

Comparative Through Site Links

5 Martin Place



Barack Place



161 Clarence St.



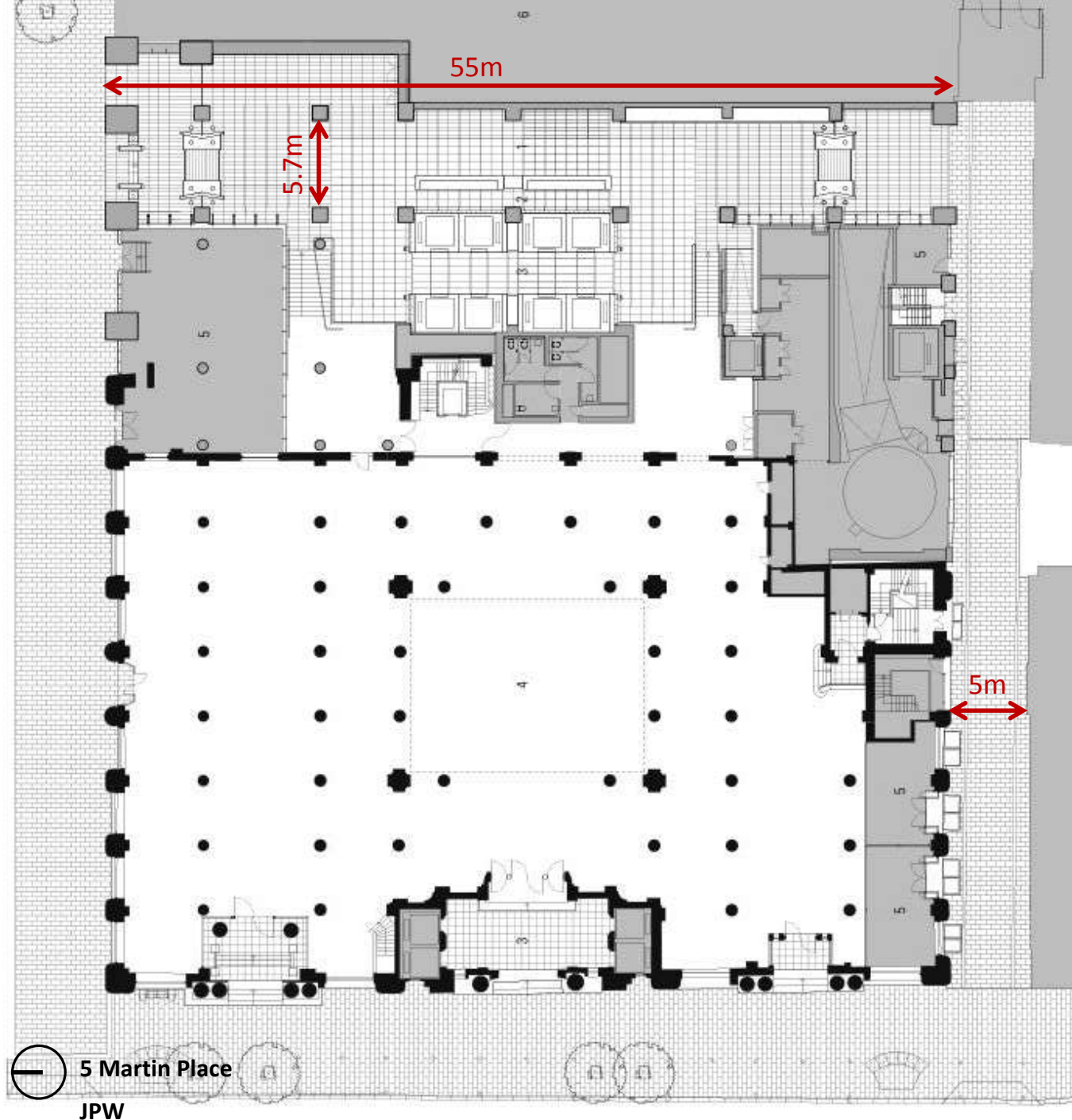
North Tower





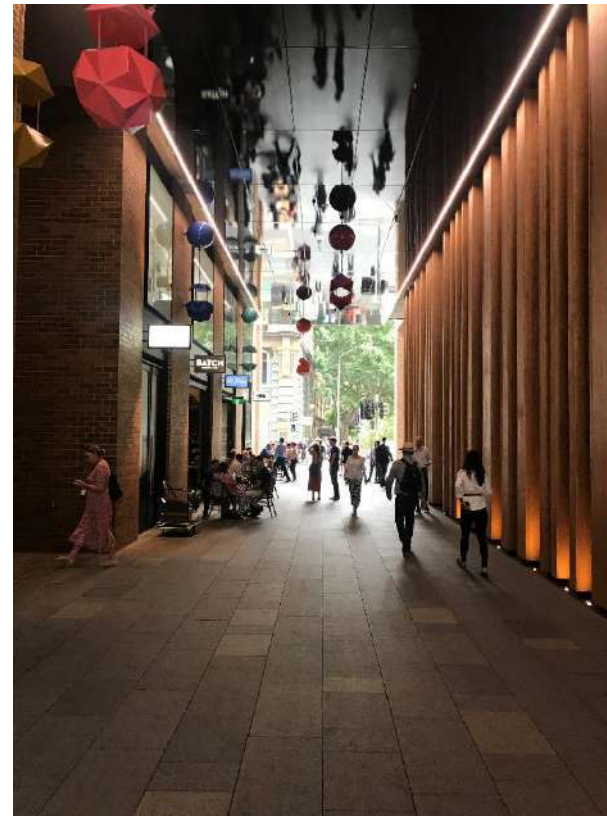
5 Martin Place indicative Plan and Sections with key dimensions for comparison

JPW

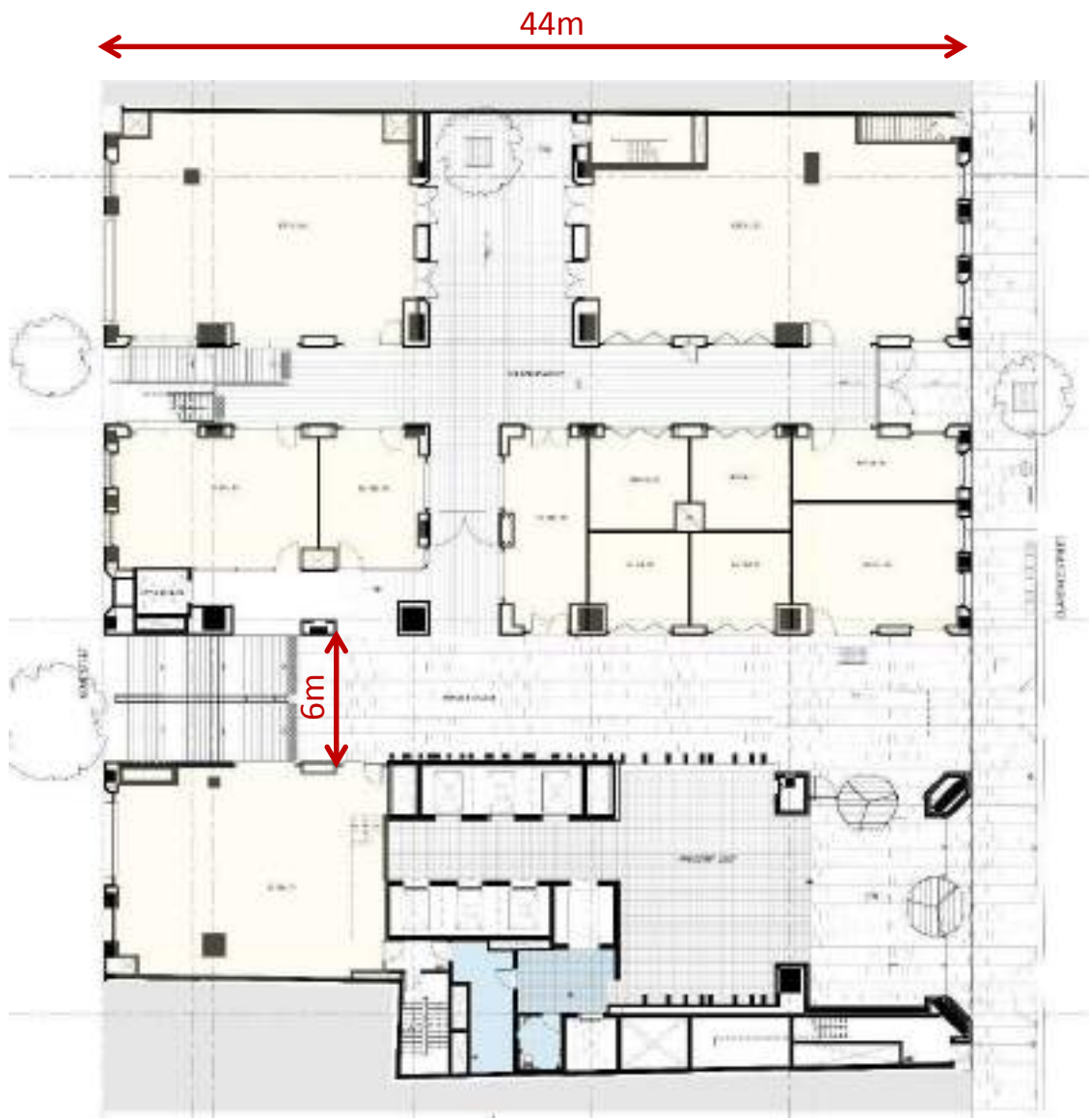


Disclaimer

All drawings, including those indicated, are only intended for informational purposes.



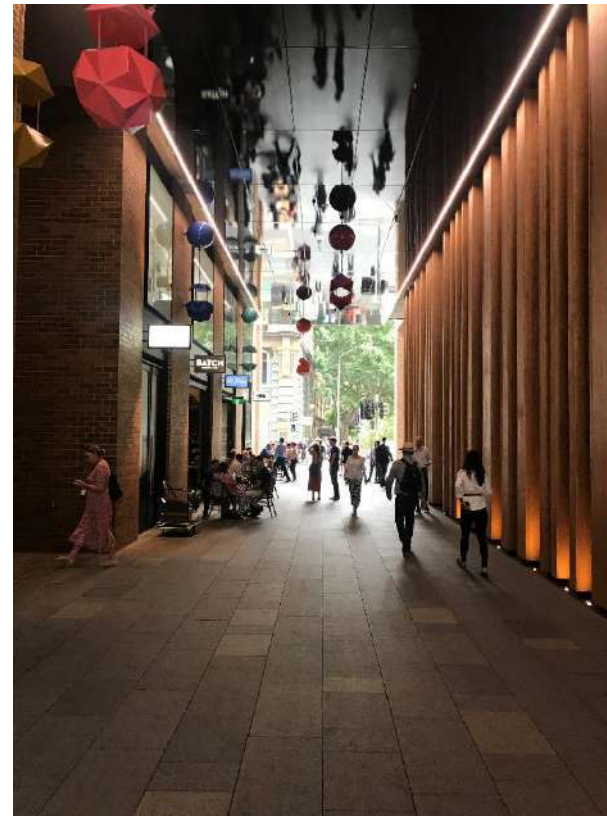
Barrack Place indicative Plan and Sections with key dimensions for comparison
Architectus



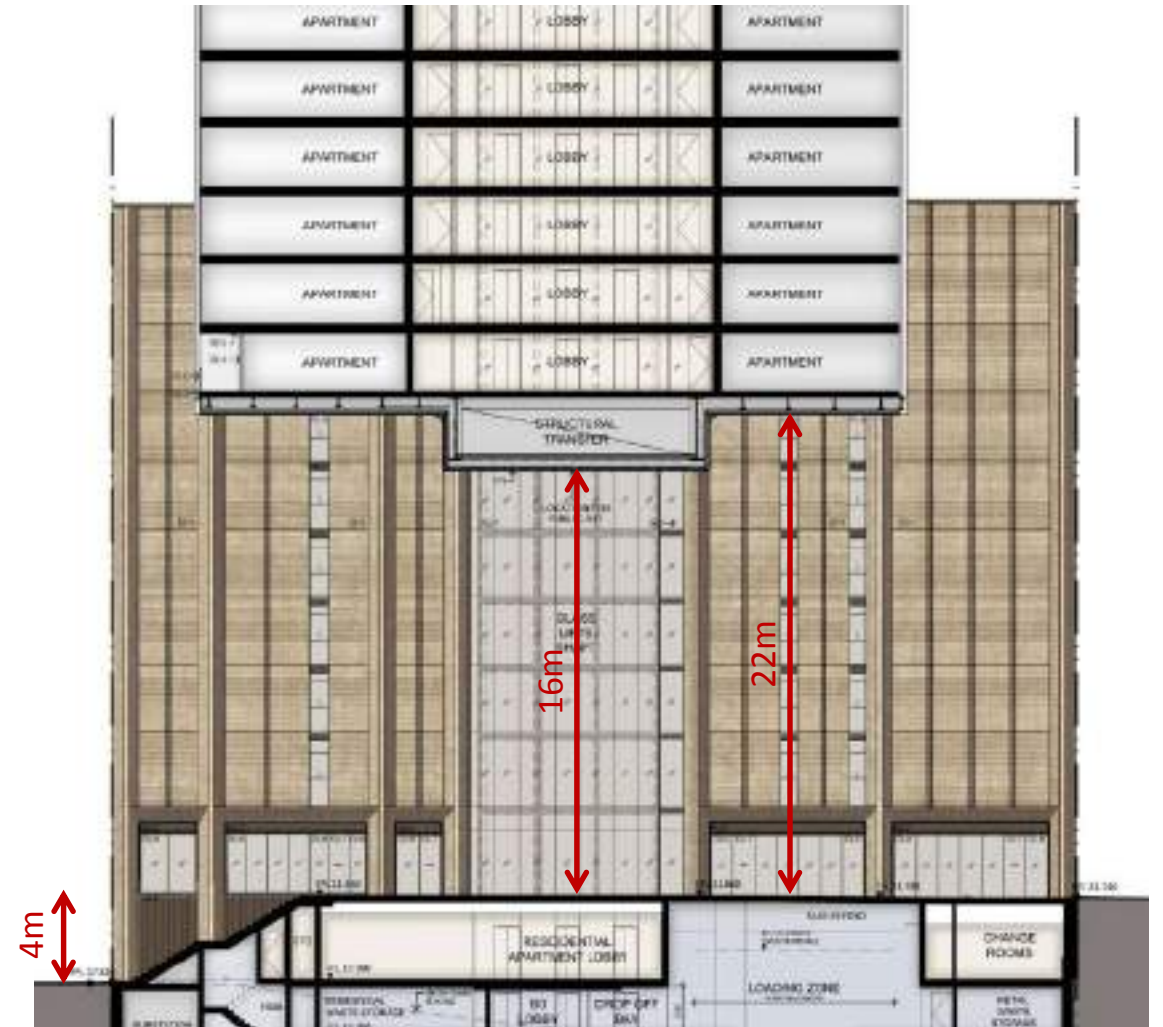
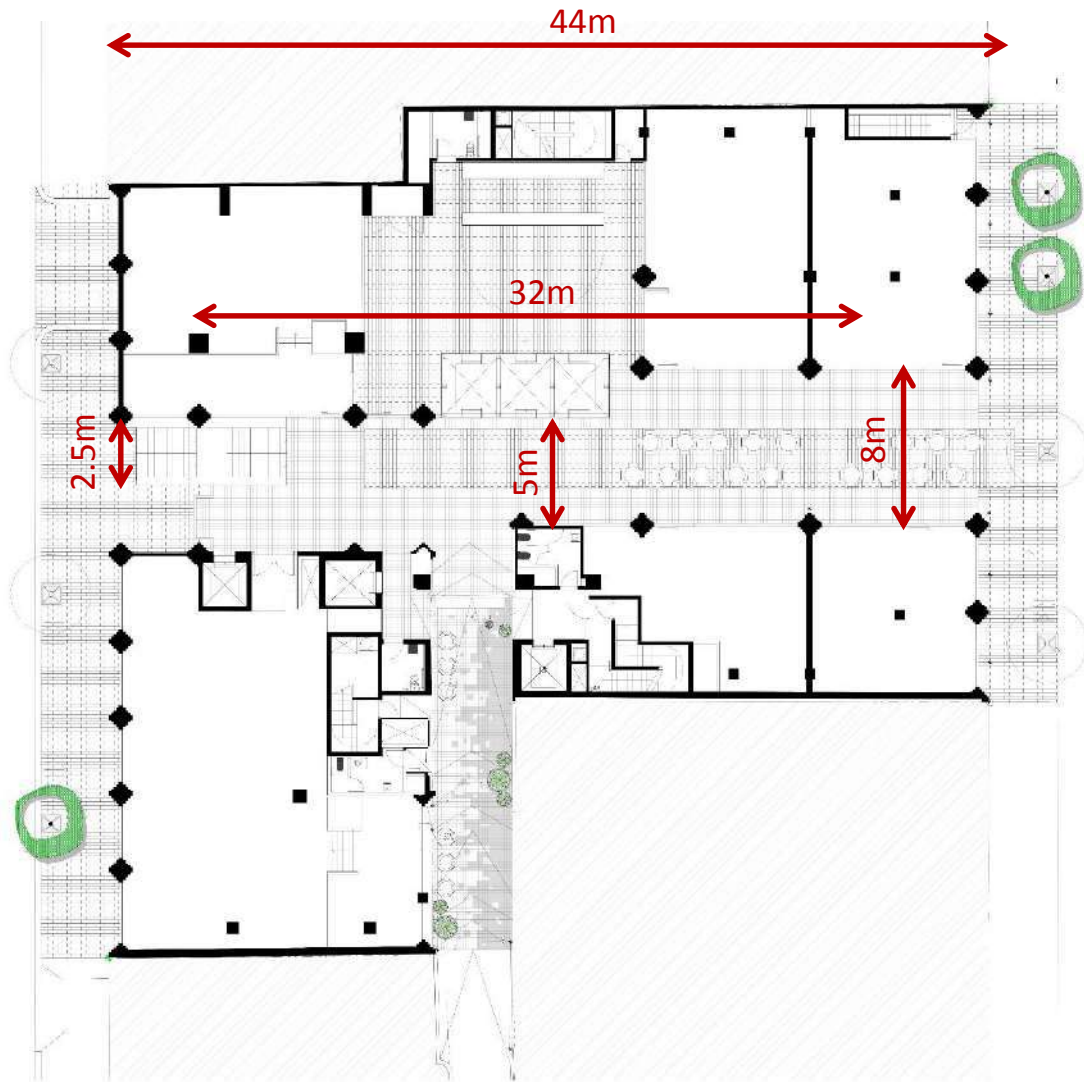
Barrack Place indicative Plan and Sections with key dimensions for comparison
Architectus

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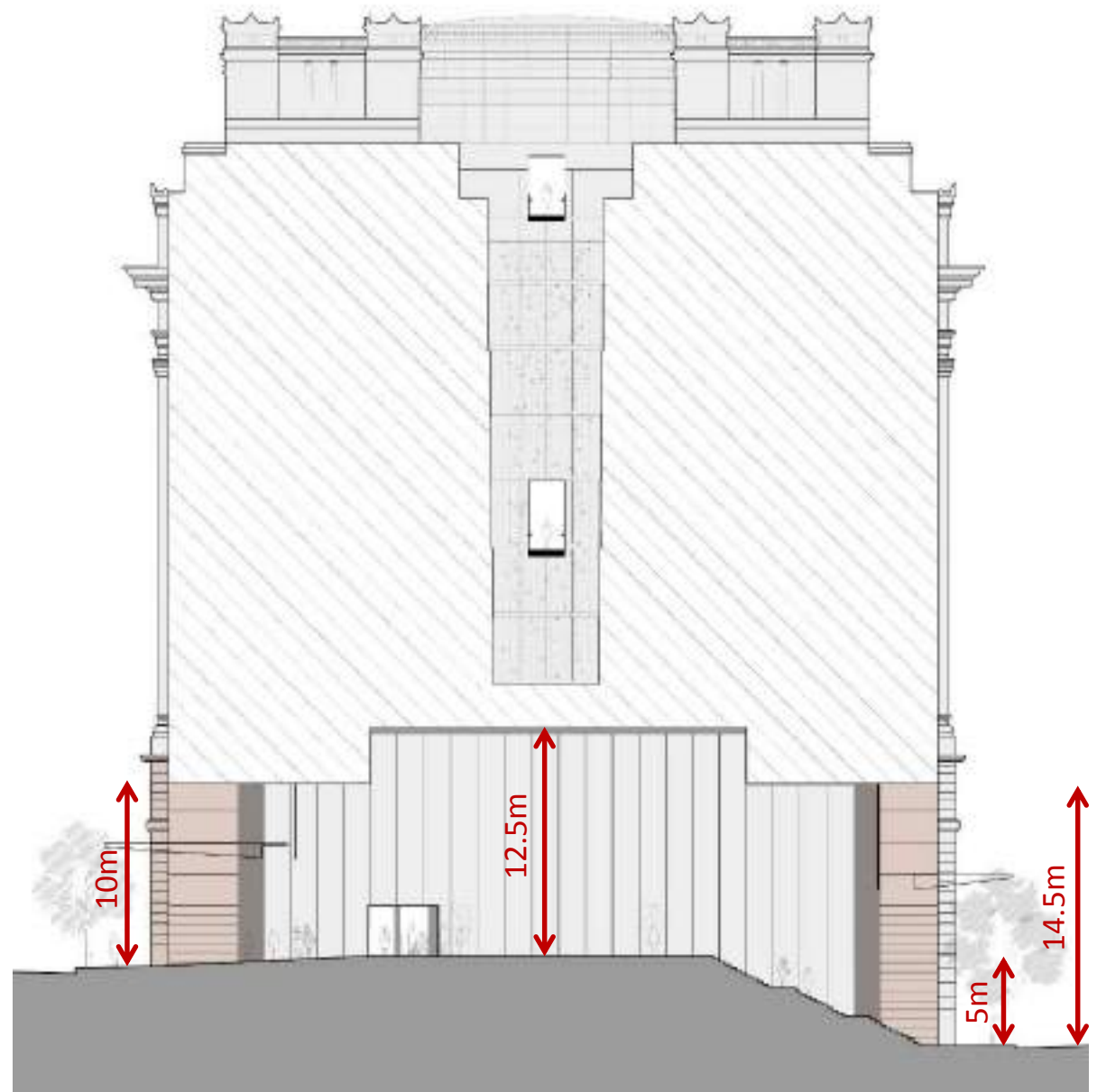
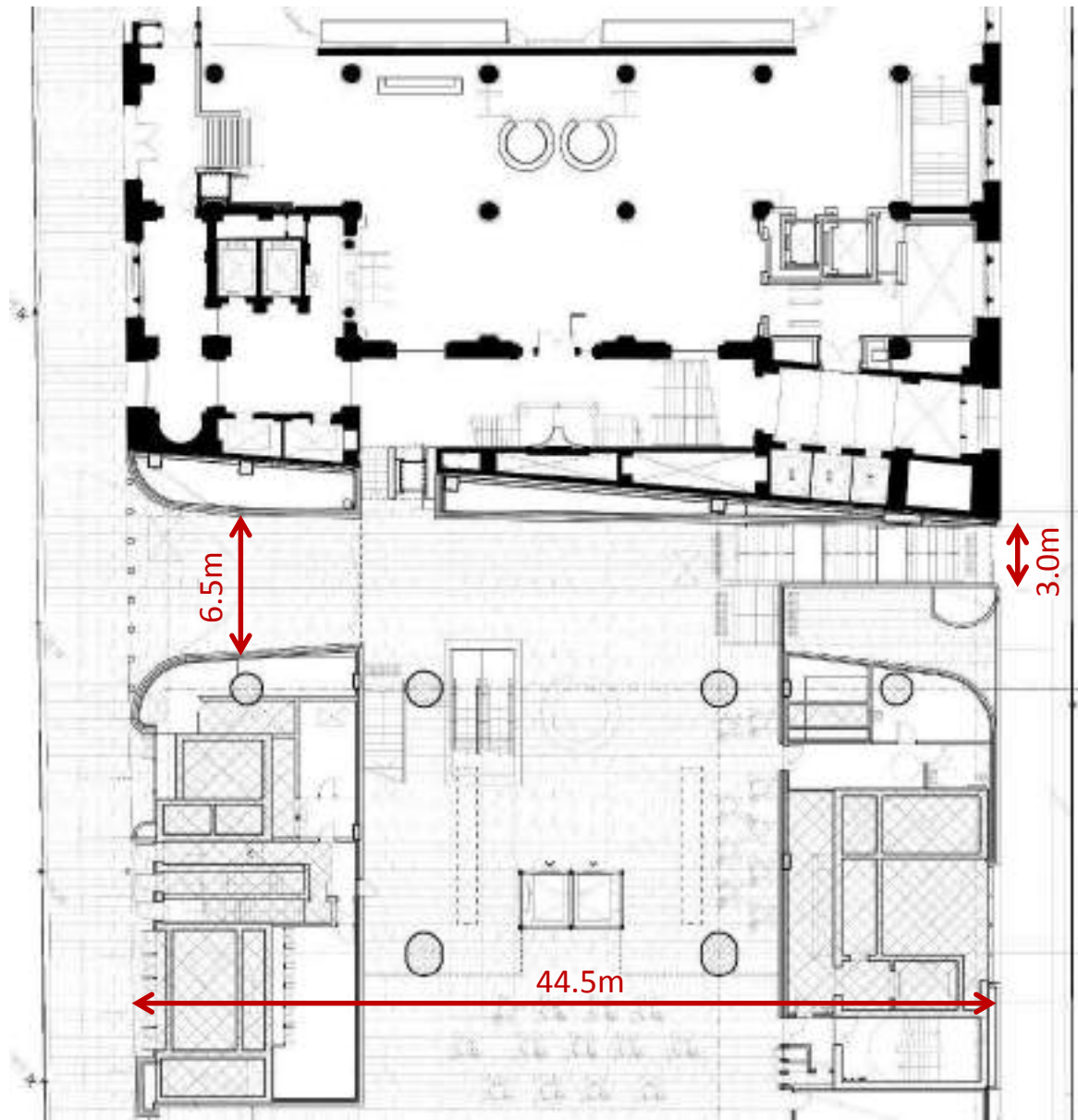
161 Clarence Street Skittle Lane indicative Plan and Sections with key dimensions for comparison
Koichi Takada Architects



161 Clarence Street Skittle Lane indicative Plan and Sections with key dimensions for comparison
Koichi Takada Architects

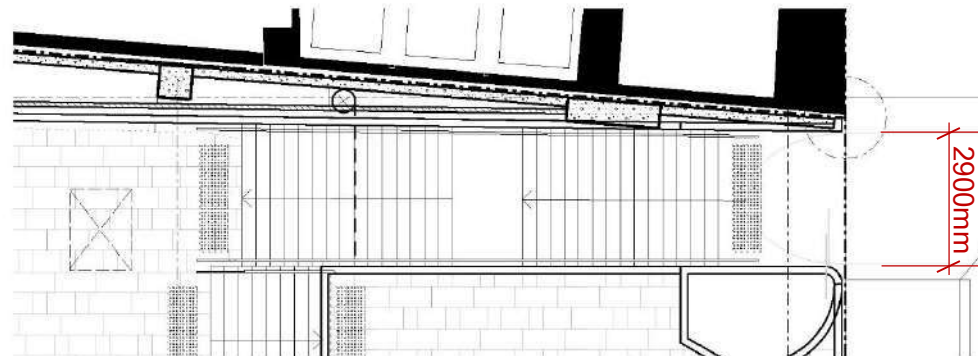
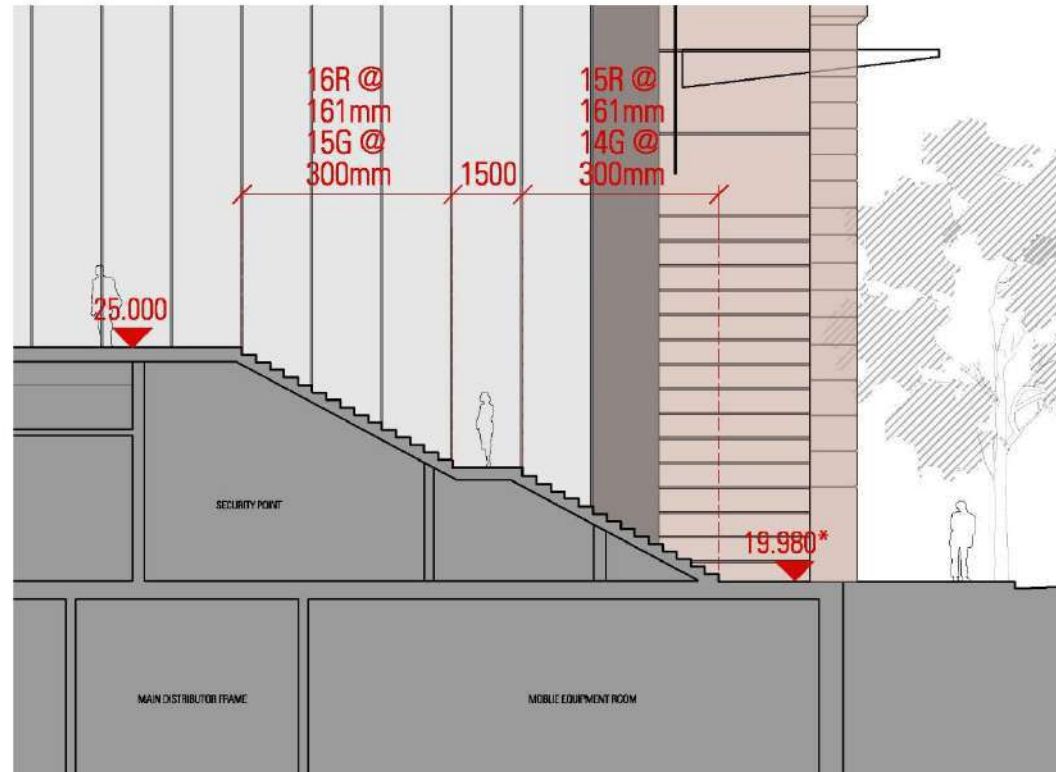
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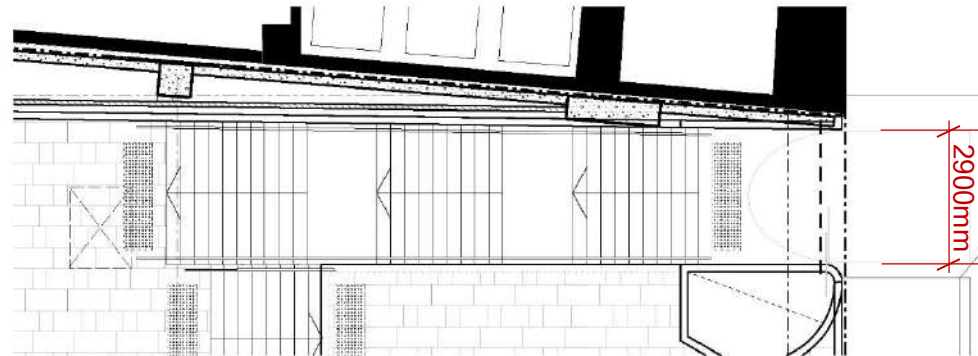
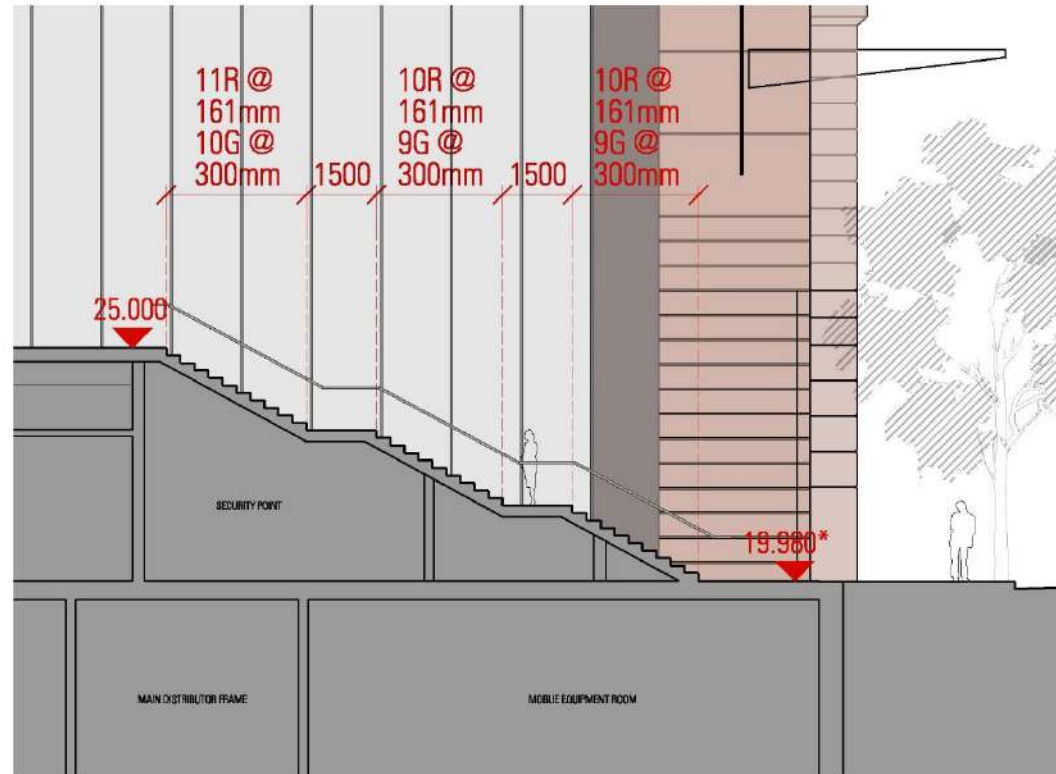
 North Tower OSD Through Site Connection Plan and Section with key dimensions

Castlereagh Street Stair



Work in progress – subject to authority review

Castlereagh Street Stair



Work in progress – subject to authority review

Martin Place OSD DRP – Session 07 18.12.18:

1. 50 Martin Place junction

DRP comment *the junction and scale between the existing and proposed buildings, particularly in relation to the heritage fabric, will be critical to achieving design excellence on this site and we are yet to see evidence that this is successfully resolved*

Open Item *details of the material palette and expression*

2. Materials

DRP comment *concerned that the palette and its application lack the richness seen in surrounding buildings and heritage context.*

Open Item *given the suggested materials palette the design team should focus on a finer level of detail, including scale, texture and interest, to ensure the craftsmanship of the surrounding buildings is reflected in the proposal*

3. Architectural Expression

DRP comment *concerned about the complexity of the façade design*

Open Item *complexity of the curved form as faceted panels*

4. Through site link

DRP comment *a more decisive approach is required to provide a fully open and publicly accessible space. It is crucially important that if this is to be a public room, that details and materials reflect this approach, and that any commercial signage or branding doesn't detract from the public nature and feel of this space*

Open Items

- *Exploration of extension of masonry elements from outside to in to reflect public character of the through-site link*
- *Legibility, accessibility and public character of the through site link is not yet adequately resolved*
- *Further information relating to the intended character and operation of the space which should emphasise public connections*
- *Access to the through site link still seems overly constricted from Castlereagh Street – we strongly recommend further consideration be given to reducing the steepness of the stairway from Castlereagh Street*
- *Clear wayfinding logic to support the legibility of vertical and horizontal circulation between the through site link and the Hunter Street entrance and the levels above and below.*

5. Artworks

DRP comment *we support the locations of the artworks, careful consideration should be given to the base materials in which they sit (or are mounted), particularly the Tom Bass fountain which we believe is unsuited to an anodised aluminium surround, and similarly the Douglas Annand bronze sculpture. We are also concerned about the proposed mounting height of both these artworks, noting that the sculpture was originally mounted at a height of approximately 3 metres above an entrance doorway.*

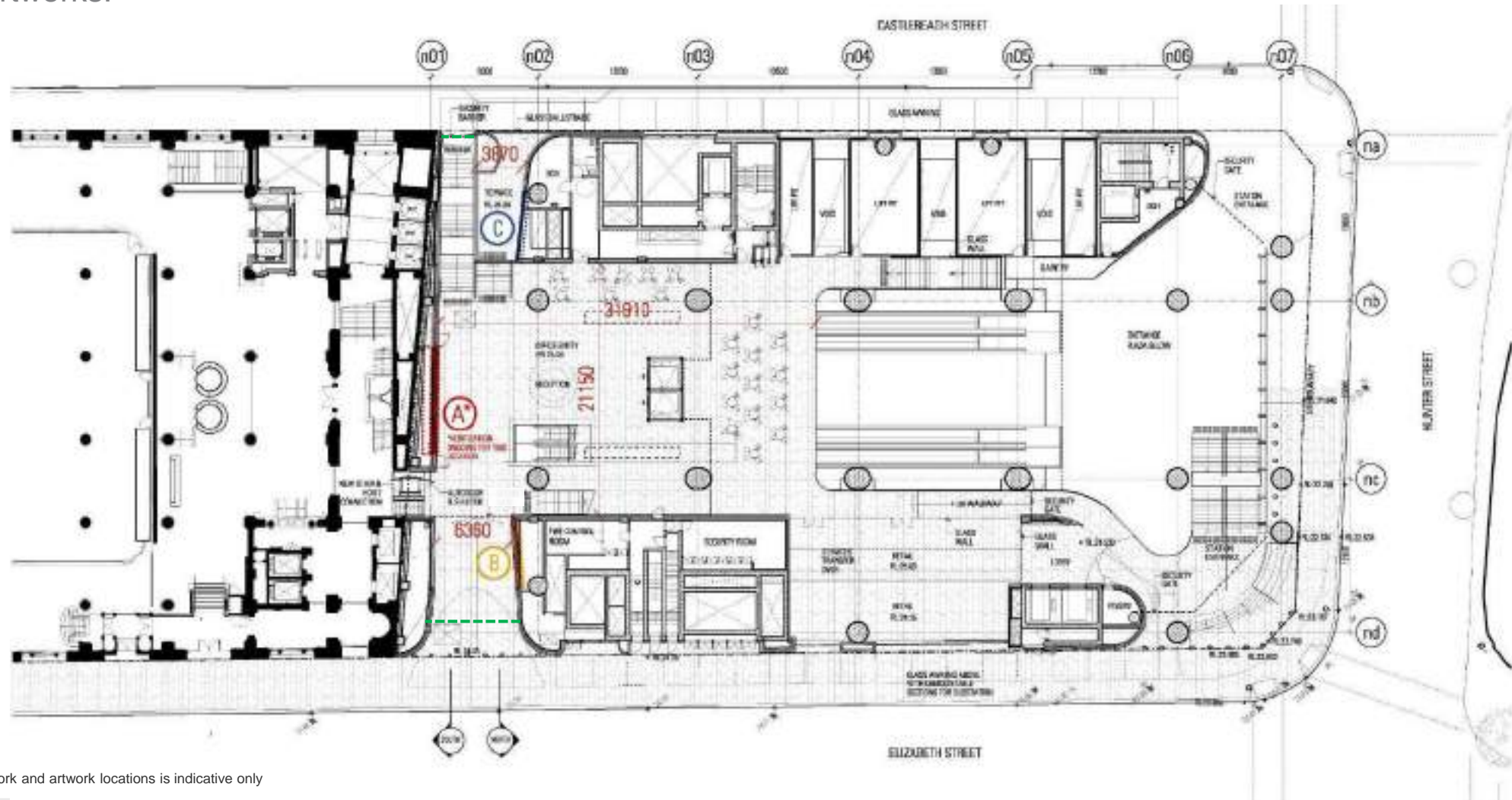
We note the need for gates to secure the through-site link after hours, however these must not conflict with the reinstated artworks

Open Items

- *Exploration of materials that are compatible with the calibre of the reinstated artworks*
- *Exploration of the height of the Tom Bass fountain and Douglas Annand bronze sculpture to reflect historic placement and enhance viewer experience*
- *Confirmation that the security gate off Elizabeth Street is located at the innermost end of the entrance*

Heritage Artworks

Macquarie and Lendlease are continuing to refine the location and engineering considerations of reinstating the three heritage artworks.



Tom Bass *P&O Wall Fountain* – section looking south



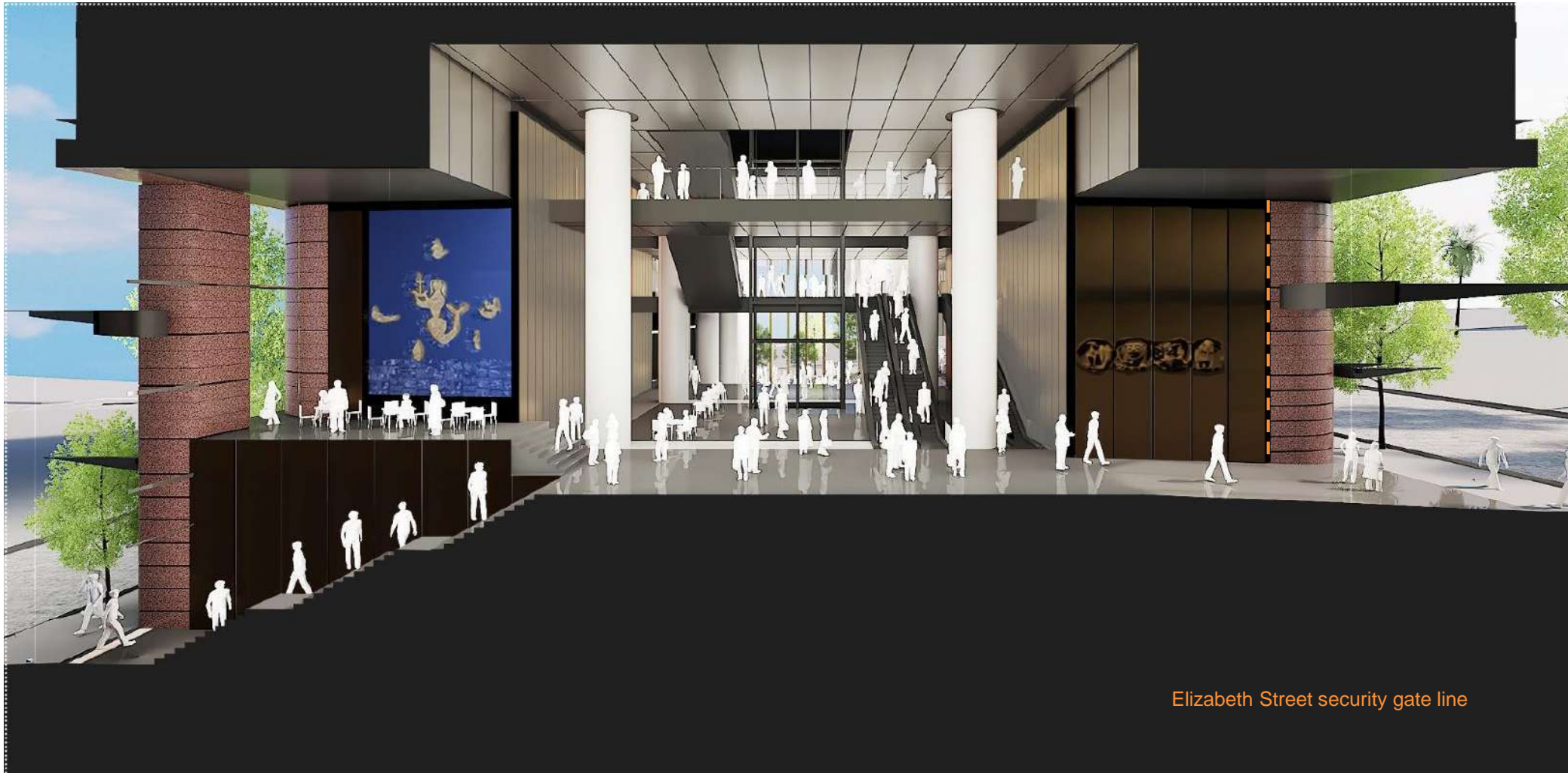
Tom Bass *P&O Wall Fountain* – section looking south



Douglas Annand art works – section looking north



Douglas Annand art works – section looking north



Elizabeth Street security gate line



Questions – North Tower



03

South Tower

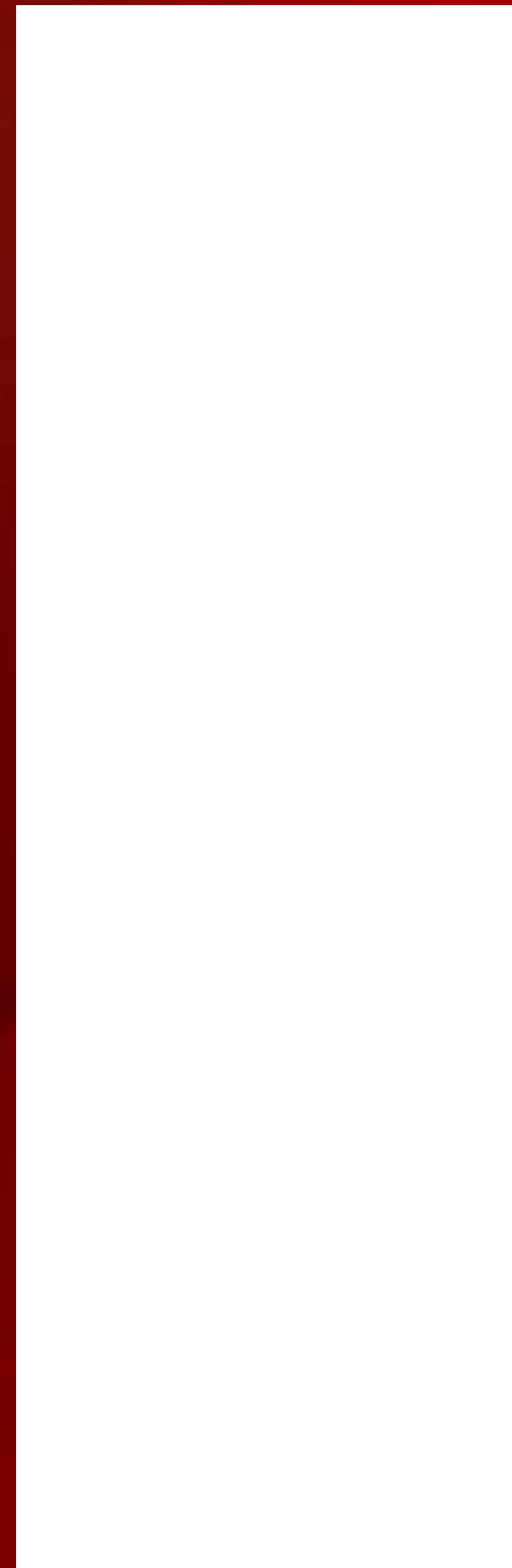


Tzannes

South Tower

Martin Place Metro

DRP - 8



1 Southern Corners

“While proposals to articulate and texture the tall southern facade go some way towards ameliorating the negative impacts of this wall, we remain concerned about its impact on urban design outcomes for the block. We note the tower floor plans above the podium level show more flexibility in the location of the structure than was previously understood which might allow articulation and detailing of the south east and south west corners of the tower to be reconsidered. Articulation of these corners would eliminate a continuous street wall, which would likely occur if future development to the south had no setbacks above the podium.”

2 Roof

“Clarification of the resolution of the top of the building (which currently shows an ‘open’ plant enclosure).”

3 Material Palette

“Further details in relation to the materials palette, including terracotta tiles proposed for the podium and southern facade of the tower, and the importance of retaining convex and concave glass to the podium rather than faceted glazed panels.”

southern corners

Background

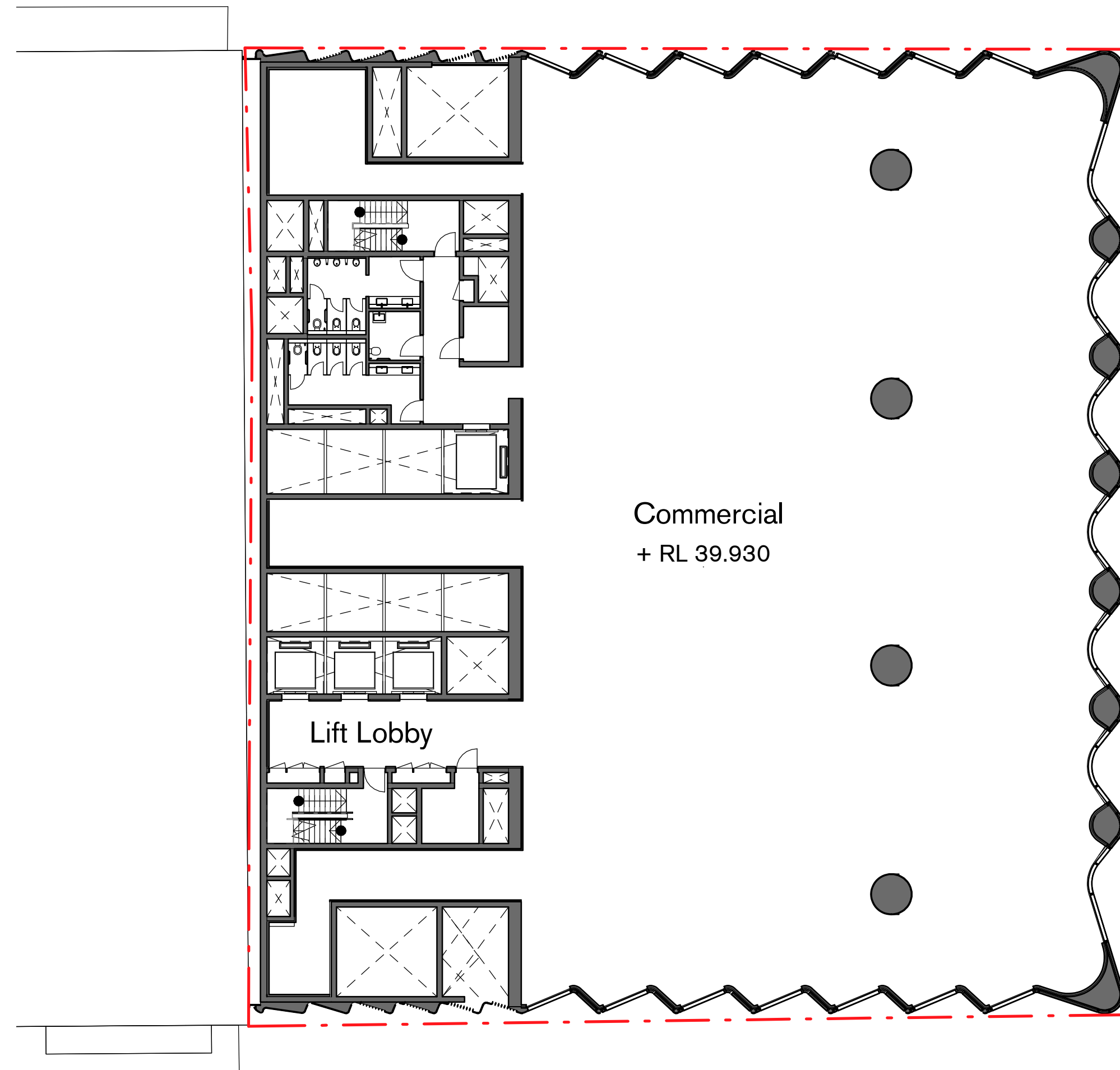
DRP 07 Proposal (18 December 2018)

DRP and Future Built Form

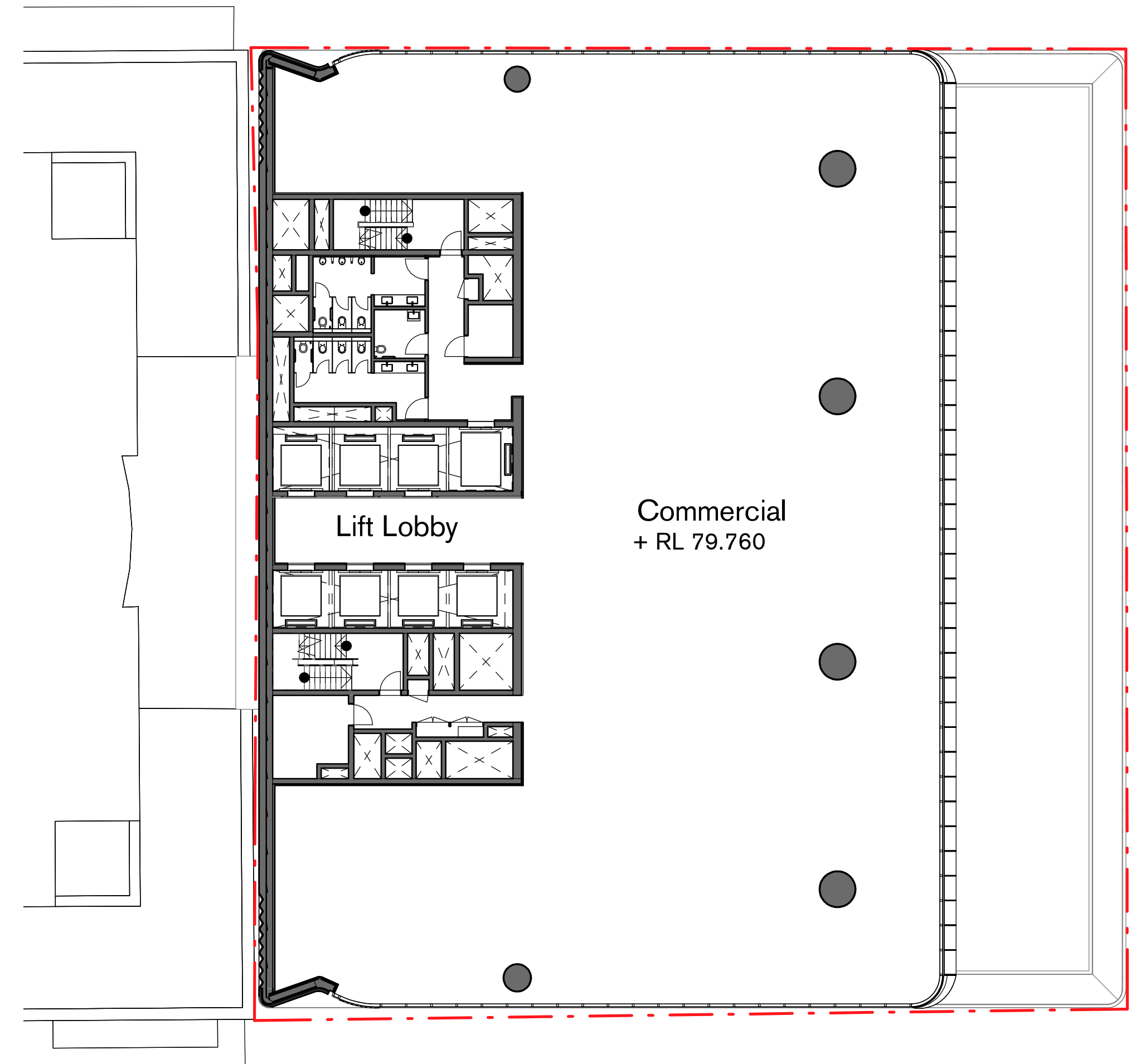
Updated Proposal - S/E and S/W Focus (25 February 2019)

- _ Martin Place architecture reinforces urban role of Martin Place in the City of Sydney; and
- _ Enhances the distinctive attributes of the Castlereagh and Elizabeth Street block.
- _ Ensure legibility of the distinct Martin Place, and Martin Place Metro Precincts

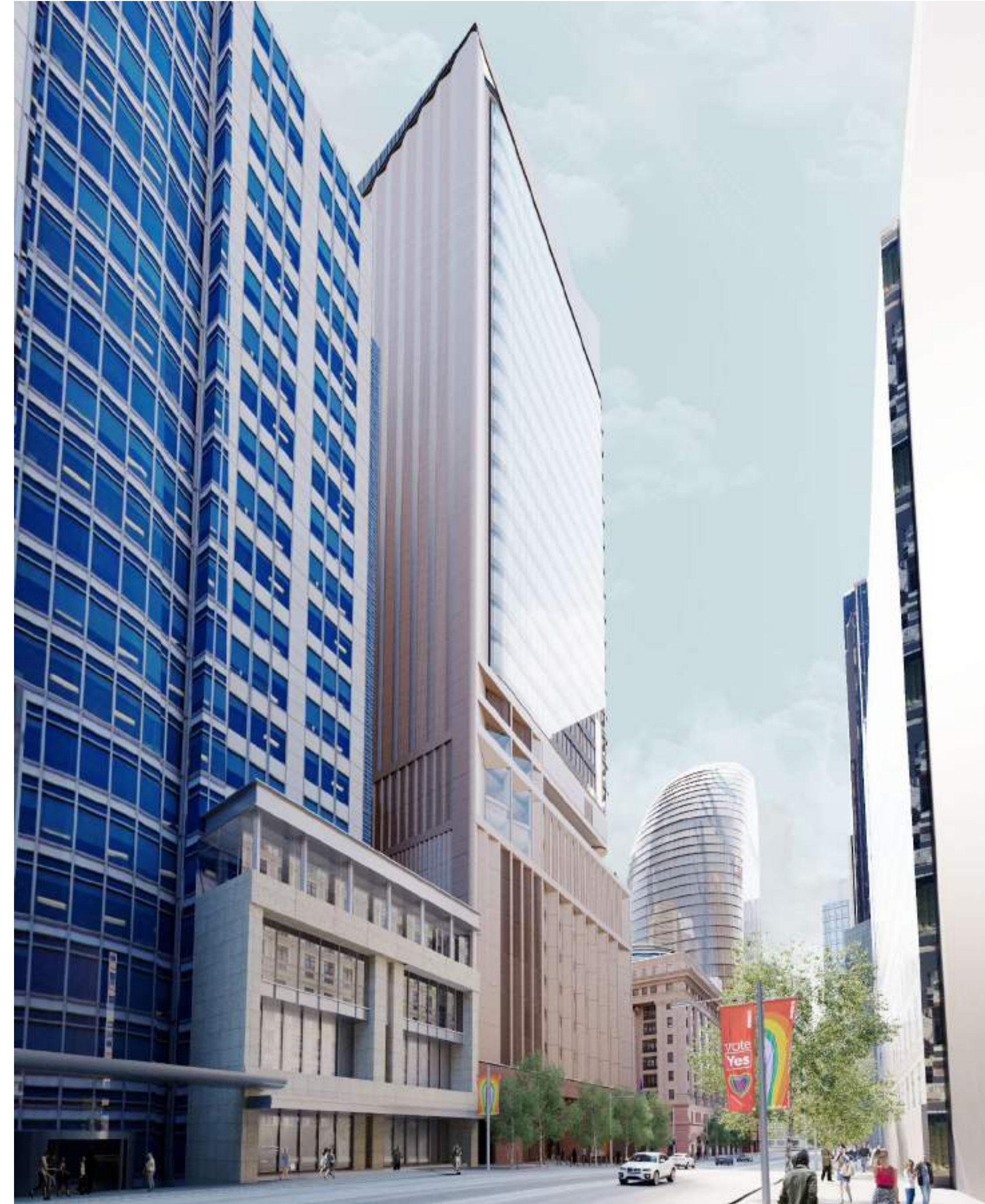




Typical Podium



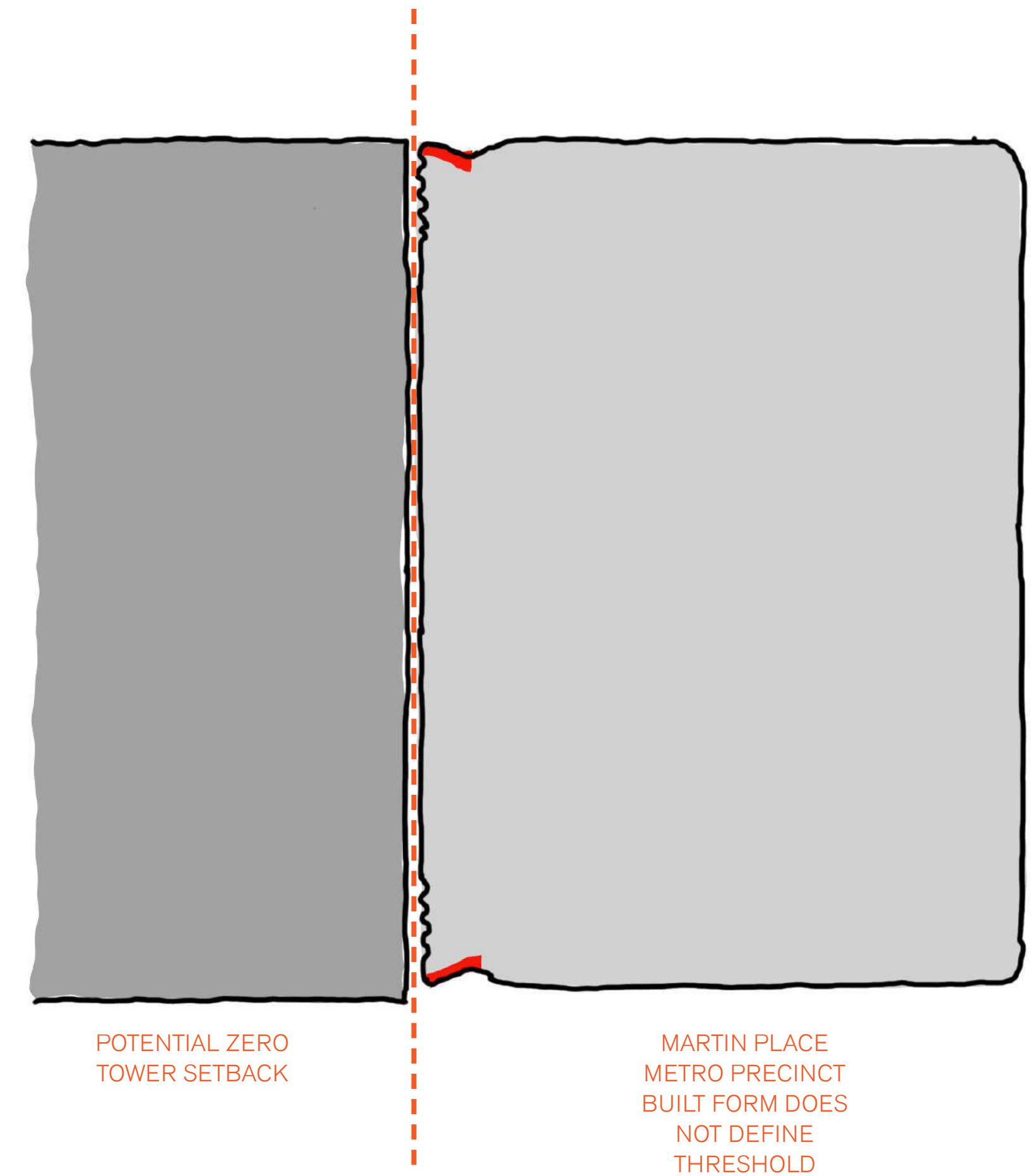
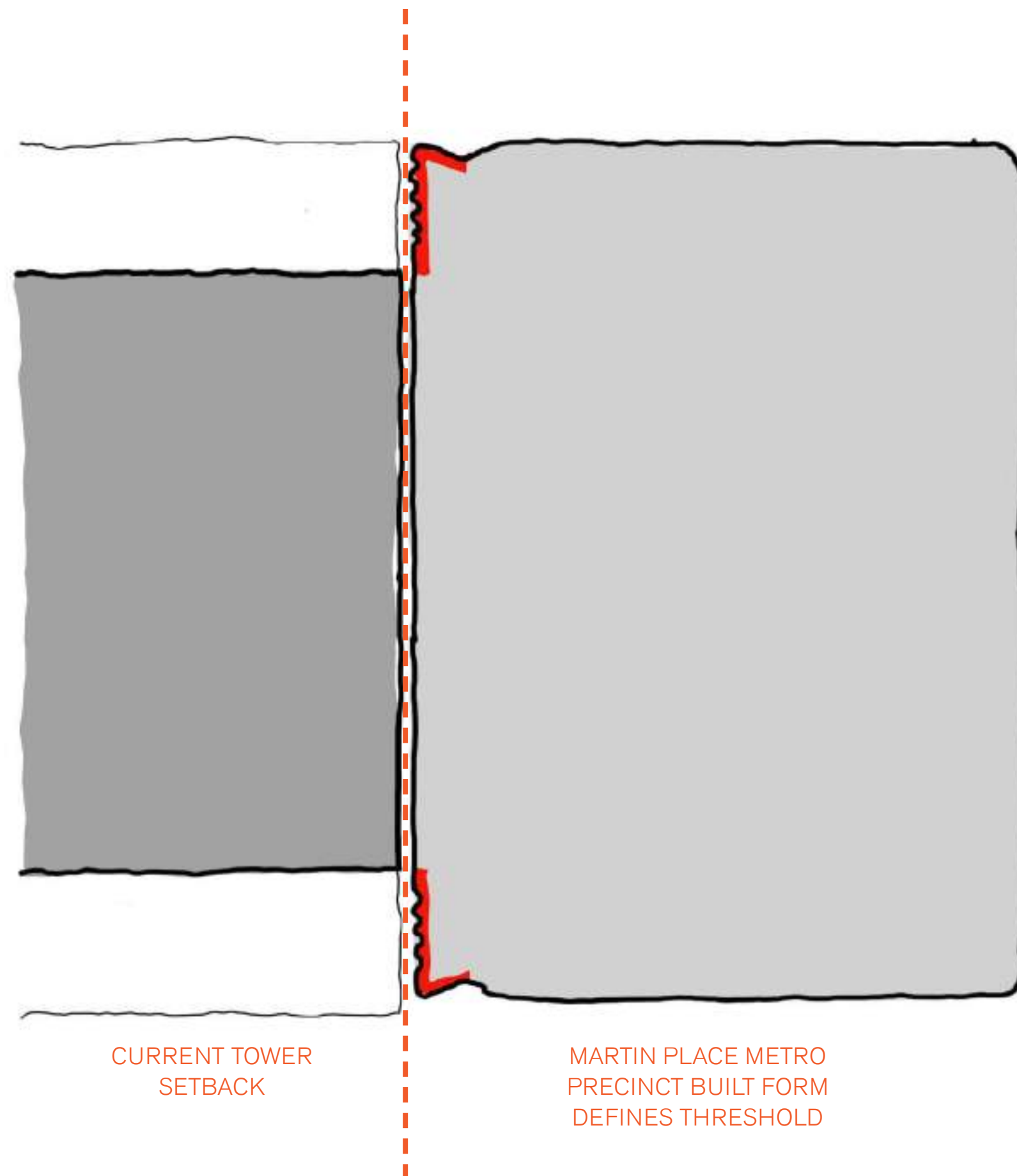
Typical Tower



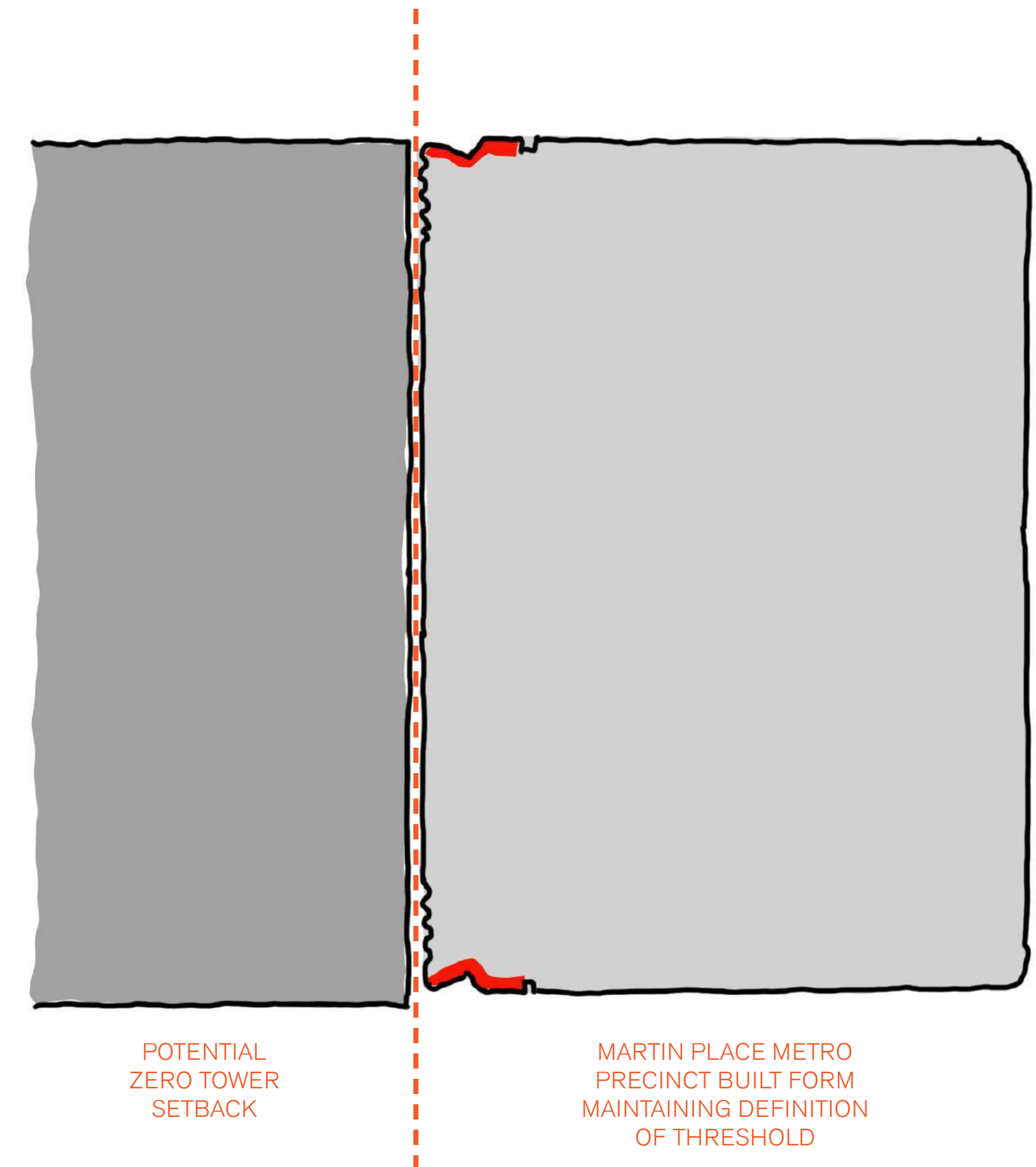
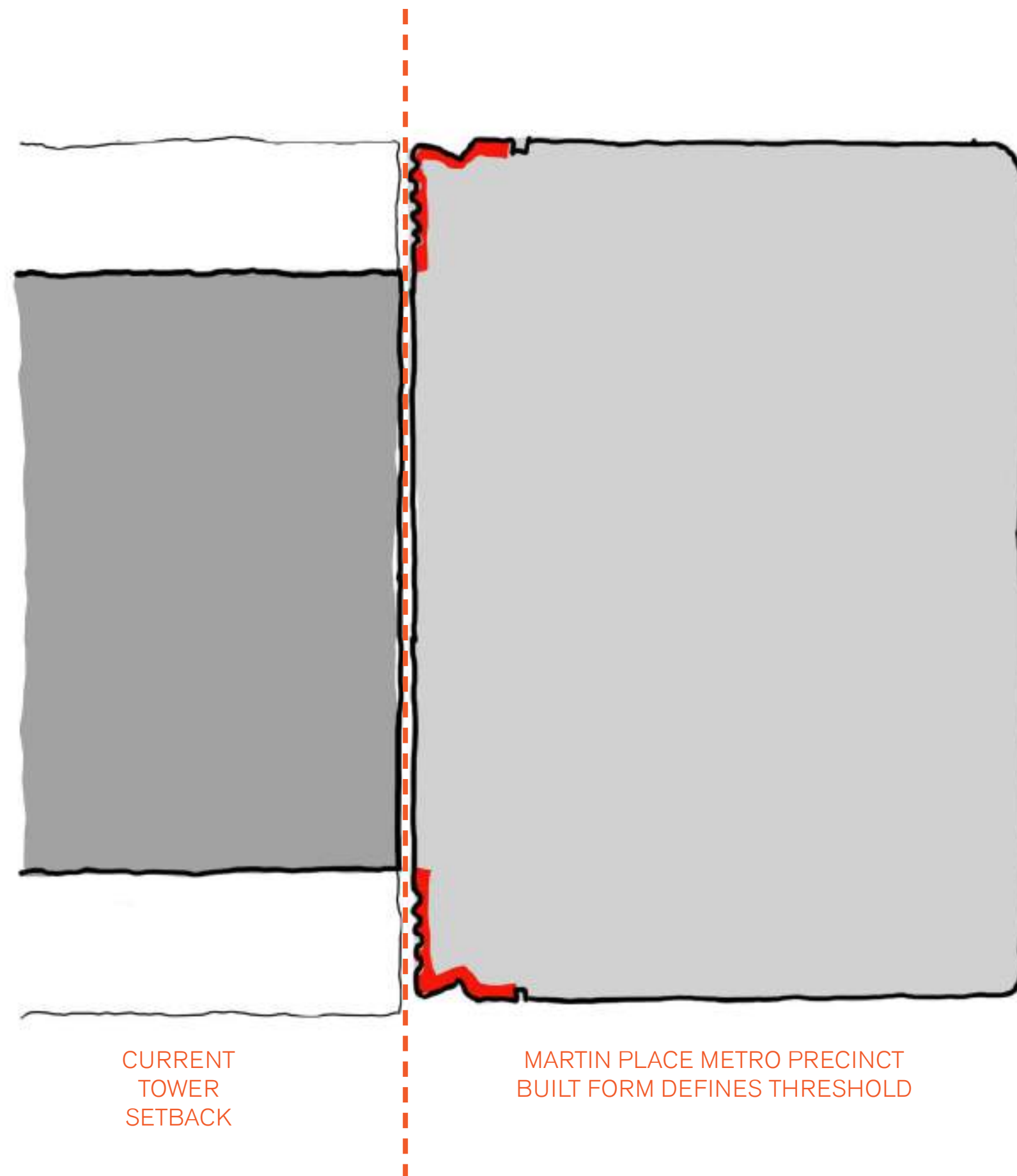
_ Ensuring 39 Martin Place architecture at the S-E and S-W corners signify the threshold of the Martin Place and Martin Place Metro precincts.

_ Ensure integrity of southern facade, the S-W and S-E corner with the podium / tower architecture.

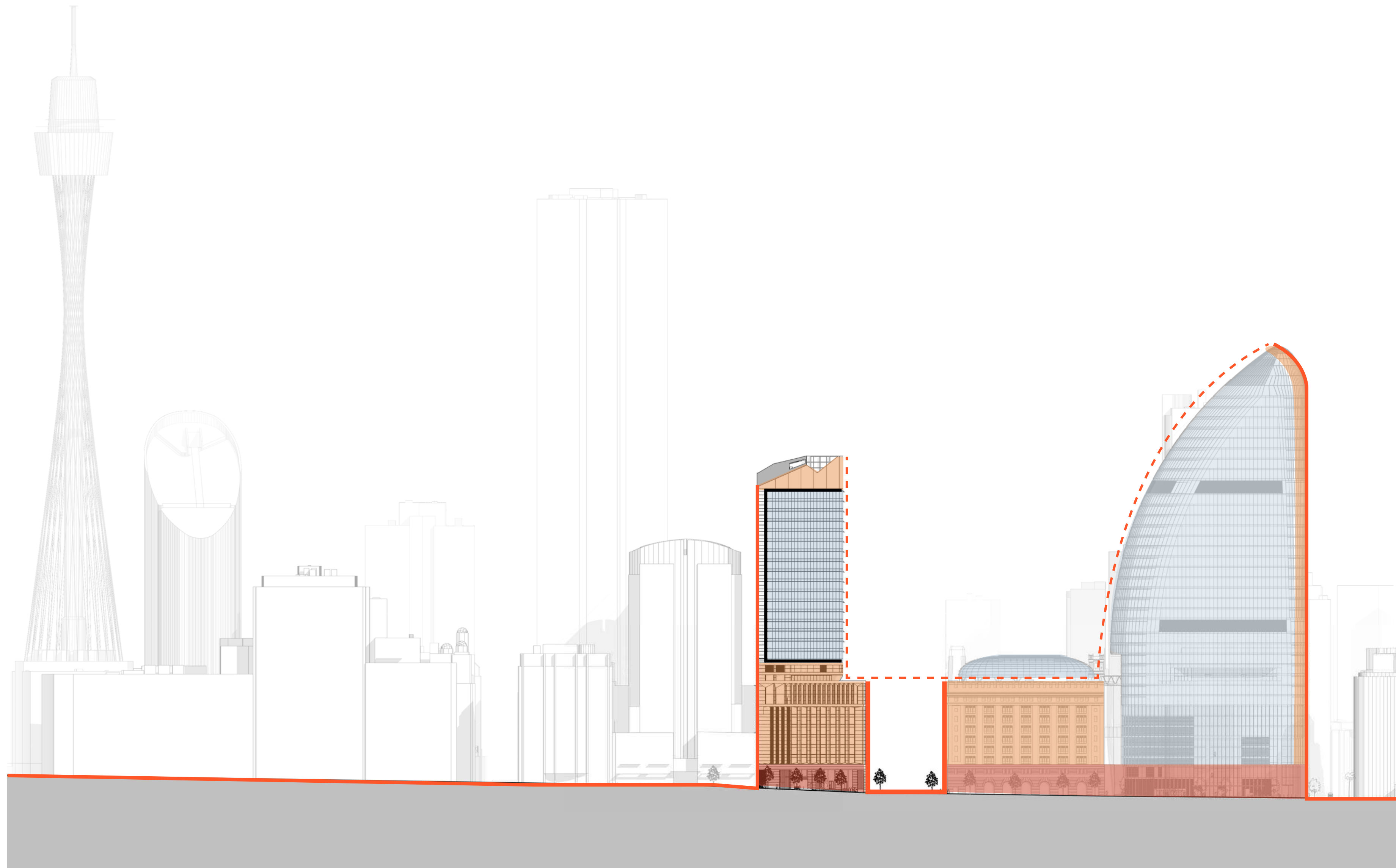
Tower built form relationships - DRP 07 Proposal



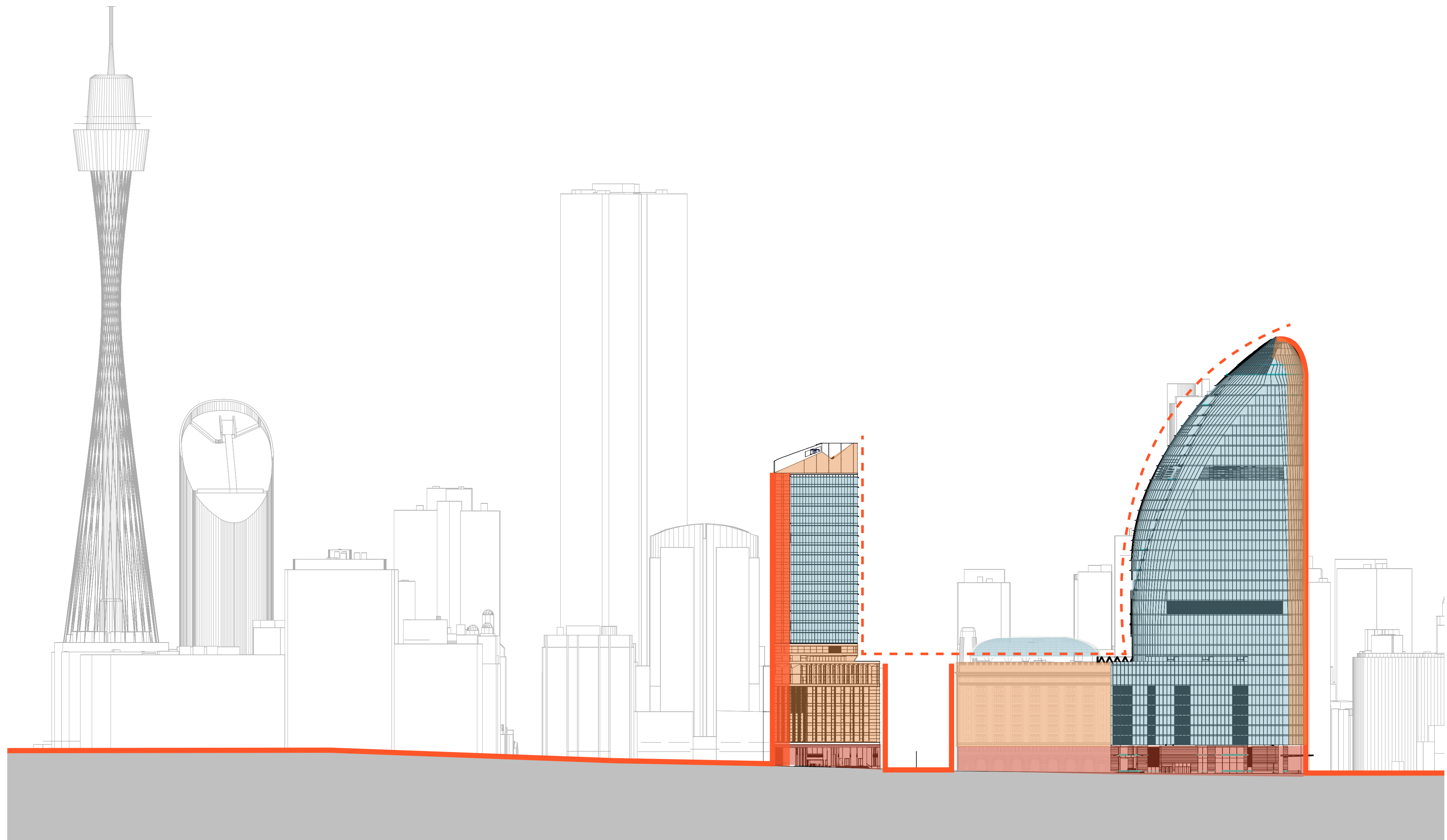
Tower built form relationships - Updated Proposal



Tower built form relationships - DRP 07 Proposal

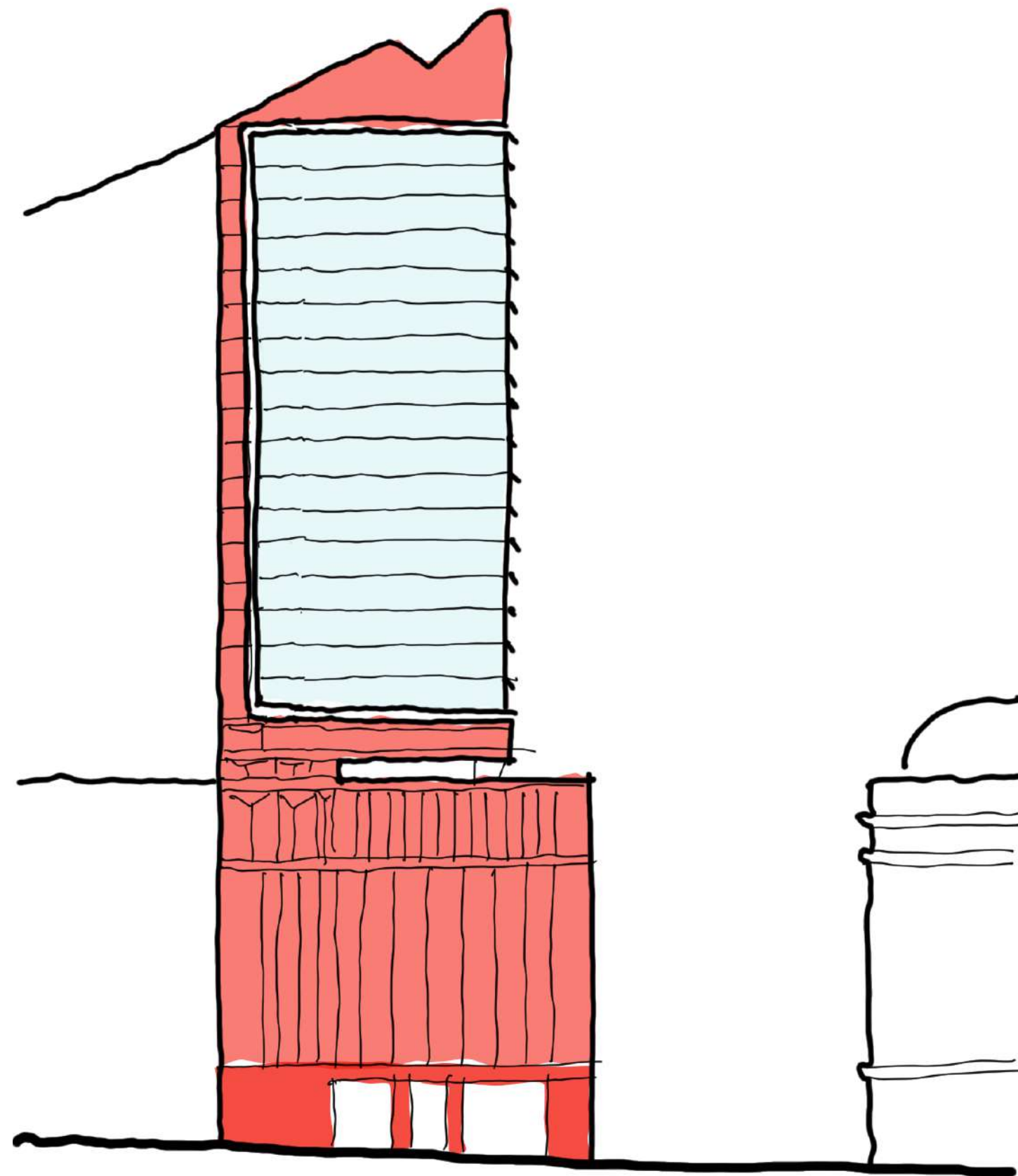


Tower built form relationships - Updated Proposal

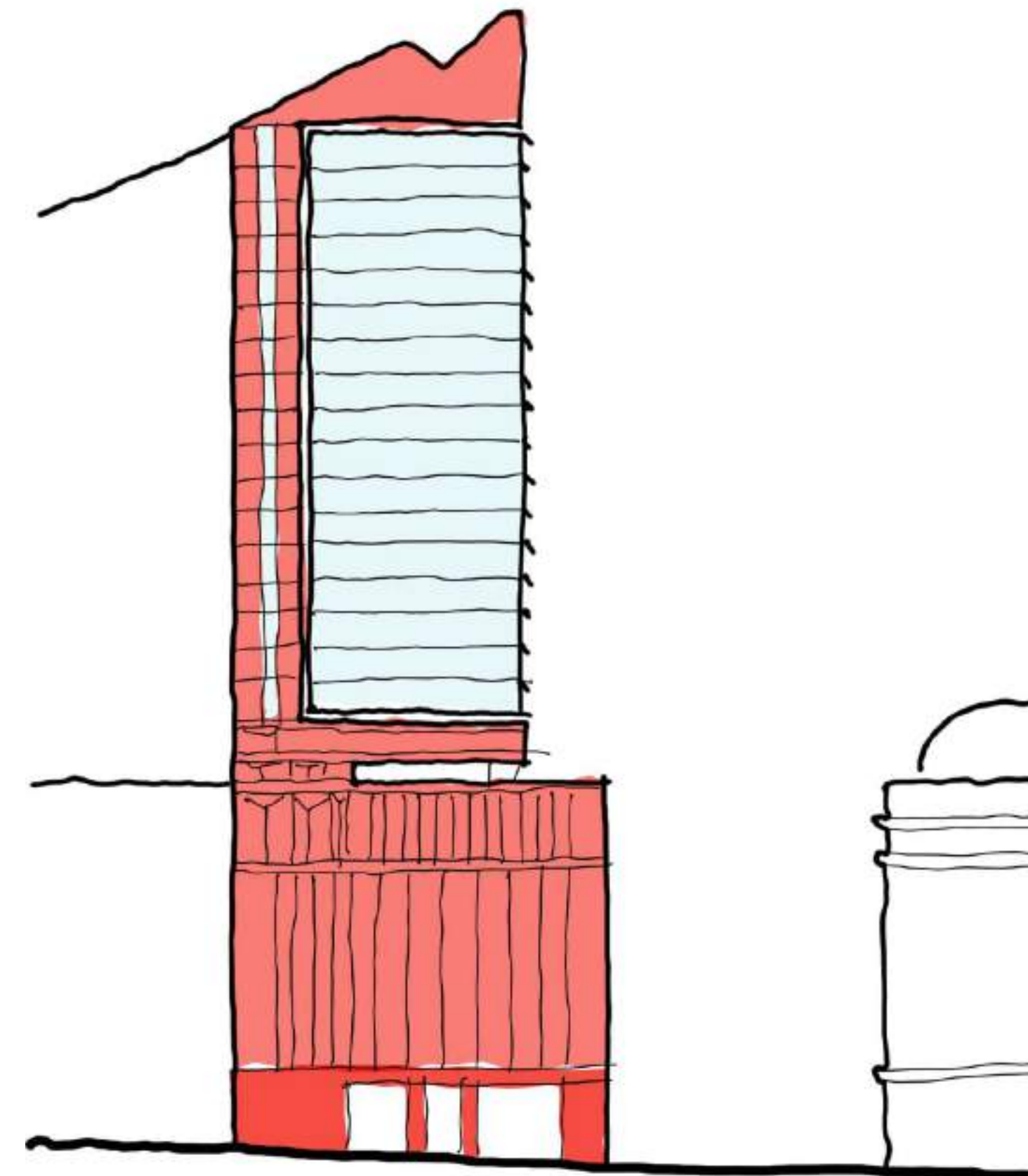


Updated proposal - S/E and S/W focus

One architecture strengthened

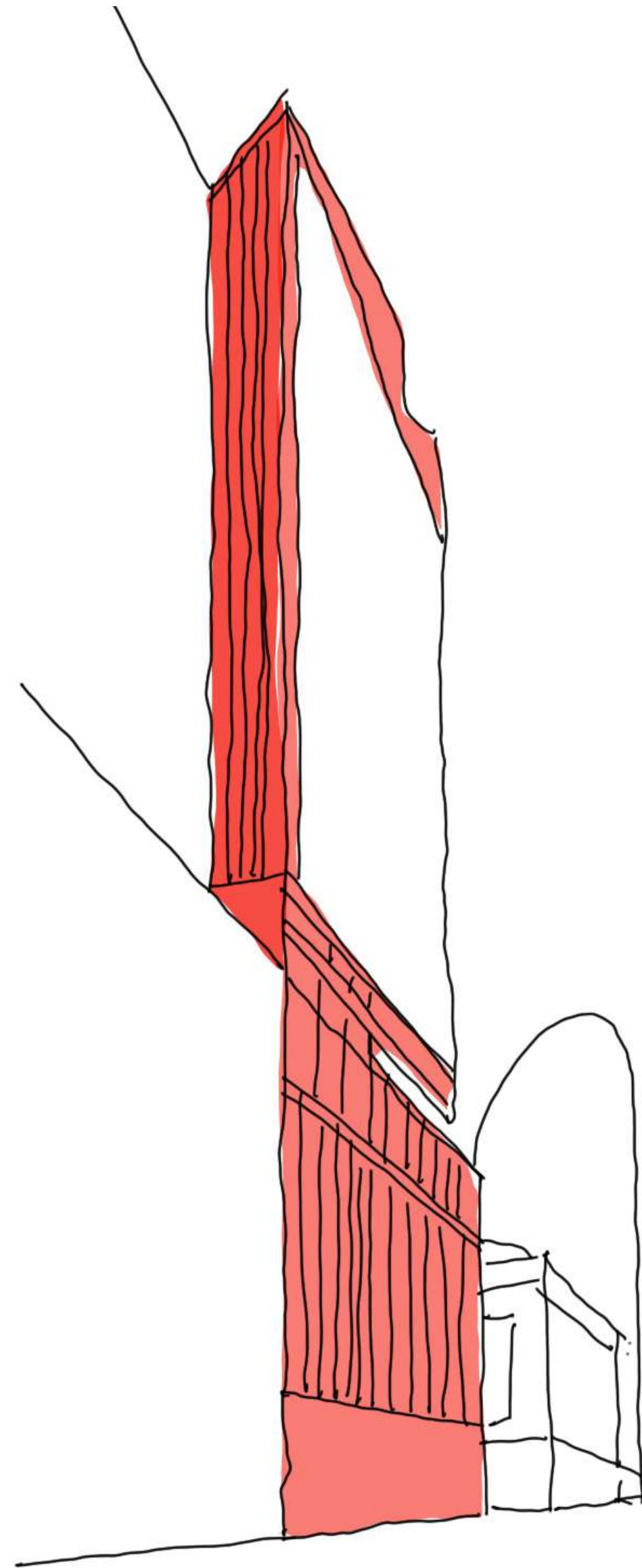


DRP 07 PROPOSAL

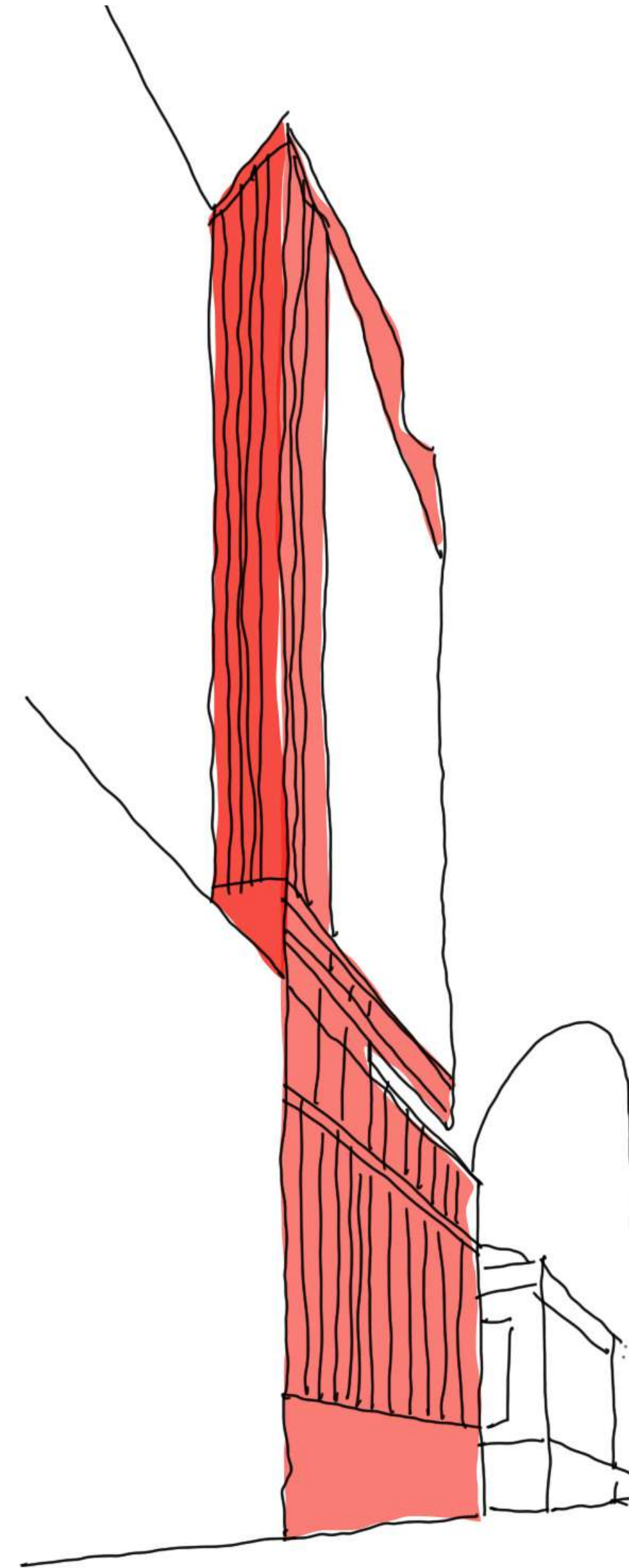


UPDATED PROPOSAL

Updated proposal - S/E and S/W focus - Current Tower Setback

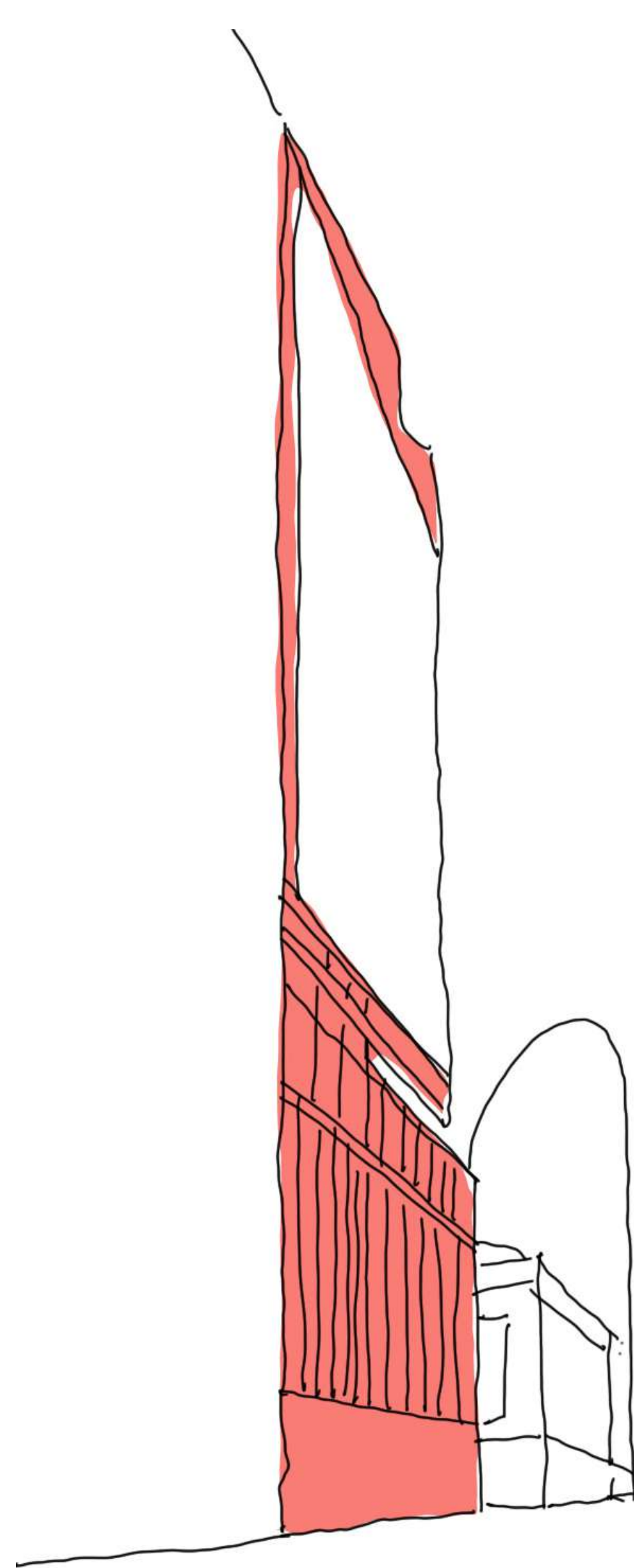


DRP 07 PROPOSAL - CURRENT TOWER SETBACK

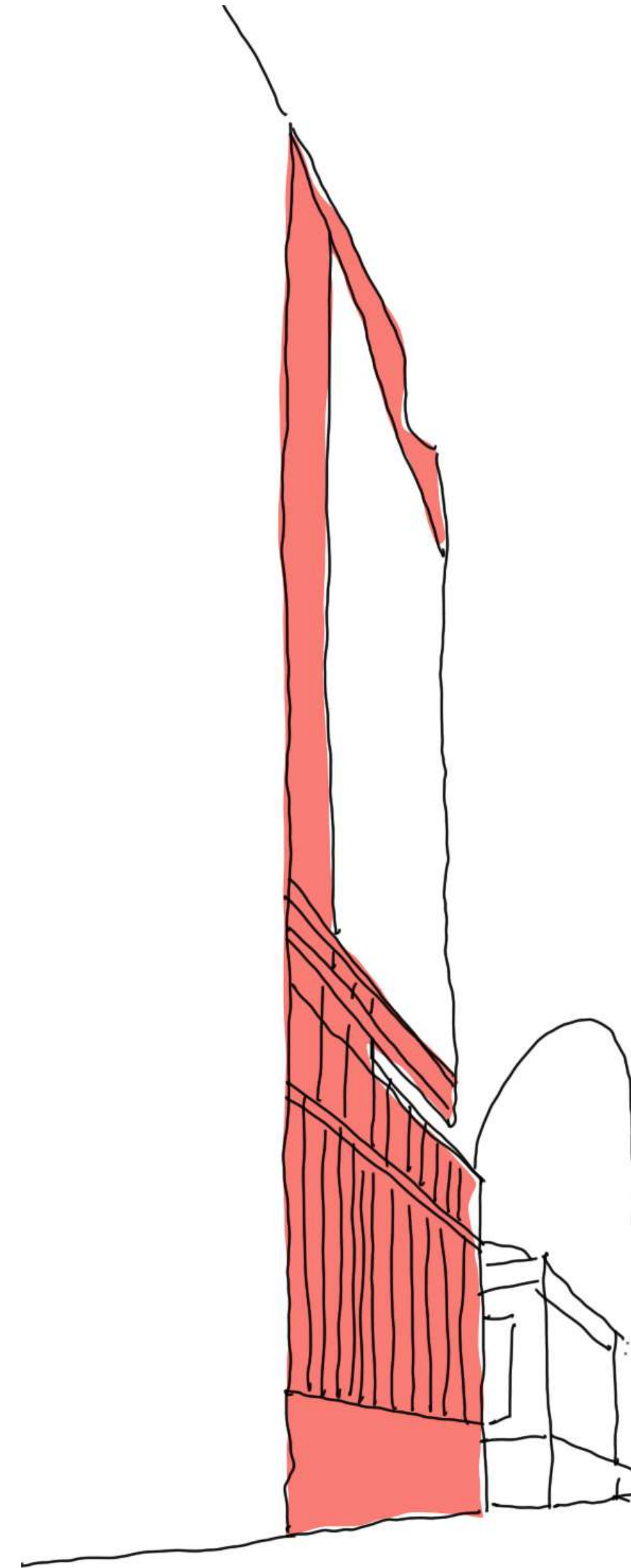


UPDATED PROPOSAL - CURRENT TOWER SETBACK

Updated proposal - S/E and S/W focus - Potential Zero Tower Setback



DRP 07 PROPOSAL - POTENTIAL
ZERO TOWER SETBACK

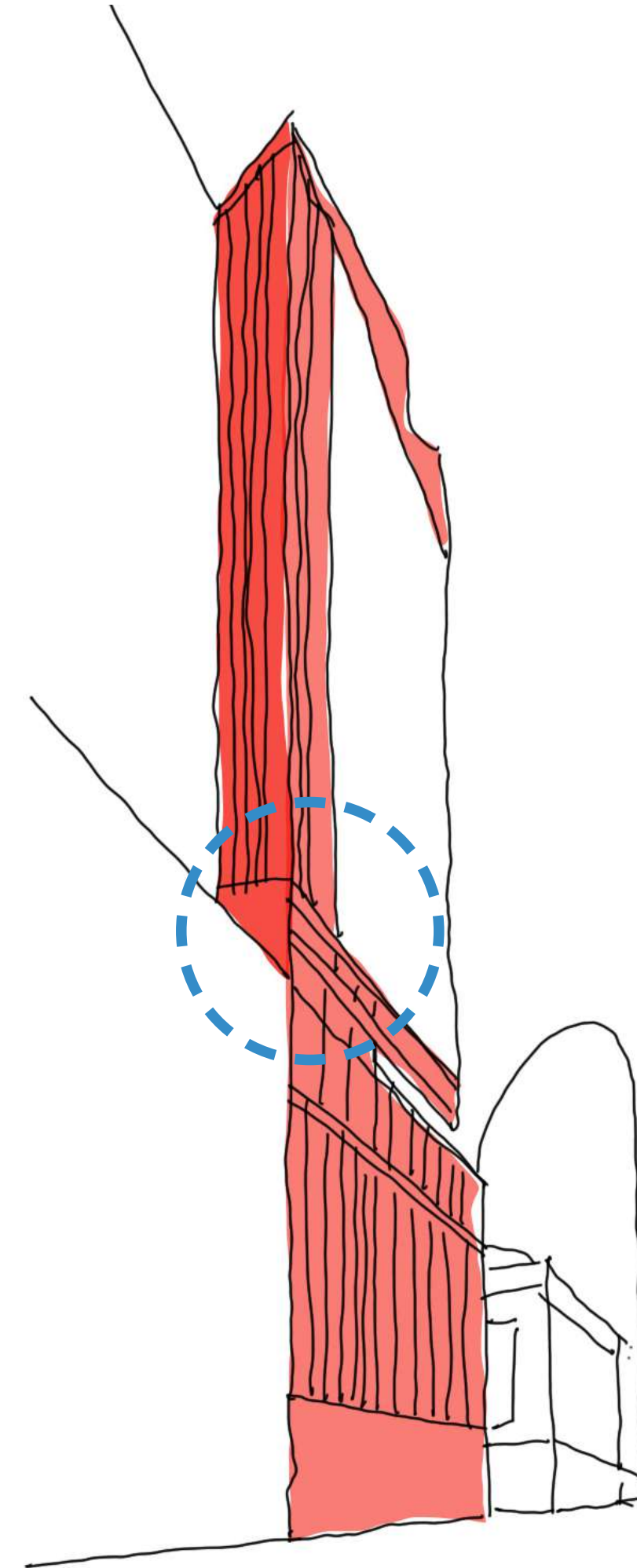


UPDATED PROPOSAL - POTENTIAL
ZERO TOWER SETBACK

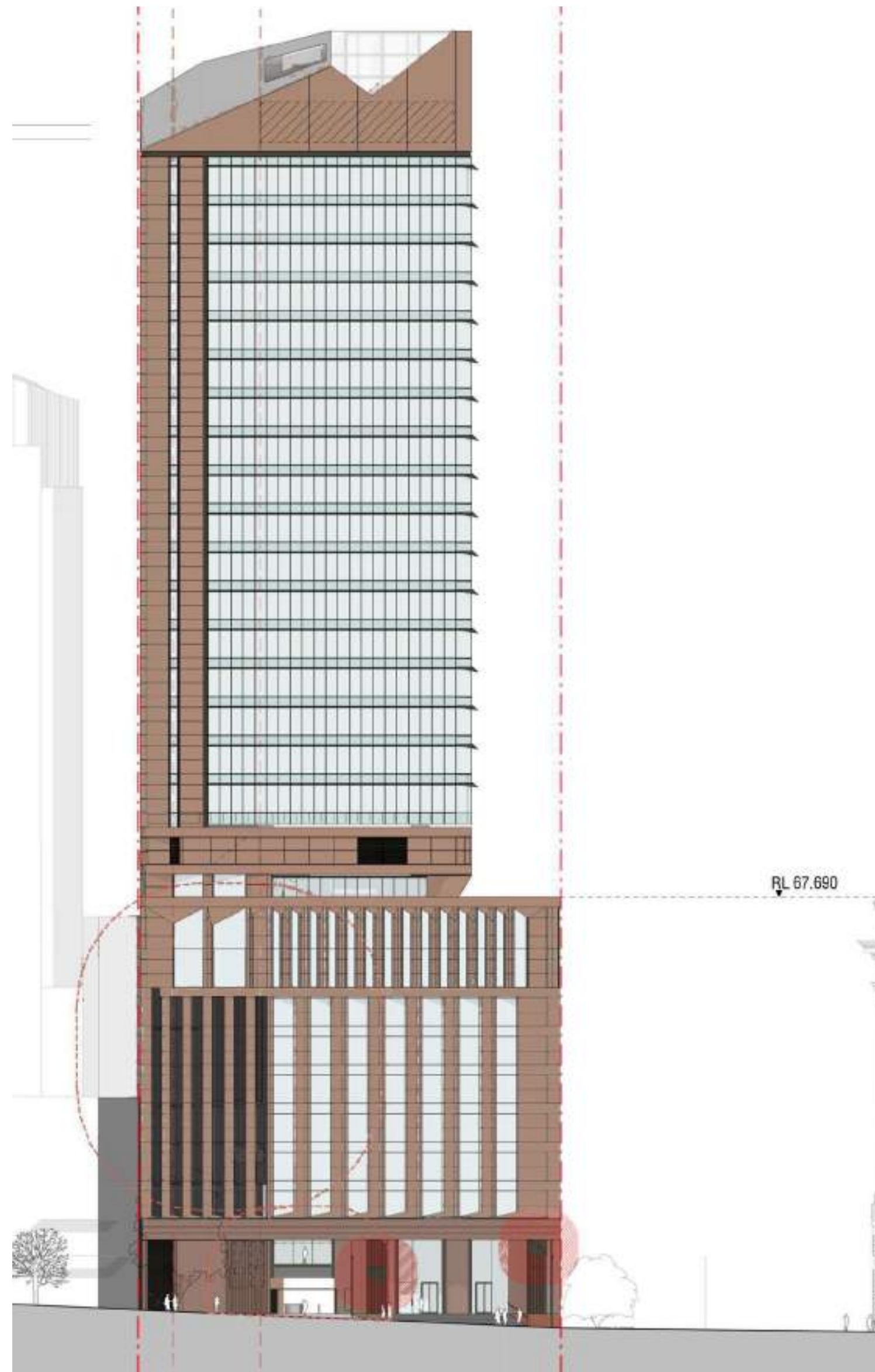


southern corners

Updated proposal - S/E and S/W focus - Detail View



Updated proposal - S/E and S/W focus



UPDATED PROPOSAL - EAST ELEVATION



UPDATED PROPOSAL - WEST ELEVATION

roof

Background

DRP 07 Proposal (18 December 2018)

DRP and Future Built Form

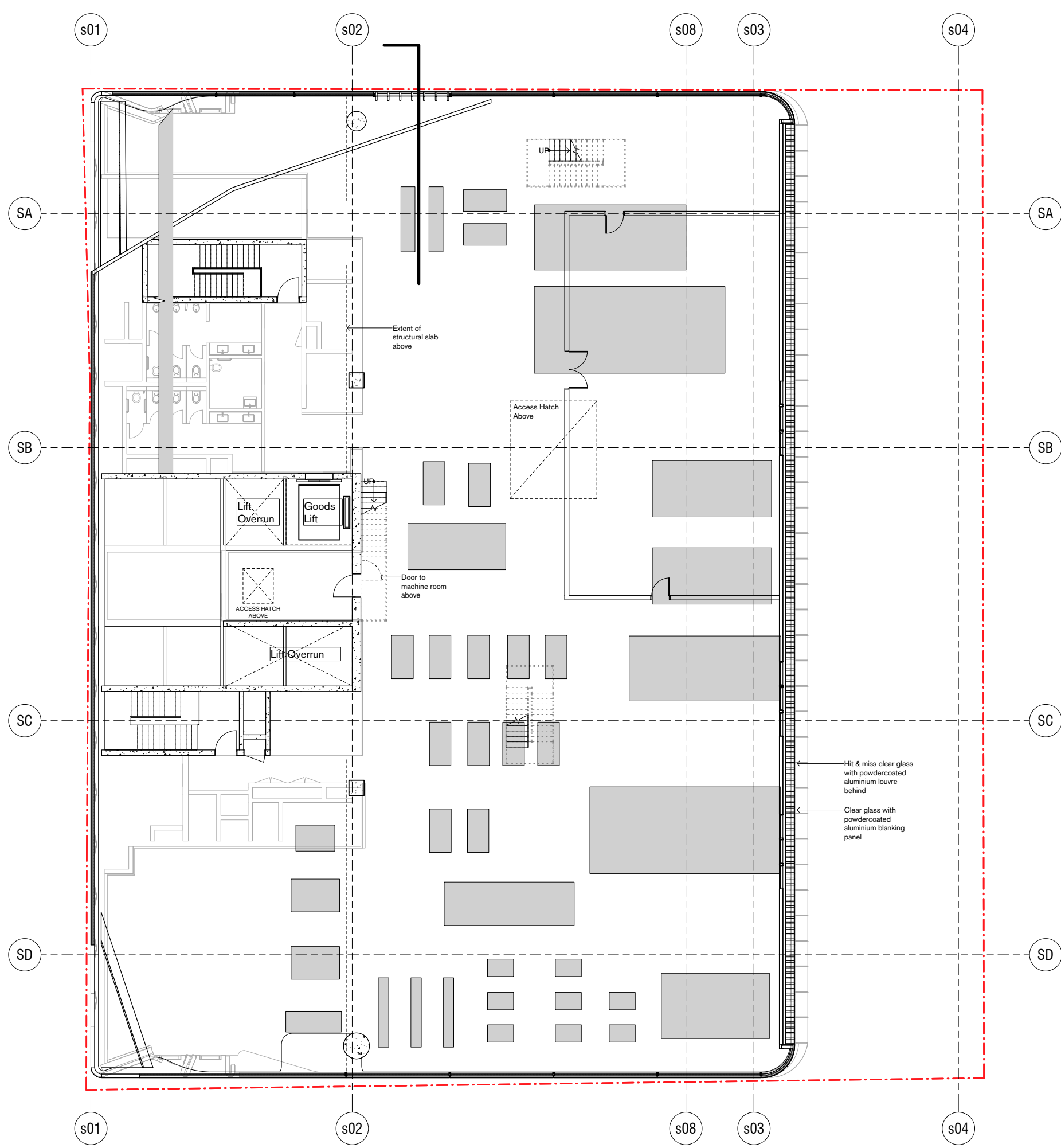
Updated Proposal (25 February 2019) - Roof Design

- _ Solar access
- _ Technical requirements
- _ 'One architecture' unifying podium and tower

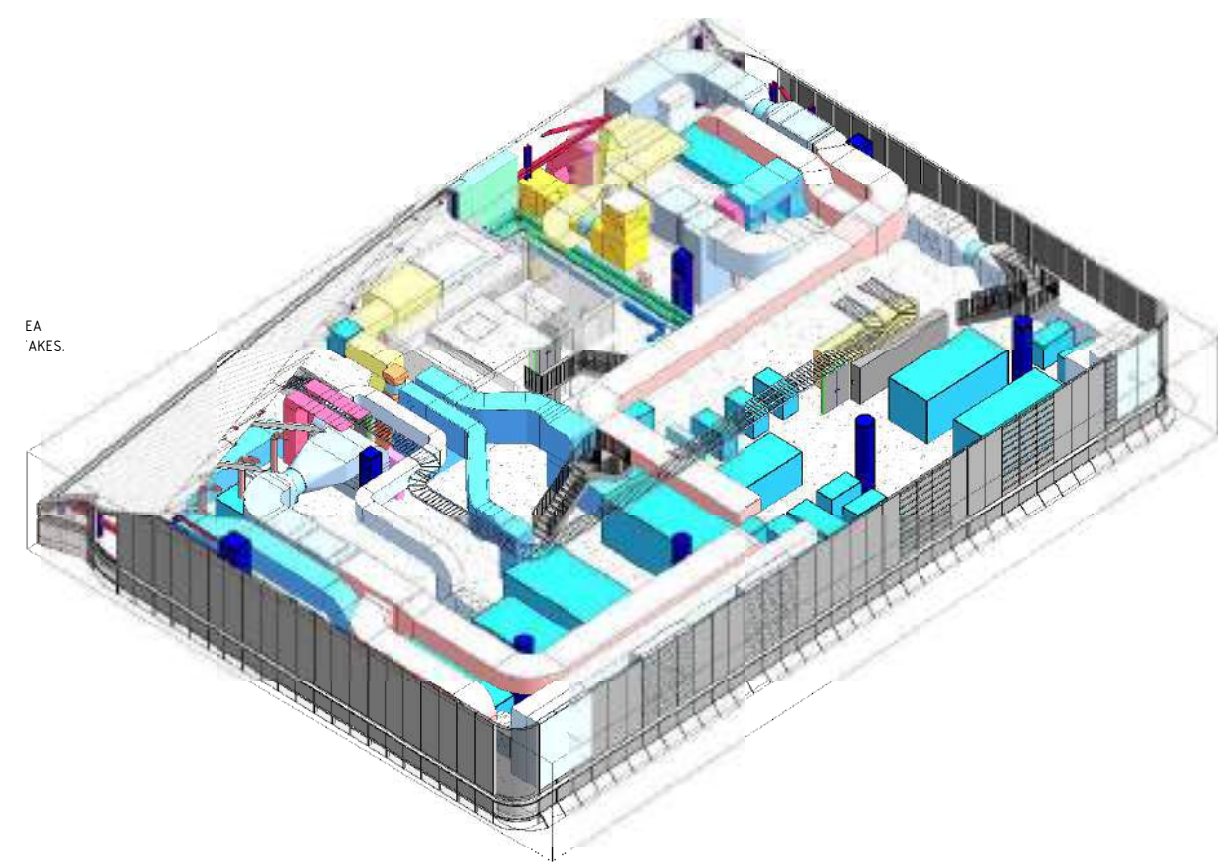
Background - solar access



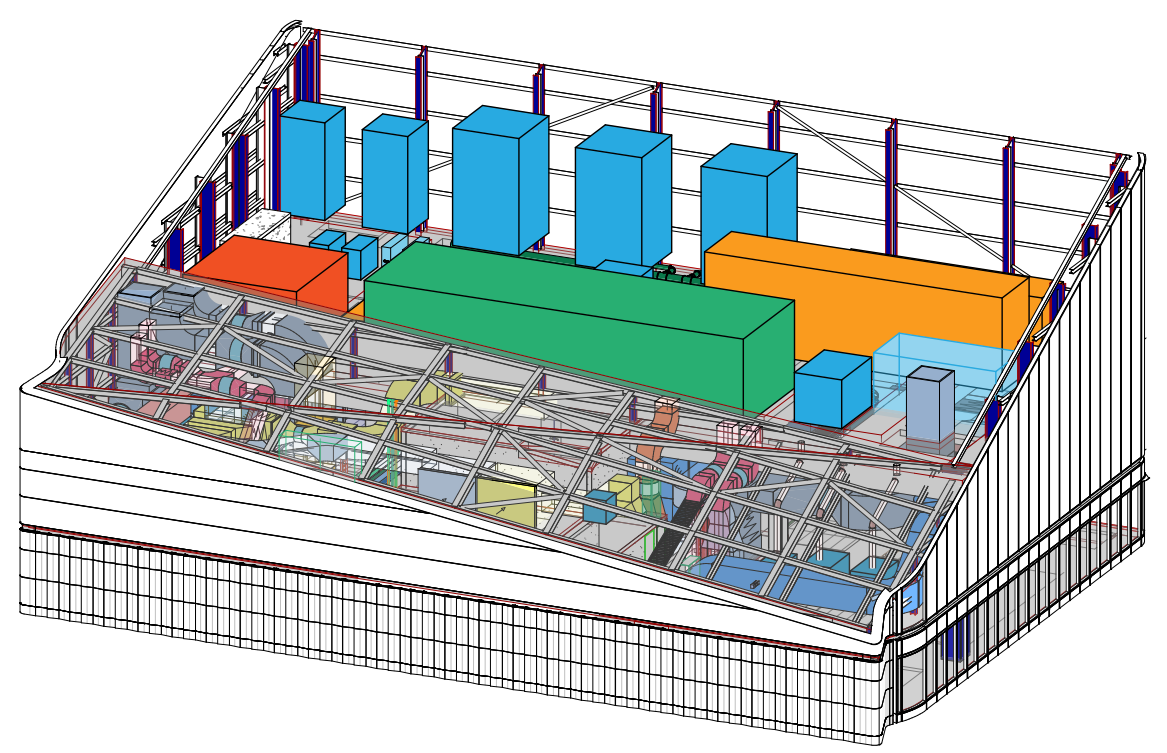
Background - technical requirements



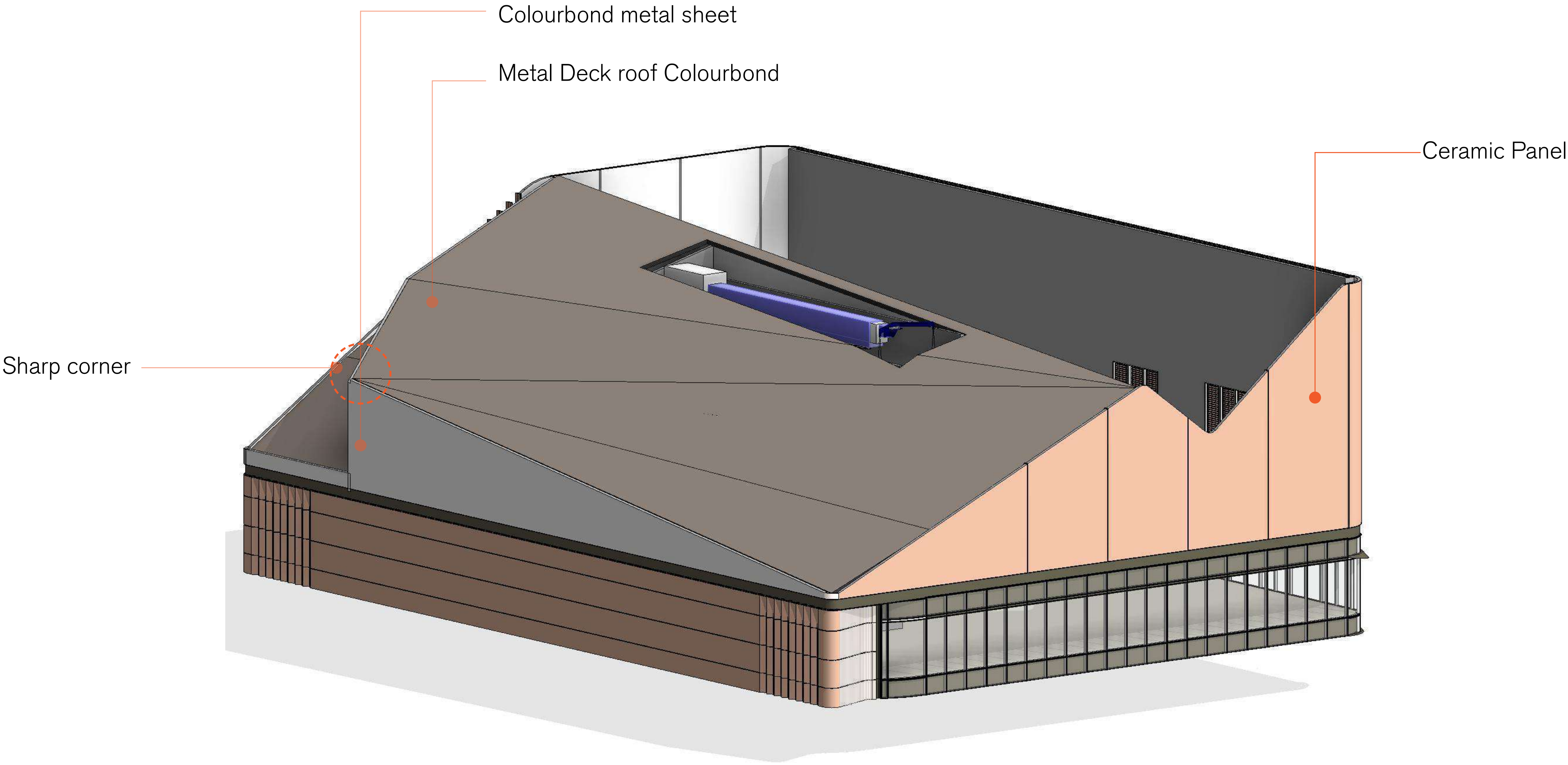
LEVEL 28 PLANT - FLOOR PLAN



L 28 AXO



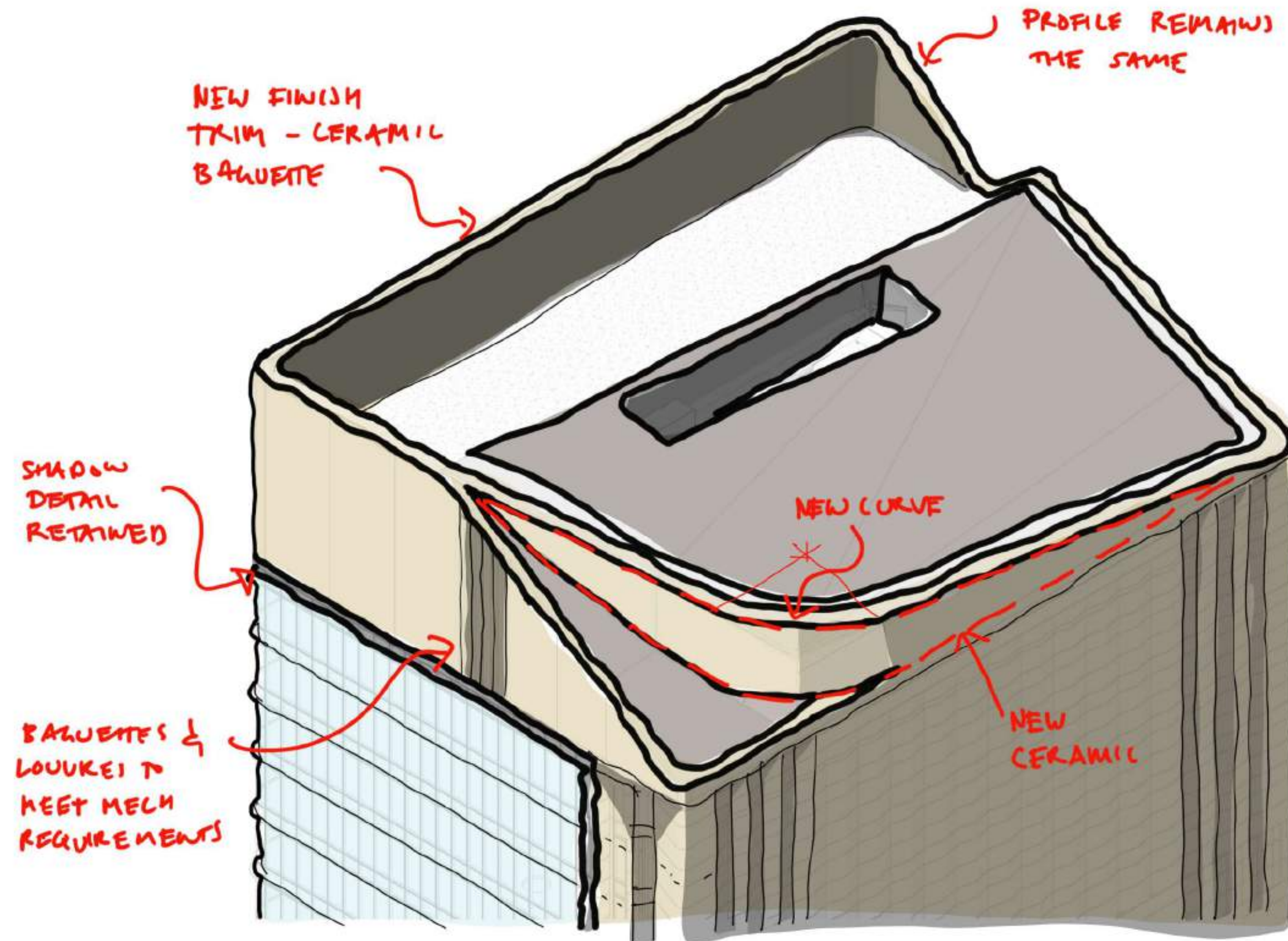
ROOF PLANT AREA L28 - 29 AXO



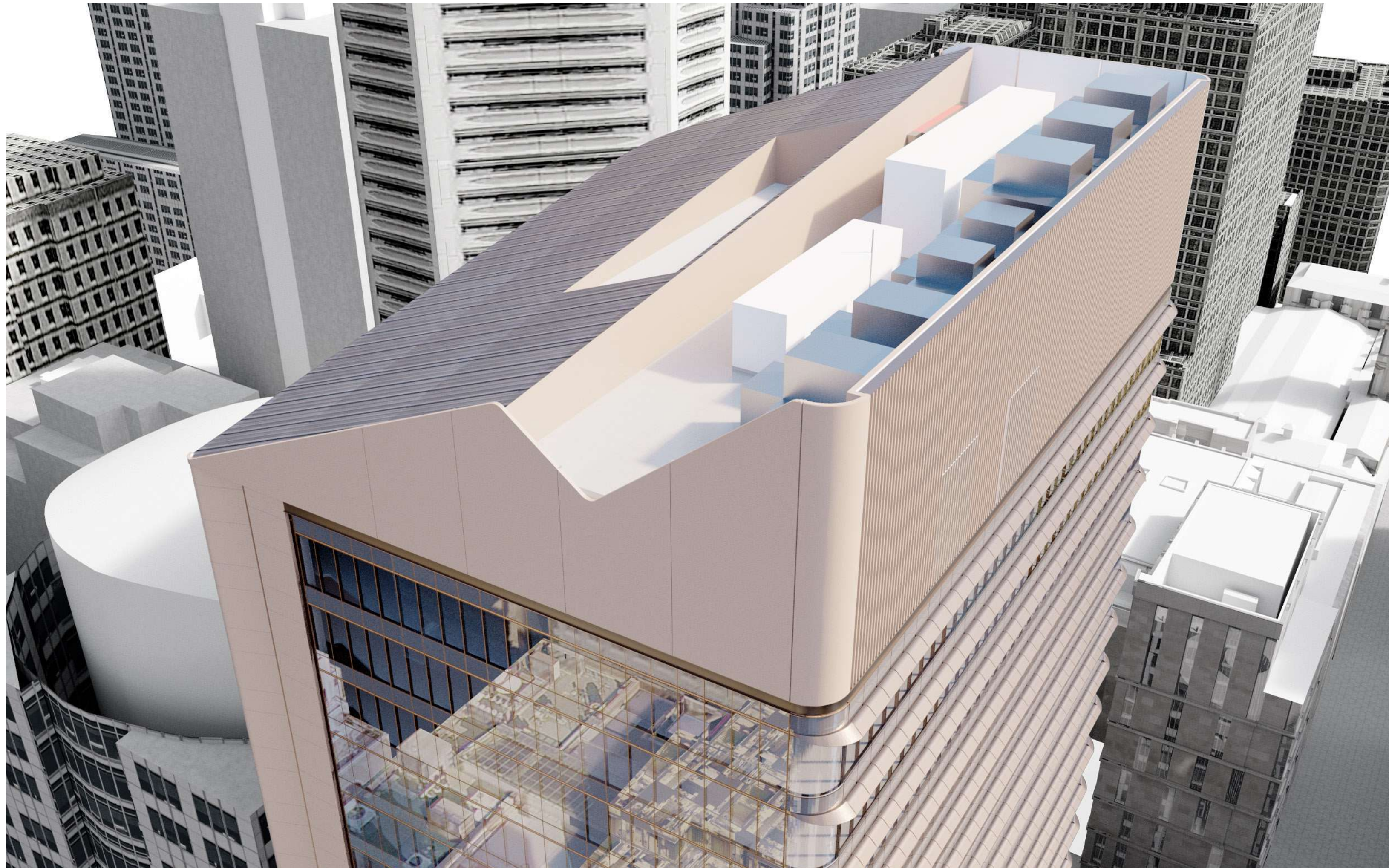
DRP 07 Proposal



Updated proposal, roof design principles

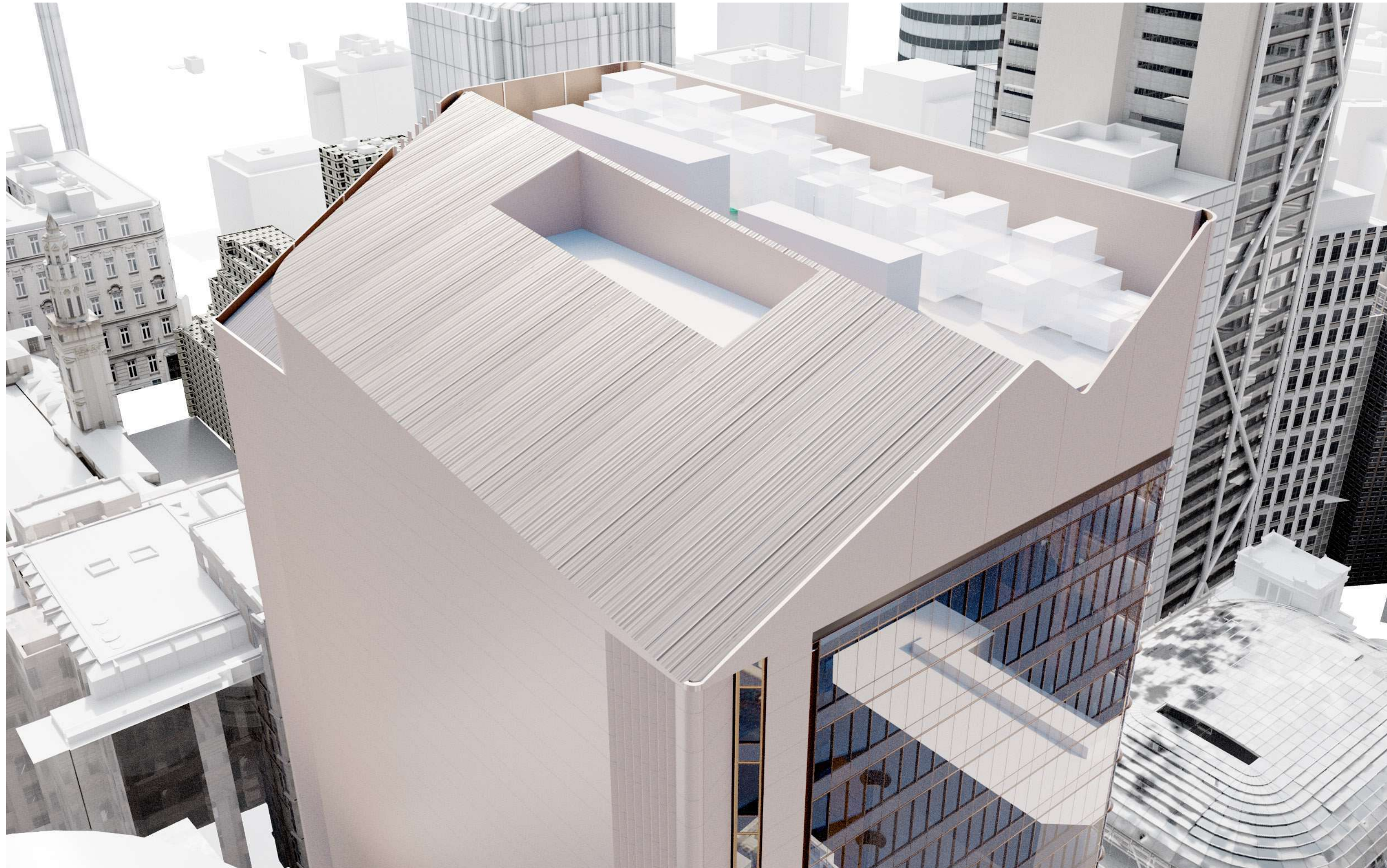


Updated proposal



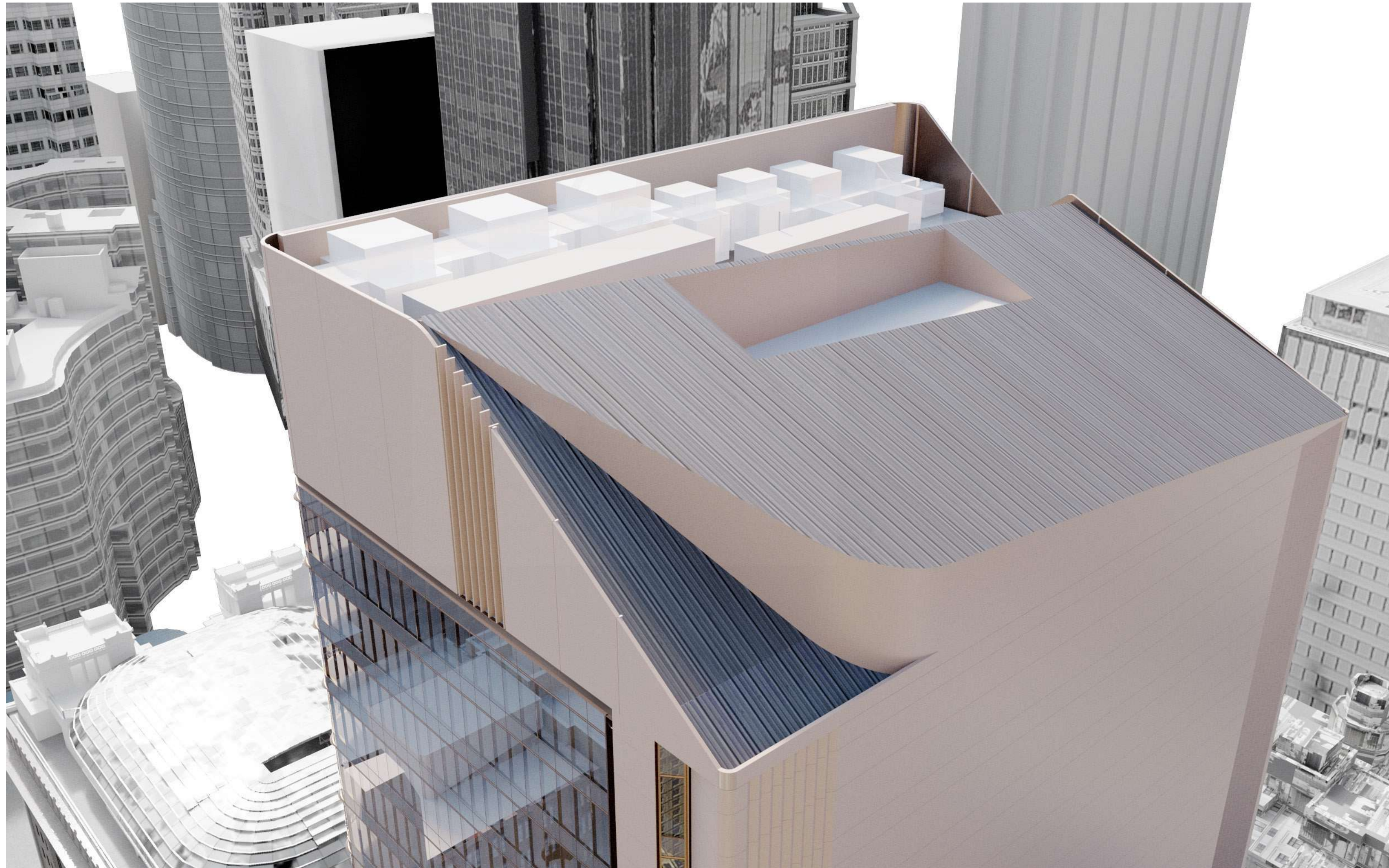
PROPOSED ROOF - NORTH EAST VIEW
 *Services massing model indicative only

Updated proposal



PROPOSED ROOF - SOUTH EAST VIEW
 *Services massing model indicative only

Updated proposal



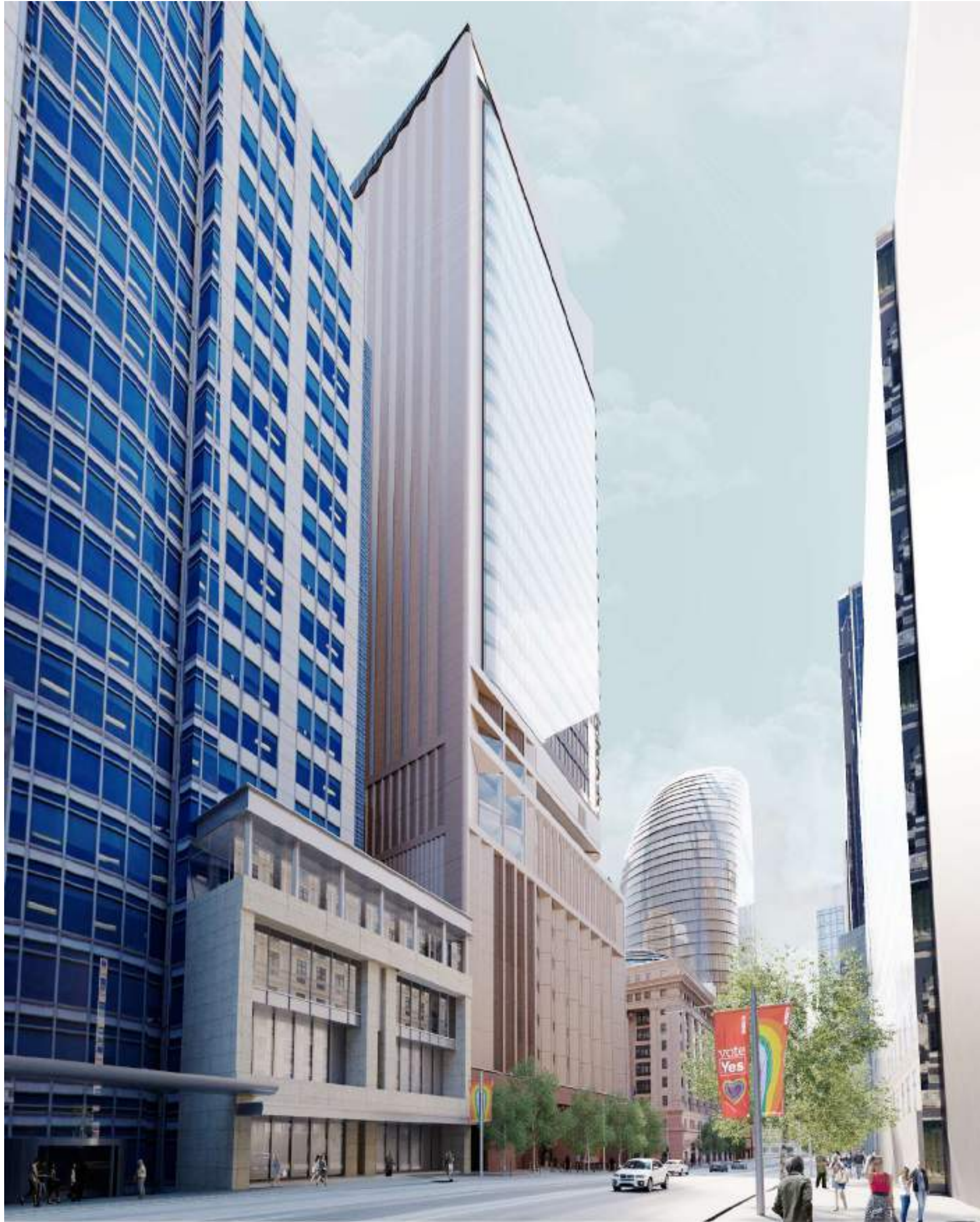
PROPOSED ROOF - SOUTH WEST VIEW
 *Services massing model indicative only



STREET VIEW - SOUTH WEST
CATLEREAGH STREET - DRP 07



STREET VIEW - SOUTH WEST
CATLEREAGH STREET - UPDATED PROPOSAL



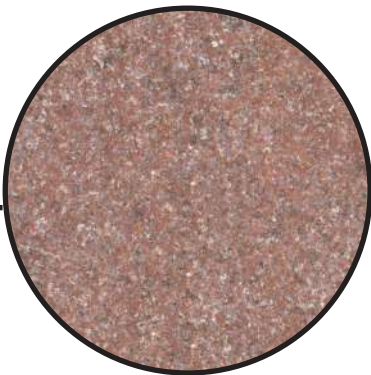
STREET VIEW - SOUTH EAST
ELIZABETH STREET - DRP 07



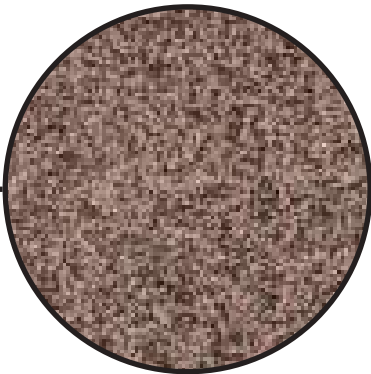
STREET VIEW - SOUTH EAST
ELIZABETH STREET - UPDATED PROPOSAL

material palette

material palette



Stone to match 50 Martin Place, exfoliated finish



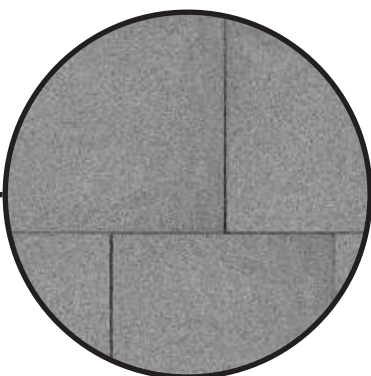
Stone to match 50 Martin Place, polished finish



Precast concrete with red granite aggregate

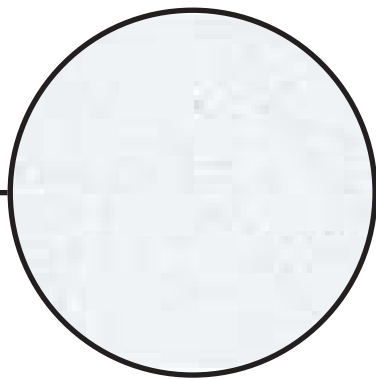


Powdercoated aluminium, bronze colour

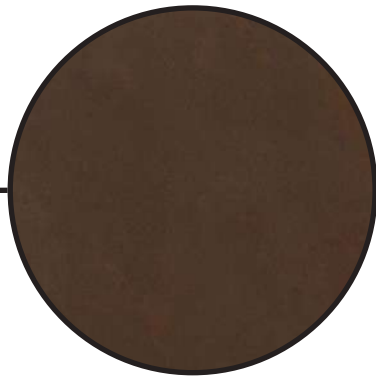


Austral black granite pavers

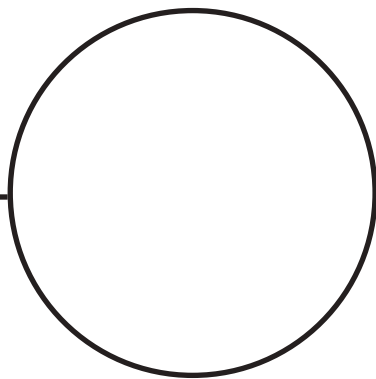
material palette



Glass reinforced concrete



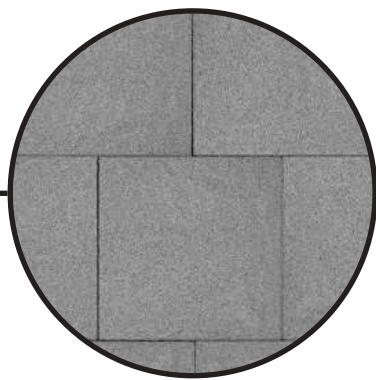
Powdercoated aluminium,
bronze colour



Glass bead blasted
stainless steel



Precast concrete with red
granite aggregate



Austral black granite
pavers

material palette



Matt glazed flat ceramic
cladding

Matt glazed fluted ceramic
cladding

gloss glazed flat ceramic
cladding

material palette



2.7m high performance double glazing to north, east and west facades

Colour backed glass

Solar shade to the north facade

updated proposal

updated proposal



updated proposal



21 February 2019

METRO MARTIN PLACE | SOUTH TOWER



updated proposal



21 February 2019

METRO MARTIN PLACE | SOUTH TOWER



updated proposal



21 February 2019

METRO MARTIN PLACE | SOUTH TOWER



Tzannes





Questions – South Tower



04

Precinct wide open items

Materials sourcing / sampling program

The materials sourcing program will extend over the next ~ 3 years.

- DRP façade material presentation, including representative samples - March 2019
- Stage 2 DA approval of materials in line with current design - July 2019
- Complete D & C tender package - July 2019
- Tender façade D & C tender package – 2nd half 2019
- Design development/shop drawings – 1st half 2020
- Selection of final materials – 2nd half 2020
- Testing as required – 1st half 2021
- Manufacture – 2nd half 2021
- Installation commencing end 2021

Independent façade review on environmental performance

Update

- Ché Wall (Flux Consultants) appointed as independent expert to *“provide an independent opinion to the design review panel on the performance of the facades in relation to environmental outcomes”*.
- Briefing meeting for Ché held on 1 February, attended by representatives from Macquarie, Lendlease, GANSW and the design team (Arup, JPW, Tzannes, Surface Design). Additional information also provided following the briefing as requested by Ché.
- Second meeting held with Ché, project team and GANSW on 18 February to clarify questions and agree next steps.
- Scope and approach to conduct an additional visual reflectivity analysis, to be endorsed by Ché, to confirm that the design delivers design excellence.
- Targeting March DRP to close out open DRP items in relation to environmental performance of façade.



05

Stage 2 SSDA – Response to Submissions update



Stage 2 SSDA update

North and South Site EIS and accompanying documents were placed on public exhibition between 11 October to 7 November 2018.

Submissions received during exhibition period

14 agency and authority submissions received for North Site and 13 for South Site
No submissions were received from the general public.

Agency submissions received during public exhibition period	
Department of Planning and Environment	NSW Government Architect
City of Sydney Council	NSW Office of Environment and Heritage
Heritage Council	Transport for NSW
NSW Environmental Protection Agency	Roads and Maritime Services
Sydney Airport	Air Services Australia (North Only)
Civil Aviation Safety Authority	Sydney Water
Ausgrid	Fire & Rescue NSW

Key issues raised during exhibition

Key Issues Raised

Key issues raised, as defined by DPE, are as follows:

- Detailed building design / architectural expression
- Activation and integration of the OSD with Metro Station
- Heritage interpretation
- Tower sky signage
- OSD shared facilities and access

Overview of key changes in response to submissions

North Site proposed amendments

- Design refinement to through site link
- Review of tower sky signage
- Revision of Elizabeth Street commercial lobby security gate line

South Site proposed amendments

- Design refinement to southern elevation and southern corners
- Design refinement to rooftop screening
- Review of tower sky signage

Overview of Response to Submissions package

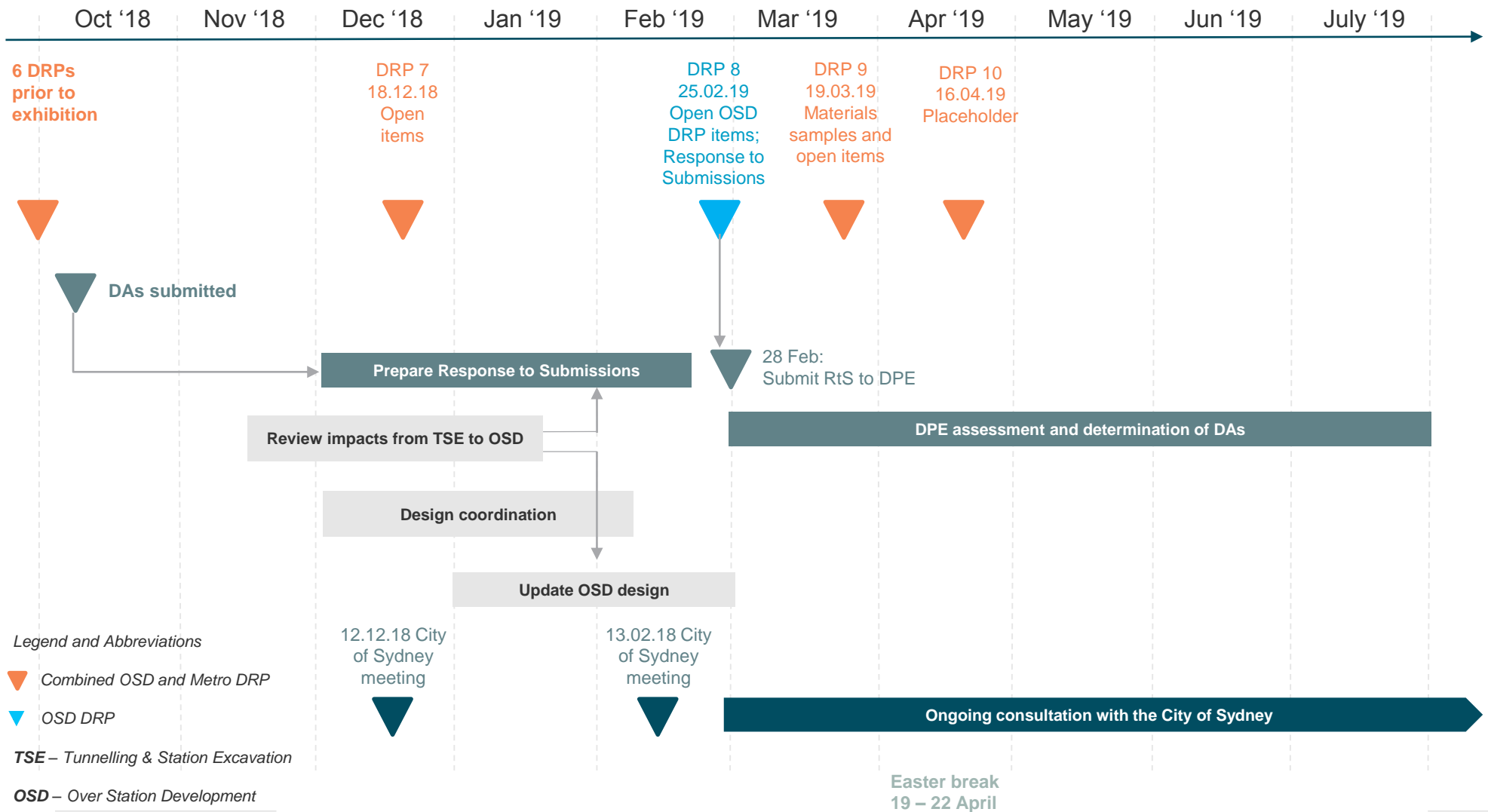
Macquarie and Lendlease with its consultant team are preparing a comprehensive package of material to address all submissions and issues raised through the exhibition

Updated reports to support Response to Submission package

- Design Report and Architectural Plans
- Transport, Traffic, Pedestrian and Parking Report
- Loading Dock Management Plan
- Construction Pedestrian and Traffic Management Plan
- Acoustic Assessment
- Heritage Impact Statement
- Heritage Interpretation Strategy
- Wind Assessment Addendum
- Crime Prevention Through Environmental Design (CPTED) Report
- Model verification regarding wind, shadows, views and sky view studies
- Retail Activation Strategy
- Wayfinding Strategy

Design Development Programme

Key design milestones





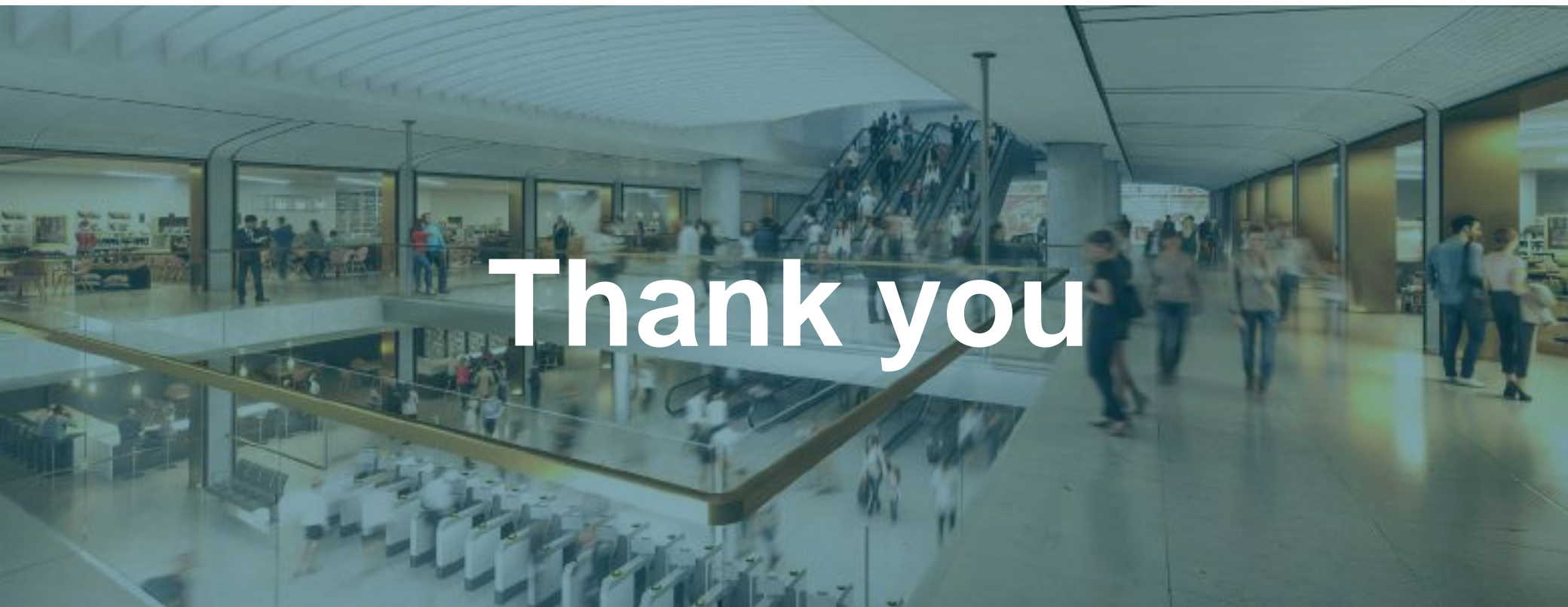
06

Clarifications and Recap



07

DRP caucus and feedback





Appendix 1 – North Tower Façade Curtain Wall Concept Drawings



NORTH TOWER

25.02.19

Appendix 1 – Façade curtainwall developed concept drawing package

