

GOVERNMENT ARCHITECT NEW SOUTH WALES

2 October 2020

MARTIN PLACE OSD DRP – SESSION 15 30.09.20

Michael Silman
Executive Director
Corporate Operations Group

Dear Michael,

Via email:
Michael.Silman@macquarie.com

In accordance with Conditions B14 and B15 of the approved project, the Martin Place Retail Strategy was presented to seek the views of the DRP before seeking the Planning Secretary's endorsement.

It was acknowledged that designing a retail strategy in the time of Covid-19 is difficult given retail principles have been changed by the pandemic, however the project will be realised over the next three years, post-pandemic, and consideration of the future of retail has informed the strategy.

Retail Strategy

The Martin Place Retail Strategy is supported, noting it was a comprehensive presentation that enabled the Panel to understand the contextual background and global trends, the proposed vision and principles, and the different spatial experiences and retail offerings throughout the Martin Place Precinct. There is great potential for a richness of outcomes and the Panel looks forward to seeing these realised.

Overall, the Panel believes Conditions B14 and B15 have been discharged, however it is acknowledged that the Retail Strategy will continue to be developed as detailed design for the North Tower, South Tower and station progresses. As this occurs, the Retail Strategy will need to demonstrate:

- integration of the project with the broader Martin Place Precinct, including future connections with below ground station spaces, particularly the MLC link, and the public realm, noting Macquarie's and Sydney Metro's jurisdiction
- final arrangement, design and hours of operation of retail spaces that support a mix and diversity of sustainable and innovative retail uses and daily-need service providers
- level of flexibility is embedded into the design to ensure retail and activation can respond to changing demographic needs, retail disruption and emerging trends post-Covid and reflects the Martin Place Precinct's role within the city
- final materials palette, particularly interior linings, noting a prototype has been developed
- opportunities for activation, curation, events, leisure and interactive experiences are provided through a range of tools and mediums, including in the concourse link, which is better seen as public space rather than retail and

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presents an opportunity to be programmed with Indigenous artists, immersive art and provision to sit and dwell

- consultation with relevant stakeholders and how any feedback has been addressed.

Next Steps

Conditions B14 and B15

The items noted above are critical to the successful integration of the retail component with the development and should continue to be considered through the next stages of design.

Open items

It is understood that the following items will be brought to the DRP for review and endorsement at a later date:

- landscape proposal to L10 terrace
- link between North Tower and 50 Martin Place.

GANSW appreciates the project team's efforts in bringing these matters to the Panel and anticipates future review of the project as it develops to ensure design excellence is achieved.

Sincerely



Yvonne von Hartel
Acting Chair, Martin Place OSD DRP

CC

Panel members – Bob Nation, Graham Jahn, John Choi

Macquarie – Michael Silman, Anthony Henry, Steve Mouldsdale, Will Jacobsen, Adrian Dei Agnoli, Paul Brogan, Kate Blake, Geordie Prasser, Marc Yeo

Lendlease – Cassandra Golding, Daniel Barbant

Savills – Stephanie Ballango

JPW – Paul van Ratingen, Brendan Murray

Grimshaw – Paul Byrne

TfNSW – Bill Luders

DPIE – Russell Hand, Joina Mathew

GANSW – Emma Kirkman

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