

Sydney Metro Martin Place

Sydney Metro and Over Station Development Design Review Panel #07

18 December 2018





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Project background

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| 06 | Discussion and Wrap Up |



01

Agenda

Sydney Metro and Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
1. Opening	<ul style="list-style-type: none"> Welcome and introduction 	Yvonne von Hartel, Acting Chair	2:00 – 2:10 (10 mins)
2. Project Update	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Southern façade options study <ul style="list-style-type: none"> Extent of articulation Design Materials Castlereagh Street views Elizabeth Street views 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	<ul style="list-style-type: none"> Feathered stair Public domain and opportunities for seating 	Paul van Ratingen, JPW	3.15 – 4.00 (45 mins)
4b. Street Level – Hunter enclosure	<ul style="list-style-type: none"> Security lines Extent of glazing 	Paul van Ratingen, JPW	
4c. Rain catchment of façade	<ul style="list-style-type: none"> Detailed design 	Paul van Ratingen, JPW	
4d. Awnings	<ul style="list-style-type: none"> Rationale for height and design 	Paul van Ratingen, JPW	
4e. Oculus	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none">Public art strategy update<ul style="list-style-type: none">Heritage artworksMacquarie-led Public ArtSydney 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	<ul style="list-style-type: none">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*

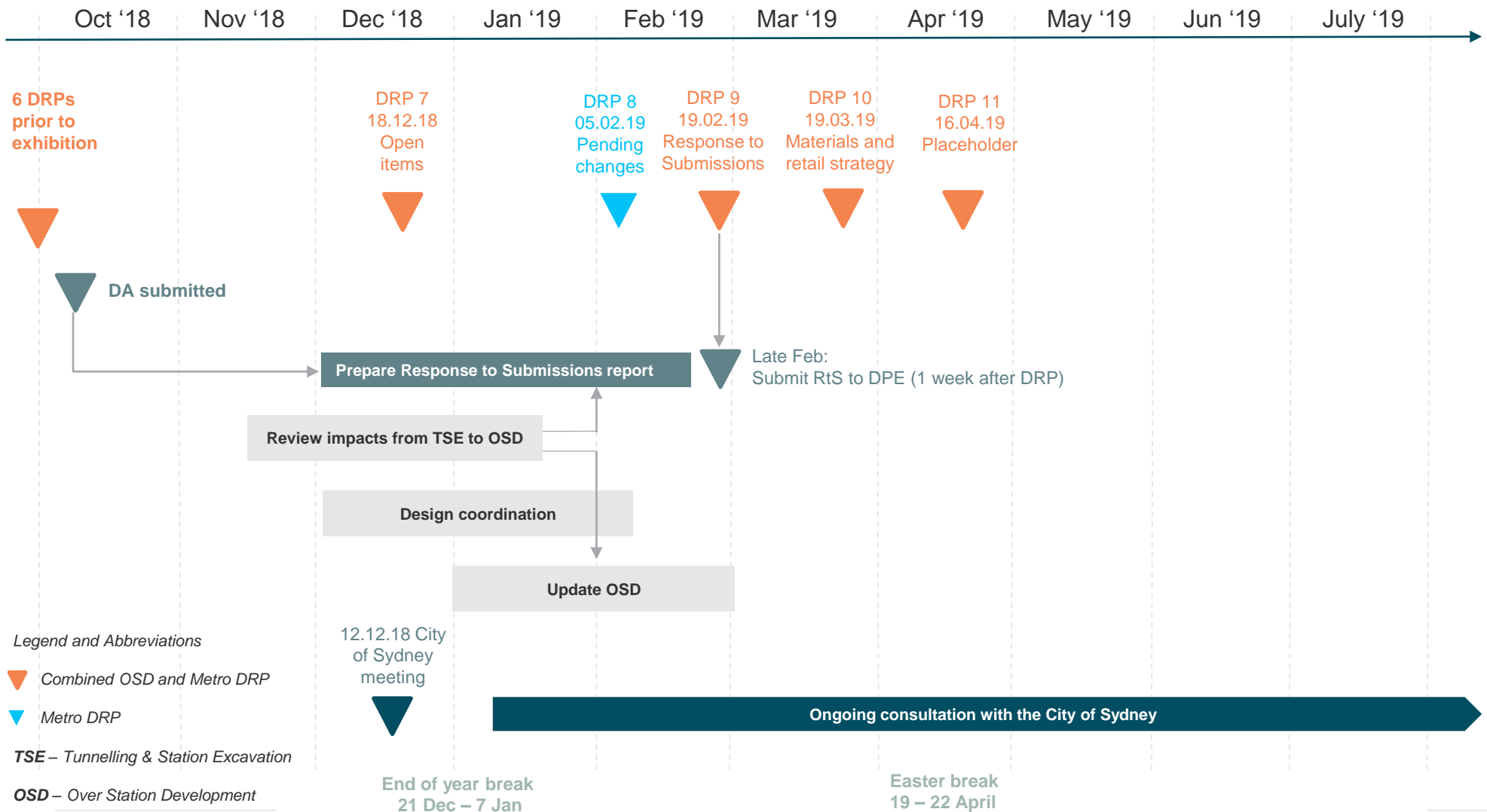
Precinct Wide

- 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:

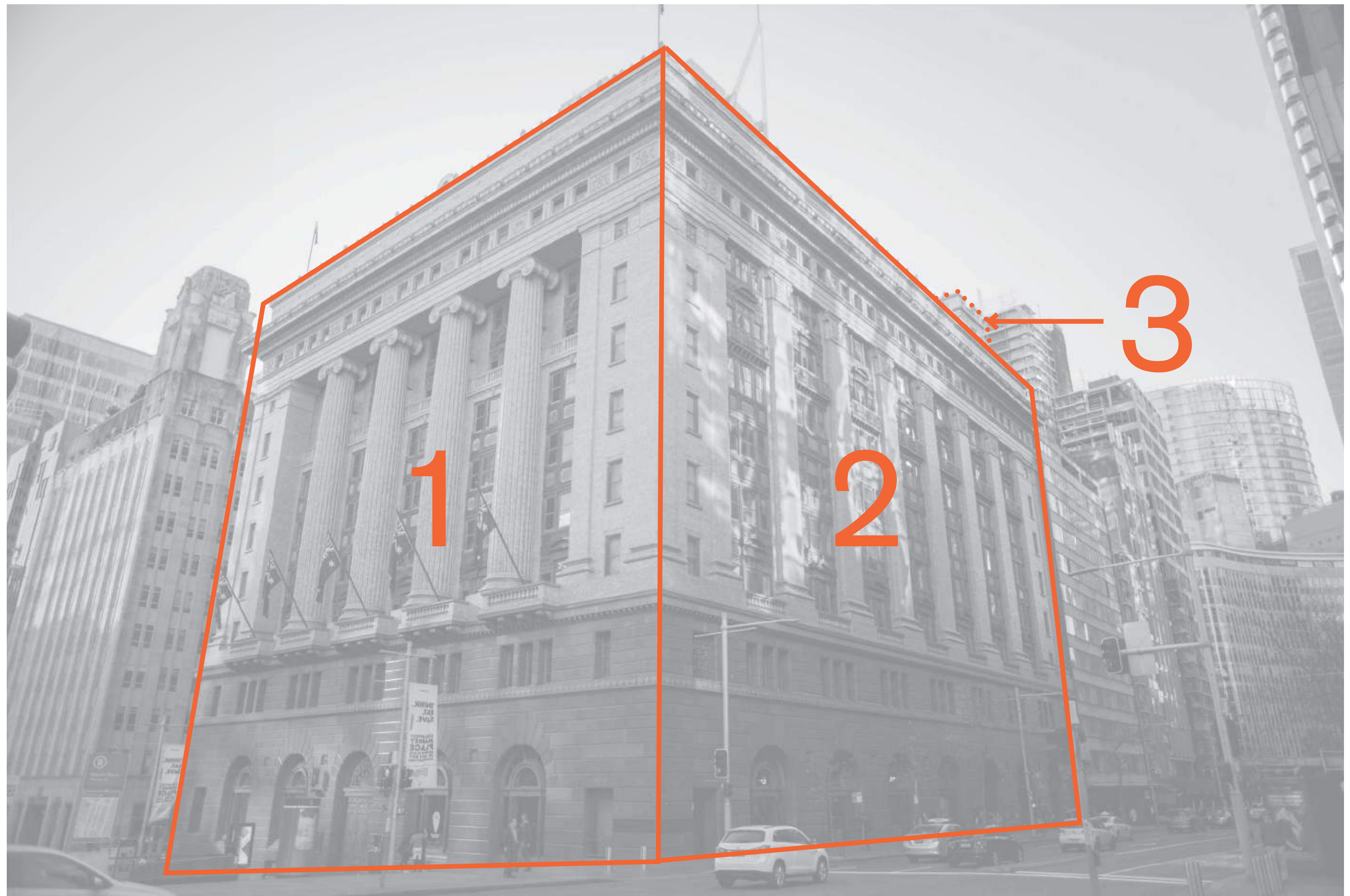
“We strongly recommend resolution of this [the south] façade in relation to the elevation as a whole, considering views from both Castlereagh and Elizabeth Streets.”

Comments to be resolved:

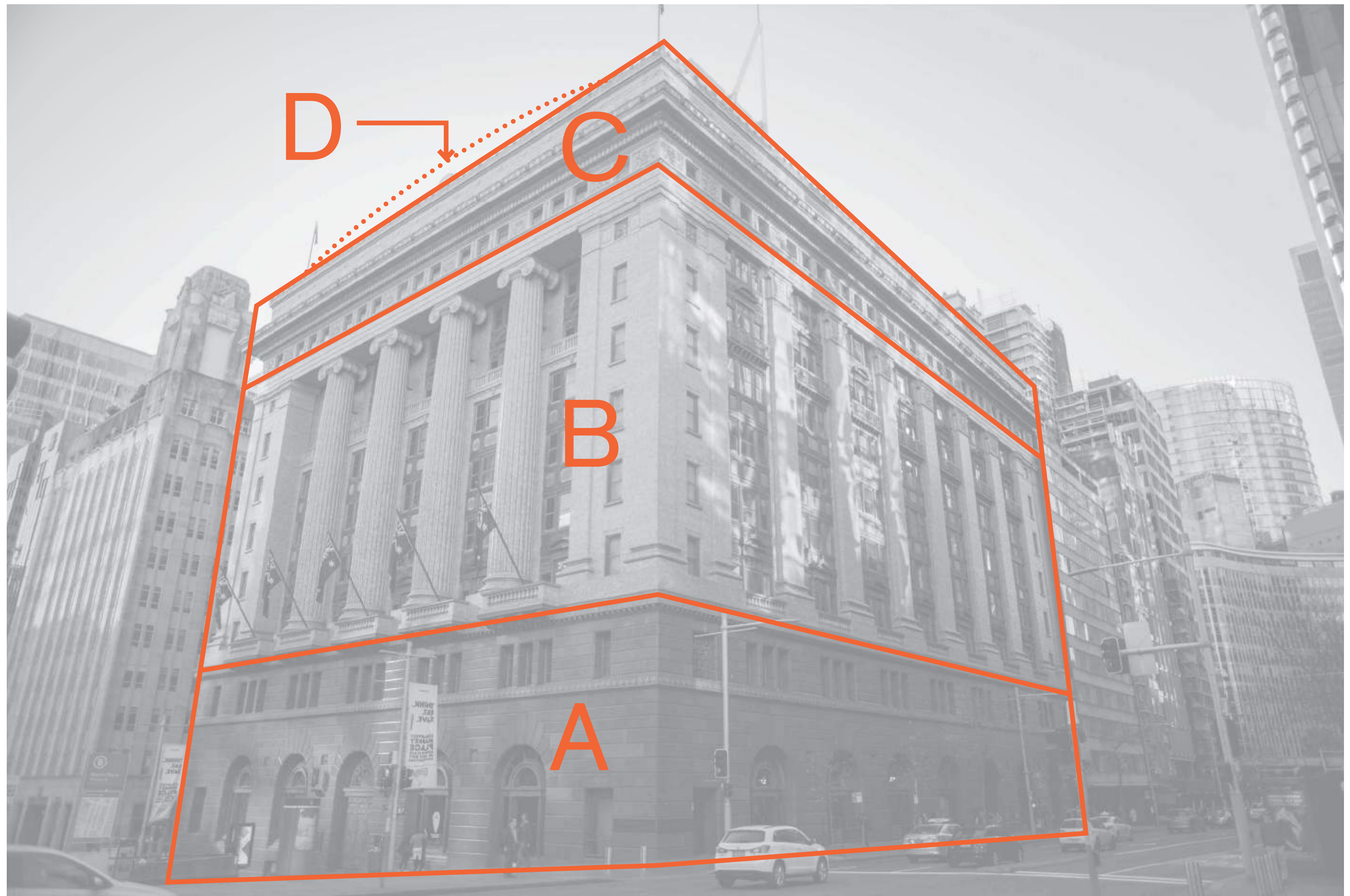
- amelioration of the negative impacts of the tall southern wall through articulation and texturing of this façade is to be included in the DA and presented for discussion at the next DRP; and
- tower floorplans be provided to understand building setbacks above the podium.







Hierarchy of facades





D

C

B

A



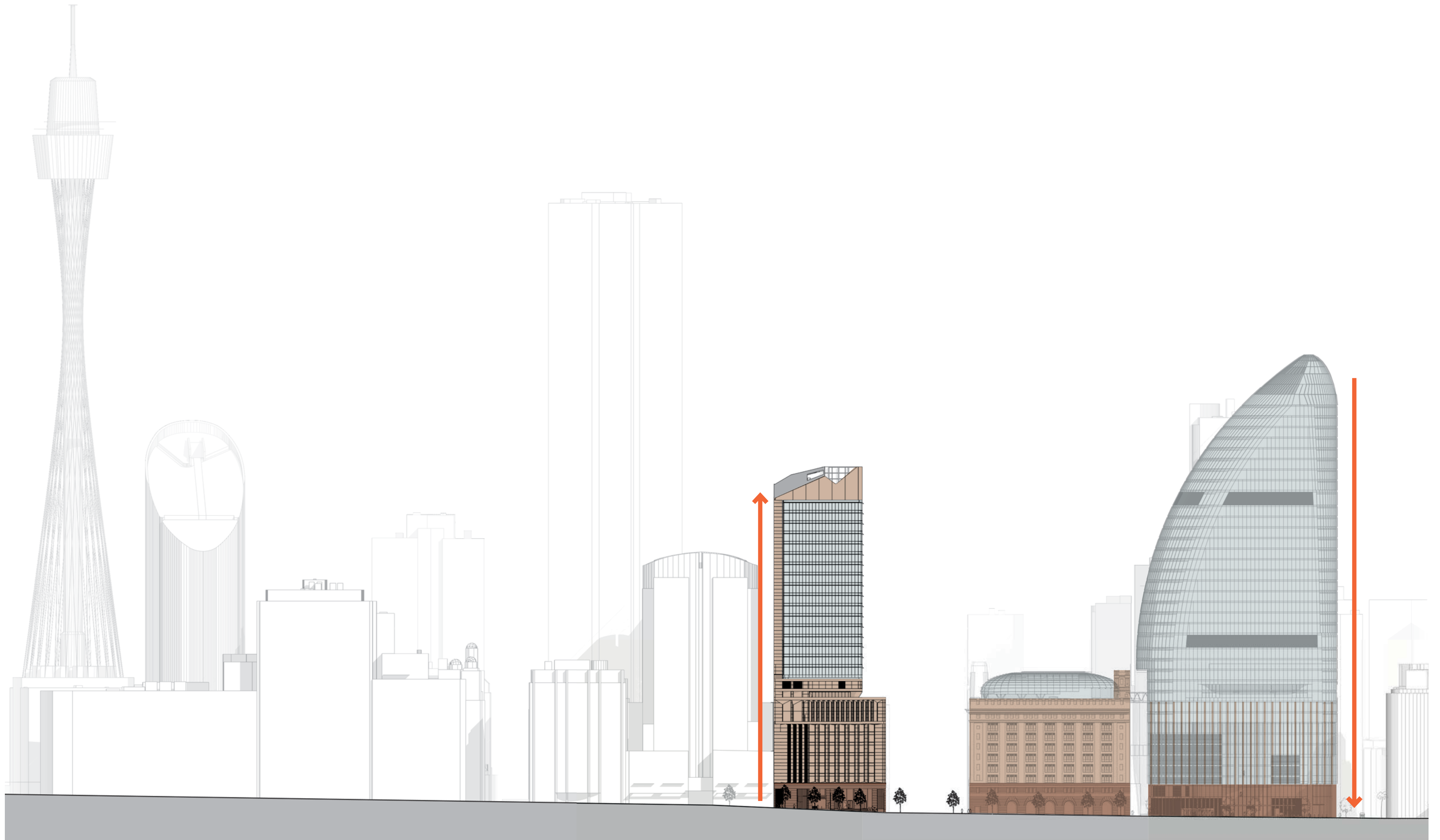
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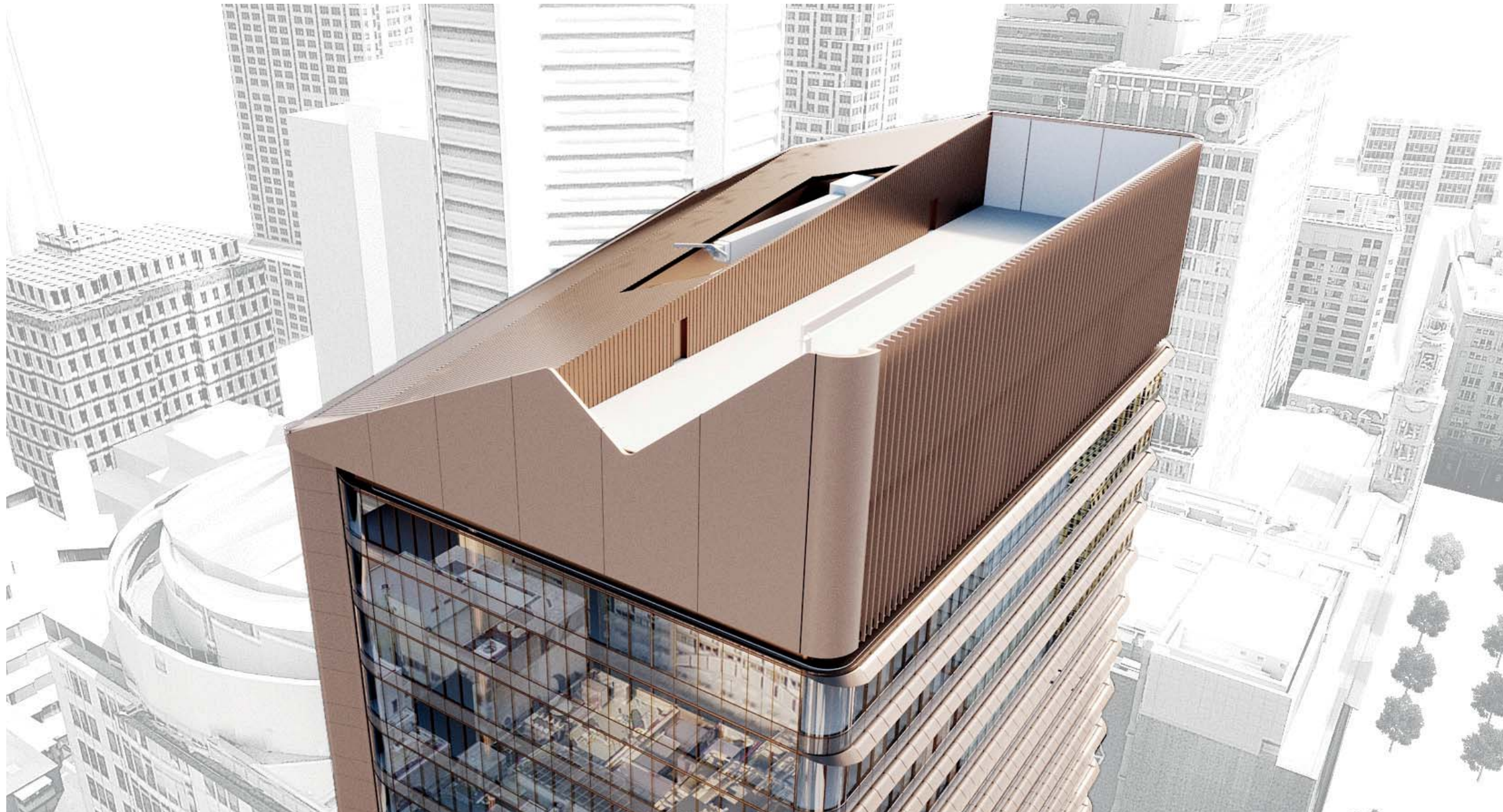
B

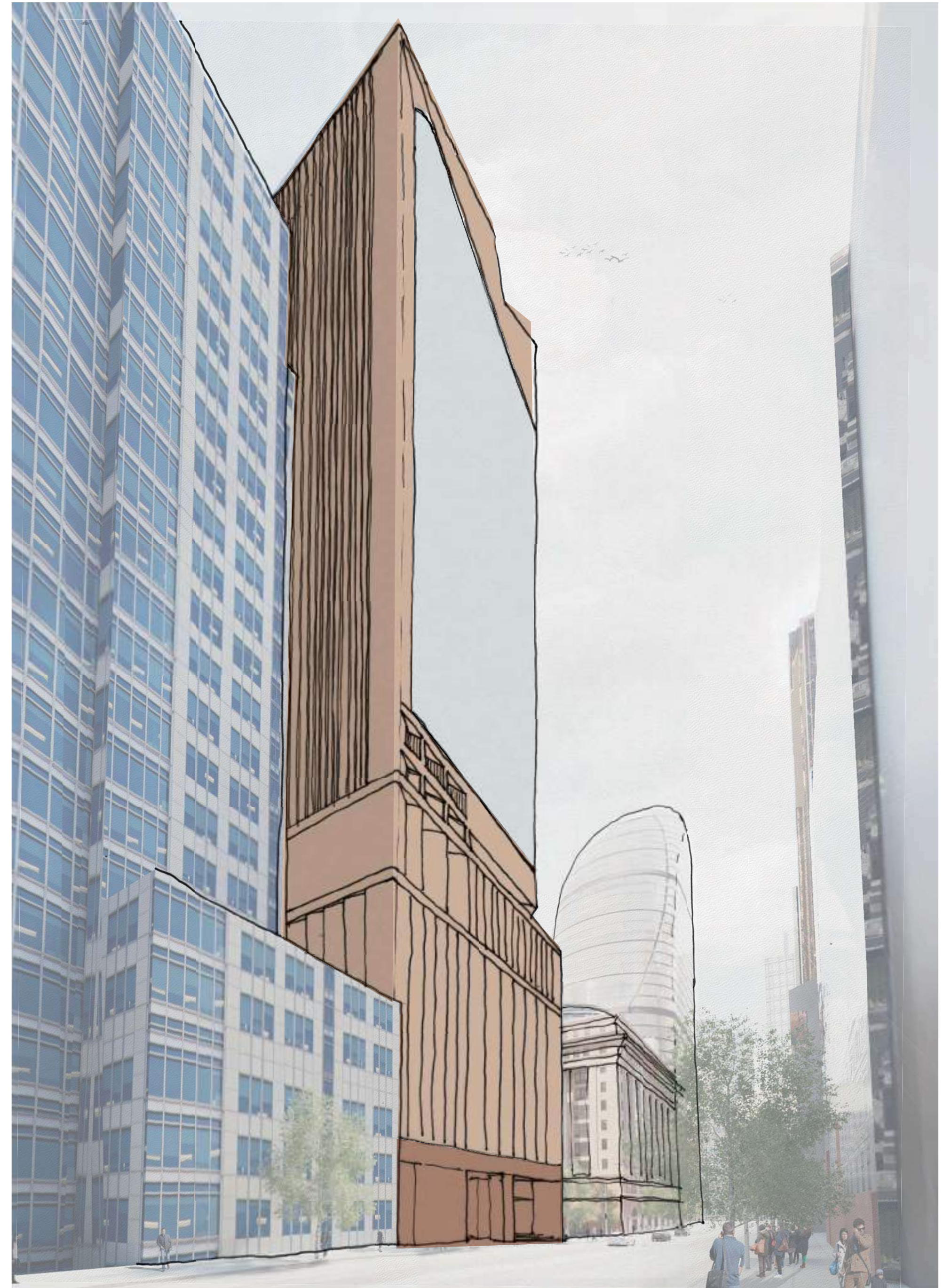
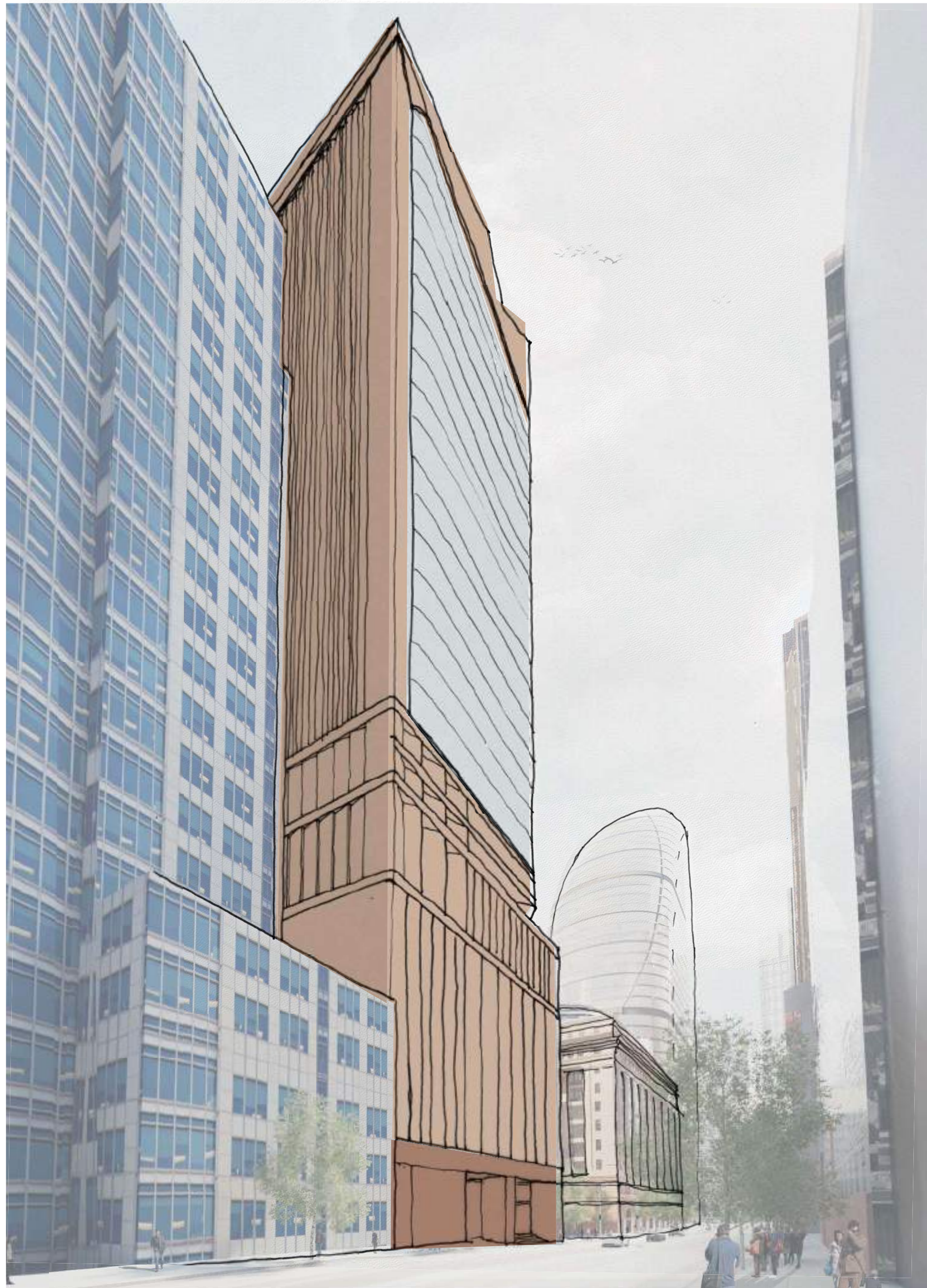
A

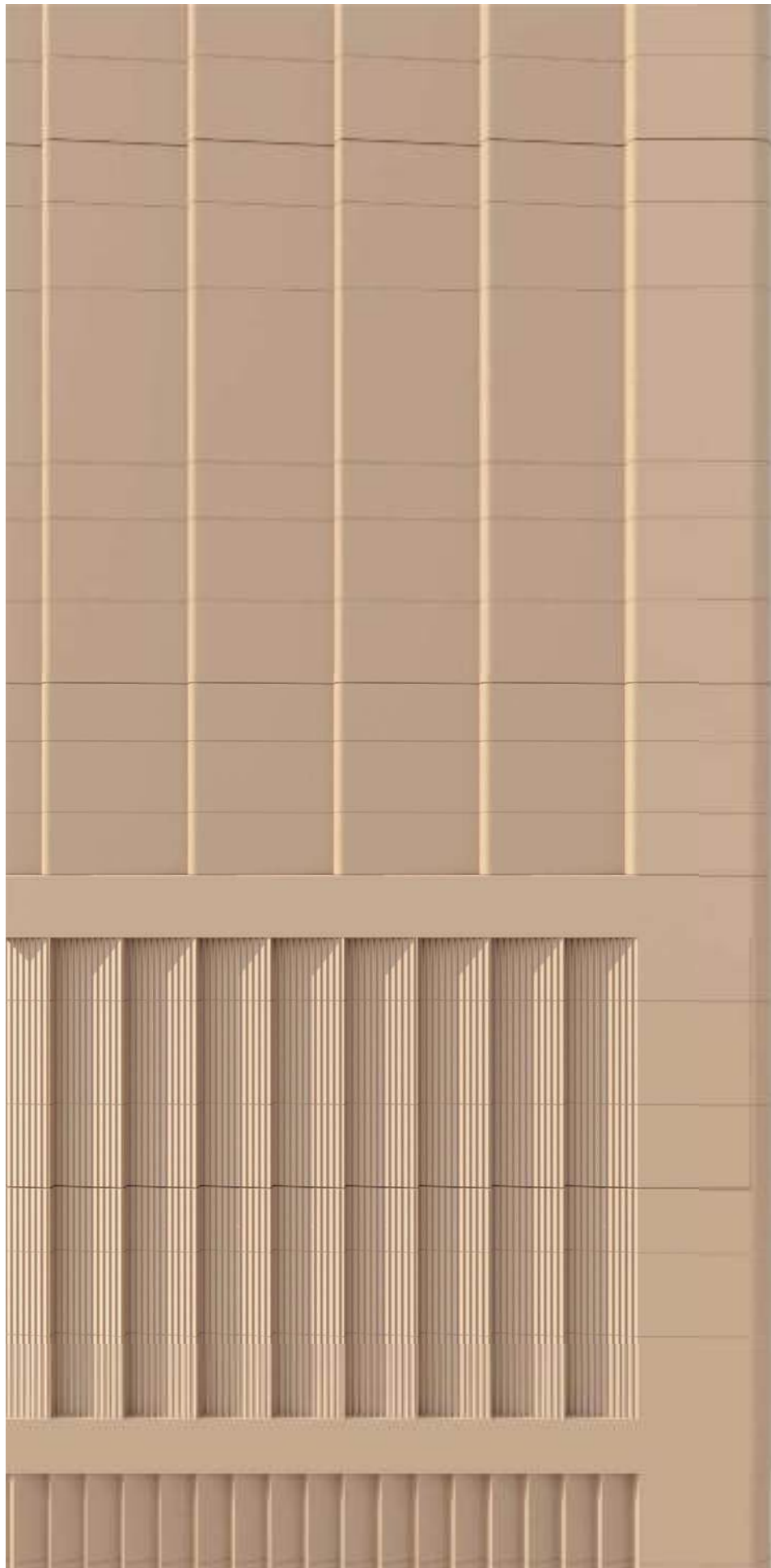
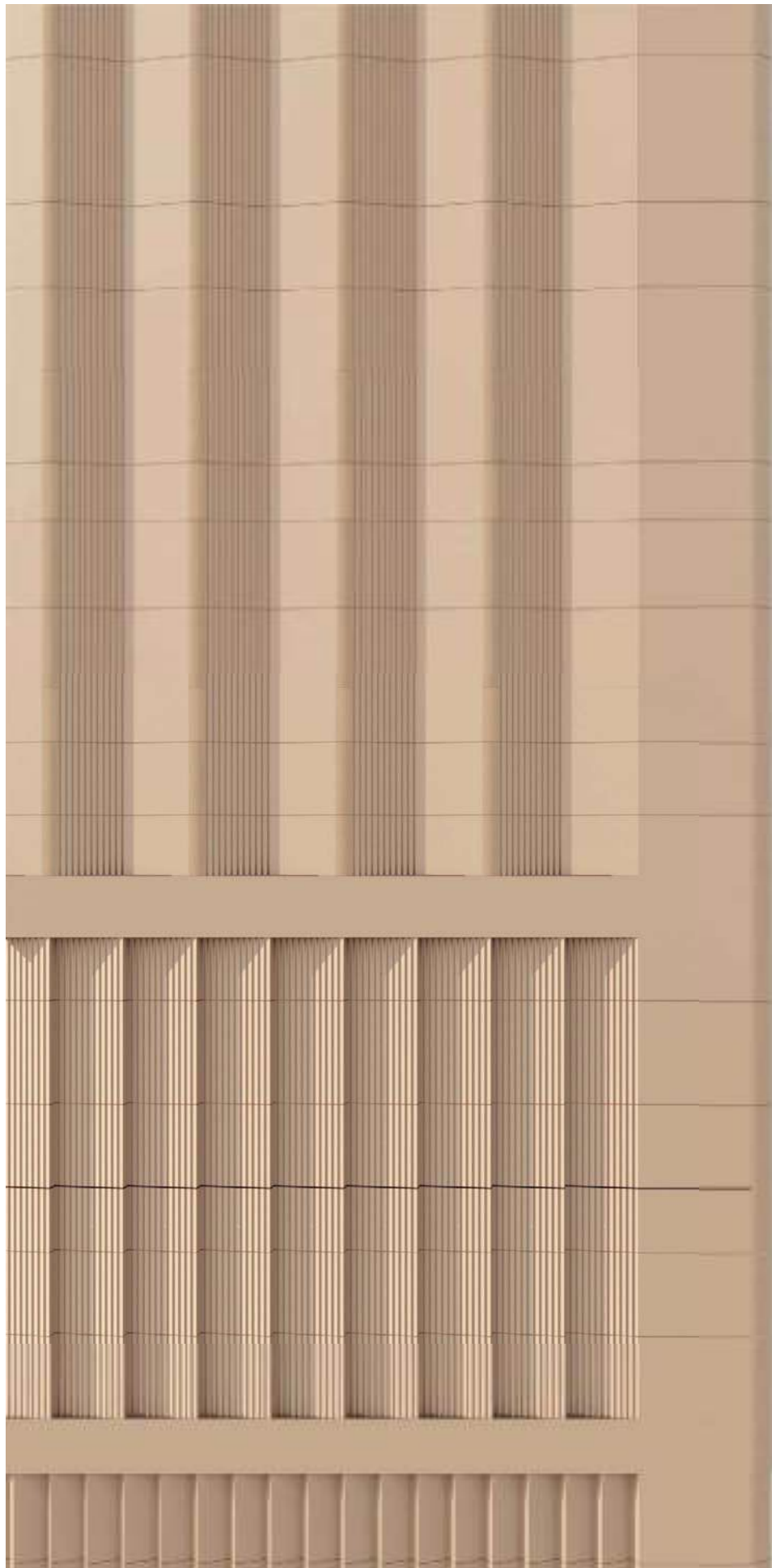


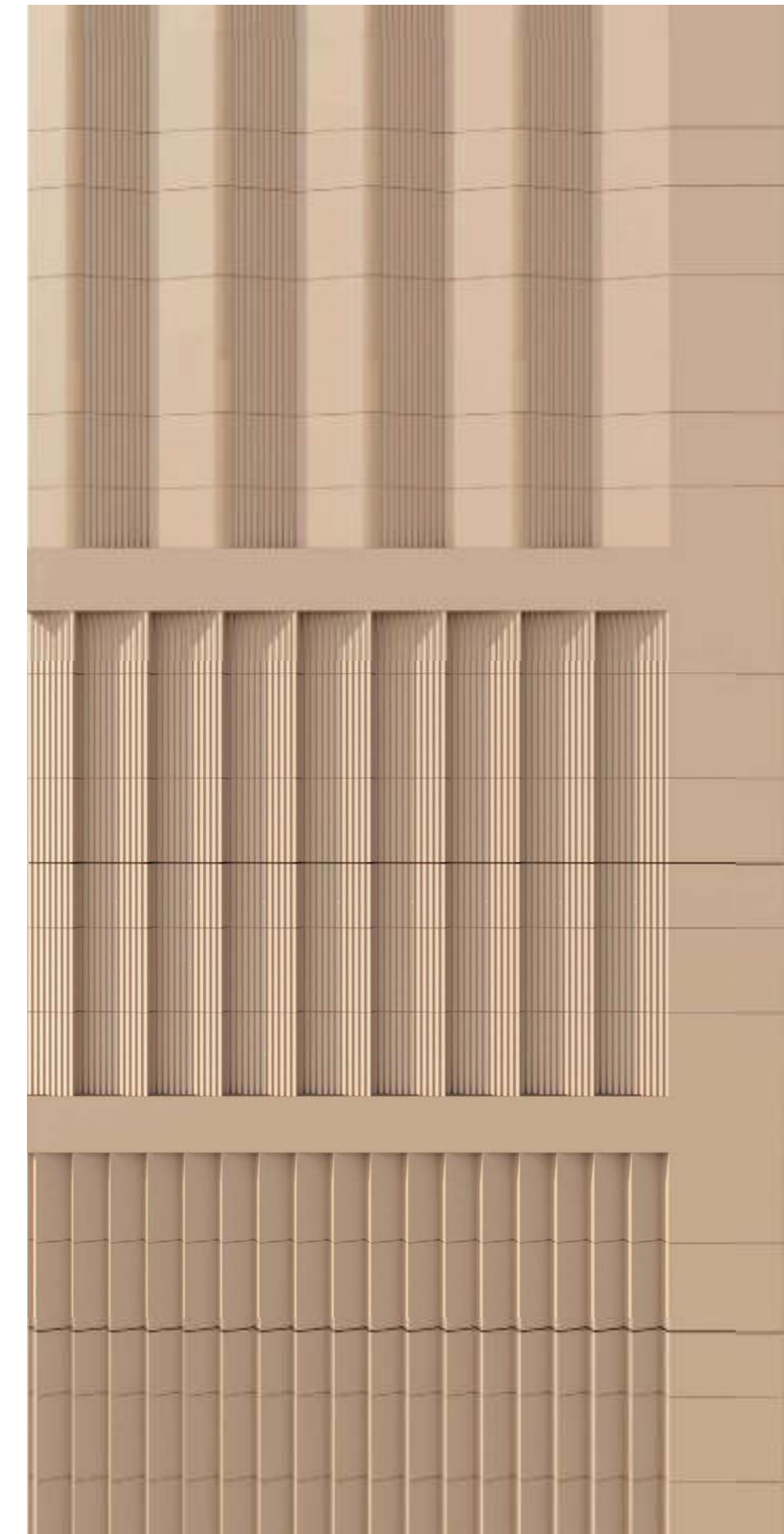






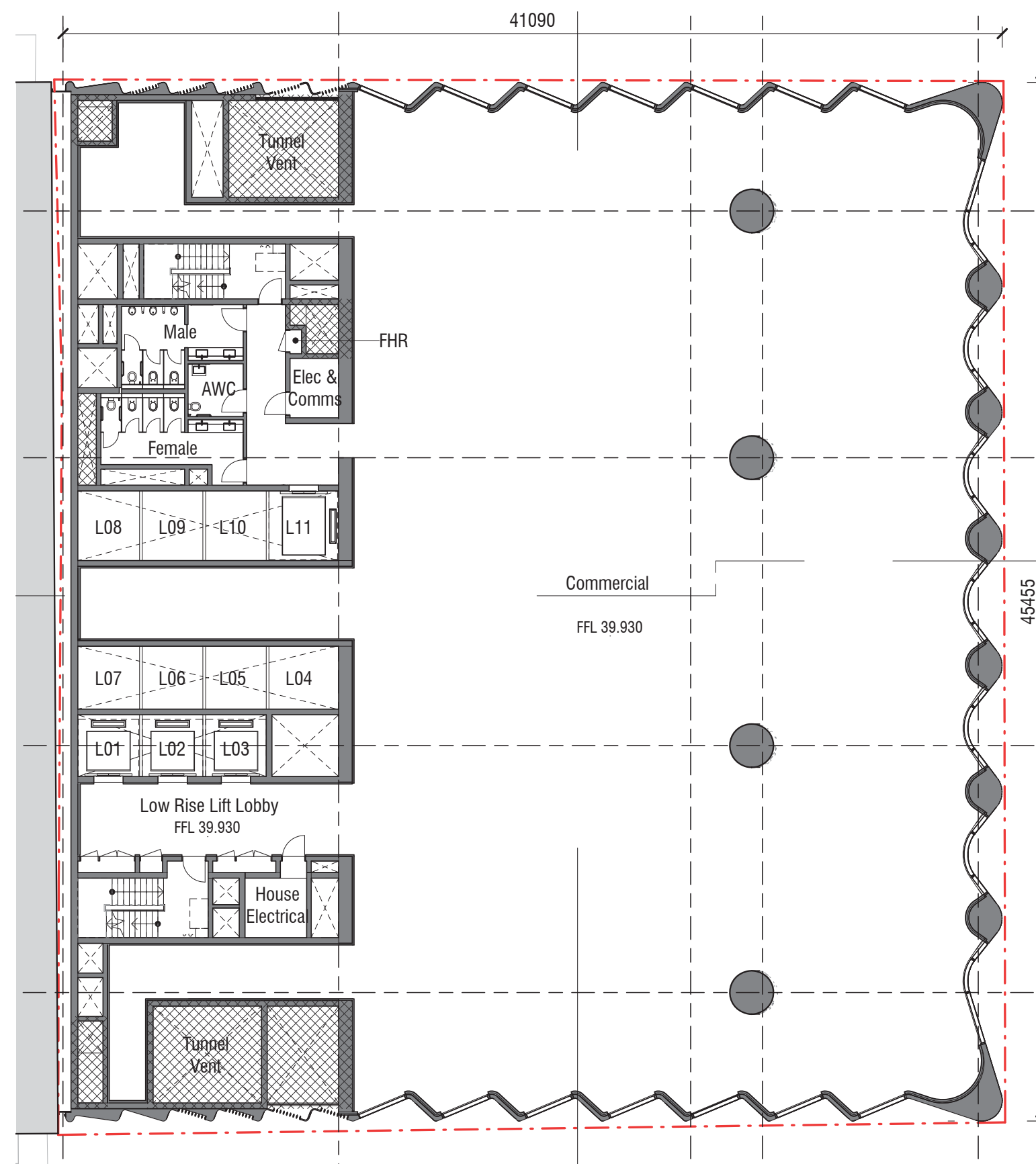




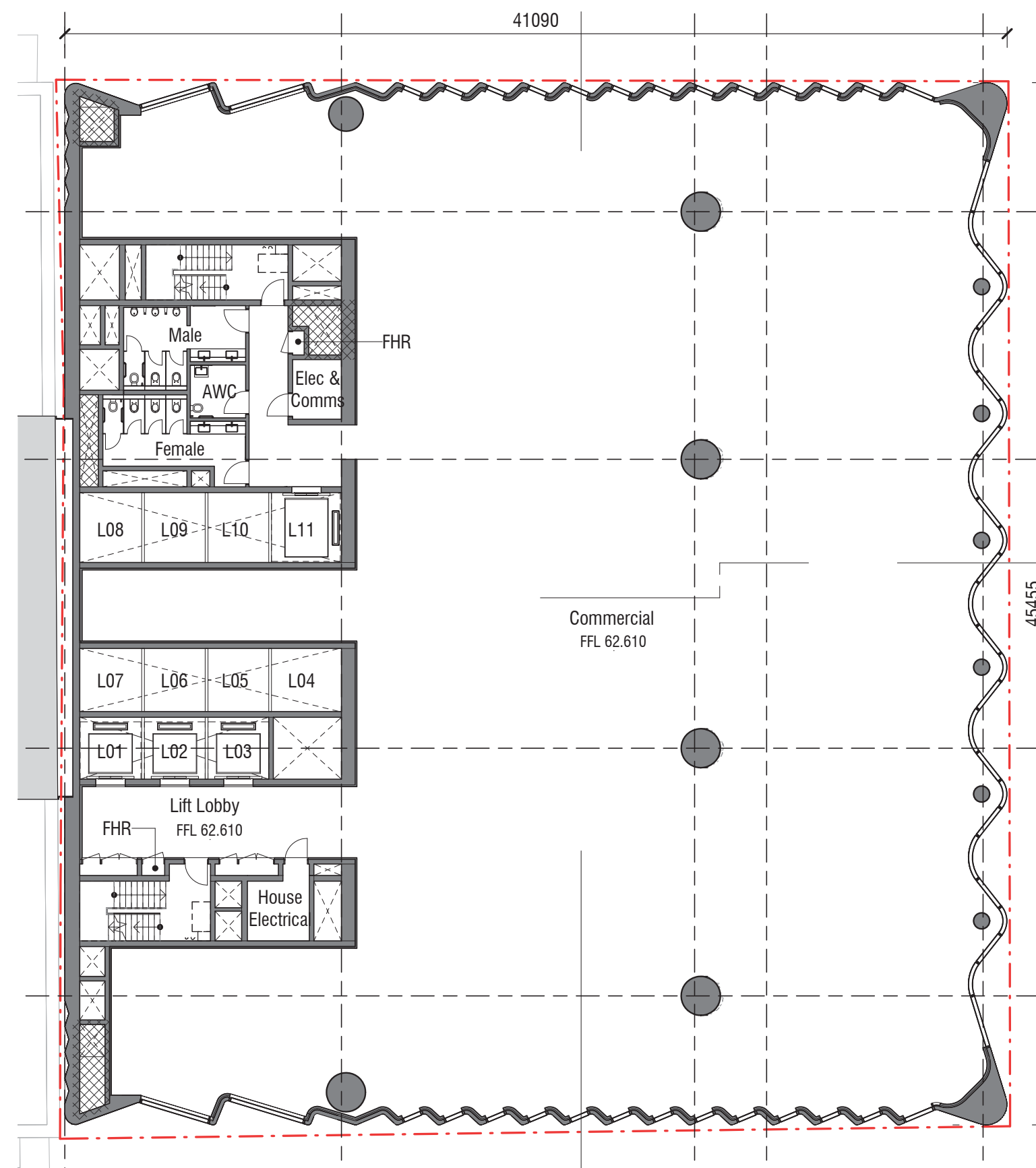




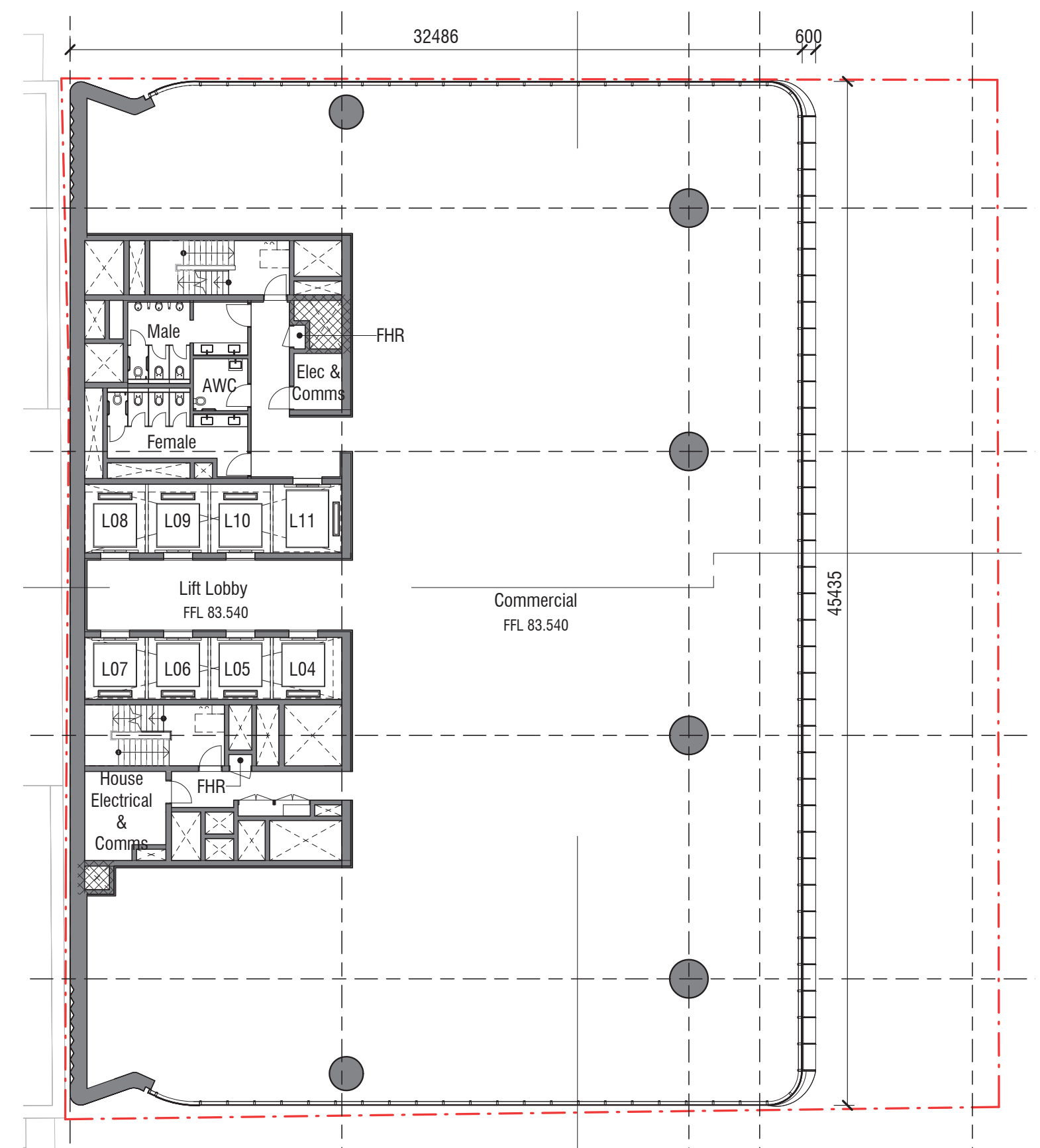




Typical podium levels 1 - 6



Podium levels 7 - 8



Typical tower

