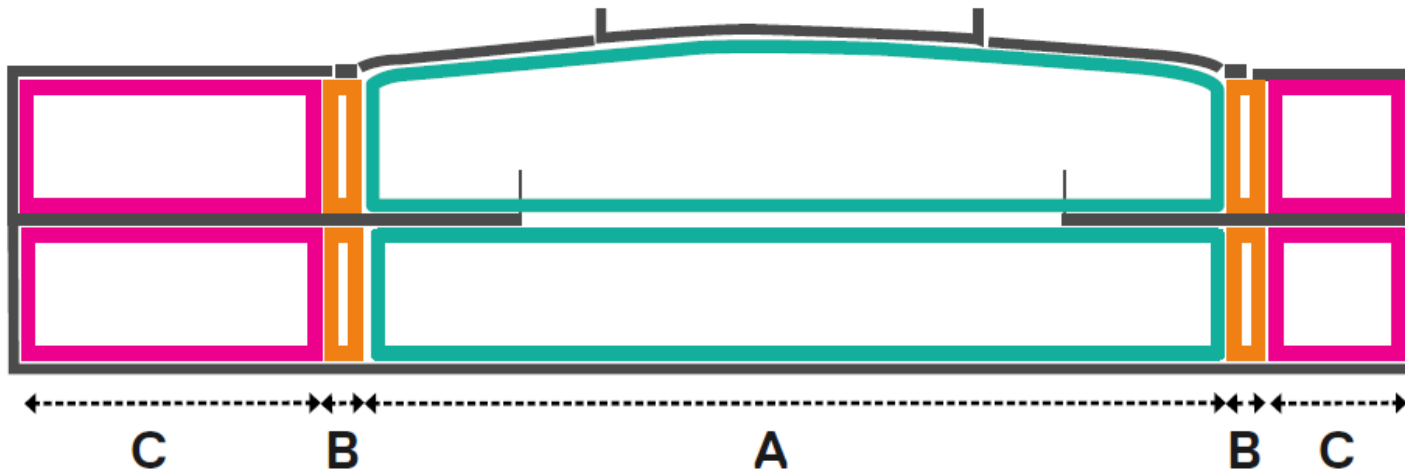




# Organisation



Concept diagram



Zoning diagram

- A Concourse
- B Interface
- C Retail



An architectural rendering of a city street scene. On the left, a modern building with a facade of vertical glass and metal panels rises. To its right is a classical building with a portico of columns. In the background, a tall, curved glass skyscraper stands out against a clear blue sky. The street is lined with trees, and a silver sports car is parked on the left. Pedestrians are visible on the sidewalks.

# 05

Future of Retail:  
Macquarie's Work with CallisonRTKL



# Drawing on Global Expertise and Experiences

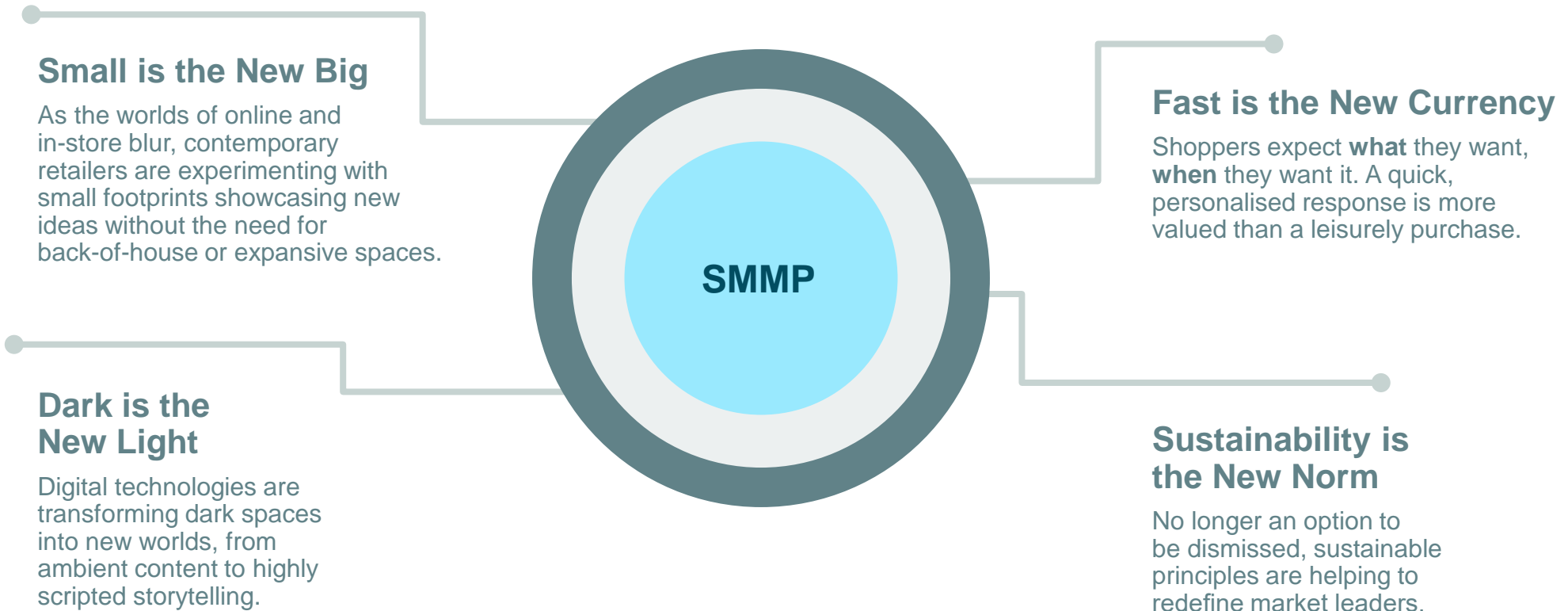
CallisonRTKL were engaged from January through to April 2020 to develop a well considered concept retail strategy. The project principles were used as the key retail strategy drivers.





# Future of Retail

The retail sector was already going through a period of disruption even before Covid-19. Flexibility is key to our strategy.



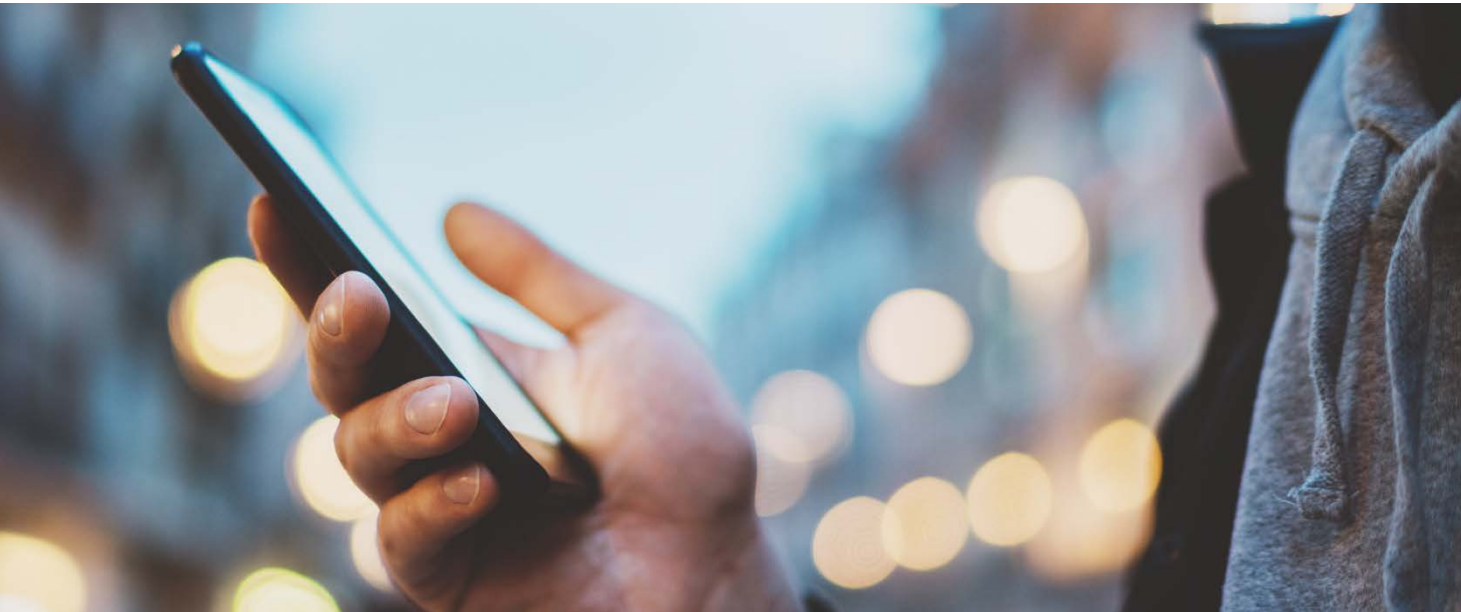


# Future of Retail

## Future Retail Formats in 5 – 10 years

**The role of the store has changed with customers increasingly shifting their spending online, it's not enough for a brick-and-mortar store to be just a transactional venue.**

Instead, it now must serve as a brand-building environment in which customers can have special, in-person experiences that can't be replicated in digital channels.



### 01

#### **FLEXIBILITY AND ADAPTABILITY**

The most successful retailers have adopted a mind-set of “never being done” with formats.

### 02

#### **TRANSPARENCY AND SUSTAINABILITY**

Consumers are becoming increasingly aware of the whole product journey and are demanding quality, transparency and sustainability in the products they buy and the retailers where they buy them from.

### 03

#### **LESS PRODUCT AND MORE PROGRAMMING**

Physical stores will focus on delivering brand experiences.



# Future of Retail

## Changing consumer habits and their influence on retail

**Technology, demographics and culture are all in a constant state of flux. When it comes to retail, customers don't ask for technology; they want a friction free experience. More than anything, they want skilled customer service, personalisation, and convenience.**

When it comes to shopping for daily needs, people want value and efficiency. They also want to be delighted. Novel restaurants, captivating entertainment and fresh new retailers will propel shopper traffic and revenue.



### 01

#### EXPERIENCE MORE, CHANGE OFTEN

Customers want retailers that offer additional experiences outside of selling typical merchandise. The opportunity is to showcase new and emerging brands, giving customers unique shopping experiences that are constantly changing.

### 02

#### HEALTH IS THE NEW WEALTH

Wellness means different things to different people. It will be important to not just focus on new fitness trends, but to design flexible spaces with wellness in mind.

### 03

#### SHARING IS CARING AND SUSTAINABLE

The concept of renting goods is becoming more normalised than ever. The sharing economy continues to attract users especially in the Millennial and Gen Z groups.



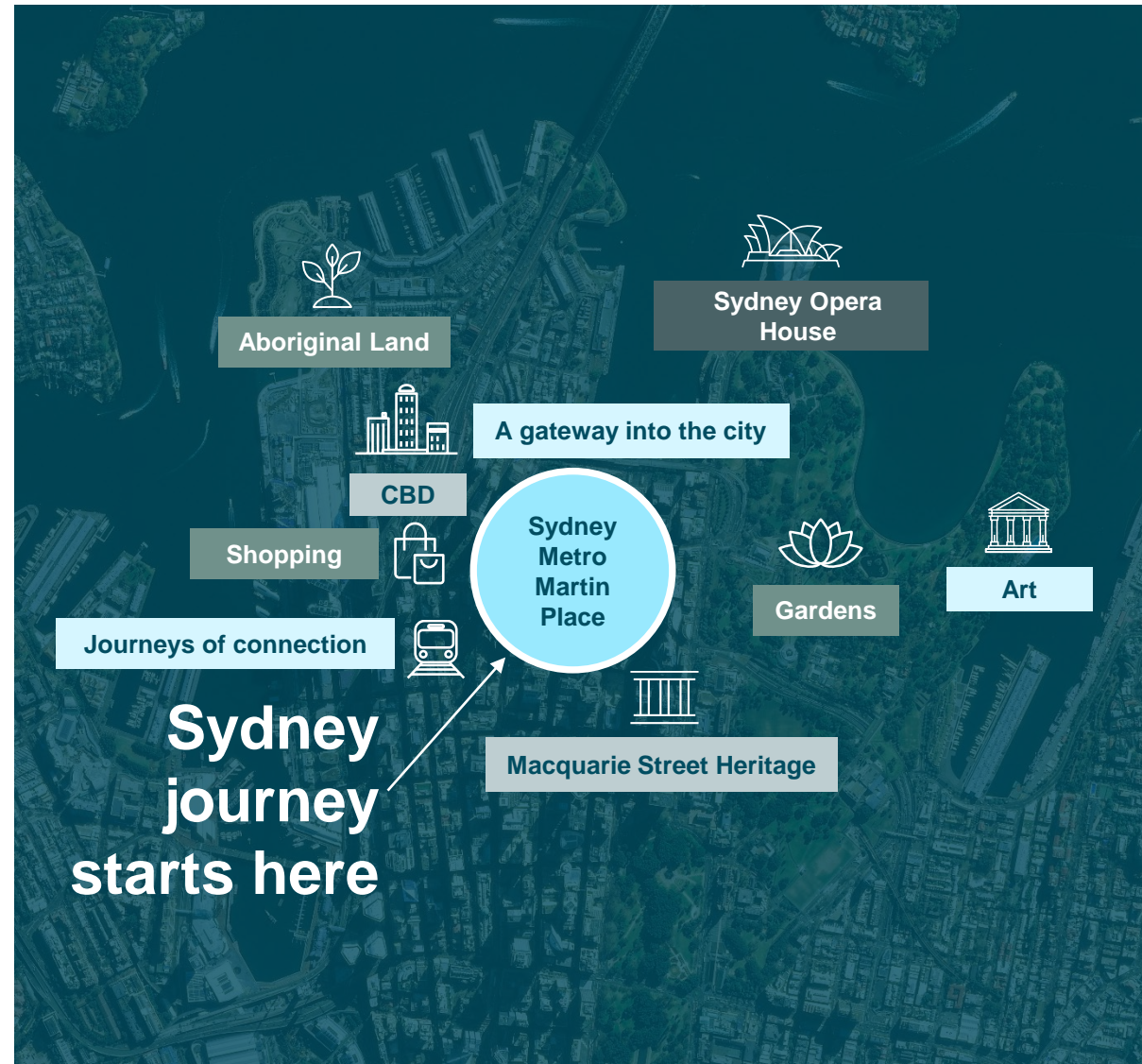
# The Start of the Retail Story

The Metro Martin Place Precinct connects people to:

- Gadigal country
- the commercial heart of the city
- CBD retail
- the heritage of Macquarie Street / Botanical Gardens
- the harbour and Opera House
- the Arts precinct (Gallery of NSW)

A place to start and finish a journey or adventure to the city.

Taking into account the broader Martin Place Station Precinct, including relationship and connectivity with below ground station spaces





# Target Audiences



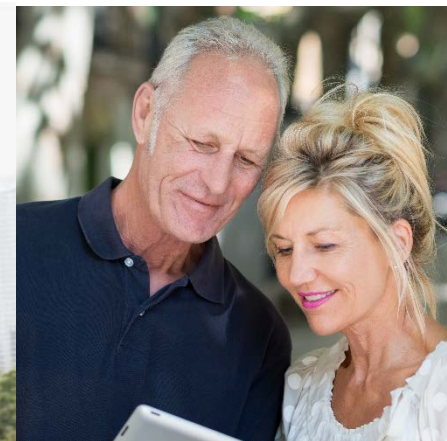
## Local workers

Working within a few blocks of the site, the primary sector are some of the most affluent, educated and have a **high level of spending** near their employment.



## Local residents

The local resident population currently comprises of **23,500 residents** and will be a smaller contributor to retail sales at the site.



## Broader Sydney Residents

The broader Sydney market includes over **3.5 million people** and may come to visit just for the day or for a weekend getaway.



## Tourists

Tourists are an important part of the Sydney CBD retail market with more than **six hotels** in the area adjacent to Martin Place Station.



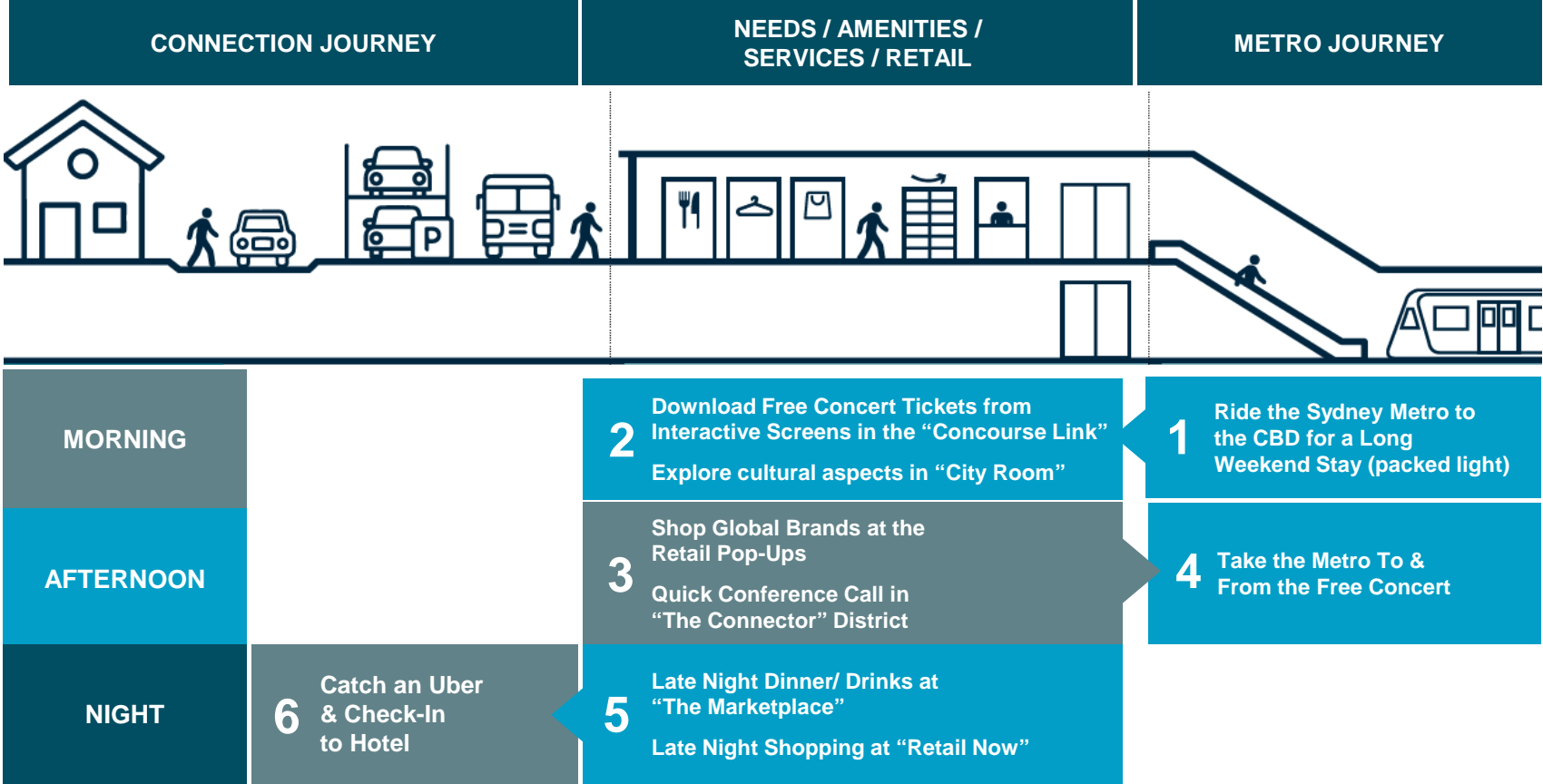
## Commuters

The number of Sydney Metro commuters will make Martin Place Station the **busiest train station in the Sydney CBD**.



# Customer Journeys

## Broader Sydney Residents



# Contemplating Covid-19

COVID-19 has accelerated a number of key facets of consumer behaviour that were already in place.



Focus on self care, enrichment and well-being.



Quality over Quantity.



Time as a non-renewable resource.

## Design Considerations

### 01

#### Physical Environment

**Smart** queuing and traffic flow  
**Safety** and sanitization  
**Planning** and layout  
“**Fresh**” air & biophilia

### 02

#### Technology

**Zero-touch** technologies  
**Mobile** device integration  
**Voice** command  
**Gesture** detection and facial recognition  
**Haptics**  
**Sensor** integration  
**Measurement** and usage

### 03

#### Communication

**Transparency** of sanitisation practices  
**Functional** clarity: “how things work”  
**Physical** and digital signage and wayfinding  
**Non-verbal** spatial cues  
**Scripts** for employees (announcements, interactions with public)  
**Ambient** & atmospheric communications

### 04

#### Services

**Experience** innovations for click-and-collect, delivery, drive-in and drive-thru experiences  
**Kiosk**, vending, digital lockers, and other automated services  
**In-store** activations for customer loyalty and subscription services

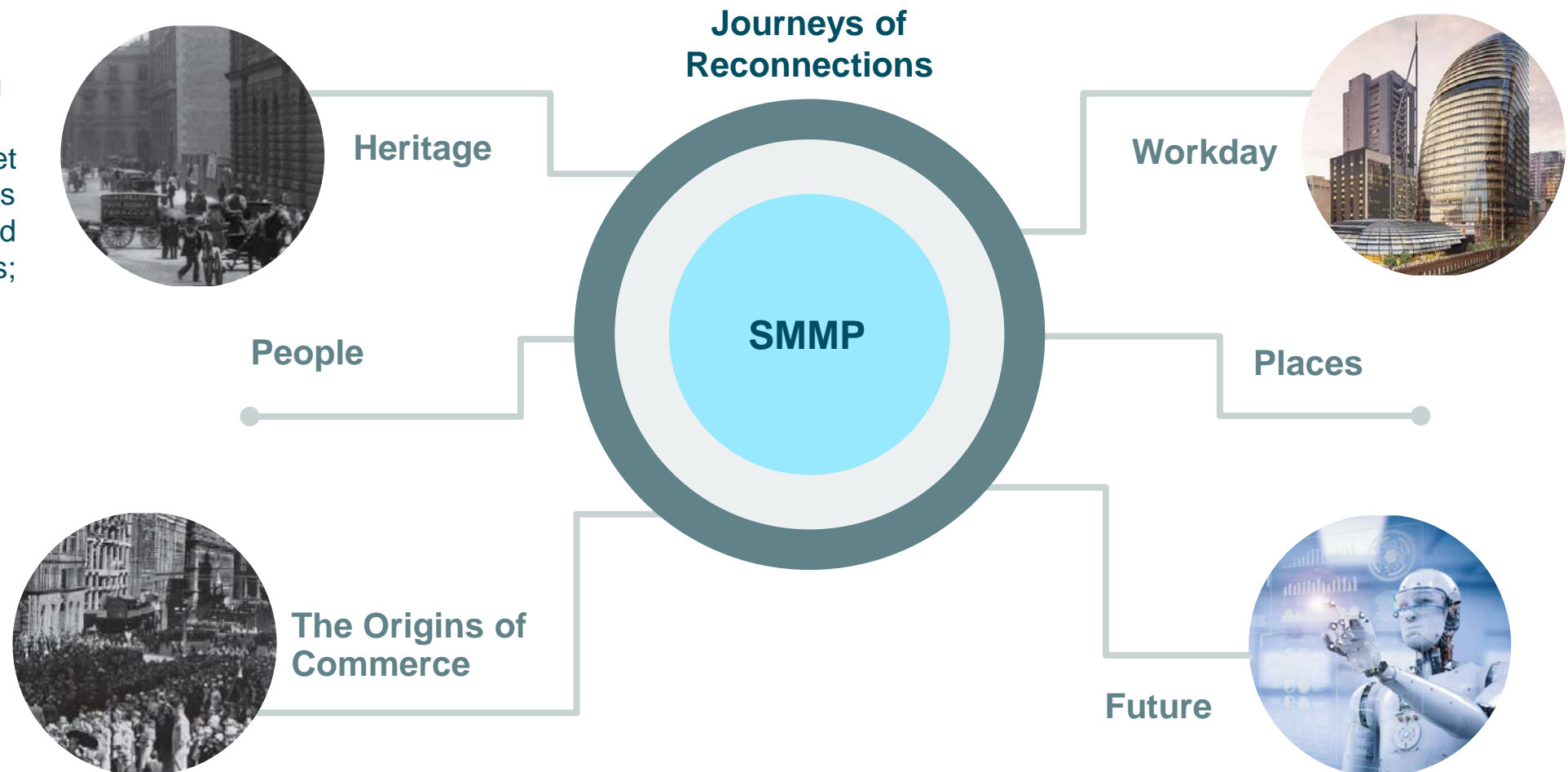




# Key Learnings / Take-aways

Private enterprise has a significant role to play in public private partnership spaces.

For retail and public activation to be future facing it needs to allow for flexible uses over the life of the asset (50+ years), responding to its surrounding environment and consumers needs and wants; therefore this has been considered now to create a dynamic, sustainable, inclusive and successful retail precinct.





An architectural rendering of a city street scene. On the left, a modern building with a facade of vertical glass and metal panels rises. To its right is a classical building with a portico of columns. In the background, a tall, curved glass skyscraper stands out against a clear blue sky. The street is lined with trees, and a silver sports car is parked on the left. Pedestrians are visible on the sidewalks.

# 06

## Retail Strategy



# Retail Strategy Overview

Districts	Overview
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<b>A   City Room</b>	A vibrant, curated, integrated and publicly accessible space
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<b>B   The Connector</b>	Opportunity to connect the station and the office tower above
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<b>C   Showcase Retail</b>	Continuation of Castlereagh Street high-end retail
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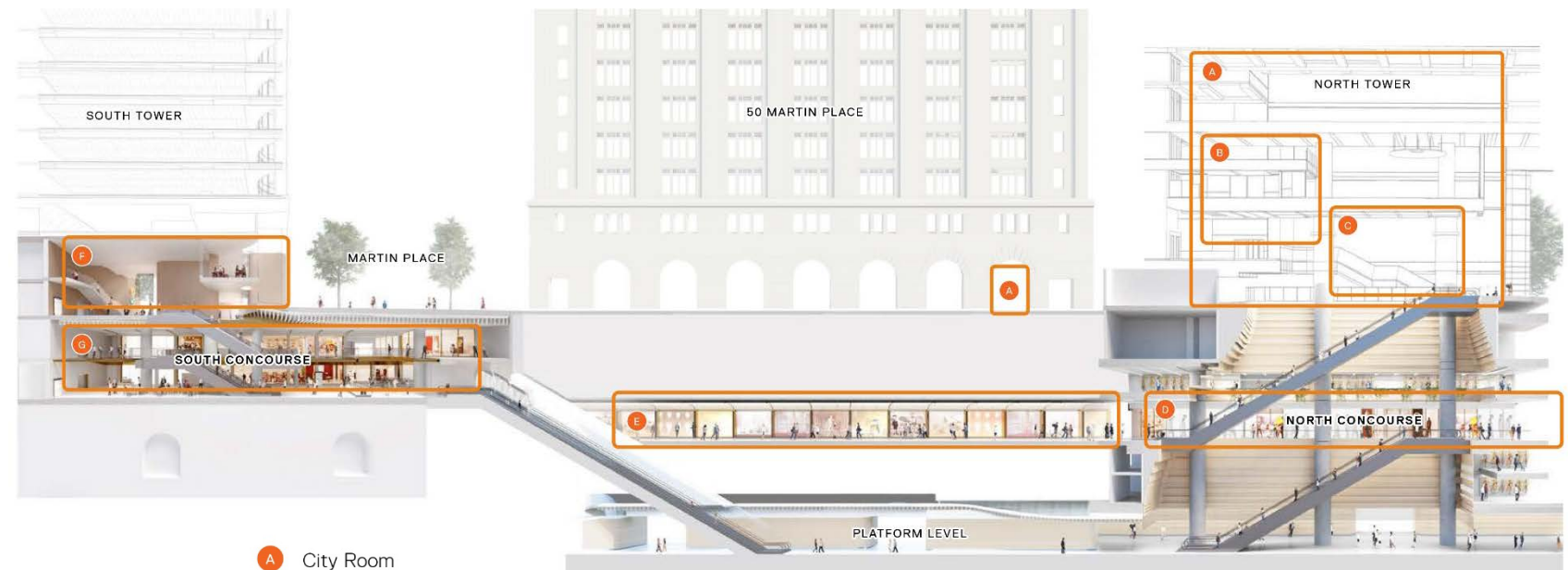
<b>D   The Marketplace</b>	Opportunity for diverse F&B at different price points
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<b>E   Concourse Link</b>	Curated content
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<b>F   Martin Place Retail</b>	Opportunity to activate Martin Place
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<b>G   Retail Now</b>	Modern retail offering a mix of traditional specialty stores
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<b>H   Digital Experiences</b>	Digital overlay further unifying the precinct as a whole
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- A City Room
- B The Connector
- C Showcase Retail
- D Marketplace
- E Concourse Link
- F Martin Place Retail
- G Retail Now
- H Digital Experiences

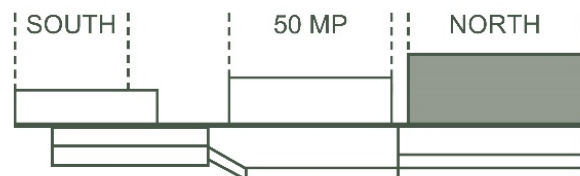


# A | The City Room

## Discovery of knowledge through engagement

“**The City Room**” offers the ultimate in a contemporary mixed-use space that truly delivers on the promise of a place built for everyone. As a centre point in the CBD, **a diverse population finds reasons to mingle, to linger, to work, and to share.**

~1,000m<sup>2</sup> GLAR



## Key Elements of the City Room:

- Learning and Events Centre – large auditorium for up to 1,000 persons
- Public Art – Macquarie and Metro commissions and Heritage Art
- Public seating
- Area for special events and seasonal markets
- Space Gallery – suitable for public exhibitions
- Public bathroom and parents' room amenities
- Warrane Exhibition in partnership with the National Museum of Australia on the ground floor of 50 Martin Place (refer Appendix)
- Native landscaping across the ground plane
- Supporting retail including barista bar and native florist



## A | THE CITY ROOM

# Learning and Events Centre

## Key Elements

Large **double height** space

Up to **~1000 person** gatherings

Conferences



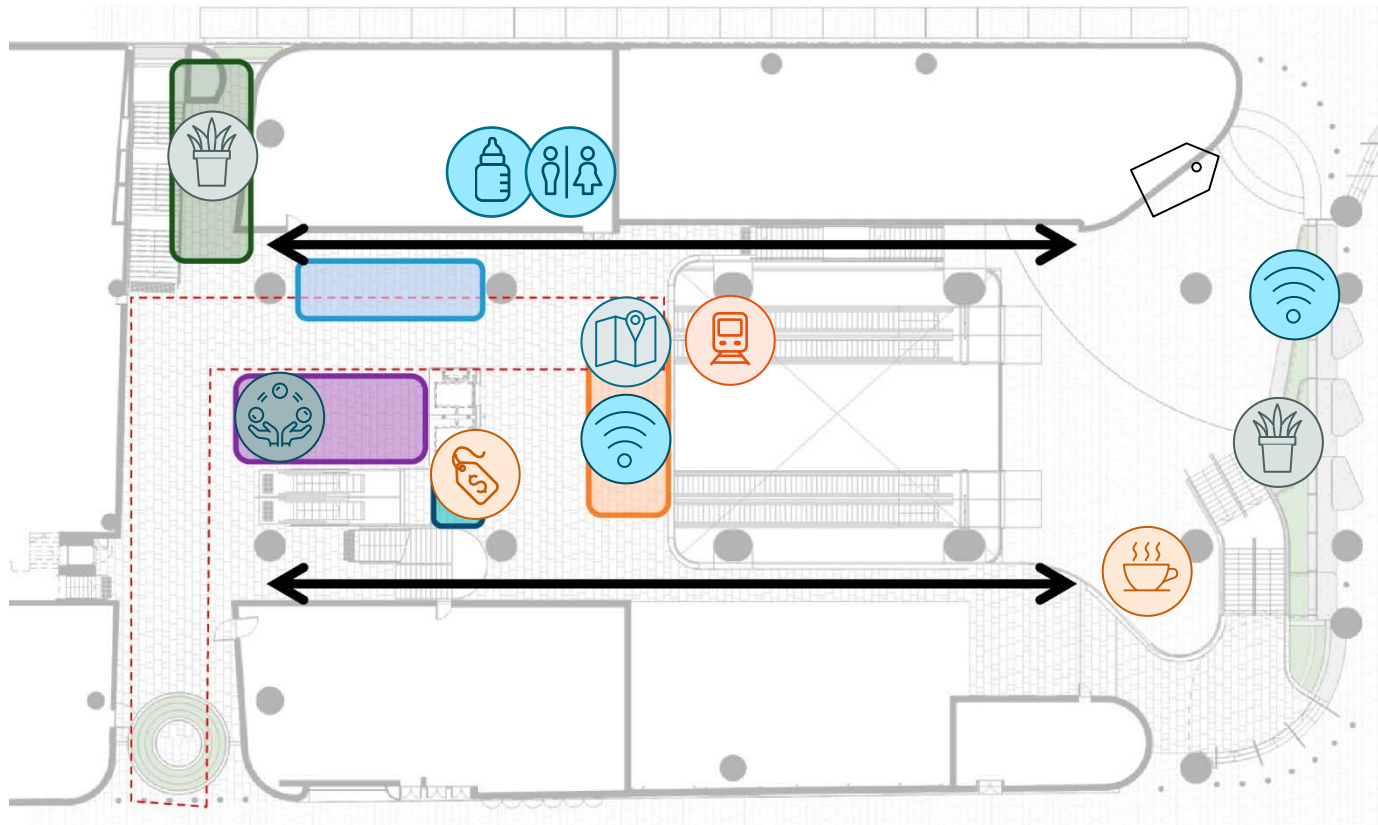
*NeueHouse, Los Angeles*



## A | THE CITY ROOM

## Recap Ground Plane North Tower

Infrastructure to support future events and activations.



### Meet / Seamless connection

**Meet** your friend before the train

**Wait** for friends to catch a train

**Gather** the students catching the metro



### Places to rest

**Wait** in the 'City Room' where it's safe

**Rest** between Meetings

**Sit** and plan the day of sight-seeing

**Enjoy** free wifi



### An urban experience

**Chill out** with friends

**Watch** the hustle and bustle below



### Recharge

**Grab** a bite between shopping

**Grab** a drink with a colleague

**Grab** a coffee before heading up to the office tower



### Inspire

**Take a moment** to enjoy the performance space, **Join** an art tour

**Look up** and admire the sculptures

**Watch** buskers perform



### Admire

**Admire** the garden on the way through

**Learn** about native plants

## A | THE CITY ROOM

## North Ground Plane

By maximising the activation and use on each level of the podium, a vibrant and integrated publicly accessible precinct is realised.

Through the addition of retail, services, co-working areas, seating, community uses and amenities, the North Tower creates an inviting area for the local workers, the broader precinct general public and the local community.

Macquarie are committed to ongoing curation and activation including seasonal markets and community events





## A | THE CITY ROOM

# Public Activation

### Possible Tenants



Café



Florist



## A | THE CITY ROOM

## Public Activation

## Possible Tenants



Café



Florist





North Tower Elizabeth Street

## B | The Connector





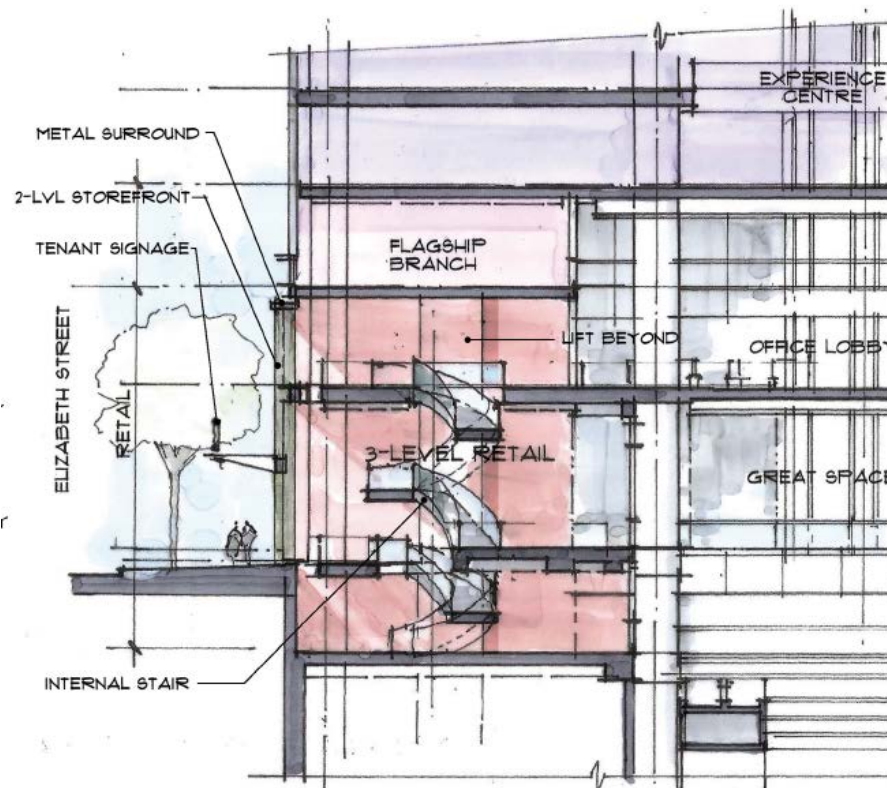
## B | The Connector

# Elizabeth Street Retail

Opportunity to connect the station and the office tower above as well as activating Elizabeth Street

## Possible Tenants

Artisan Market/  
Grocer/ restaurant  
Australian "Eataly"





## C | Showcase Retail

### North Tower Castlereagh Street Retail

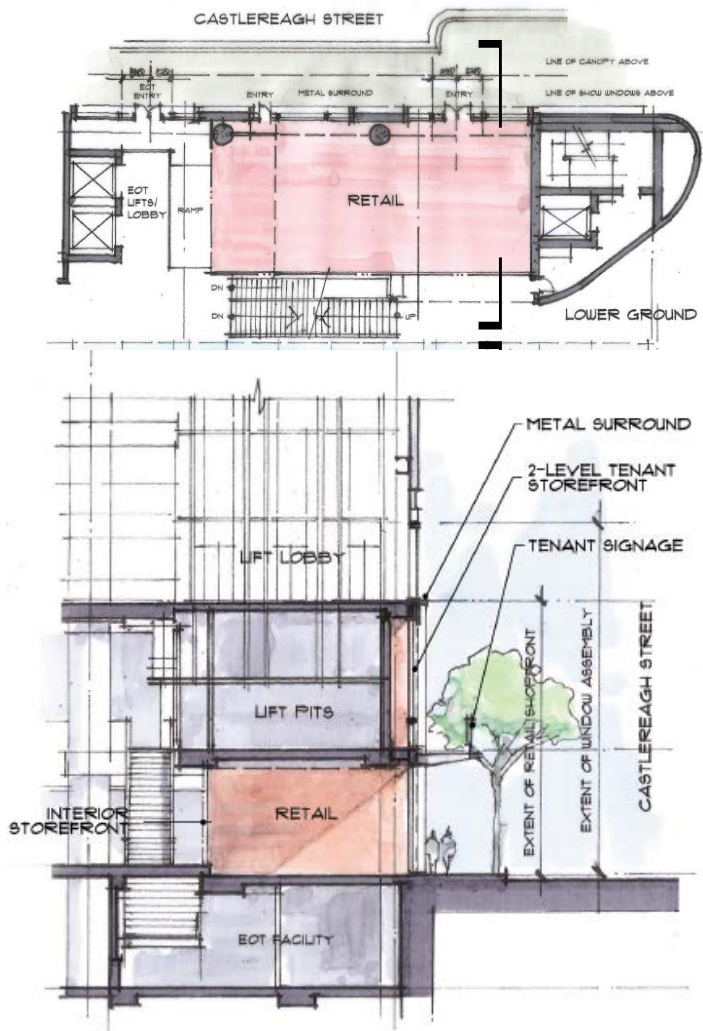




C | Showcase Retail

Castlereagh Street Retail

High end retail  
extending along  
Castlereagh  
Street





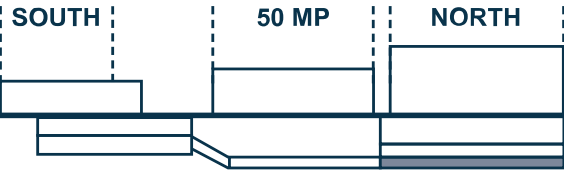
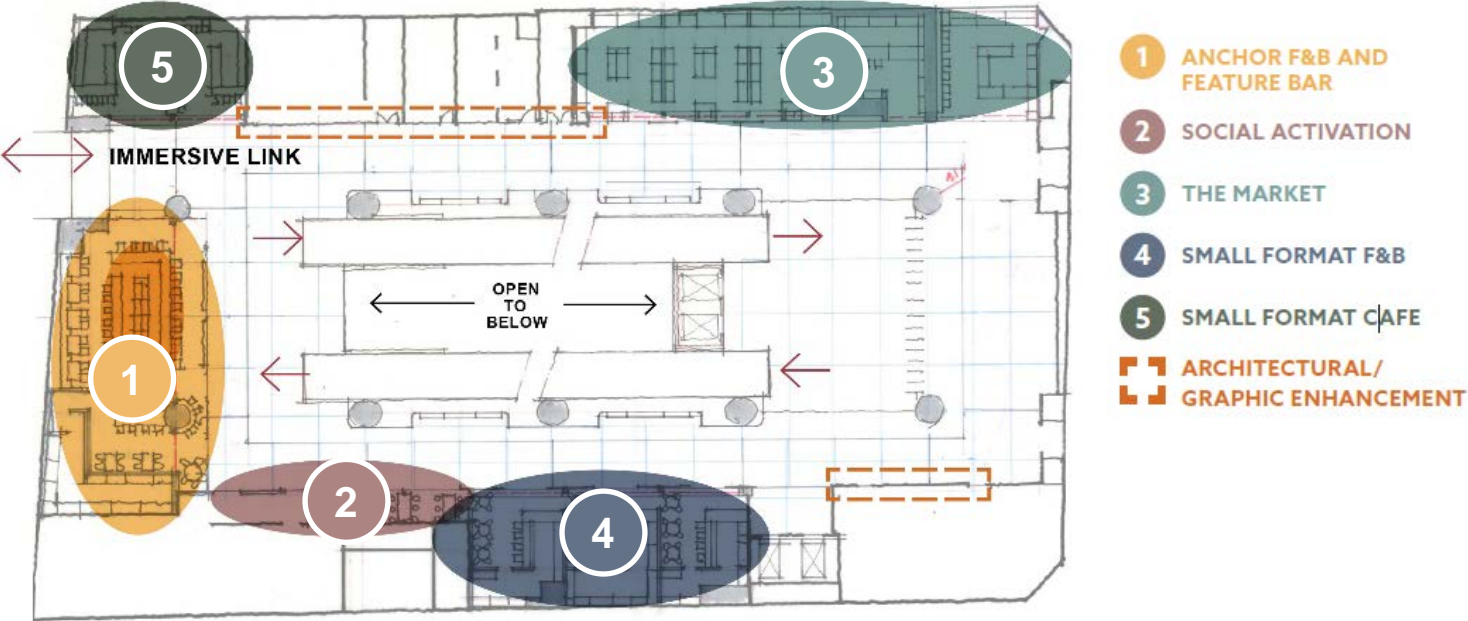
# D | The Marketplace

Taking reference from Grand Central New York and St Pancras in London, The Marketplace will offer a diversity of food and beverages throughout the day and night.

The Marketplace offers a variety of fresh food concepts to workers and visitors alike.

750m<sup>2</sup>

NORTH TOWER (LEVEL B3)



# D | The Marketplace

## Possible Tenants

Artisan Market with boutique bar and cafe



Curated and authentic



Counter seating



Specialty foods





# E | Concourse Link

Connecting with information of the City

- Opportunity for digital art
- Retail activation
- Community notice boards
- Curated art



Reference Images





Commitment to Martin Place

## F | Martin Place Retail







# F | Martin Place Retail

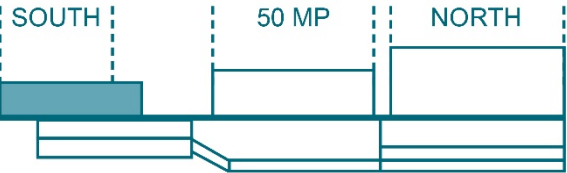
Retail opportunity fronting Martin Place and Castlereagh Street will likely complement nearby high-end fashion offerings

Establishes the connection between the iconic history of Martin Place and the contemporary offerings of the Metro, the South office tower and its mix of uses.

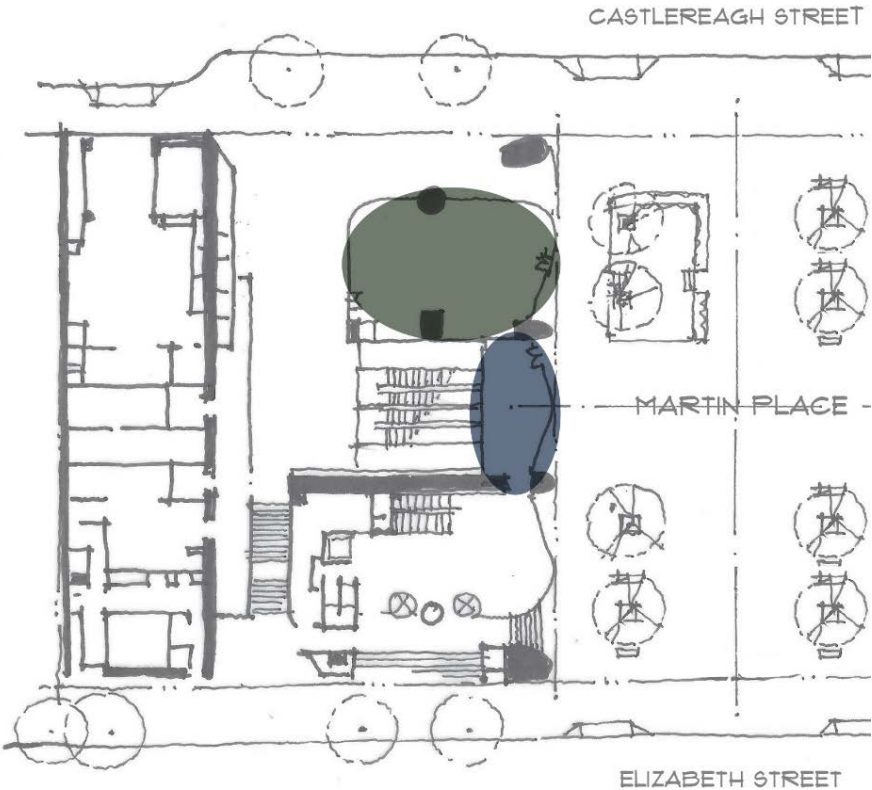
~1,000m<sup>2</sup> GLAR

### Possible Tenants

-  Feature Restaurant
-  Showcase Retail



SOUTH TOWER AND MARTIN PLACE



Convenience & Services

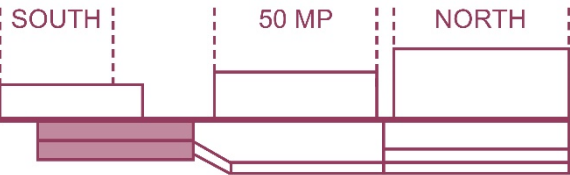
G | Retail Now

New service concepts and contemporary conveniences

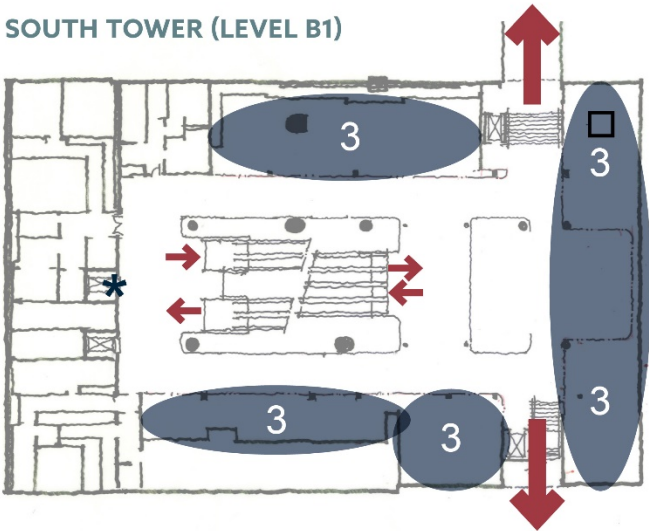
An exciting mix of the latest in daily-needs service providers and convenience retail.

Flexible spaces provide for the evolution of emerging retail, where online retailers may make their case for bricks and mortar locations.

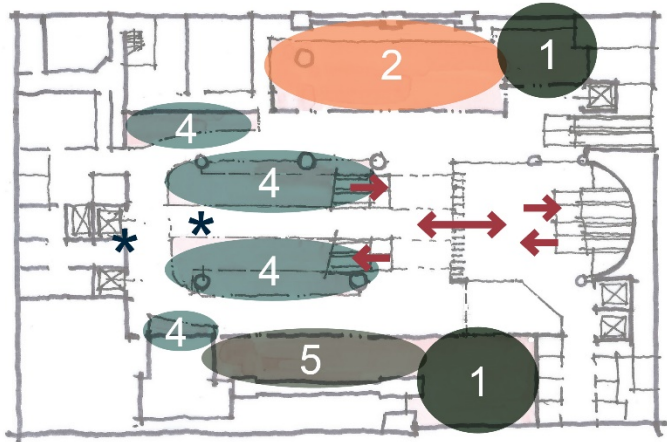
1,100m<sup>2</sup>



SOUTH TOWER (LEVEL B1)



SOUTH TOWER (LEVEL B2)



- 1 CONVENIENCE
- 2 NEXT GEN SERVICES
- 3 SUPERMARKET
- 4 FLEX ISLAND SHOPS
- 5 FLEX PERIMETER SHOPS

ARCHITECTURAL  
ENHANCEMENT

\*ALREADY PROGRAMMED  
DIGITAL SCREENS

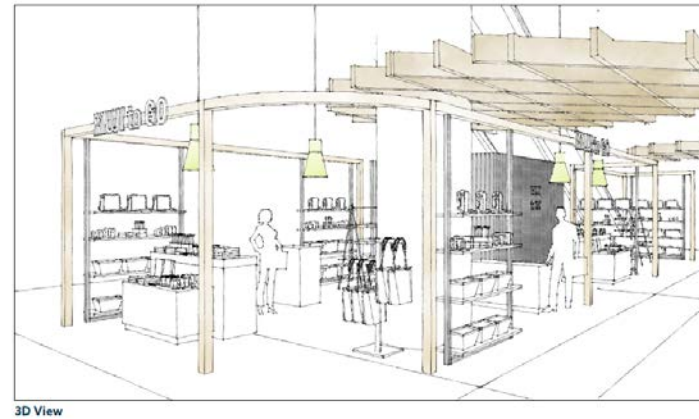
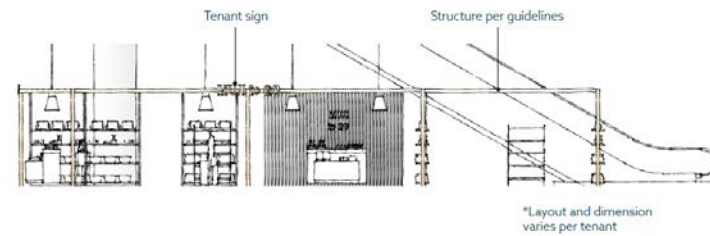
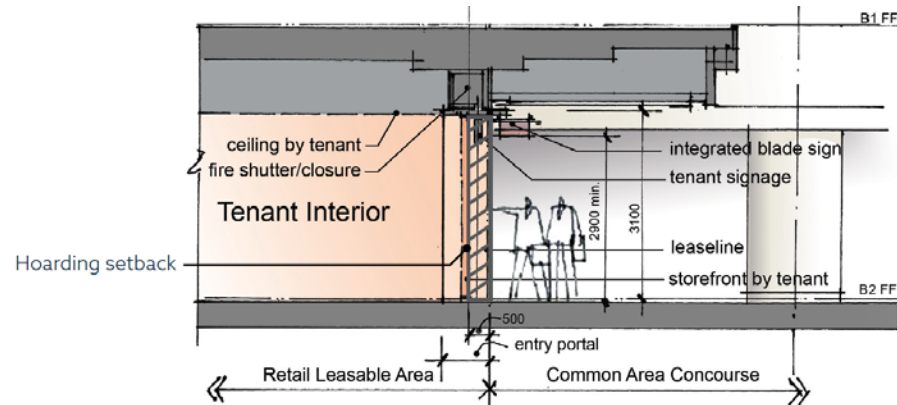
Possible Tenants:

- AmazonGo
- Aesop
- Platypus
- Hype
- Compound Chemist



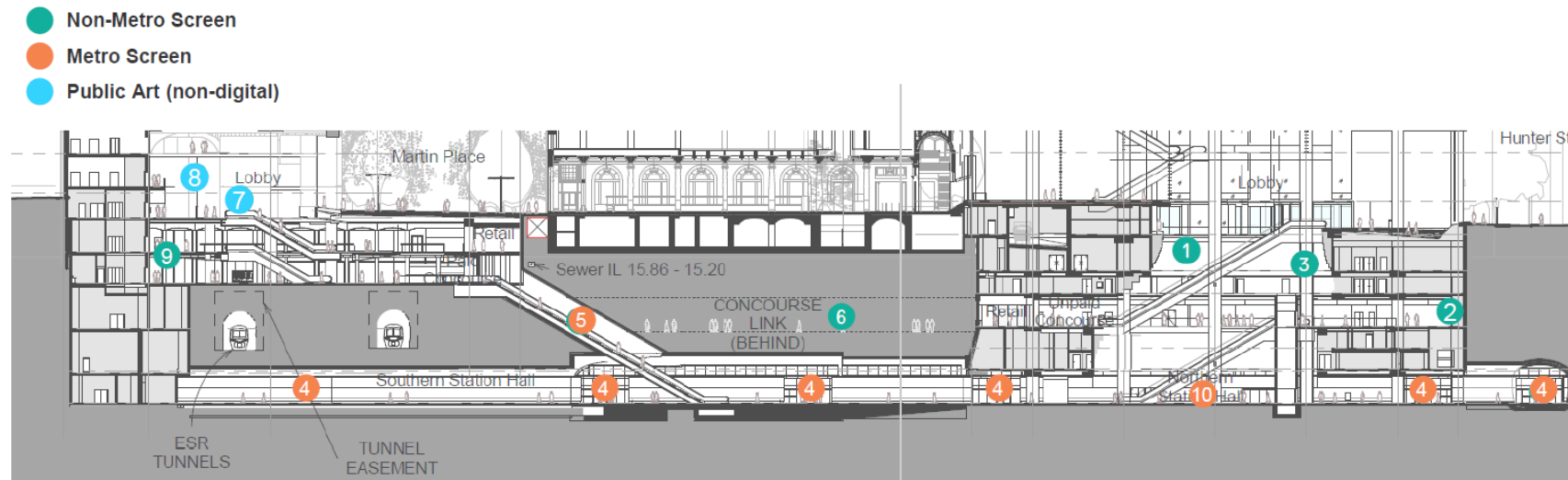
# G | Retail Now

## Convenience & Services



# H | Digital Experiences

A number of digital locations have been agreed with Sydney Metro with further opportunities to be explored as technologies evolve



- |  |   |
|--|---|
| 1 Northern entrance void south wall (GF- B2)         | 6 Pedestrian link (southern concourse – northern concourse)         |
| 2 Northern concourse north wall (B3)                 | 7 <sup>2</sup> Southern entrance hall (LG-B1)                       |
| 3 Northern entrance void north wall (LG – B1)        | 8 <sup>2</sup> Castlereagh street entrance (Southern entrance hall) |
| 4 Platforms (train side of tunnels)                  | 9 Southern concourse - various locations (B1 & B2)                  |
| 5 Southern platform escalator (concourse – platform) | 10 'Welcome Screen(s)' (platform)                                   |

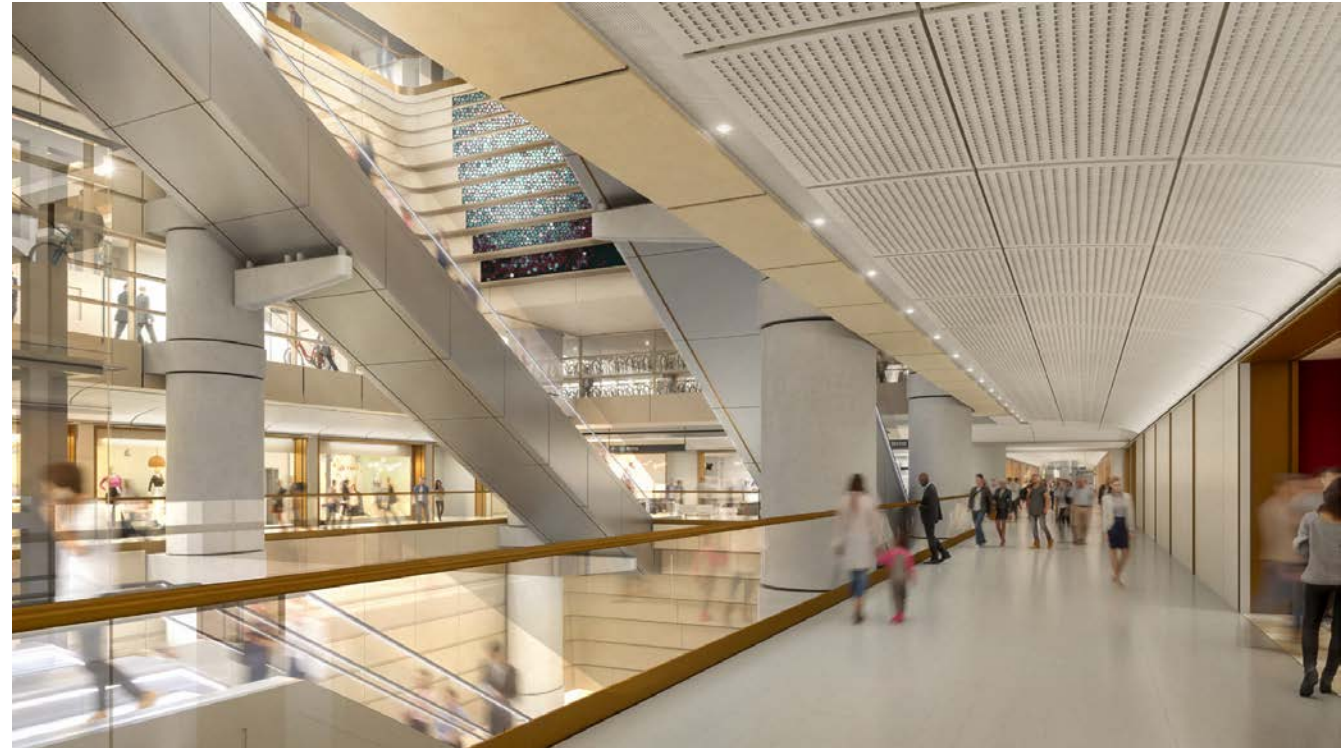


# H | Digital Experiences

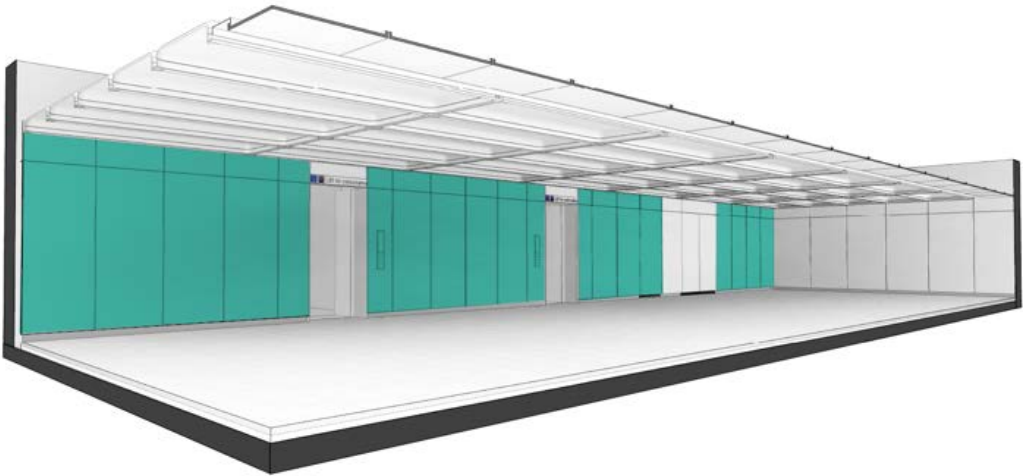
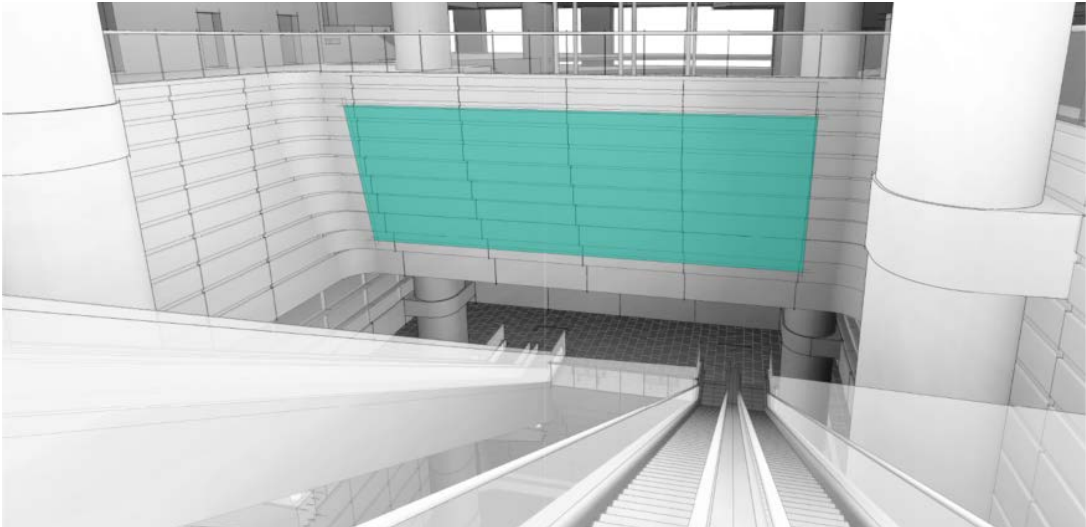
Digital screens will be carefully managed adhering to the Advertising Provisioning Plan

## Constraints / Conditions / Rules

- Advertising and non-advertising media (entertainment, information, art, news etc)
- Allow for Macquarie curated content / experience for certain events
- 5 minutes of every hour for Sydney Metro content
- Emergency events – requirement to display announcements / wayfinding messages (pre-set templates)
- Advertising standards to comply with the SMMP Building Management statement (prohibited advertising including alcohol, gambling and political content)
- General principle that media content is befitting of the occupancy mix and significance of the project as a historic, cultural and financial centre of Sydney



# H | Digital Experiences



- Wayfinding and Information
- Retail (incl. QR codes)
- Art
- Heritage



# Concluding Statement

The aim of this presentation is to **seek the views of the DRP** on the retail strategy before seeking the **Planning Secretary's endorsement** to enable the discharge of DA Conditions B14 & B15.

A

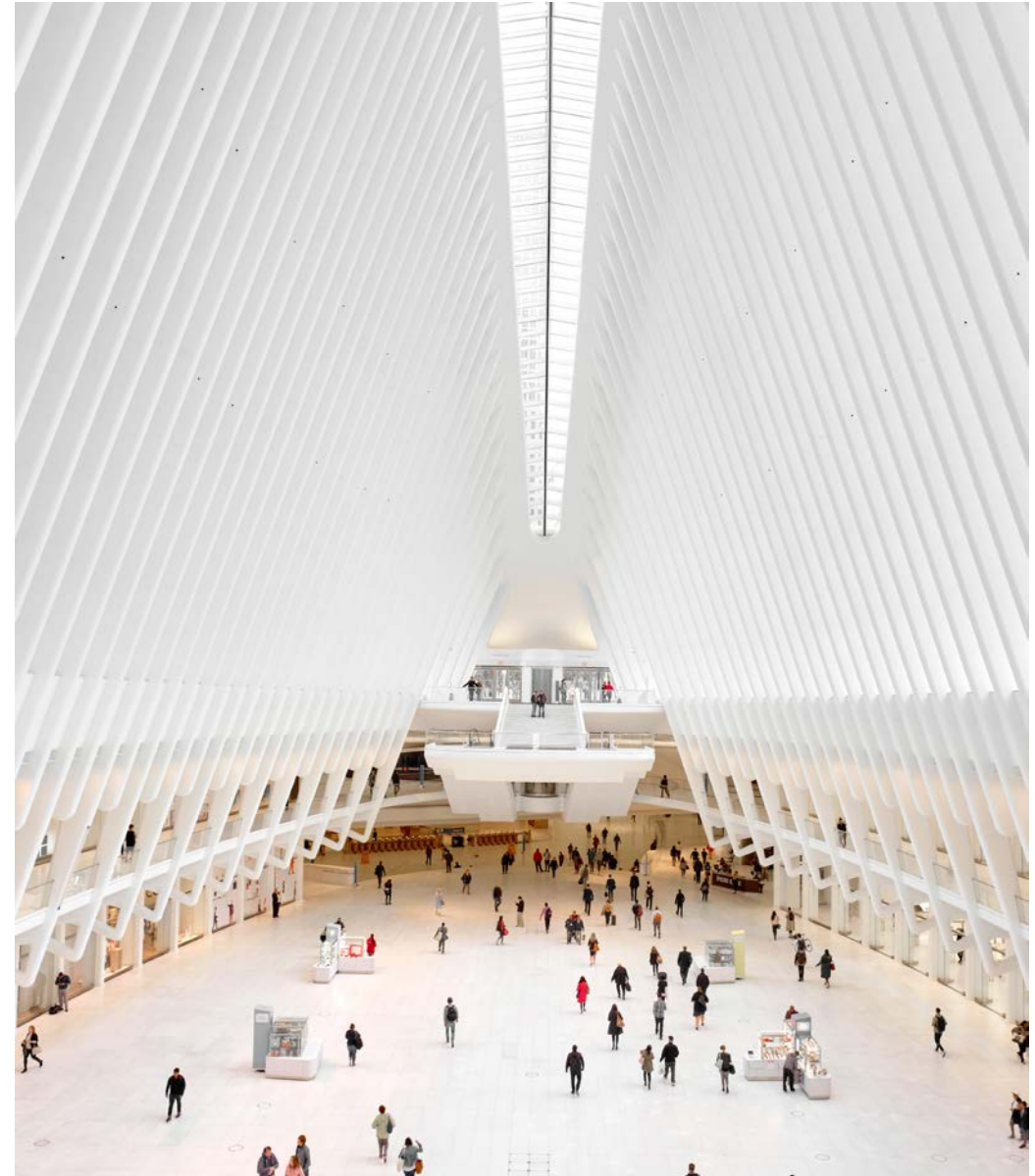
The broader Martin Place Station Precinct, including relationship and connectivity with below ground station spaces

B

Diverse retail offerings to meet the demands of workers, visitors and public transport customers

C

Existing retail offerings within the locality.





An architectural rendering of a city street scene. On the left, a modern building with a grid-like facade of vertical fins and glass panels rises. To its right is a classical building with a portico of columns. Behind the classical building is a tall, curved glass skyscraper. The street is lined with trees, and a silver sports car is parked on the left. Pedestrians are visible on the sidewalks. The sky is clear and blue.

# 07

## Closing Questions



An architectural rendering of a city street scene. On the left, a modern building with a light-colored, vertically-slatted facade and large glass windows. To its right is a classical building with a prominent portico supported by columns. Behind the classical building is a tall, modern skyscraper with a curved, glass-clad facade. The street is lined with trees, and several cars and pedestrians are visible. The sky is clear and blue.

# 08

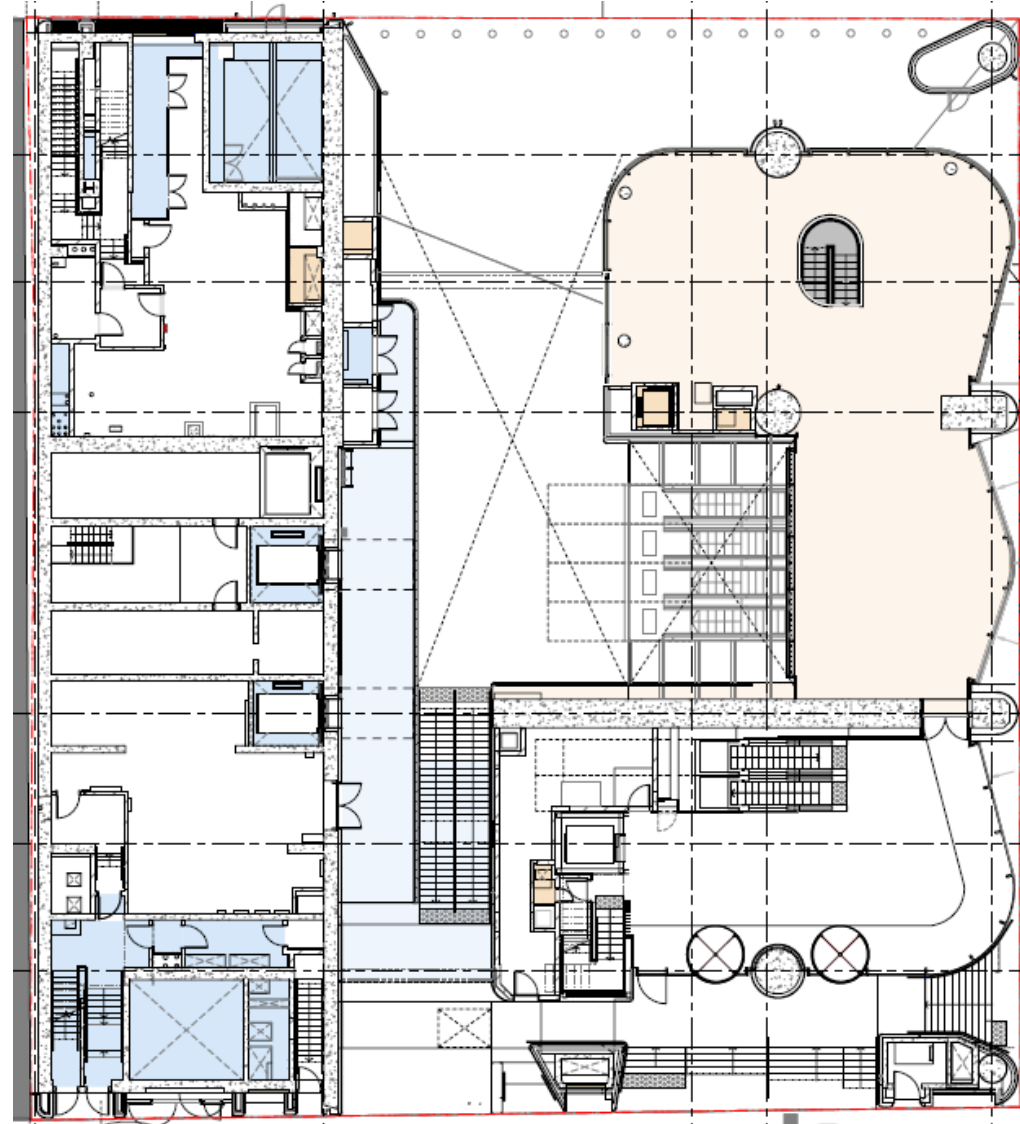
## Appendix



South Retail

## Appendix A – Floor Plans

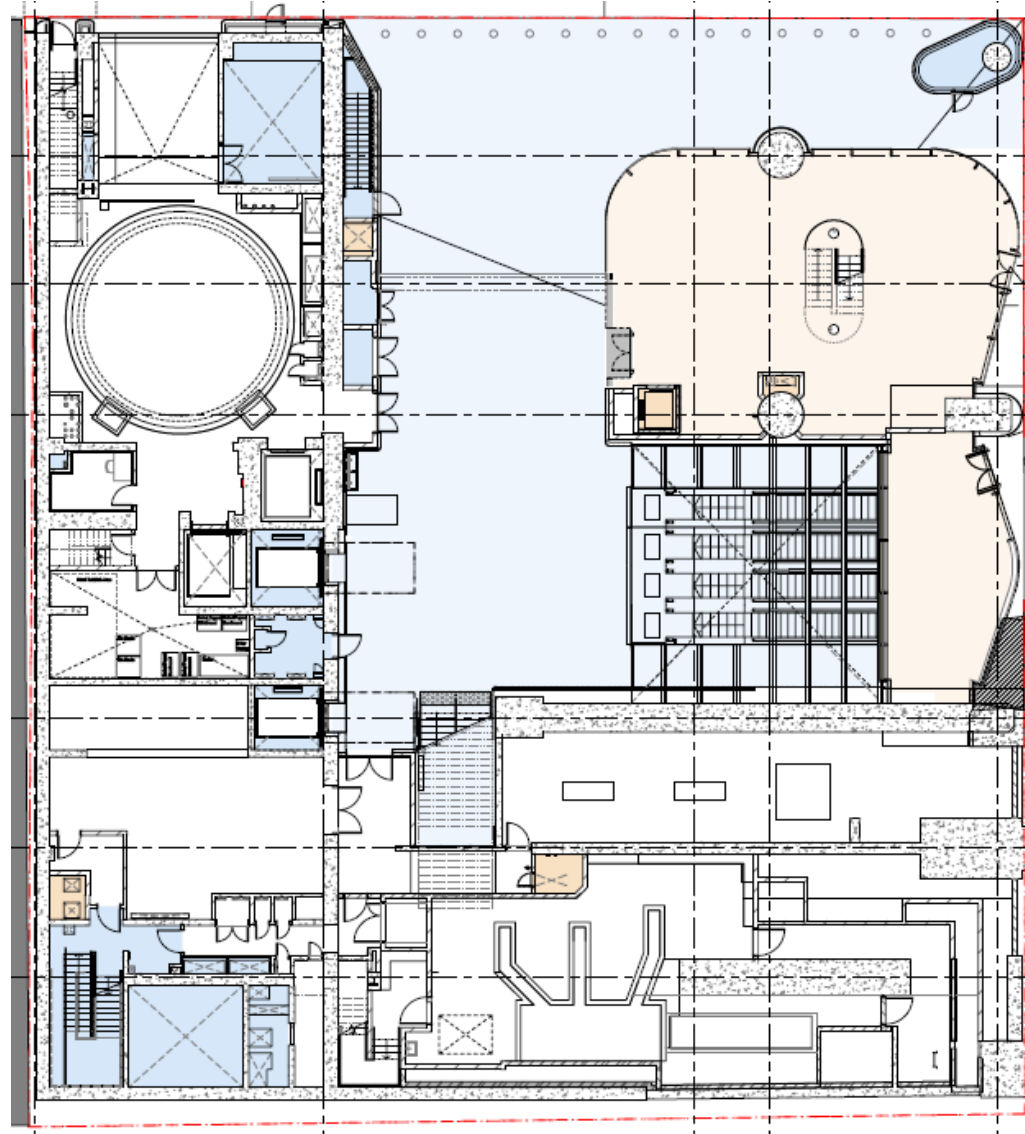
### Ground Floor Plan





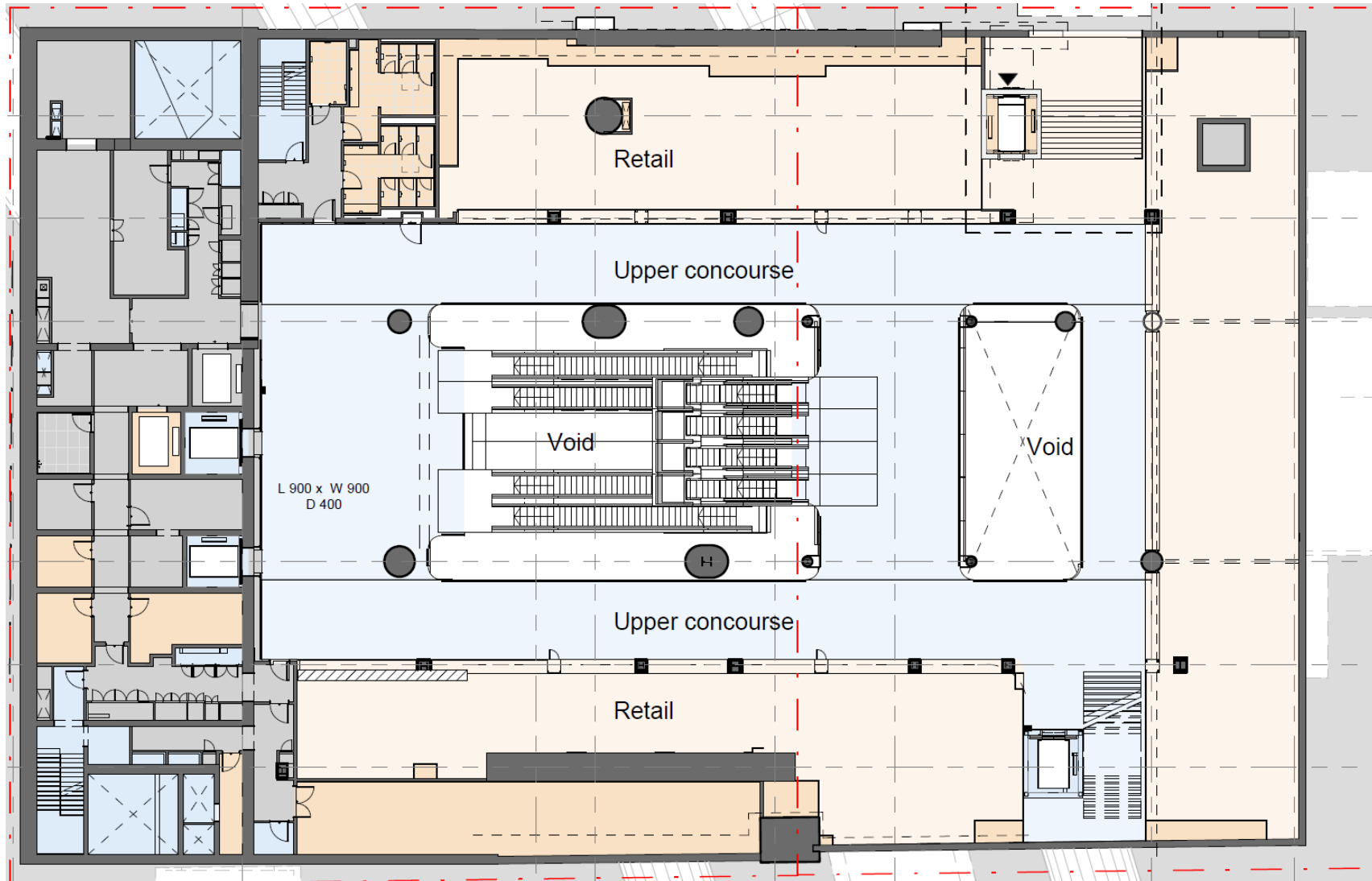
South Retail

# Lower Ground Floor Plan



## South Retail

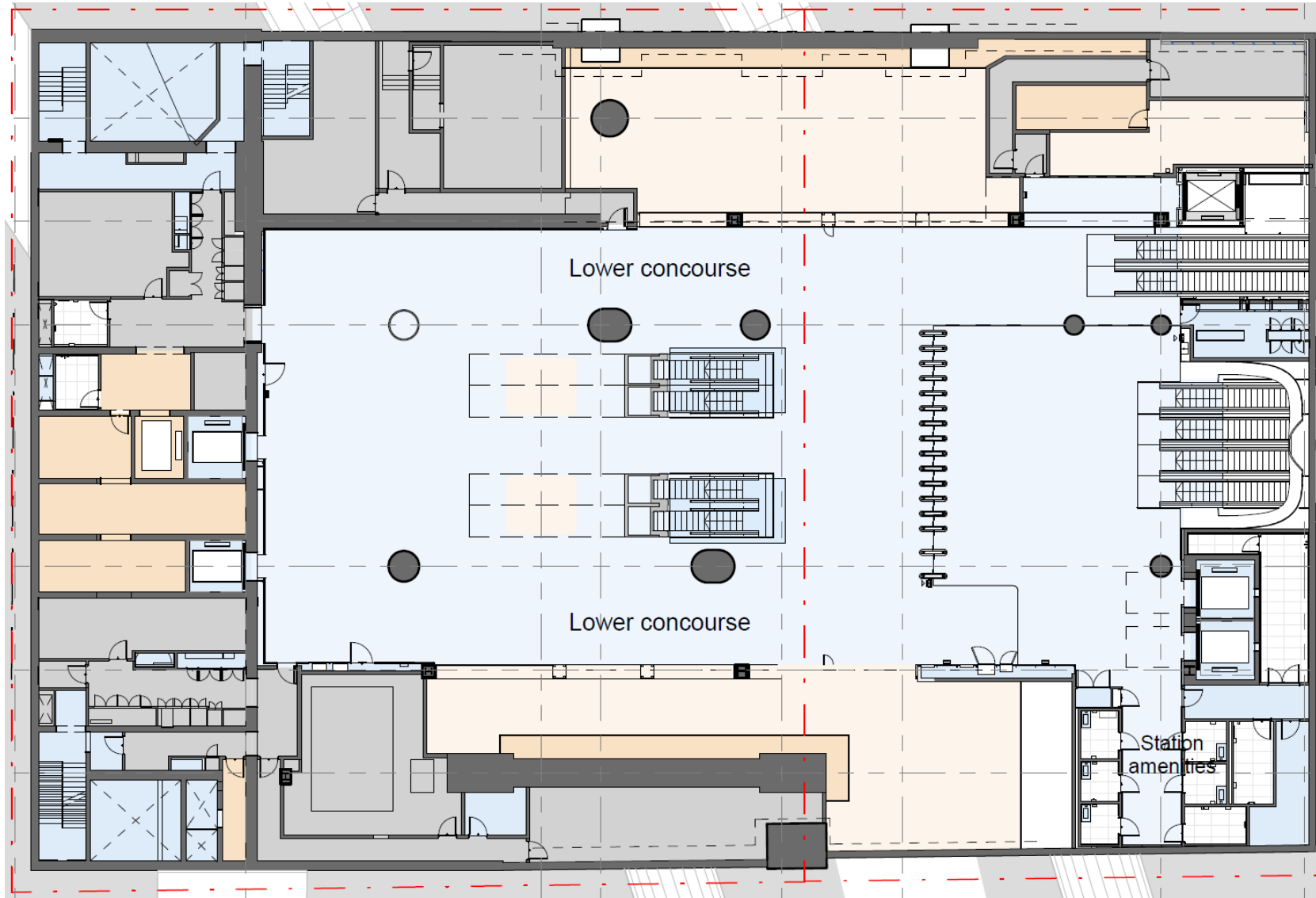
## B1





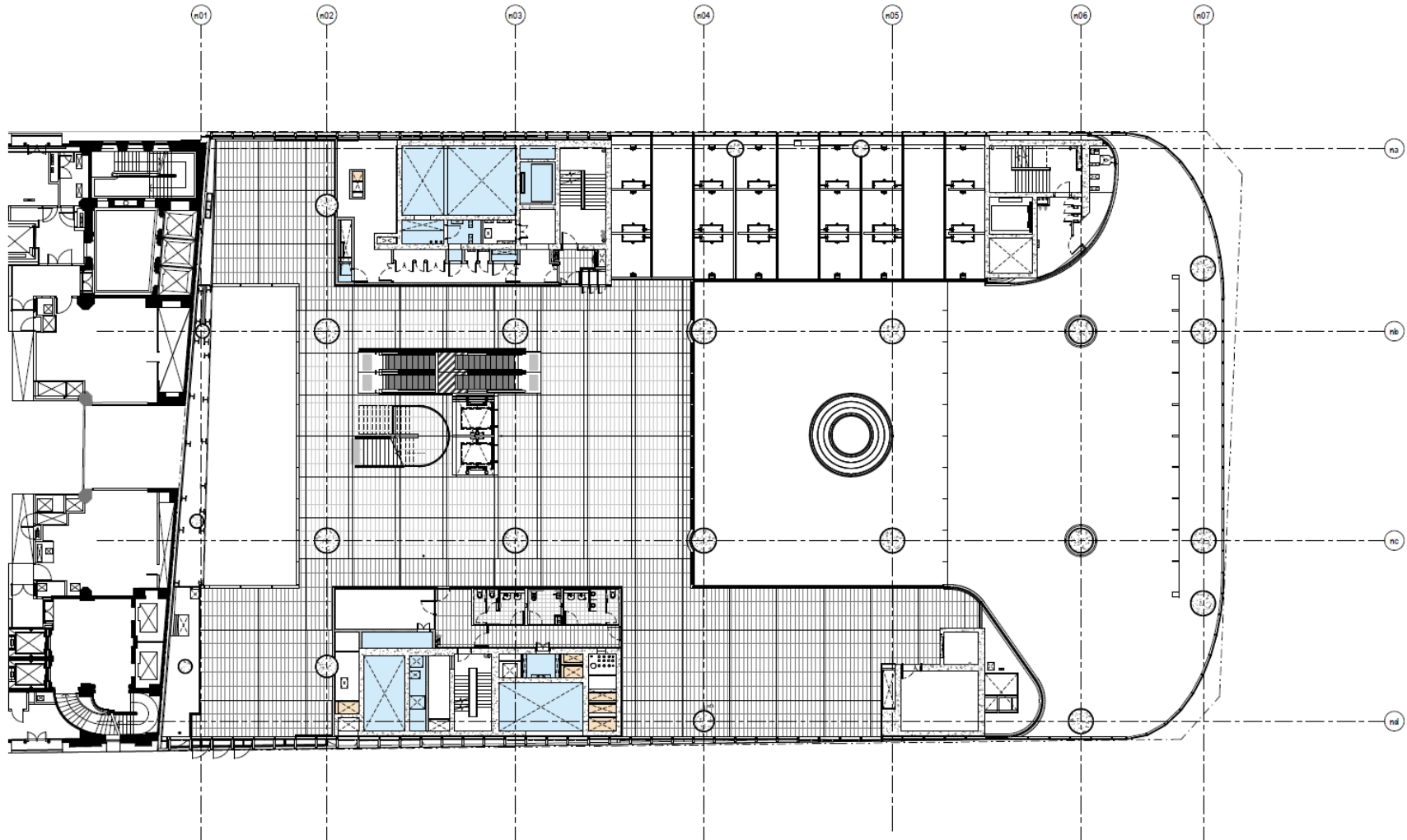
## South Retail

## B2



North Retail

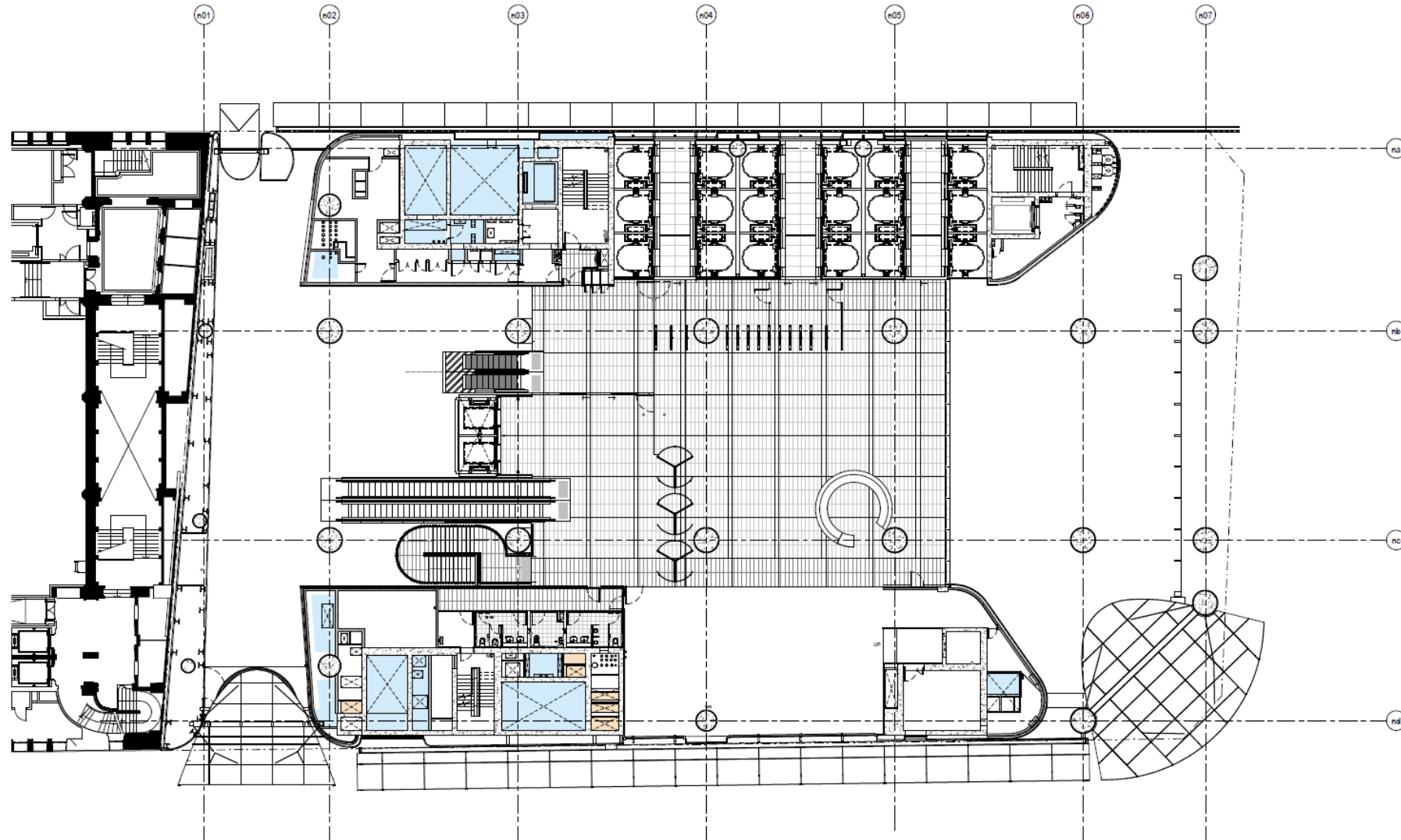
## Level 2 Floor Plan





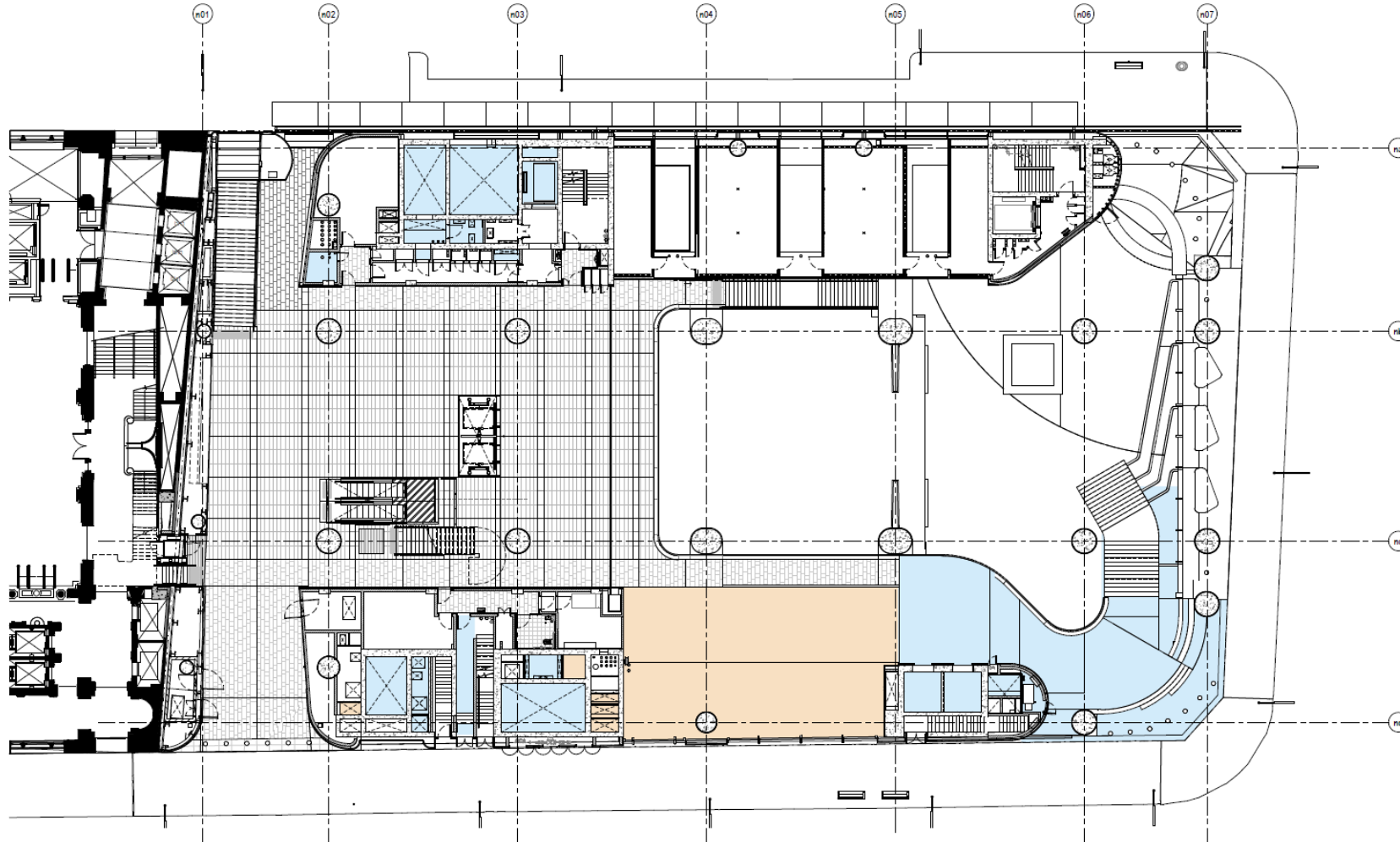
North Retail

## Level 1 Floor Plan



North Retail

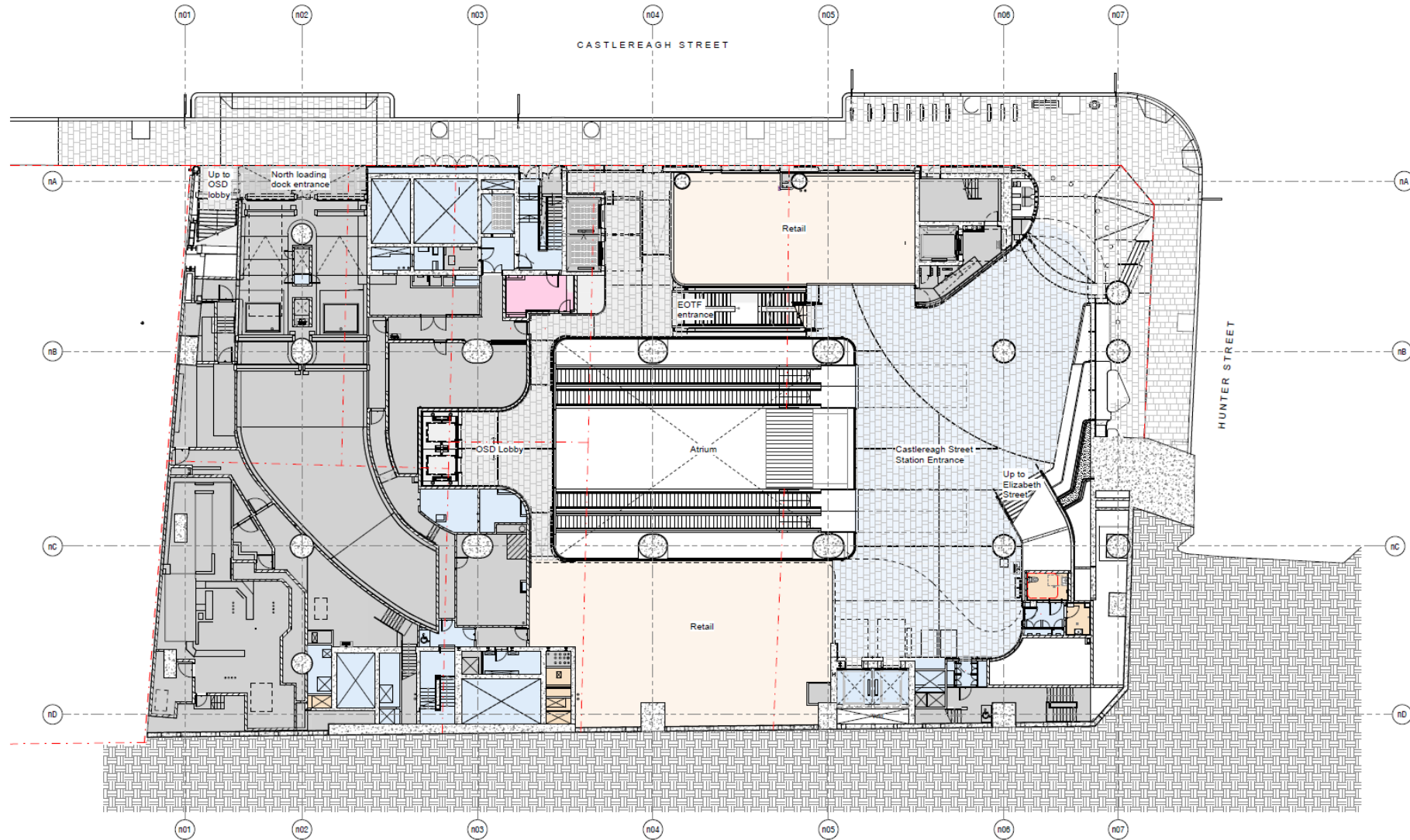
## Ground Floor Plan





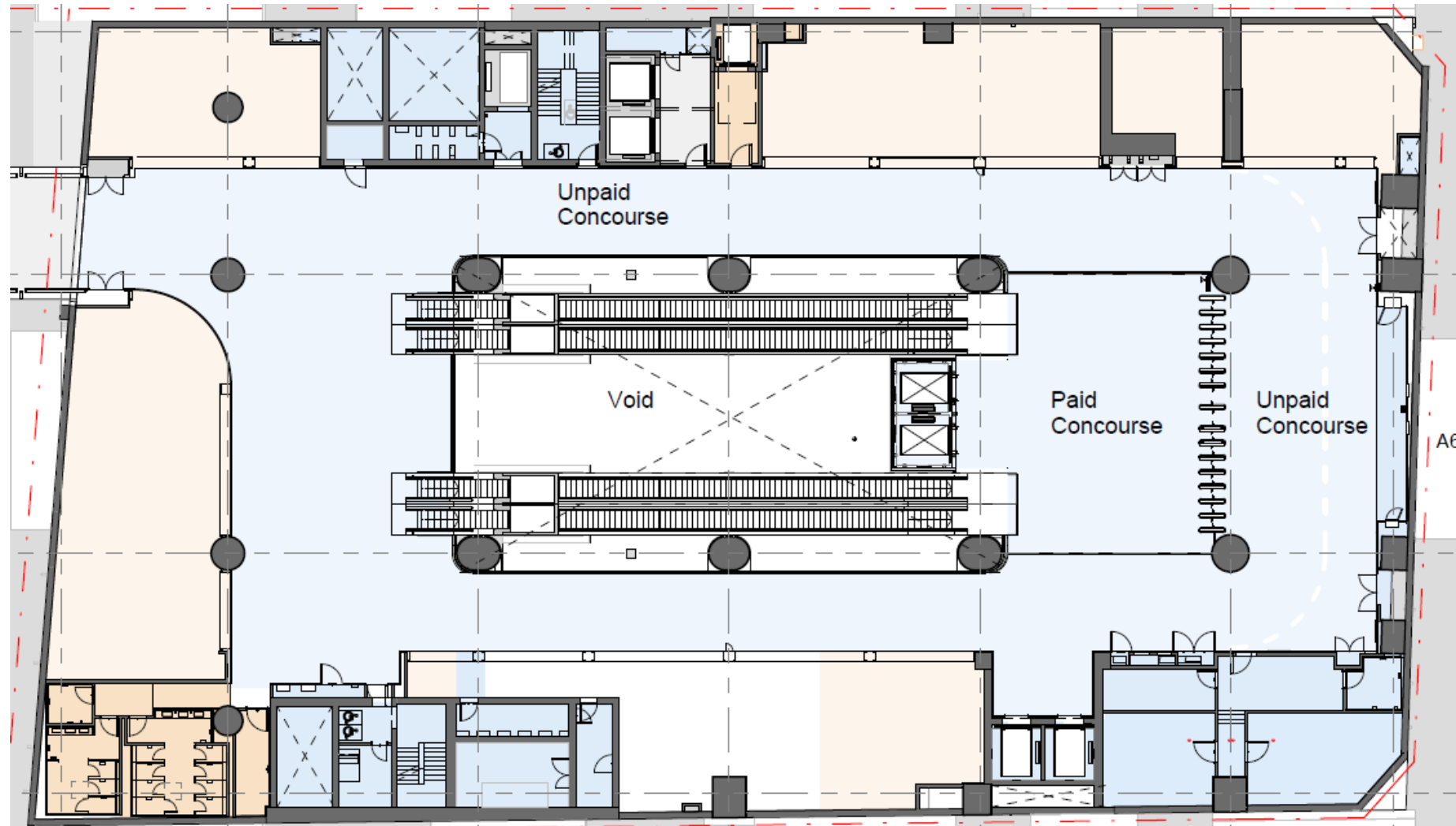
## North Retail

## Lower Ground Floor Plan



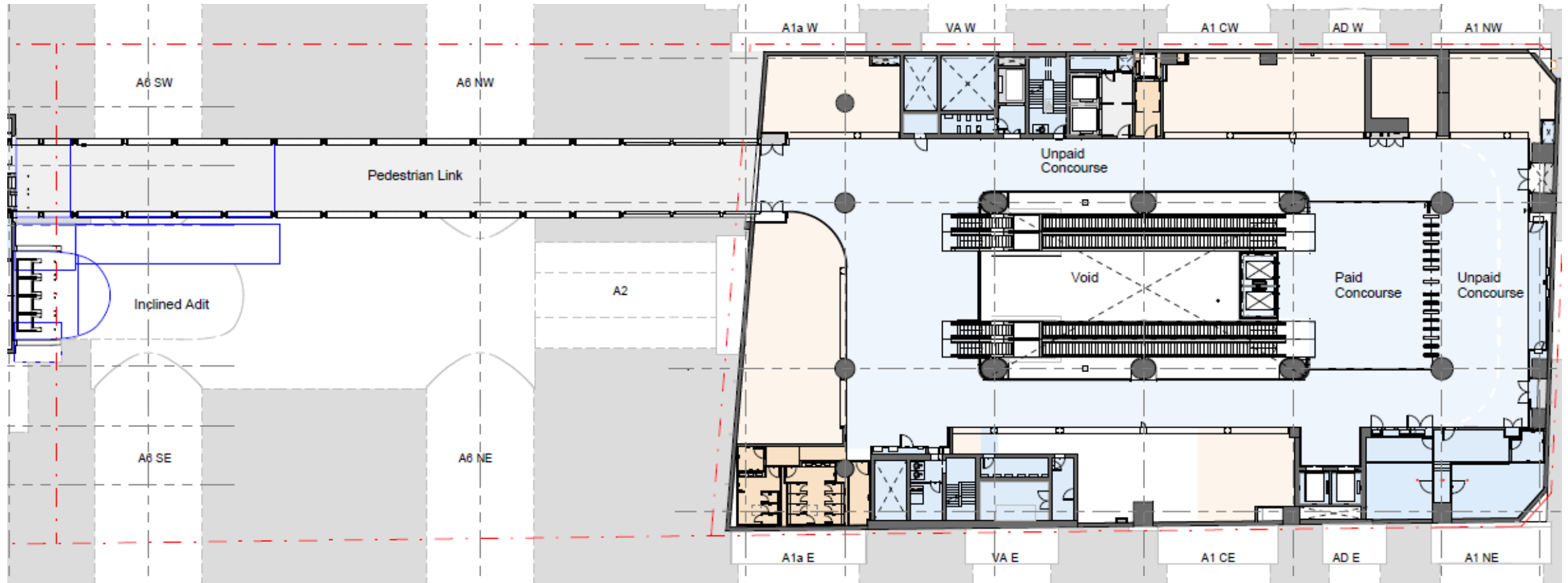
North Retail

## B3 Floor Plan





# Concourse Link

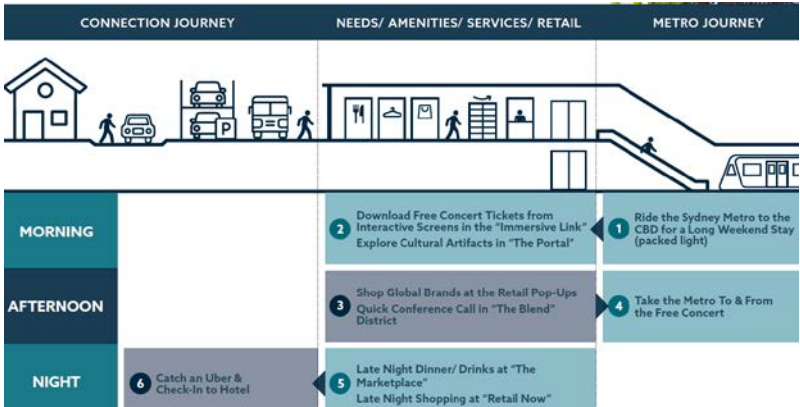


# Appendix B – Journey Mapping



## Broader Sydney Residents

Customer journey



## Tourists

Customer journey



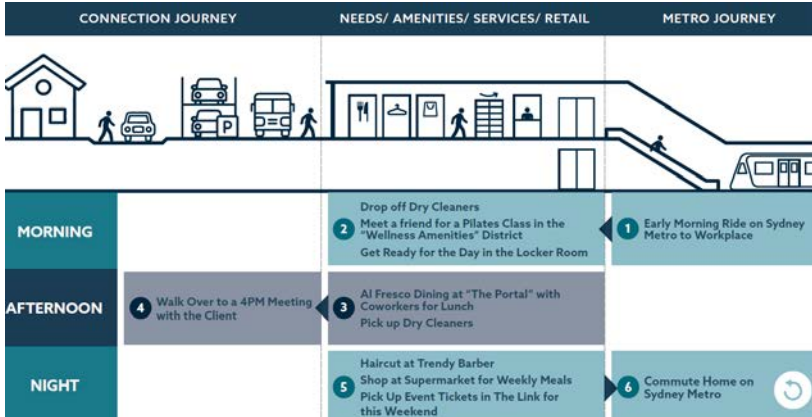
## Local workers

Customer journey



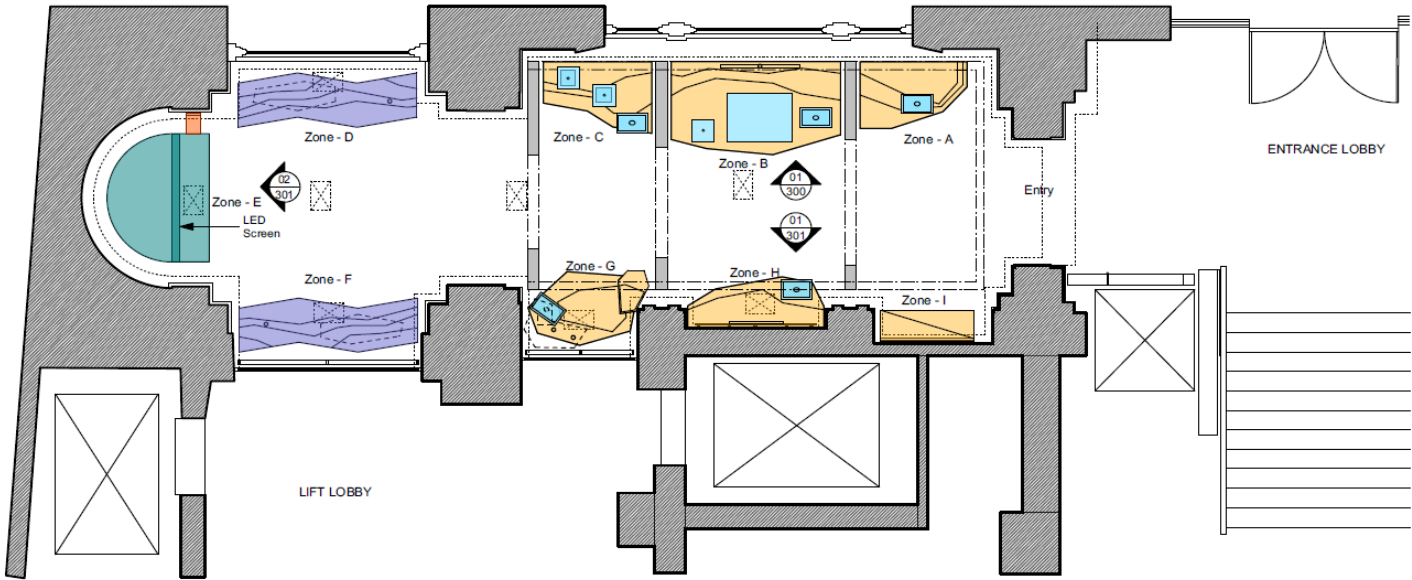
## Commuters

Customer journey





# Appendix C – Warrane Exhibition



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