

20 November 2020

Jim Betts
 Secretary
 Department of Planning, Industry and Environment
 12 Darcy Street
 Parramatta NSW 2150

Attention: Russell Hand (Principal Planning Officer – Key Sites Assessment)

SYDNEY METRO MARTIN PLACE STATION PRECINCT – SATISFACTION OF CONDITION B14 AND B15 OF SOUTH SITE (SSD 9326)

Dear Russell,

Macquarie Corporate Holdings Pty Ltd (Macquarie), would like to acknowledge receipt of the discharge letter dated 9 November 2020 that the Department issued on the North Tower (SSD9270) and accordingly seeks to discharge consent conditions B14 and B15 of SSD9326 for the South Site, Martin Place Station Precinct.

Condition B14 requires the revised Retail Strategy to be submitted to the satisfaction of the Planning Secretary and states as follows (with similar wording on both North and South site):

B14. Within 18 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.*

In doing so, Macquarie must also comply with Condition B15 as stated:

B15. When developing the Retail Strategy design above, the Applicant shall engage with, and seek the views of, the Martin Place Over Station Development Design Review Panel and provide evidence of how that feedback has been address before seeking the Planning Secretary’s endorsement

Compliance with Condition B15

Condition B15 requires Macquarie to seek the views of the Martin Place Over Station Development Design Review Panel (DRP) in relation to the Retail Strategy design. A DRP session was held on the 30 September 2020 where Macquarie presented the Retail Strategy (included as **Attachment A**) for the Martin Place Station Precinct and sought the views of the Panel Members.

The DRP has advised that it supports the Retail Strategy (as noted in the DRP minutes), subject to comments contained in those minutes. A copy of the DRP’s advice and feedback is included in **Attachment B** and Macquarie outlines its intention to address them as follows:

	DRP’s Comments	Macquarie’s Response
	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:	

	DRP's Comments	Macquarie's Response
1	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	<i>The project team agrees that the integration with the broader precinct is important noting that the current design already allows for the provision of the MLC Link. Further investigations continue for additional connections along with coordination with the City of Sydney in relation to the public realm</i>
2	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	<i>The overall Retail Strategy presented on the 30th September 2020 provided possible options on the mix of retail offerings and tenants. The range of offerings (and options available to future tenants) will support the diversity and daily needs of all users.</i> <i>Market engagement and Expressions of Interest for various tenant options are expected to commence from mid 2021.</i>
3	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	<i>The Base build infrastructure will accommodate the latest technological specifications to allow flexibility. Tenancy fitout guidelines will specify compliance with BMS and integration with wireless technology, data and reporting.</i>
4	final materials palette, particularly interior linings, noting a prototype has been developed	<i>Macquarie is committed to achieving a high-quality outcome as the long-term owner and occupier of the Martin Place Precinct</i>
5	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 presents an opportunity to be programmed with Indigenous artists, immersive art and provision to sit and dwell	<i>Macquarie intends to develop an ongoing program which will activate the precinct in the following ways:</i> <ul style="list-style-type: none"> - <i>Connecting visitors to the precinct to cultural institutions nearby through provision of information in the concourse link</i> - <i>Curating a program of public exhibitions in the Macquarie 'Space' gallery on level 2 of the North Tower, and programming the concourse link with public art. The concourse link immersive experience continues to be developed.</i> - <i>Providing access to information on the cultural narrative of the place through exhibitions, integration of aboriginal art, inclusion of native landscaping and digital means</i> - <i>Providing public access to the Learning and Event centre on levels 3 and 4 for selected events</i> - <i>Working collaboratively on promoting local events such as Sydney Open and Vivid</i> <i>Curating a seasonal program of events to promote arts and culture in the Ground Plane</i>

	DRP's Comments	Macquarie's Response
		<i>e.g. music performances with community choirs</i>
6	consultation with relevant stakeholders and how any feedback has been addressed.	<i>Project team meeting with the City of Sydney (which also included representation of, Sydney Metro and Department of Planning, Industry and Environment). Minutes of the meeting has been appended to this request.</i>

Accordingly, Macquarie is seeking the Planning Secretary's approval to discharge consent conditions B14 and B15 of SSD9326.

Should you have any queries about this matter, please do not hesitate to contact the undersigned or Steve Mouldale, Project Delivery Manager on 0429 656 806.

Yours sincerely,

Steve Mouldale
 Project Delivery Manager
 Steve.Mouldale@macquarie.com

Attachment A – Retail Strategy
Attachment B – Letter of support from Martin Place DRP dated 2nd October 2020