

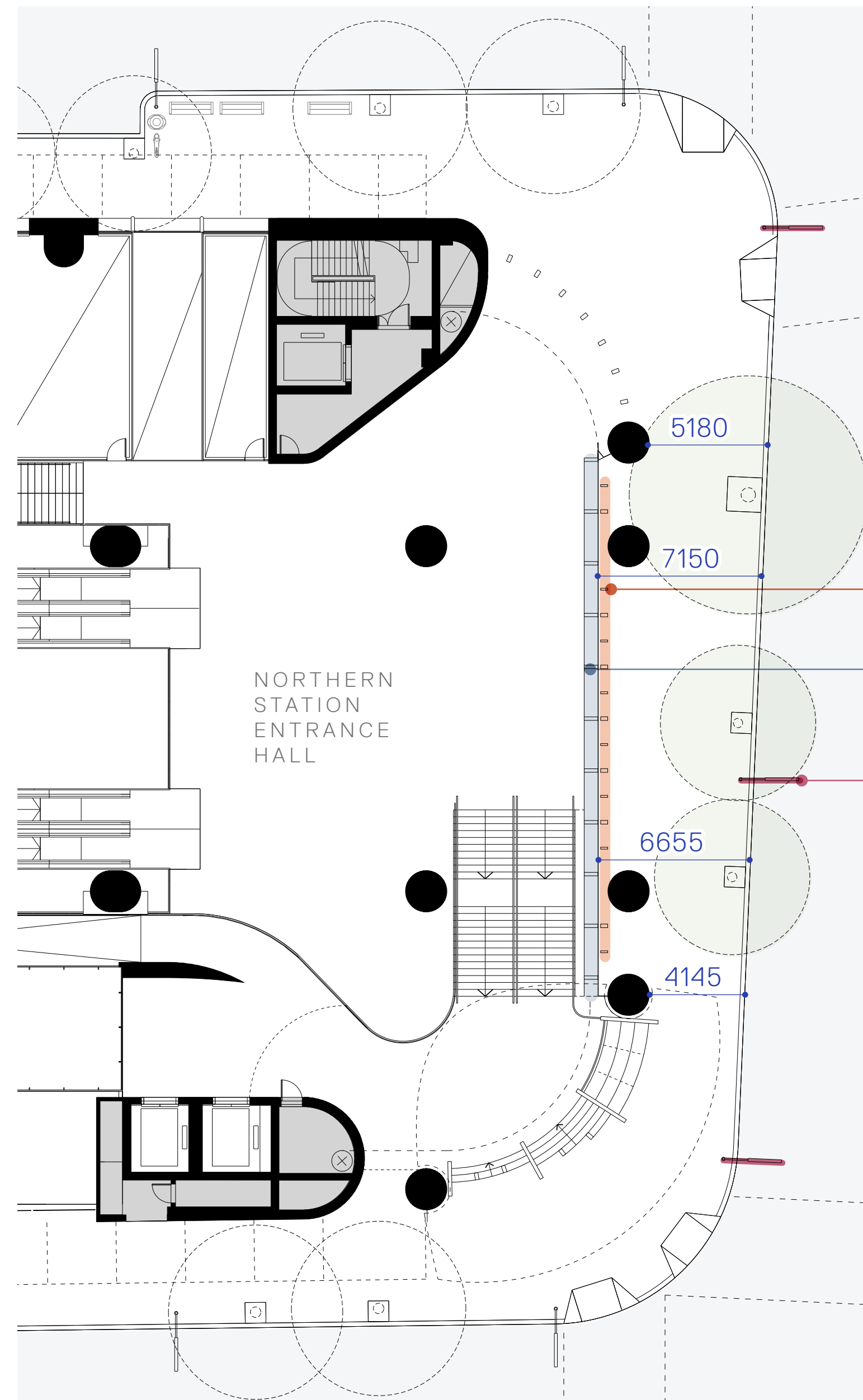
OSD DRP comment:

*“While the proposal for stairs creates a more welcoming corner entrance, the building’s interface with Hunter Street is unresolved. We are **concerned about the spaces between the building and columns** on the northern elevation.”*

*“We recommend consideration of **opportunities for public seating** between the columns on the northern elevation to Hunter Street.”*

Station DRP comment:

“The areas between the columns and footpath to Hunter are not optimised and lack a positive civic presence.”



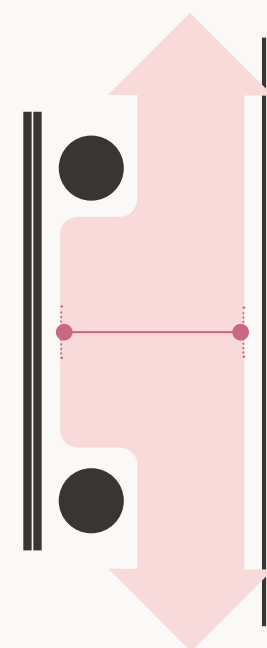
Elements along Hunter Street edge

Existing trees

Bollards
(max. 1.2m clear)

Facade mullions
(~2.25m spacing)

Smartpoles
(max. every 25m)



OSD DRP comment:

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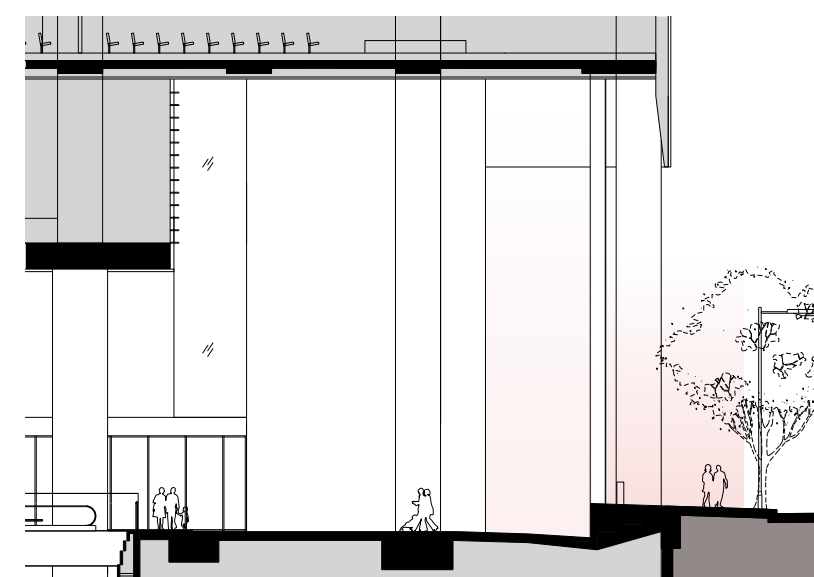
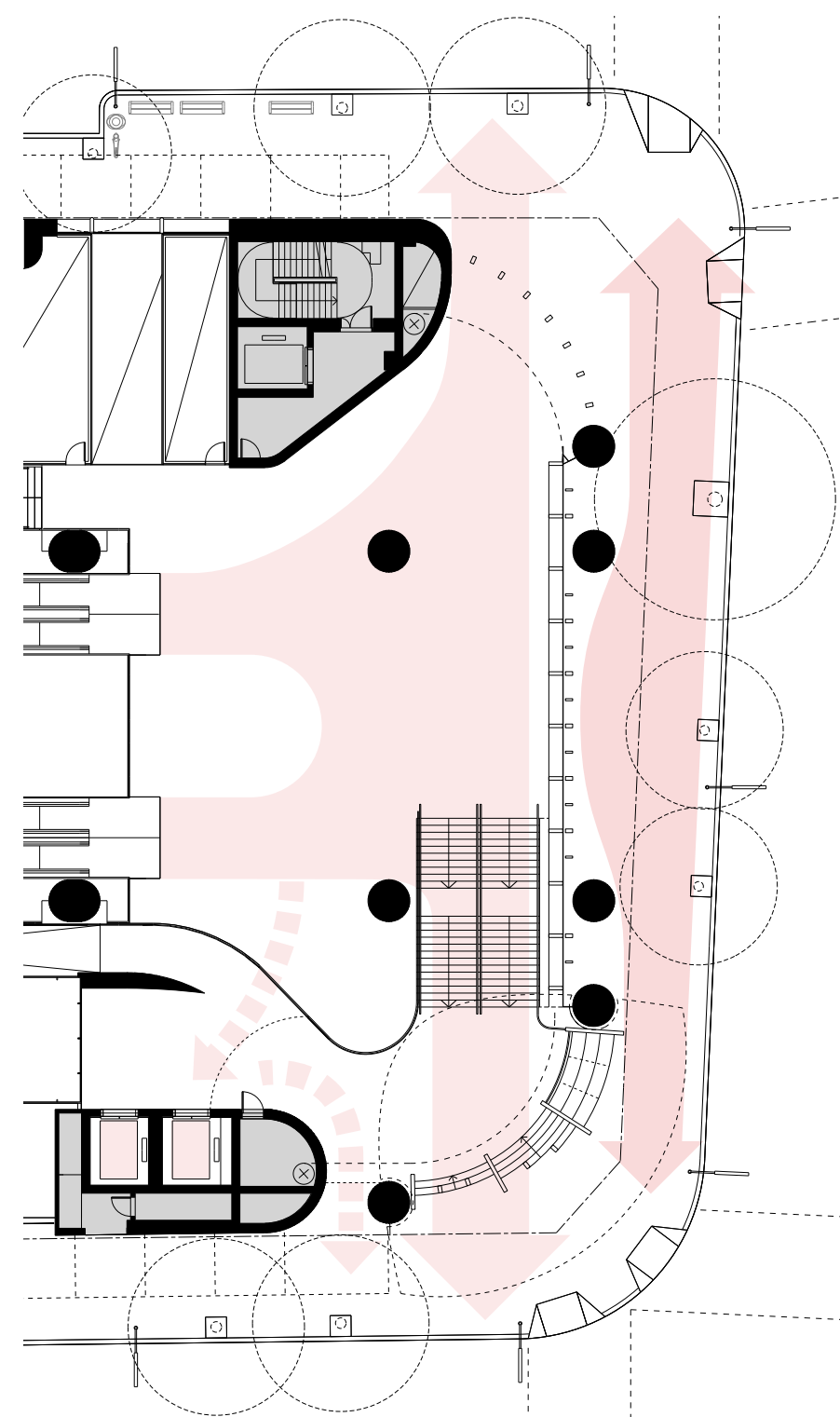
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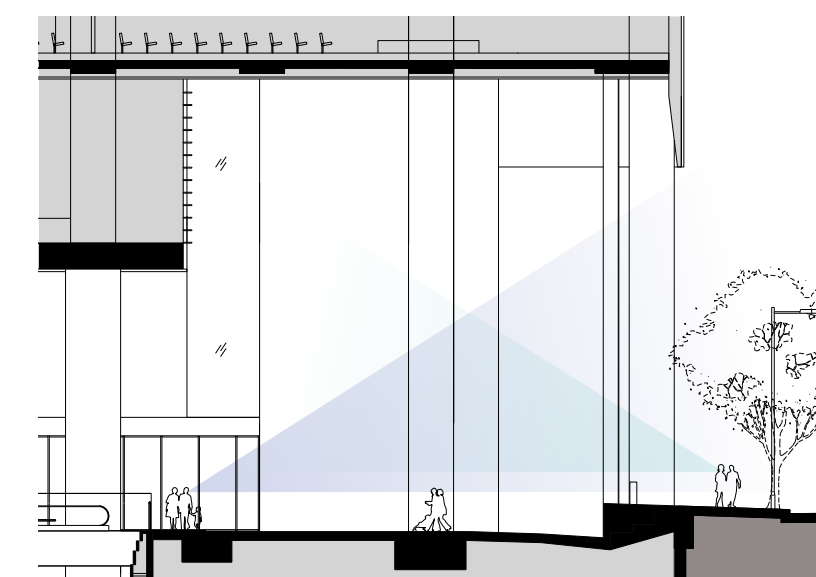
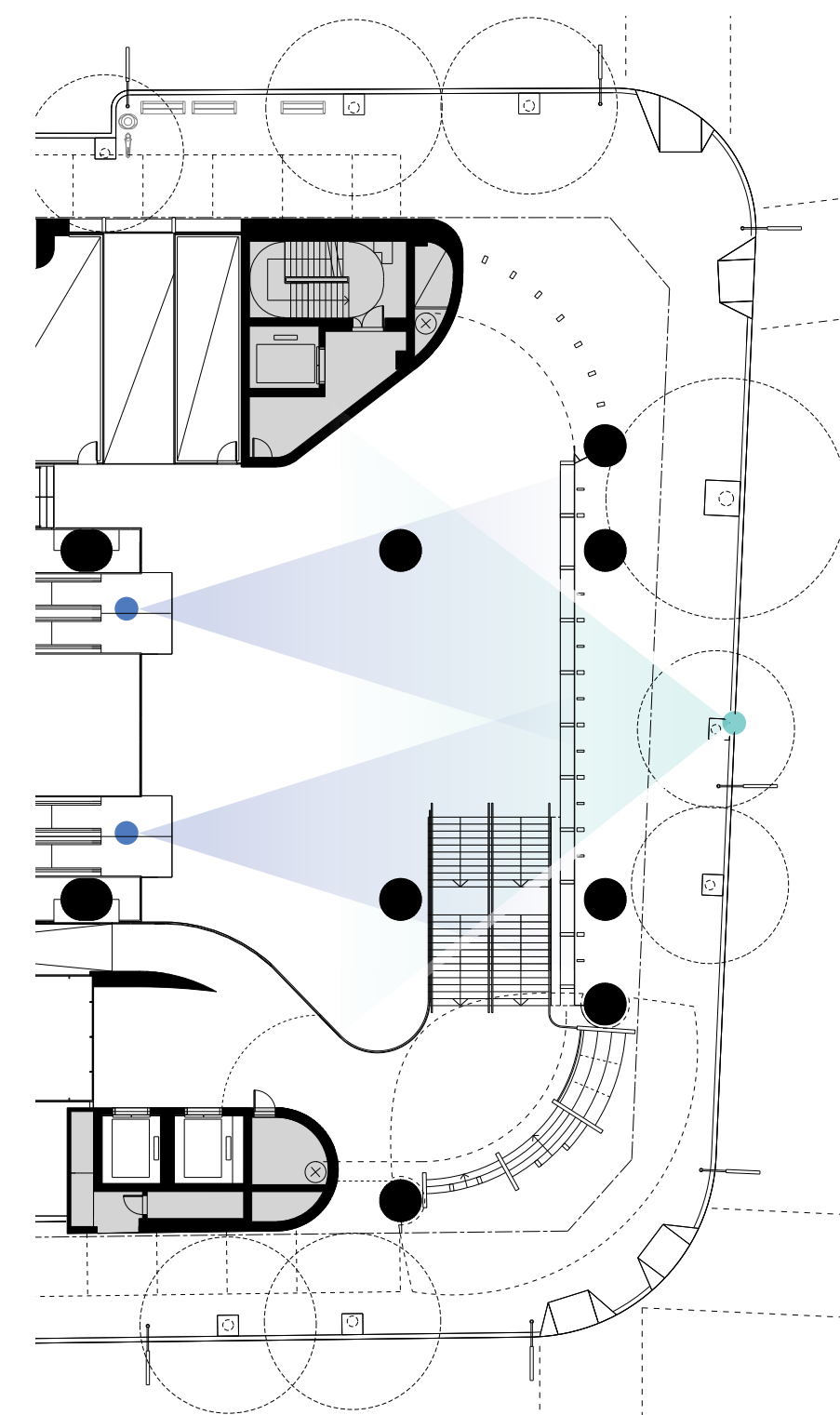
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Principles

Pedestrian flow

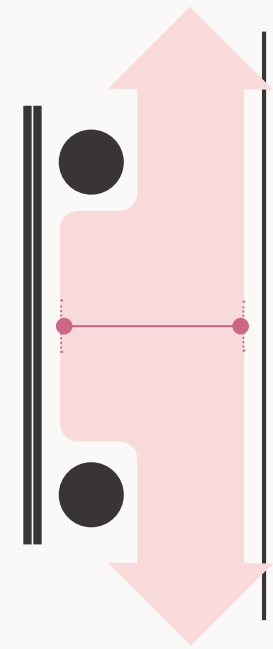


Clear sightlines



Existing characteristic of Hunter Street





OSD DRP comment:

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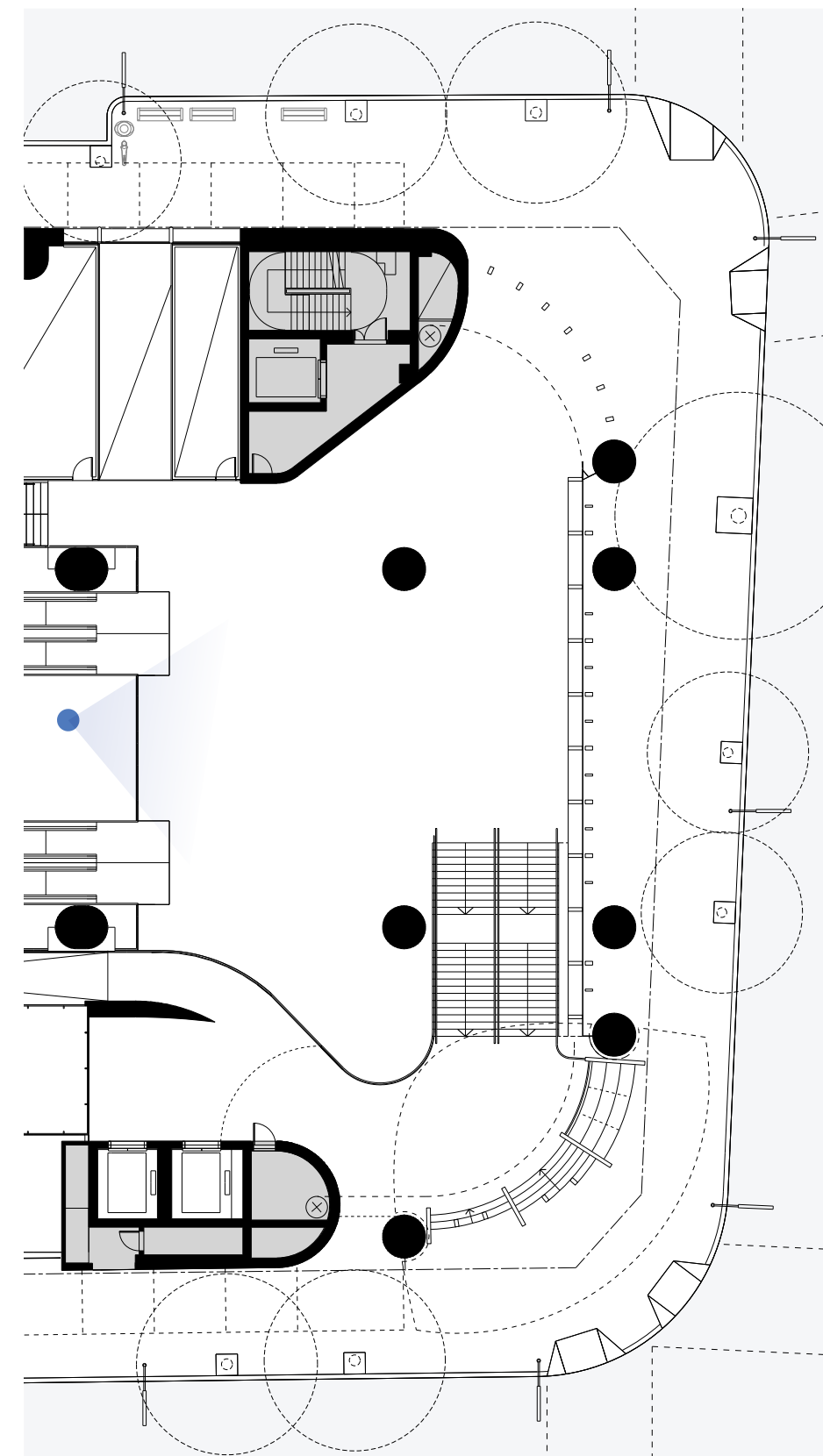
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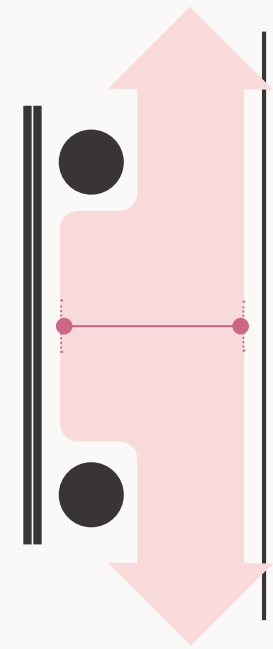
Current proposal — No seating

Plan



Internal view





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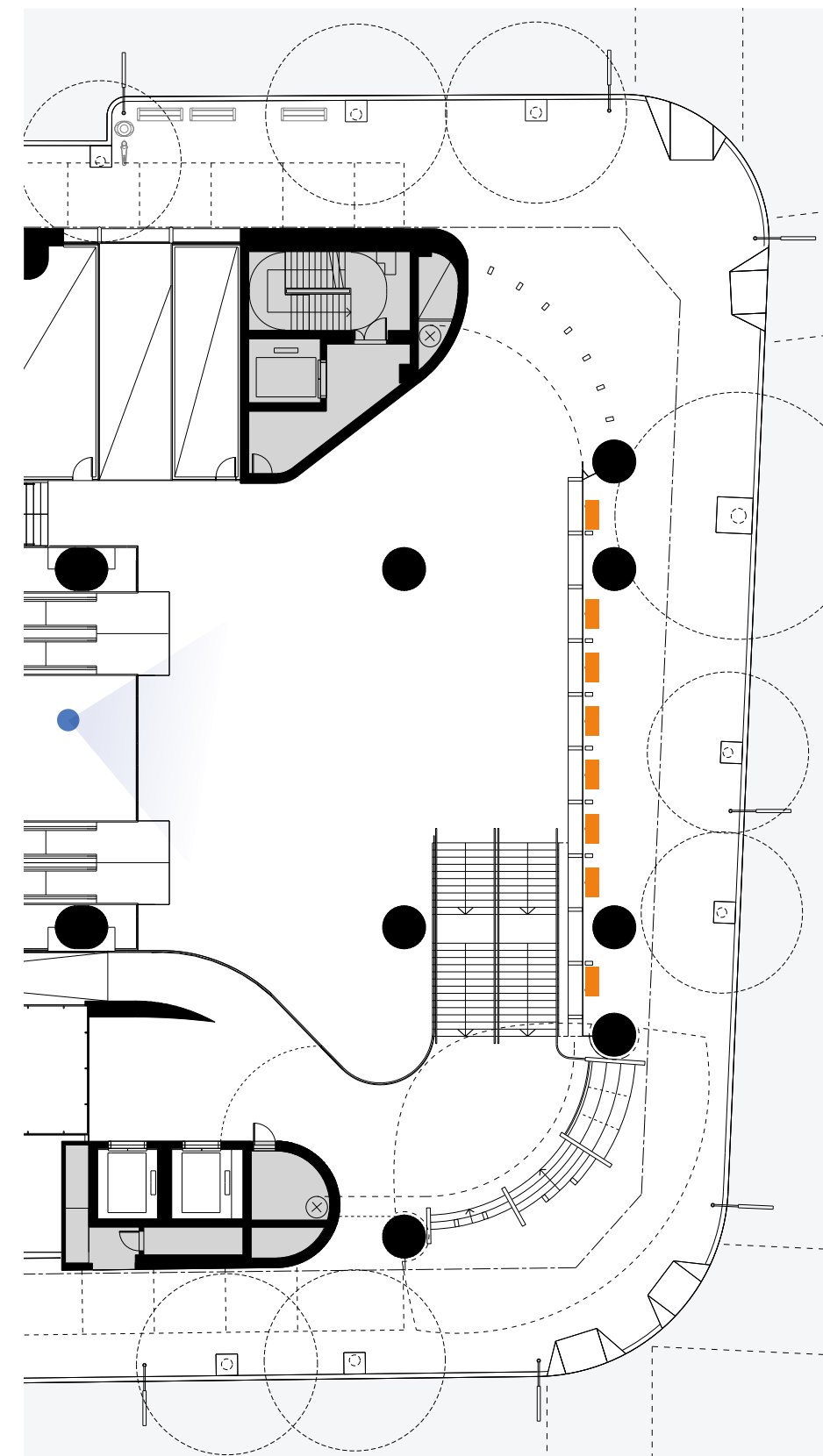
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Seating study

Plan



Internal view





OSD DRP comment:

“While we support the awning proposal, we recommend it be lowered as far as possible to improve weather protection, particularly that portion of the awning which is raised to mark the entrance to the through site link.”

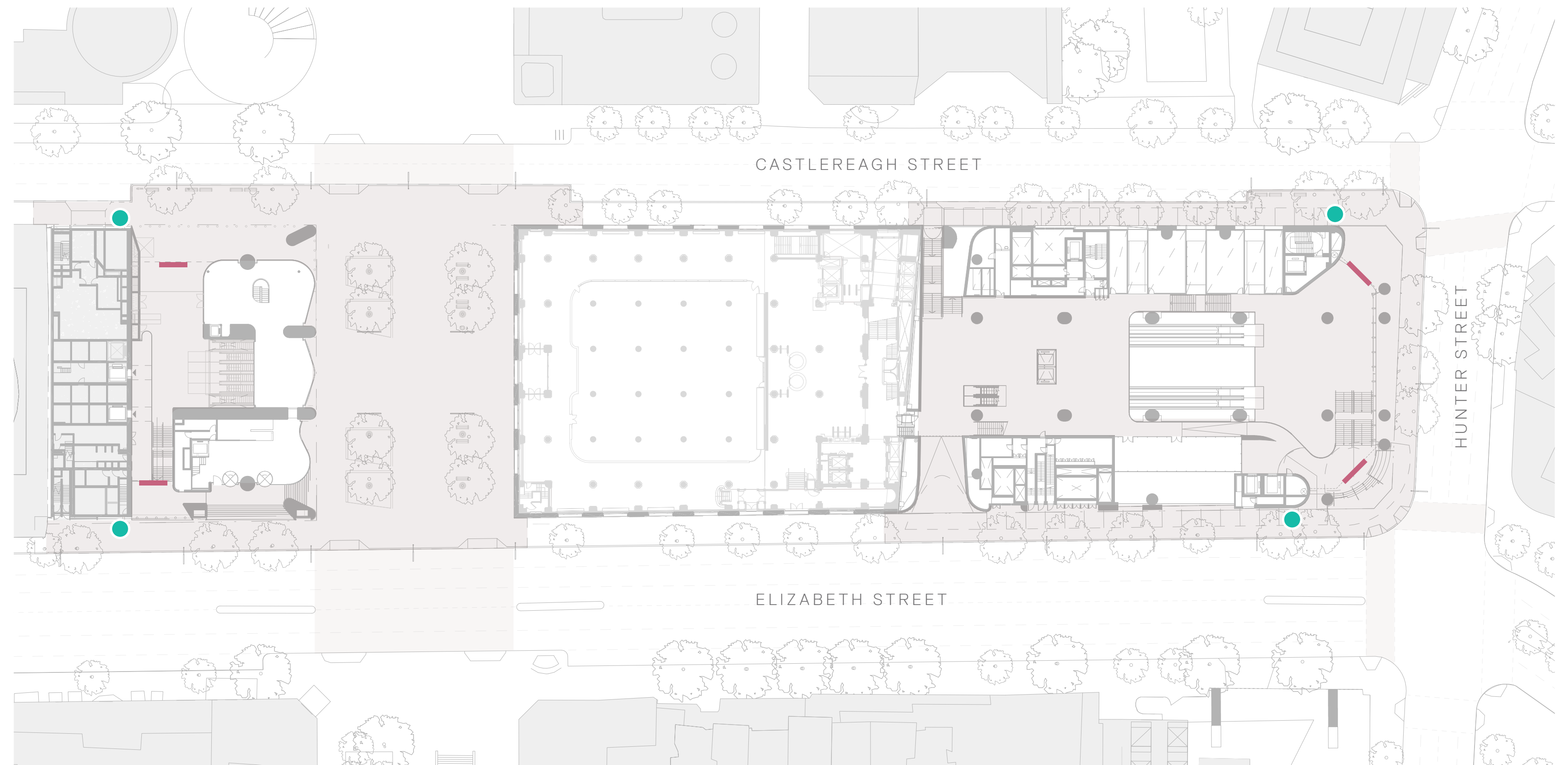
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Station DRP comment:

*“The Panel encourages further review of the awning at the entry to the mid-block connection to **ensure that the station entry has an appropriate clarity and identity.**”*

*“Further design review of the awning above the entry to the mid-block connection on Elizabeth and Castlereagh Streets to ensure the awnings serve their intended purpose of weather protection and **give the station entry sufficient clarity / visual identity.**”*

Metro identification signage



Modal ID
Cantilevered perpendicular
to facade

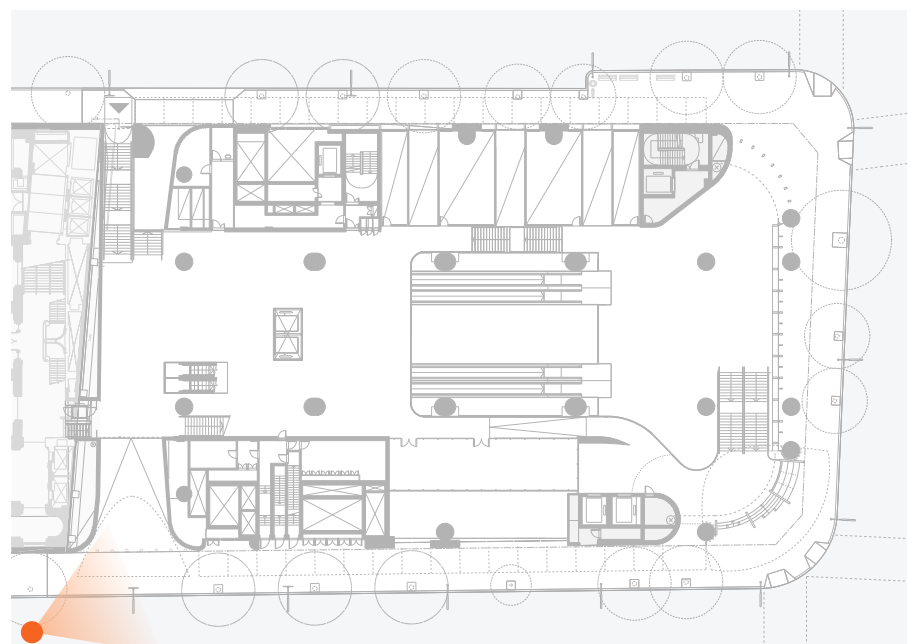


Station name
Wall-mounted or hung

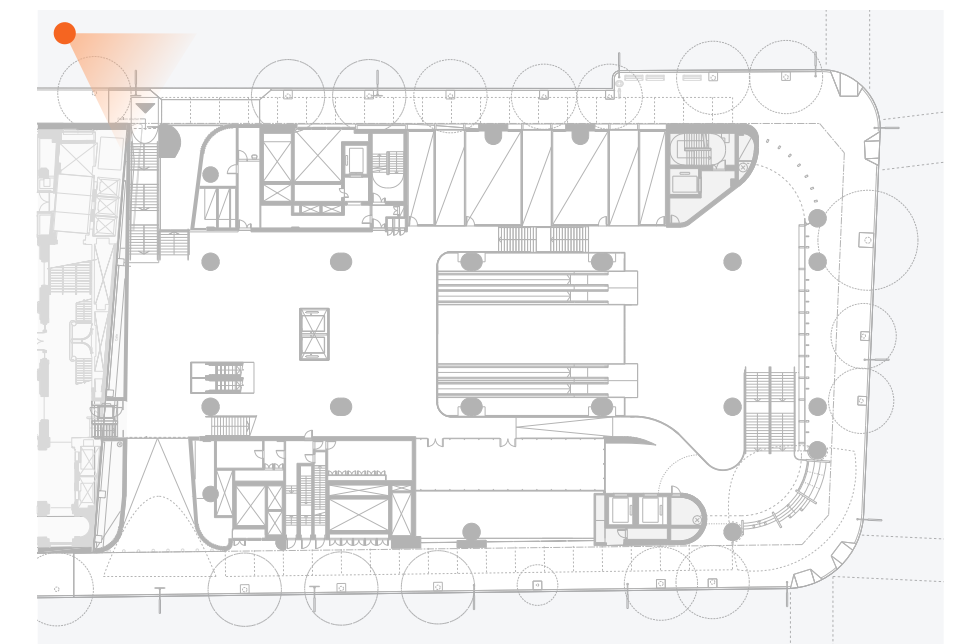
Note: Signage locations and types indicative only

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View north down Elizabeth Street

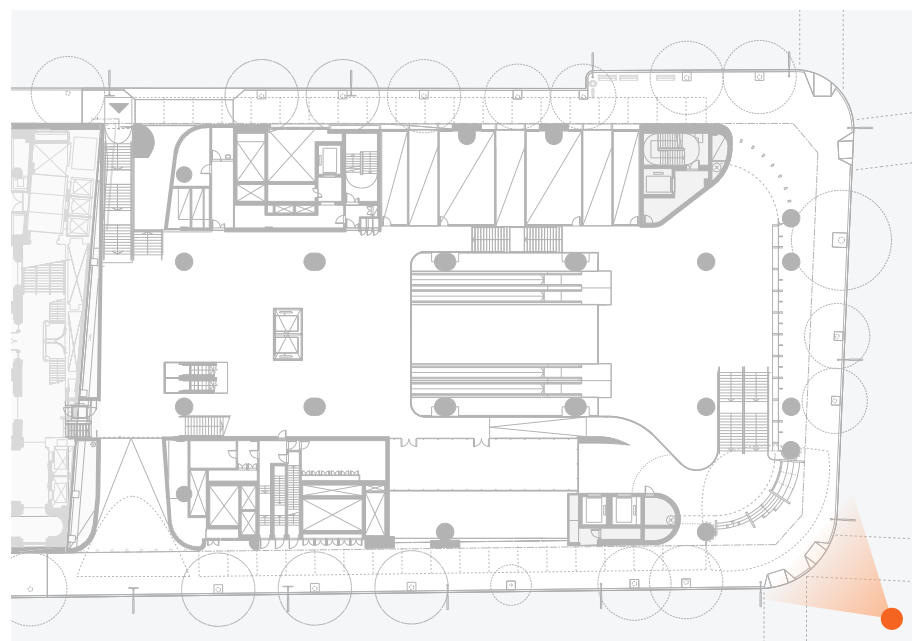


View north down Castlereagh Street

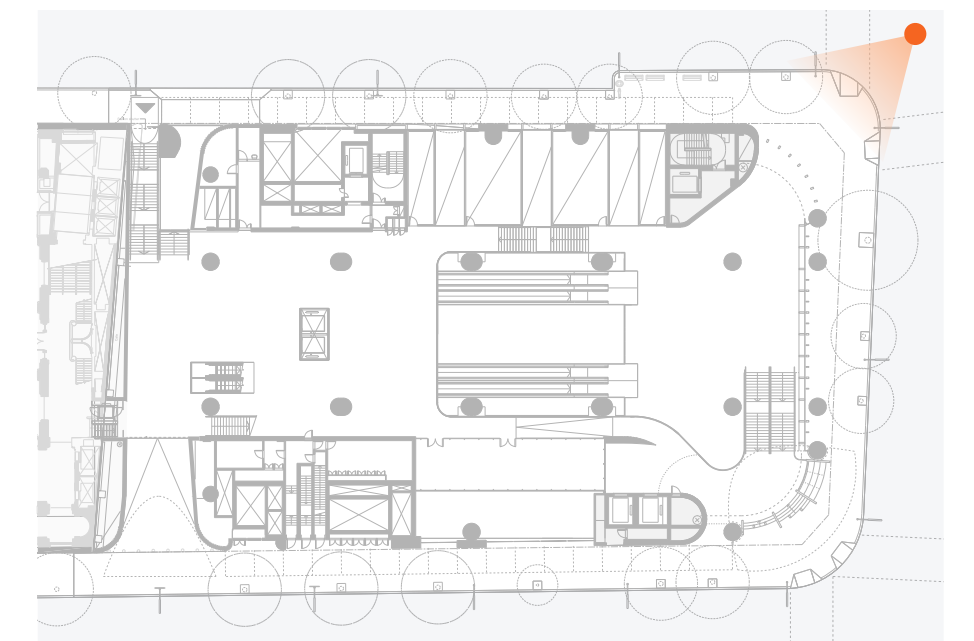


Note: Signage locations and types indicative only

Elizabeth Street station entrance



Castlereagh Street station entrance





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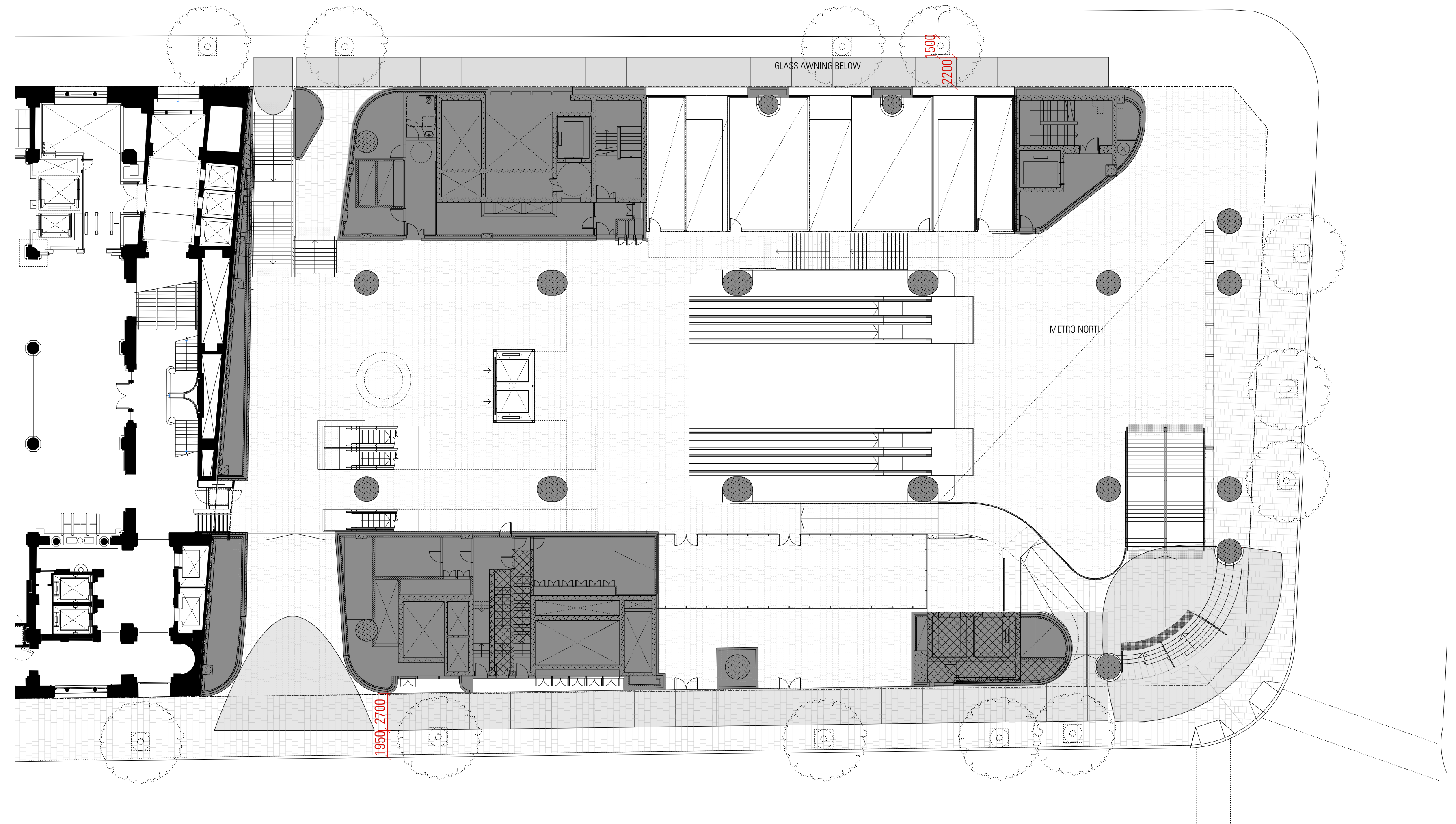
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Awnings and weather protection





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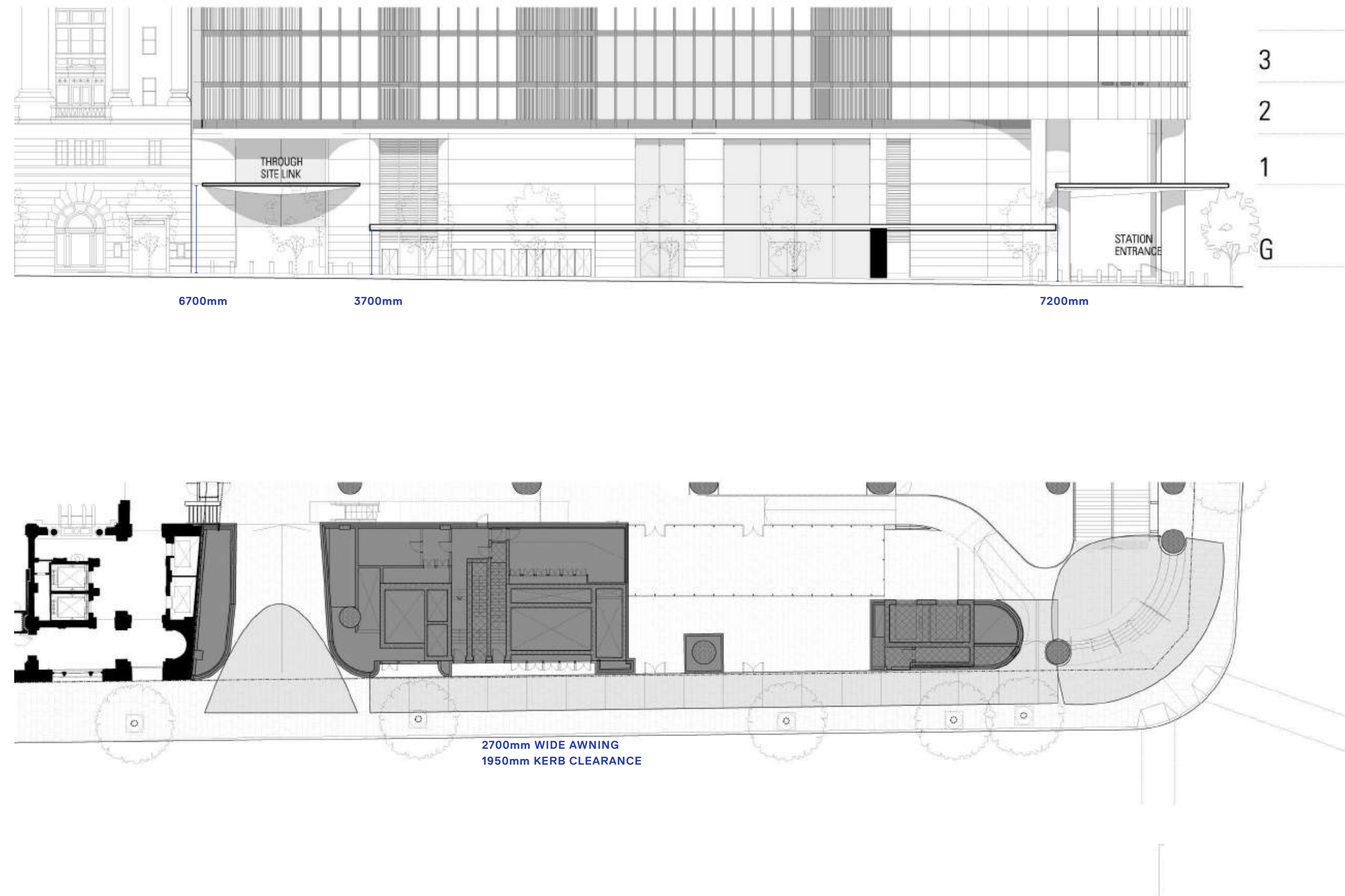
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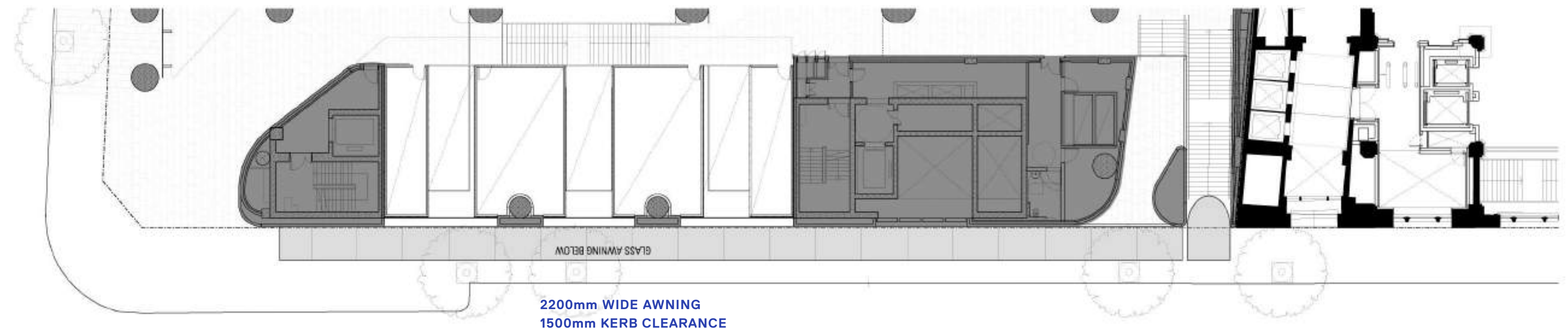
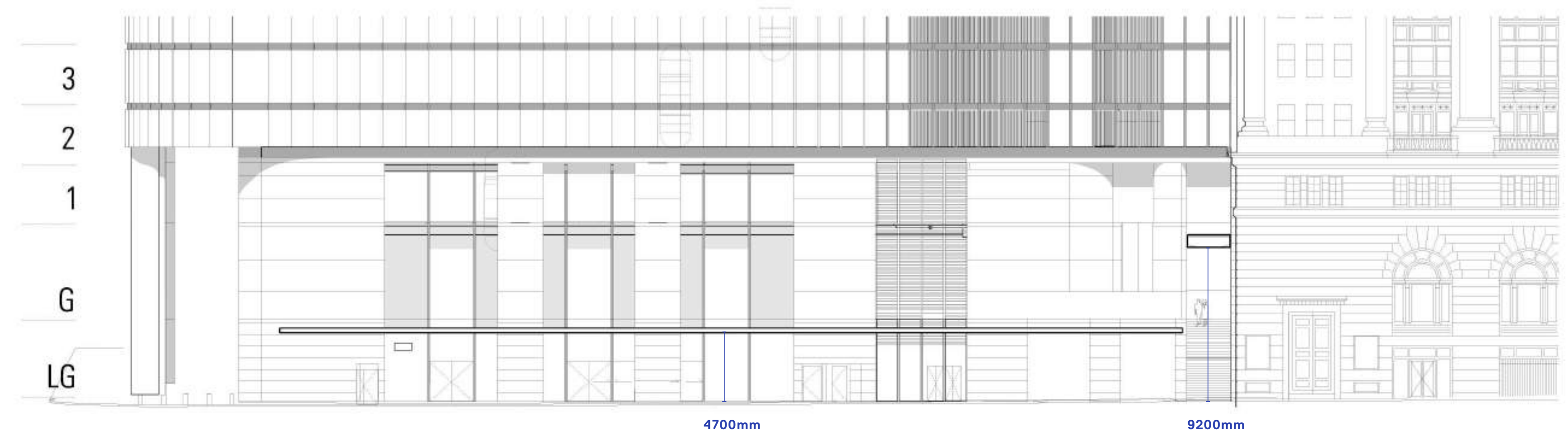
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Awnings and weather protection





05

Public Art Strategy

Public art overview: Sydney Metro Martin Place

The public art at Sydney Metro Martin Place Station is being considered holistically and comprises the following elements:

Macquarie-led
reinstatement of
heritage art works

Macquarie-
commissioned public art

Sydney Metro-
commissioned public
art at station entrance
areas

Heritage Artworks

Macquarie will reinstate three heritage artworks by Tom Bass and Douglas Annand.

A

Tom Bass
P&O Wall Fountain



B

Douglas Annand
Bronze sculpture



C

Douglas Annand
Ceramic tile mural



Douglas Annand art works – section looking north



Representation of artwork and artwork locations is indicative only

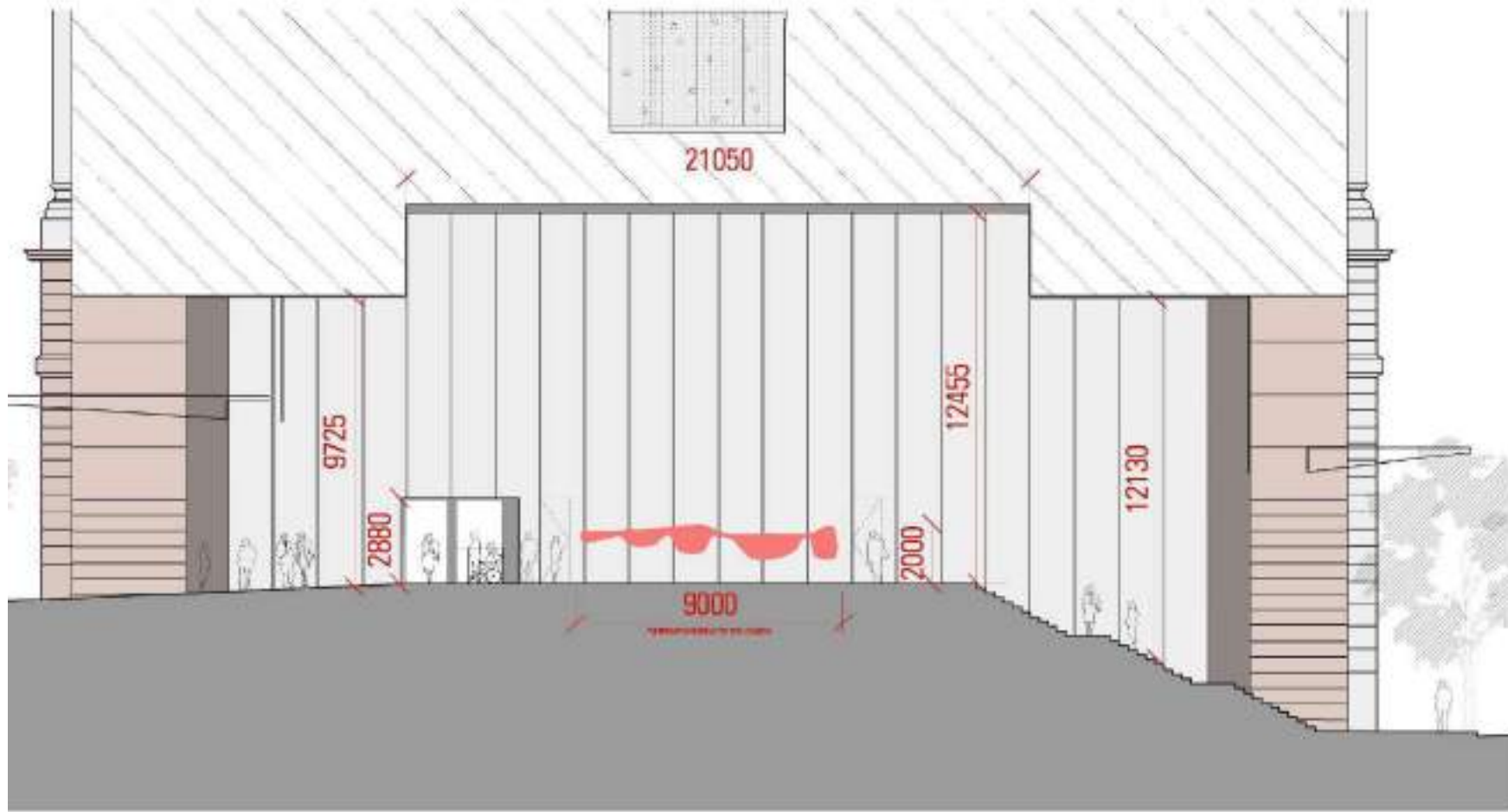


Douglas Annand art works – section looking north



Representation of artwork and artwork locations is indicative only

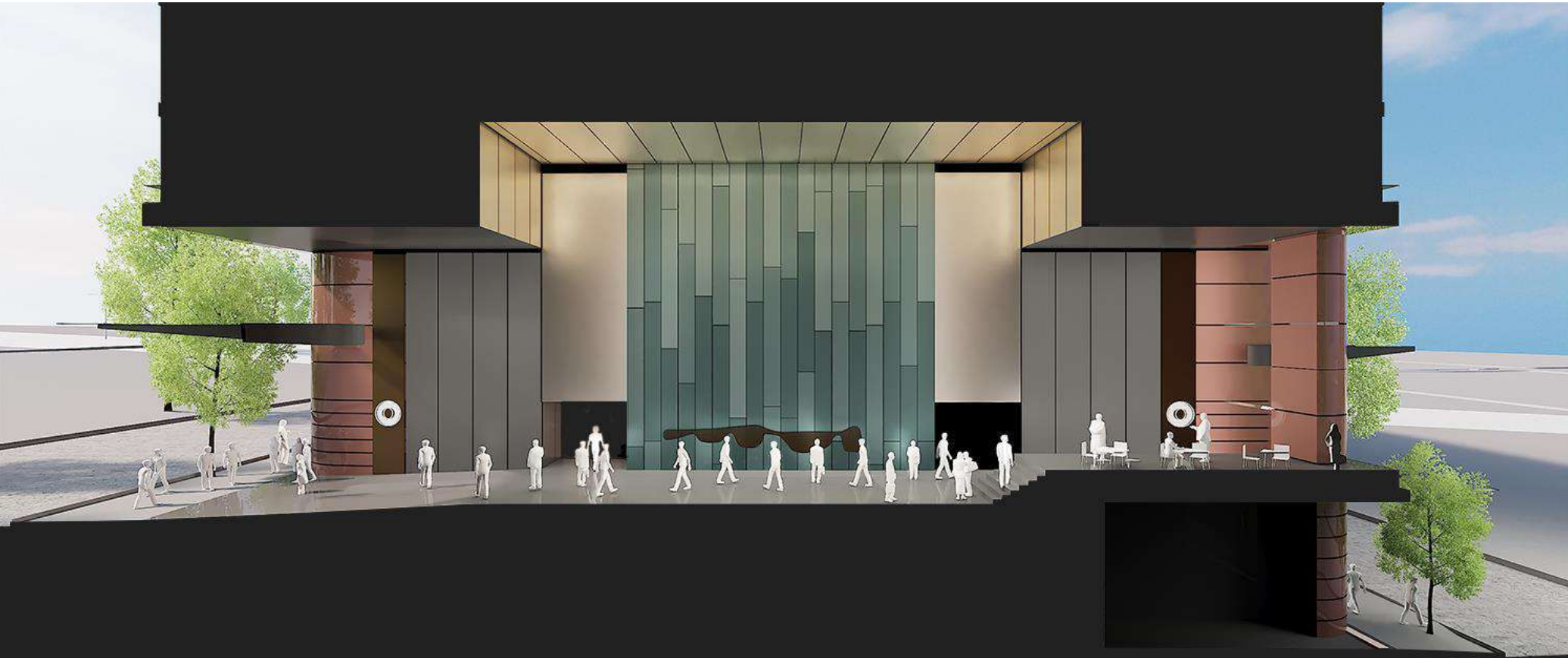
Tom Bass *P&O Wall Fountain* – section looking south



A

Representation of artwork and artwork locations is indicative only

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



Representation of artwork and artwork locations is indicative only

Macquarie Led Public Art

The rationale and process for Macquarie-led artworks is embedded within the Macquarie vision and is continuing to be developed.

- Macquarie's approach aligns with Sydney Metro's Public Art Master Plan
- Feedback from Sydney Metro to Macquarie's Draft Preliminary Public Art Strategy (Oct 2018) will inform Macquarie's Detailed Public Art Strategy (due April 2019)
- Macquarie's public art strategy aims to reflect Sydney Metro's vision for the 'Storylines' theme, the historic and current use of the site, and Macquarie's values as an organisation that fosters innovation and ingenuity alongside community engagement and support
- Macquarie will invite public art proposals from Indigenous as well as non-Indigenous artists
- Sydney Metro has been offered representation on Macquarie's public art project selection panel
- Other opportunities include temporary art programs (e.g. SPACE gallery program), artists-in-residence, and during the construction phase, hoarding art projects

Sydney Metro Led Public Art

The selection process for Sydney Metro-led artworks commenced in October 2018 and is continuing on a station by station basis.

- **October 2017:** Public Art Master Plan for City and Southwest Metro (Sydney Metro)
 - Curatorial theme of ‘Storylines’
 - Master Plan outlines plans to commission sculptural, wall, light and digital based artworks
- **July/August 2018:** Sydney Metro and Create NSW EOI for artists
- **September 2018:** shortlisting of 3-4 artists per station, including Martin Place
- **December 2018:** Sydney Metro and Macquarie agreed that Sydney Metro will lead the public art for the entrance areas of both the north and south towers and that Macquarie will lead the additional public art (including public unpaid all-weather pedestrian concourse connection between the northern and southern Station entrances). For the Sydney Metro-led art, Macquarie will work with Sydney Metro on the Artists Brief and be represented on the selection panel.



06

Discussion and Wrap Up



Thank you

29 November 2018

CPP Project 11784

Lendlease Building Pty Limited
Level 14, Tower Three, International Towers Sydney
Exchange Place, 300 Barangaroo Avenue
Barangaroo NSW 2000

Attn: Mr Demos Avramidis
Project: Martin Place OSD – North Tower

Dear Mr Avramidis,

This letter addresses the impact of the proposed North Tower of the Sydney Metro Martin Place Over Station Development on rain on Hunter Street. Concerns have been raised by the DRP regarding the potential for rain run-off impacting amenity at street level on the Hunter Street frontage, having regard to the design of the curtain wall design. This letter provides high-level commentary on this issue, and is based on the pedestrian level wind studies that CPP have conducted for the project [1].

Tall buildings generally have the potential to cause significant volumes of run-off during rain events which can impact pedestrian amenity particularly if this occurs at building entrances in areas of high foot traffic. In addition to run-off, the presence of a tall building can increase the amount of rain near the windward façade of the building due to the effect of downwash winds.

The rounded shape of the building has been shown in wind tunnel tests to reduce the amount of downwash affecting ground level compared to the maximum envelope of the building. Additionally, the proposed tower shape resulted in slight improvements in the pedestrian level wind conditions on Hunter Street when compared to the existing building configuration [1]. The area to the immediate north of the site has been assessed as suitable for short and long-term stationary occupation by pedestrians. The predicted amount of downwash and hence the risk of significantly increased rainfall on Hunter Street is therefore considered low, and it is anticipated an acceptable level of pedestrian amenity will be maintained.

It is expected that the shape of the building is also beneficial in reducing the amount of run-off compared to a similarly sized rectangular building, as the wind will tend to distribute the surface film of rainwater horizontally around the façade instead of pushing it toward the ground. The presence of the podium level terrace on the north facade would also help to reduce the amount of potential run-off from upper levels reaching street level at Hunter Street by providing a discontinuity in the façade surface, thereby reducing its effective catchment

area. On the east and west sides of the building, the pedestrian footpath is also protected by horizontal awnings.

The comments contained herein are general and qualitative in nature. An exhaustive quantitative assessment would require further numerical studies, though this is not considered necessary.

Please do not hesitate to contact me if you have any questions regarding any aspect of this letter.

Yours sincerely,



Joe Paetzold
Engineering Manager
cc: Thomas Evans, Project Engineer

REFERENCES

[1] Cermak Peterka Petersen (2018) Wind Tunnel Test For: Sydney Metro Martin Place Integrated Station Development North Site, *CPP9973_Martin Place Overstation_North Site_REP_PW_14R01*, dated 23/08/2018.

Sydney Metro Martin Place

Over Station Development

Design Review Panel #08

25 February 2019





Contents

Project update

- | | |
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| 00 | Agenda |
| 01 | Jurisdictional demarcation |
| 02 | North Tower |
| 03 | South Tower |
| 04 | Precinct wide items |
| 05 | Response to Submissions update |
| 06 | Clarifications and recap |



00

Agenda

Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Run Time
01. Jurisdictional demarcation	<ul style="list-style-type: none"> Allocation of OSD and Metro DRP open items Overview of CSSI and OSD demarcation 	Alexis Cella, Ethos Urban	10.00 – 10.05 (5 mins)
02. North Tower	<ul style="list-style-type: none"> Junction to 50 Martin Place Materials palette Façade design Characterisation of through site link Public art 	Paul van Ratingen, JPW Anthony Henry, Macquarie	10.05 – 10.35 (30 mins)
03. South Tower	<ul style="list-style-type: none"> Southern façade articulation Roof top clarification Materials palette 	Alec Tzannes, Tzannes	10.35 – 11.05 (30 mins)
04. Precinct wide open items	<ul style="list-style-type: none"> Materials sourcing / sampling program Independent expert façade assessment 	Michael Antonelli, Lendlease Olivia Hyde, Acting Government Architect	11.05 – 11.15 (10 mins)
05. Response to Submissions	<ul style="list-style-type: none"> Update 	Alexis Cella, Ethos Urban	11.15 – 11.20 (5 mins)
06. DRP Clarifications and Recap		Olivia Hyde, Acting Chair	11.20 – 11.25 (5 mins)
07. DRP caucus			11.25 – 11.50 (25 mins)
08. Gather for feedback		Olivia Hyde, Acting Chair	11.50 – 12.00 (10 mins)

Project Update

- Since the last OSD DRP on 18 December 2018, Macquarie and Lendlease have been working to respond to open DRP items
- We have allocated open DRP items based on CSSI and OSD demarcation in order to ensure clarity
- We are continuing to prepare the Stage 2 SSDA Response to Submissions for North and South Towers
- As part of this process we are continuing to engage with OSD and Metro DRPs and other key stakeholders including the Department and Council



01

Jurisdictional demarcation

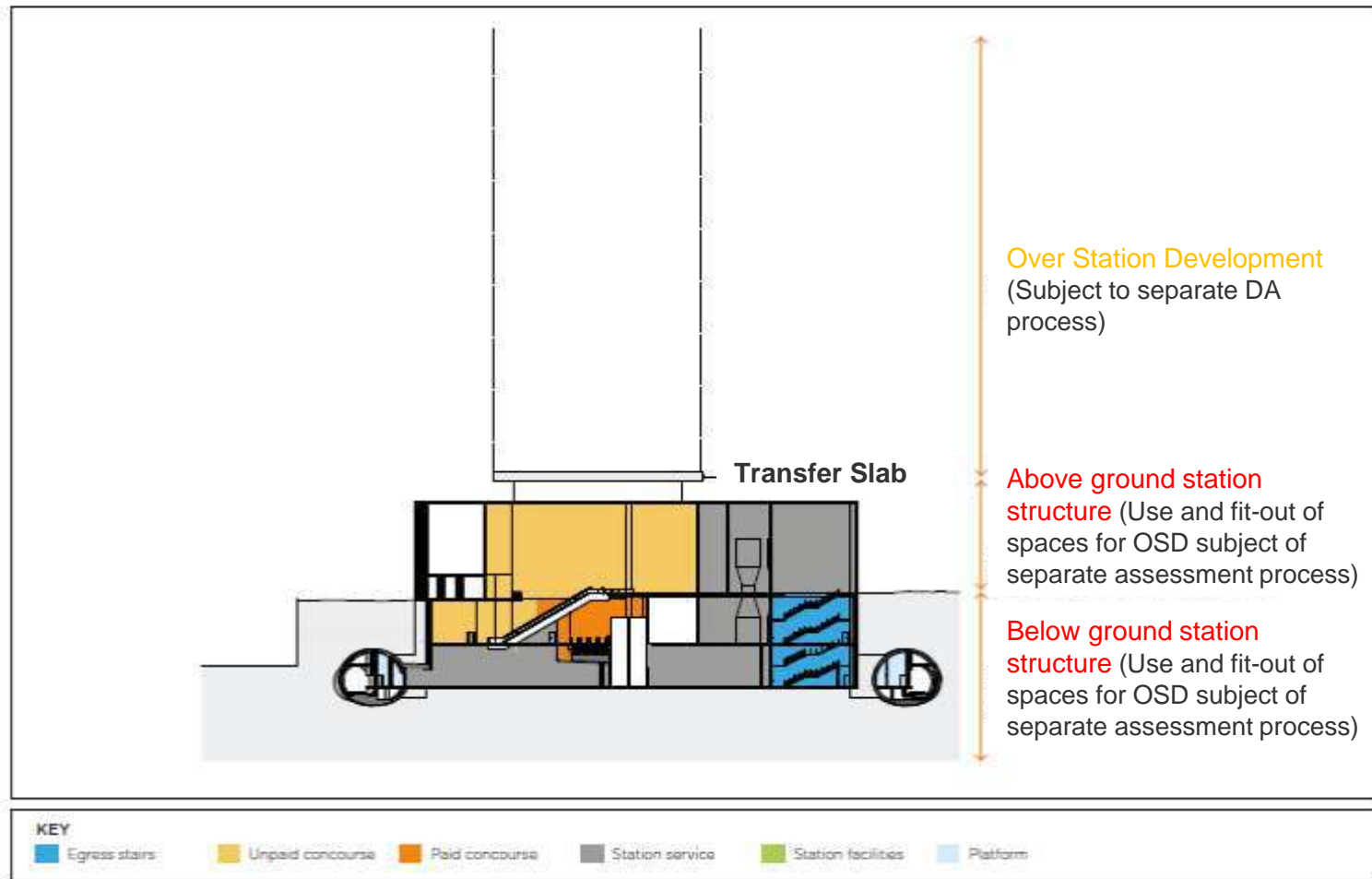
Allocation of open DRP items

We have allocated open DRP items based on CSSI and OSD demarcation in order to ensure clarity

	Metro DRP Items	OSD DRP Items
North Site	<ul style="list-style-type: none">• Street level (bollards, stairs)• Public Art	<ul style="list-style-type: none">• Junction to 50 Martin Place• Characterisation of through site link• Public Art
South Site	<ul style="list-style-type: none">• Wayfinding and activation	<ul style="list-style-type: none">• Southern façade articulation• Roof top clarification
Precinct wide	<ul style="list-style-type: none">• Pending changes• Materials palette / sampling program	<ul style="list-style-type: none">• Independent façade review• Materials palette / sampling program• Retail and activation strategy

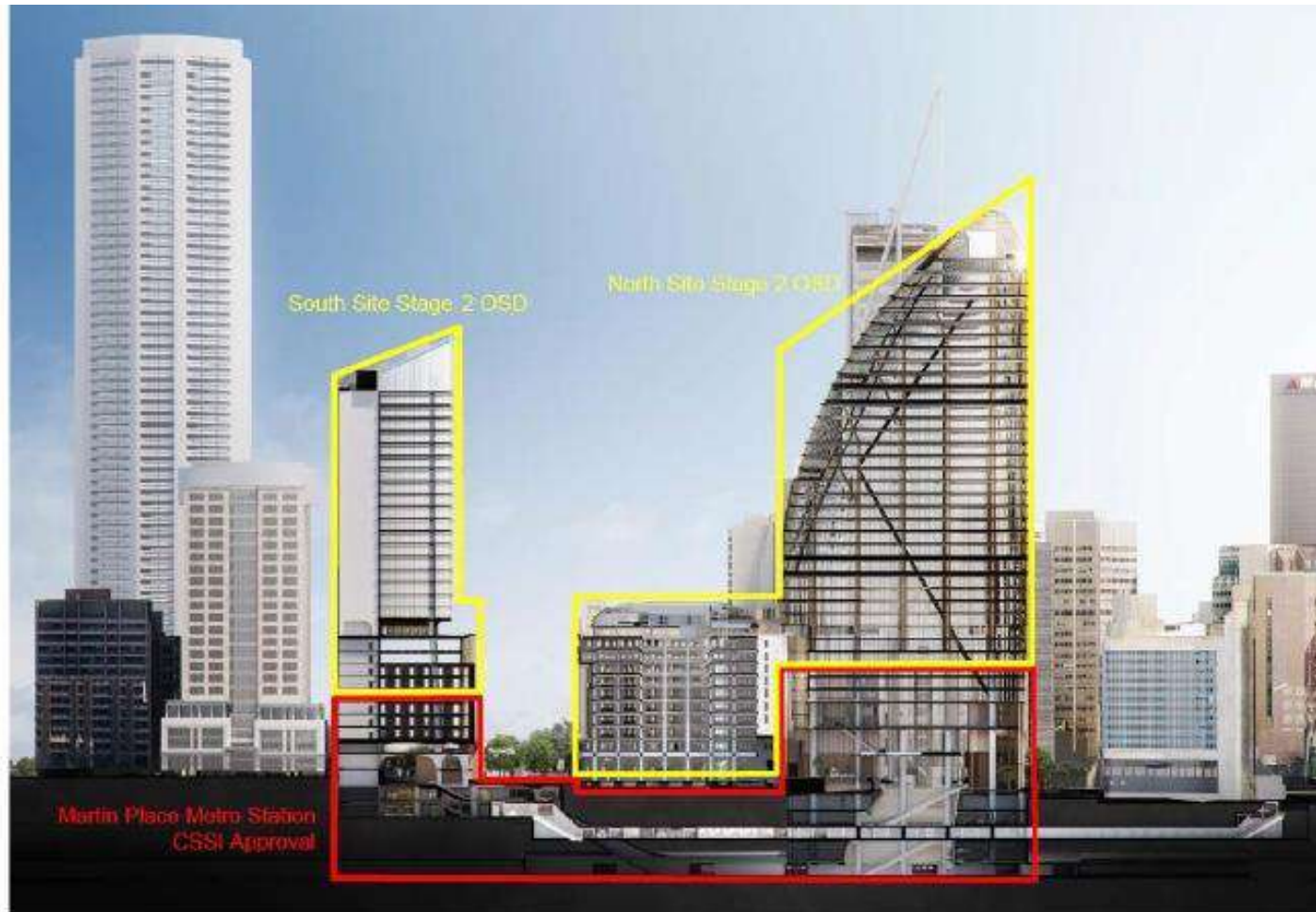
Sydney Metro demarcation

The Sydney Metro approval establishes the principles for demarcating development components according to their planning jurisdiction (CSSI and OSD).

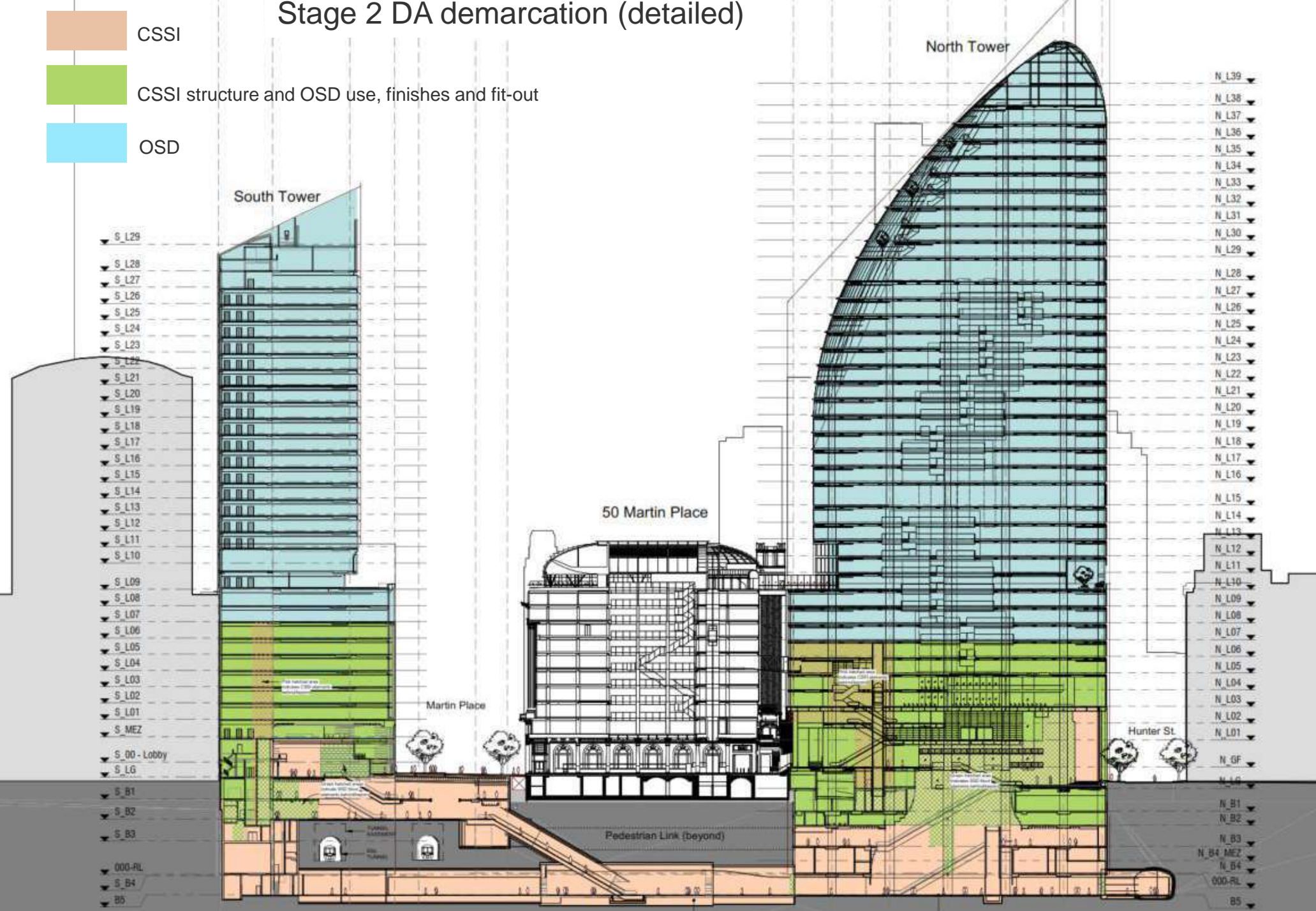


Stage 2 DA demarcation (simplified)

The demarcation principles of CSSI and OSD applied to Sydney Metro Martin Place Station Precinct

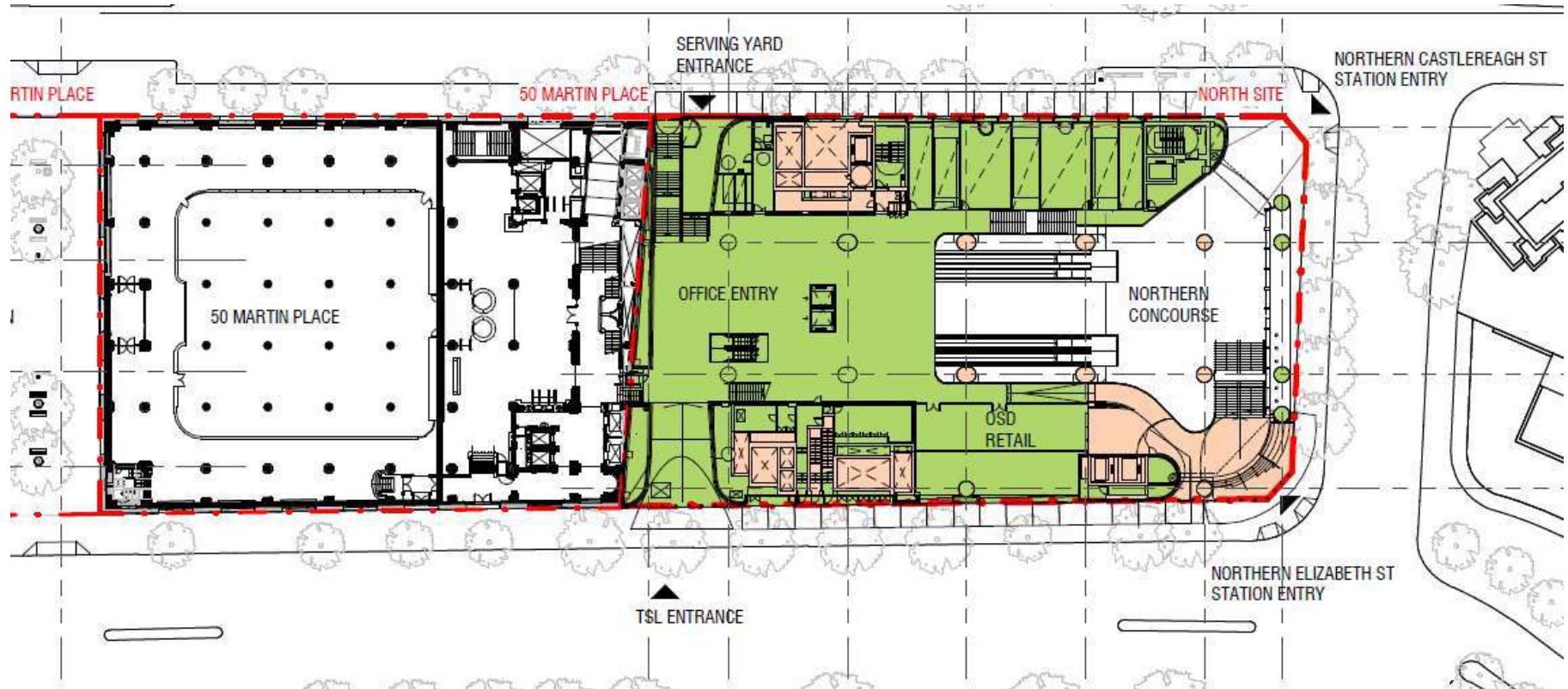


OSD



Example North Tower demarcation – ground floor

Elizabeth Street

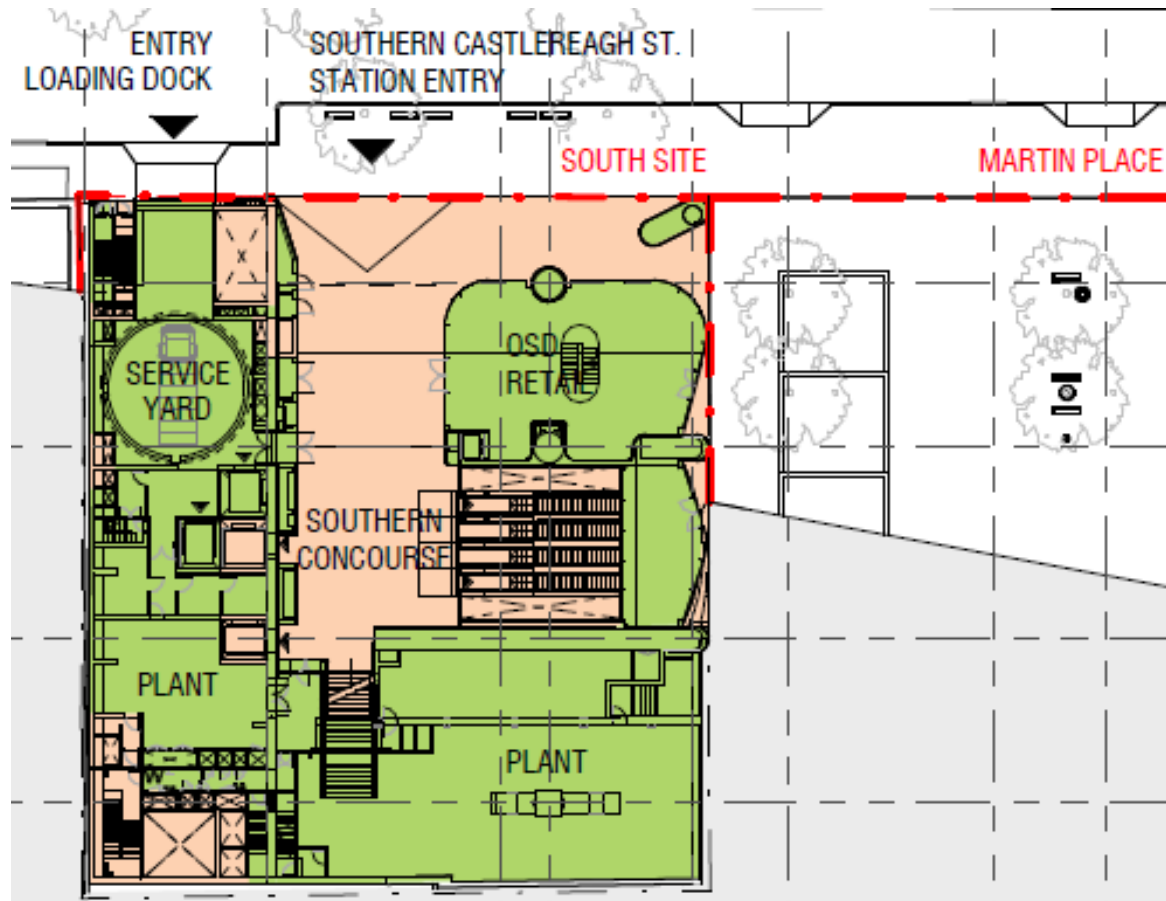


CSSI

CSSI structure and OSD use, finishes and fit-out

Refer to Appendix for other demarcation drawings

Example South Tower demarcation – lower ground Castlereagh Street



CSSI

CSSI structure and OSD use, finishes and fit-out

Refer to Appendix for other demarcation drawings

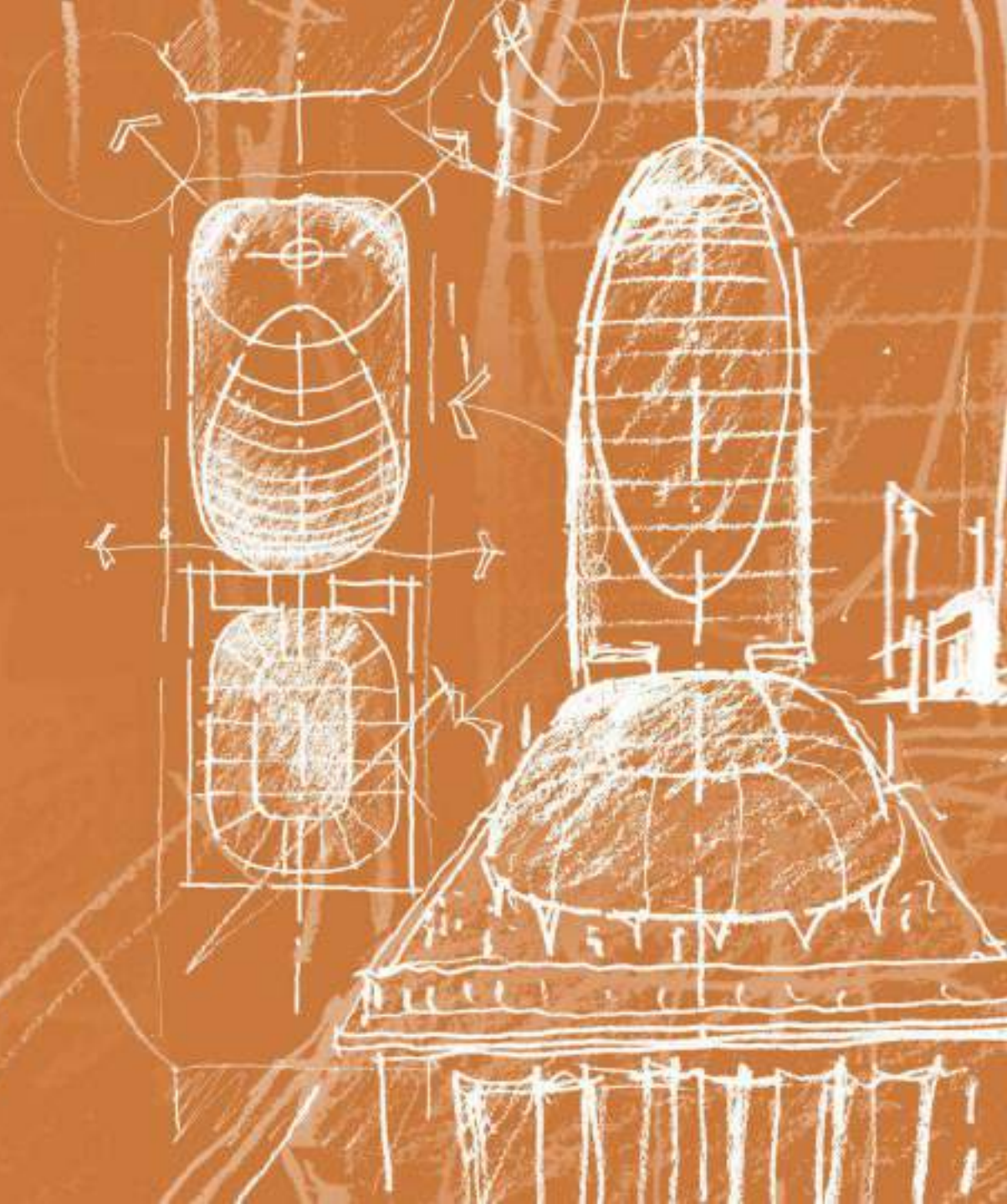


02

North Tower

NORTH TOWER

25.02.19



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*

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Recap: Tower form, articulation and interface



'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street

The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall, and respond to scale of 50 Martin Place

Legibility of 50 Martin Place as a prominent palazzo form



Recap: Tower form, articulation and interface



'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street

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Recap: interface opportunities



Recap: interface opportunities



Precedent

Recessed curtainwall movement joint

Existing wall – rendered finish

5 Martin Place



Precedent



Chatsworth House, Spring Street



Young Street Terraces

Developed detail

Existing painted wall

Elizabeth Street Interface



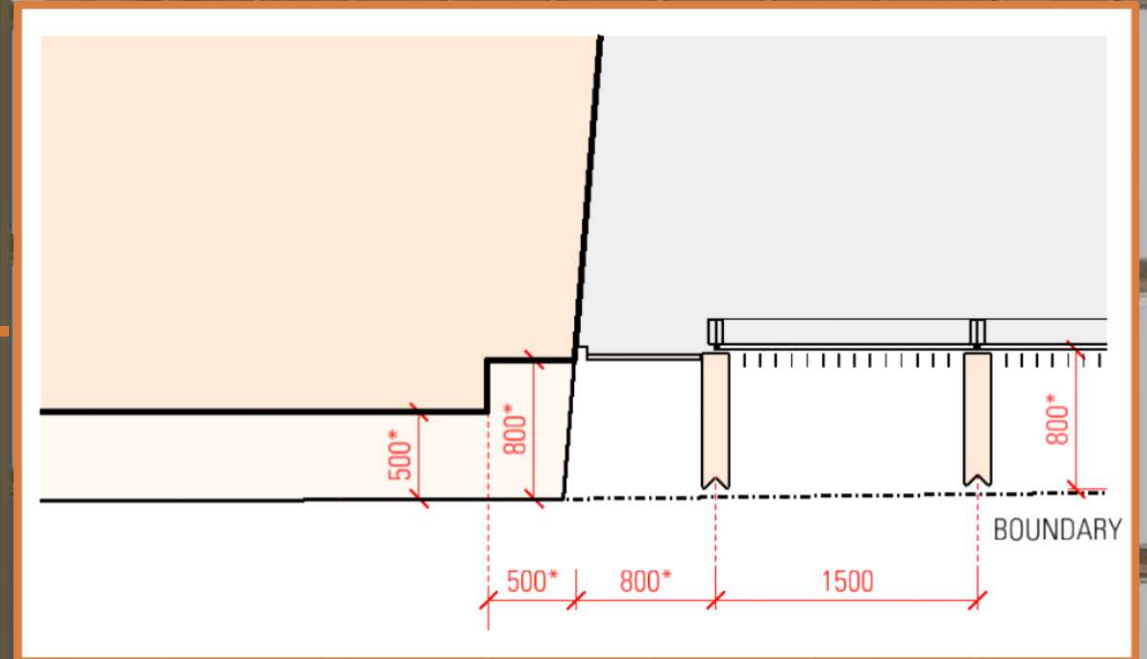
Developed detail

Existing painted wall
Infill flush with existing wall
Expressed fins

Elizabeth Street Interface

Developed detail

- Existing painted wall
- Infill flush with existing wall
- Expressed fins



What was there before?



Cornice projects over the boundary

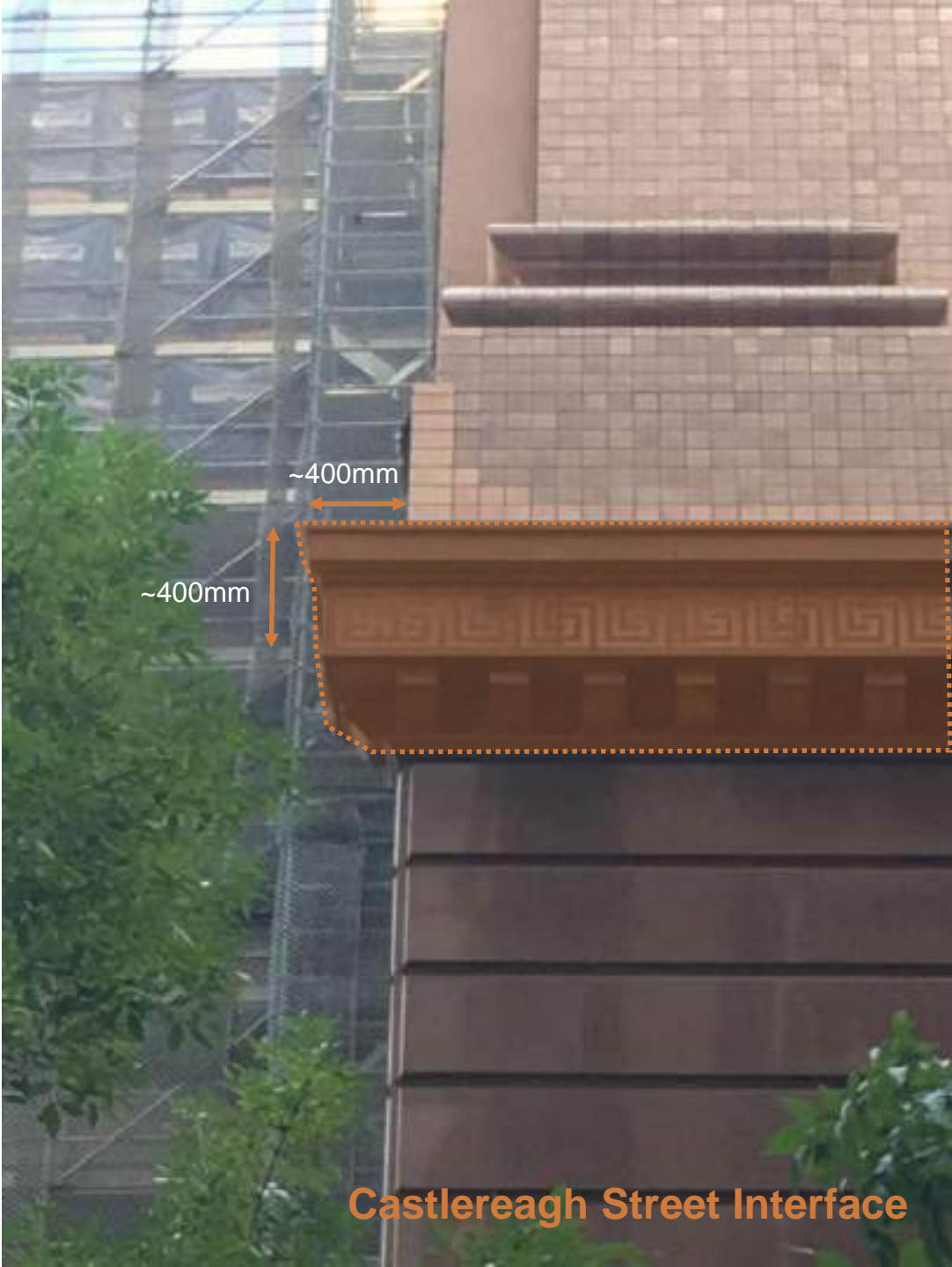


Castlereagh Street Interface

What was there before?



Cornice projects over the boundary



Castlereagh Street Interface

What was there before?



Cornice projects over the boundary



Castlereagh Street Interface

Developed detail

Existing painted wall

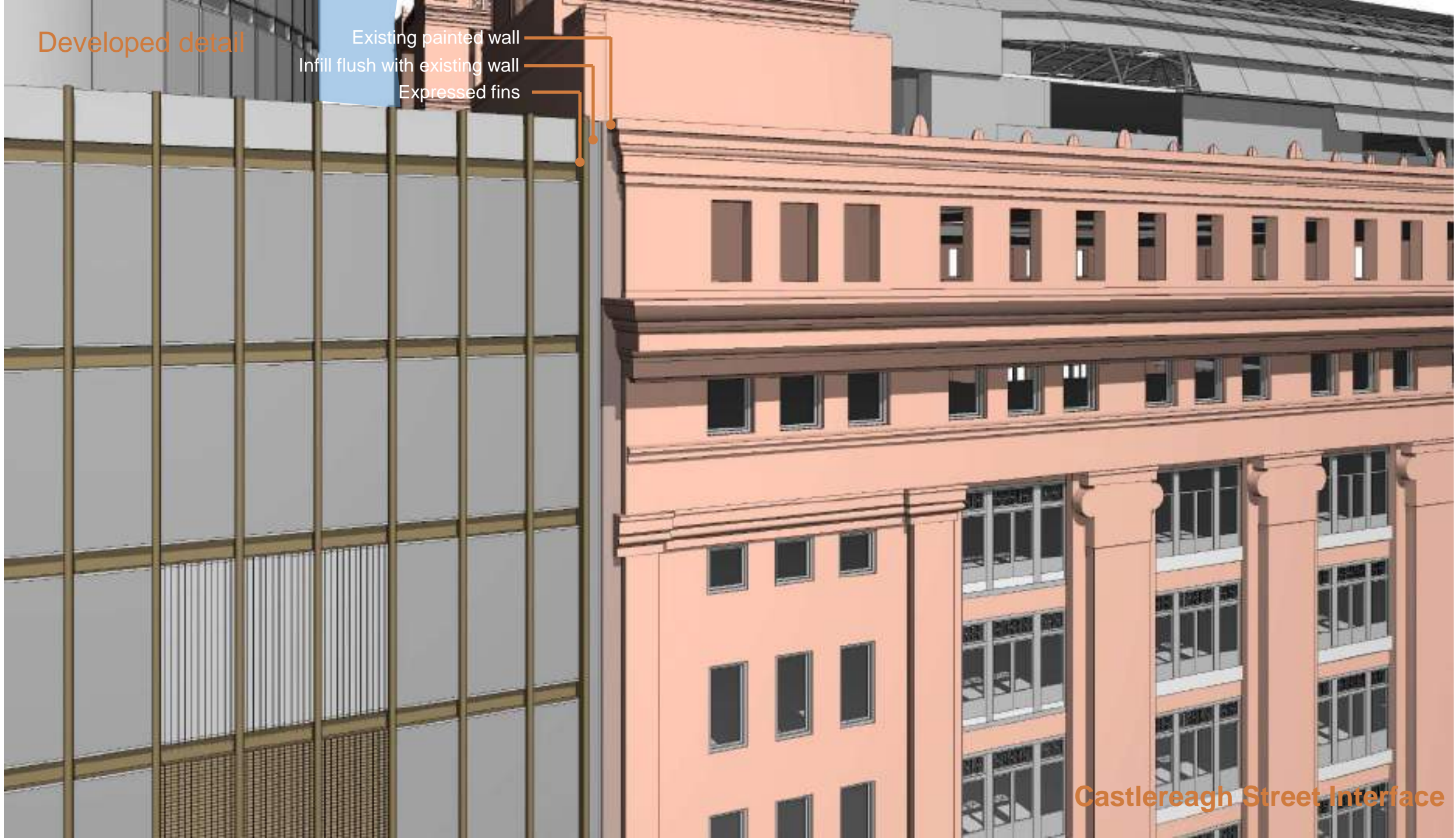


Castlereagh Street Interface

Developed detail

Existing painted wall
Infill flush with existing wall
Expressed fins

Castlereagh Street Interface



Developed detail

Existing painted wall

(Existing 50MP boundary wall)

Castlereagh Street Interface



Developed detail

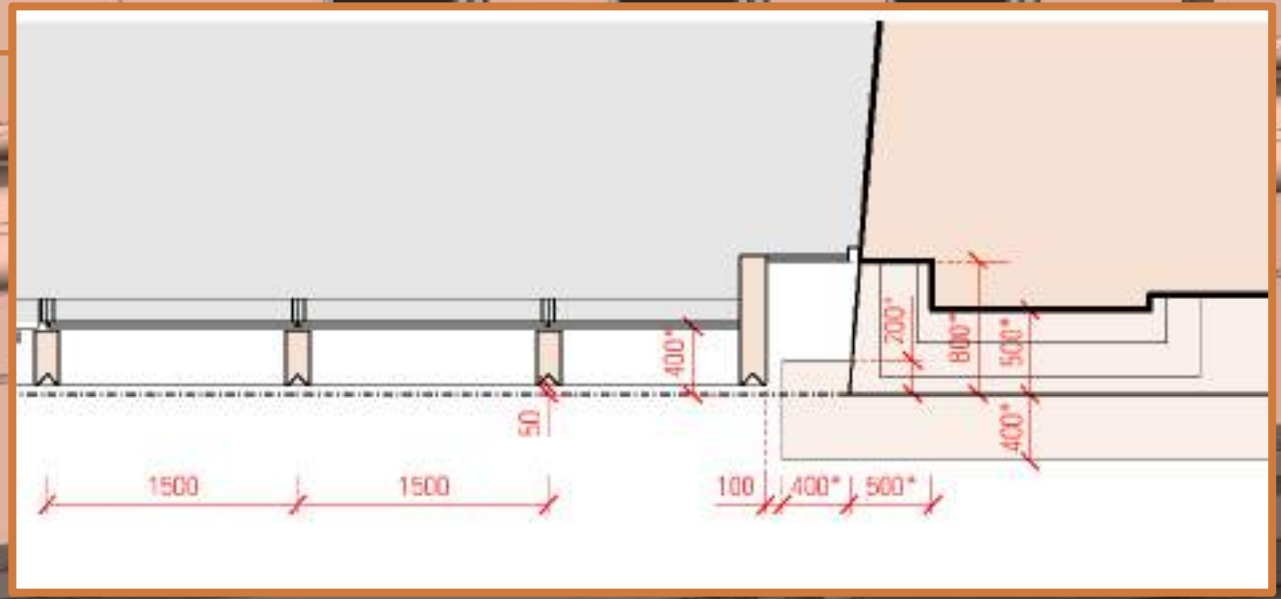
Existing painted wall

Infill with applied finish

Castlereagh Street Interface



Developed detail



Castlereagh Street Interface

Martin Place OSD DRP – Session 07 18.12.18:

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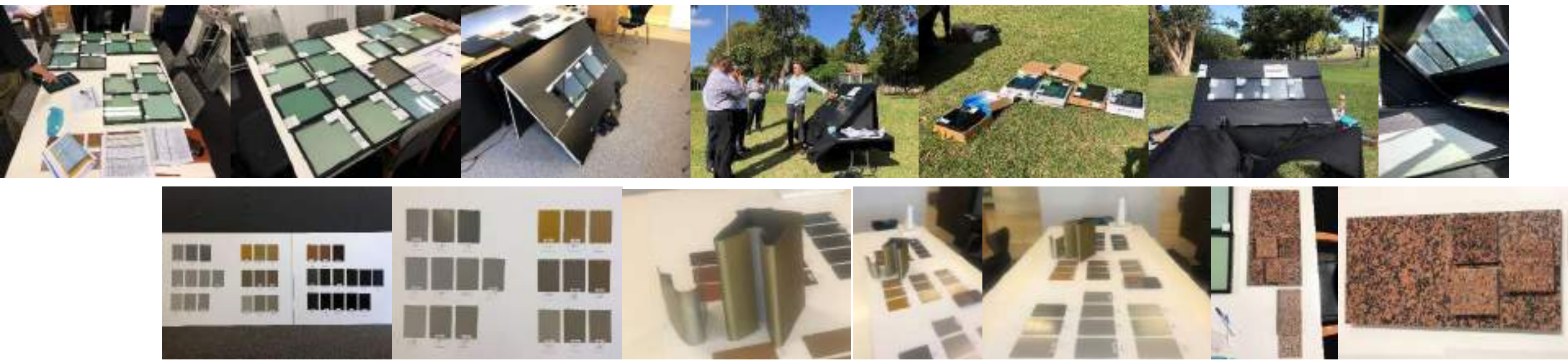
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Recap: Materials Palette — exterior aluminium colours

Material samples will be presented at DRP Session 9



TOWER	Roof Plant Hi-Light Grill Roof	Silver	
	Tower Plant Room Louvres Levels 15, 28, 38-Roof	Silver	
	South Facade Sunshades Levels 12-37	Silver	
	Curtain Wall Framing and Spandrels Levels 2-38	Warm Bronze	

"PODIUM"	Vertical Fins Levels 2-10	Warm Bronze	
	Decorative Screen Levels 2-10	Warm Bronze	
	Podium Plant Louvres Levels 2-10	Warm Bronze	
	Level 2 Soffit	Warm Bronze	

PUBLIC DOMAIN PLAZA	Public Domain Louvres Levels LG-1	Dark Bronze	
	Public Domain Shopfront Levels LG-1	Dark Bronze	

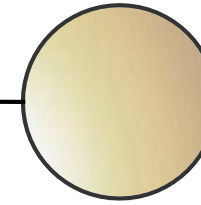
Recap: Materials Palette - podium

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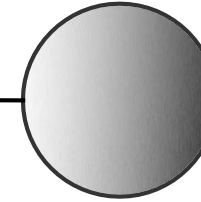


Recap: Materials Palette

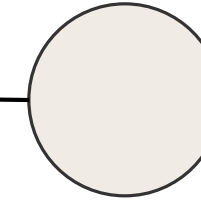
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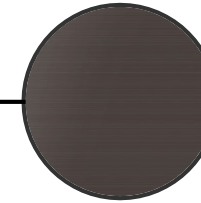
Window framing & fins,
powdercoat aluminium, warm bronze
colour



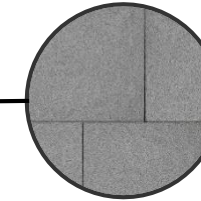
Soffit lining, powdercoat aluminium,
silver colour



Steel tower columns, painted warm
white colour



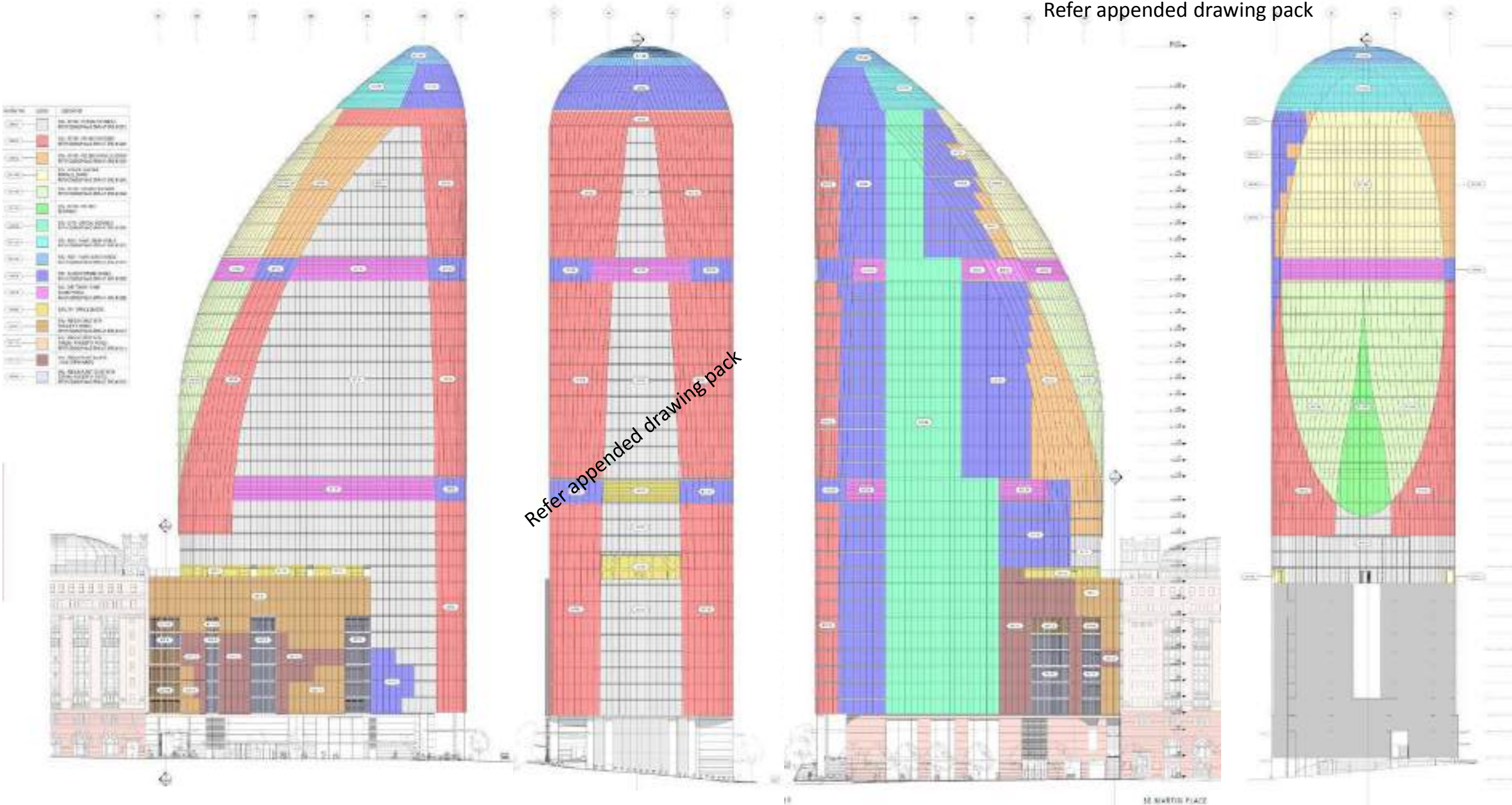
Glazing frame, painted steel, dark
bronze colour



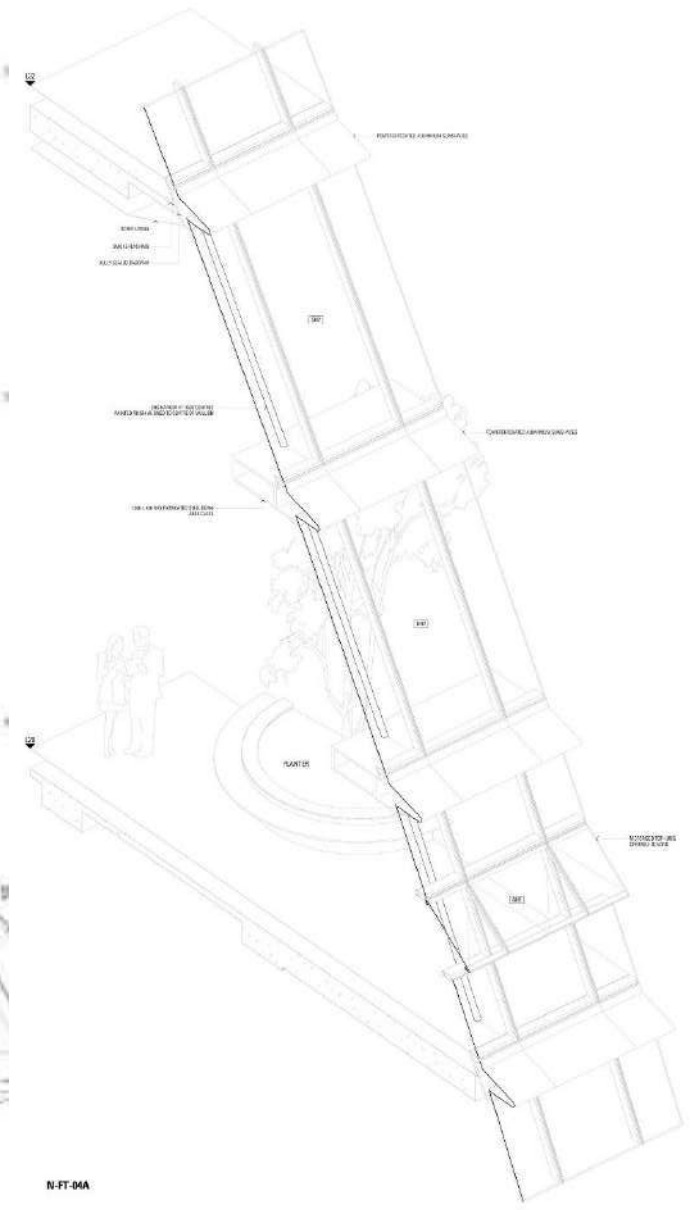
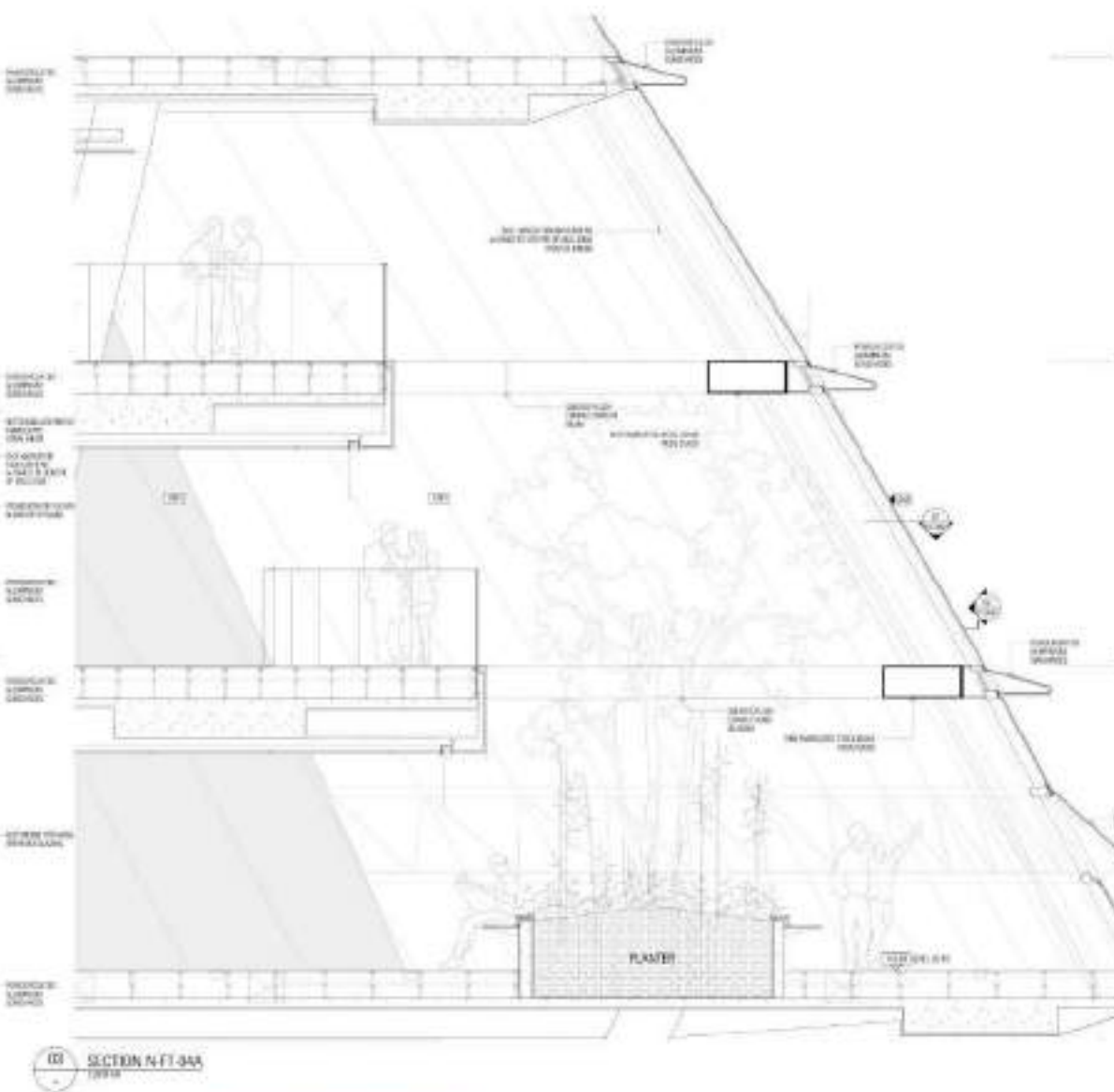
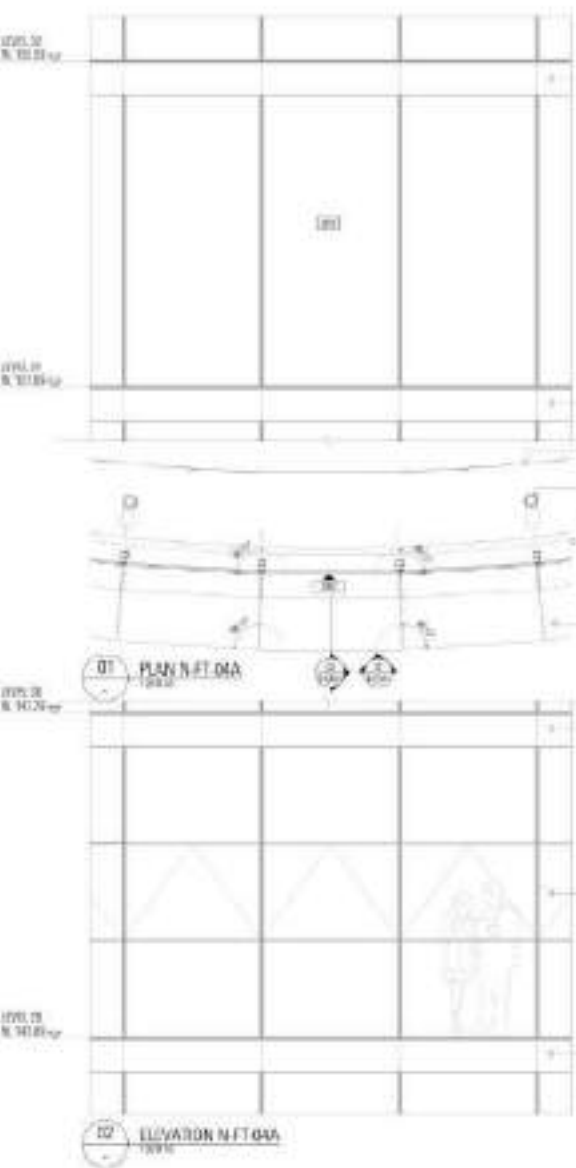
Austral Black granite pavers

Façade – developed drawings

Refer appended drawing pack



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the element unless otherwise stated.
3. All dimensions are to the face of the element unless otherwise stated.
4. All dimensions are to the edge of the element unless otherwise stated.
5. All dimensions are to the corner of the element unless otherwise stated.
6. All dimensions are to the midline of the element unless otherwise stated.
7. All dimensions are to the axis of the element unless otherwise stated.
8. All dimensions are to the centroid of the element unless otherwise stated.
9. All dimensions are to the geometric centre of the element unless otherwise stated.
10. All dimensions are to the mass centre of the element unless otherwise stated.
11. All dimensions are to the centre of gravity of the element unless otherwise stated.
12. All dimensions are to the point of application of the force unless otherwise stated.
13. All dimensions are to the point of application of the moment unless otherwise stated.
14. All dimensions are to the point of application of the torque unless otherwise stated.
15. All dimensions are to the point of application of the power unless otherwise stated.
16. All dimensions are to the point of application of the energy unless otherwise stated.
17. All dimensions are to the point of application of the information unless otherwise stated.
18. All dimensions are to the point of application of the knowledge unless otherwise stated.
19. All dimensions are to the point of application of the wisdom unless otherwise stated.
20. All dimensions are to the point of application of the love unless otherwise stated.

SHOWN DIMENSIONS - PRINT ALL DIMENSIONS IN MILLIMETRES

Project Name		Client		Date	
Project No.		Client No.		Date	
Project Manager		Client Manager		Date	
Project Engineer		Client Engineer		Date	
Project Designer		Client Designer		Date	
Project Checker		Client Checker		Date	
Project Approver		Client Approver		Date	
Project Sign-off		Client Sign-off		Date	
Project Release		Client Release		Date	
Project Close		Client Close		Date	

NOT FOR CONSTRUCTION

SKYMETRO - BARTON PLACE

SKYMETRO - BARTON PLACE

SKYMETRO - BARTON PLACE

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Martin Place OSD DRP – Session 07 18.12.18:

1. 50 Martin Place junction

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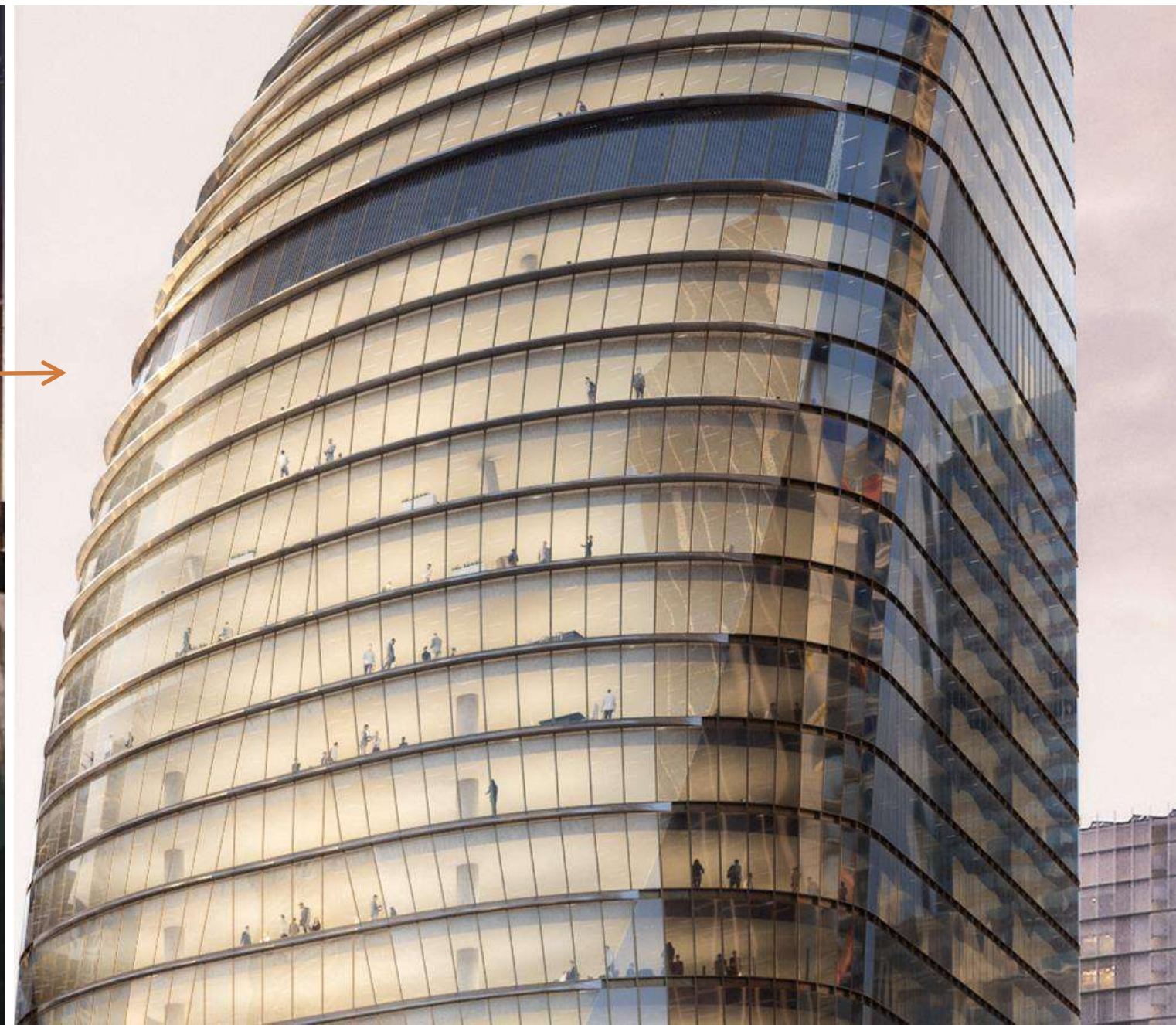
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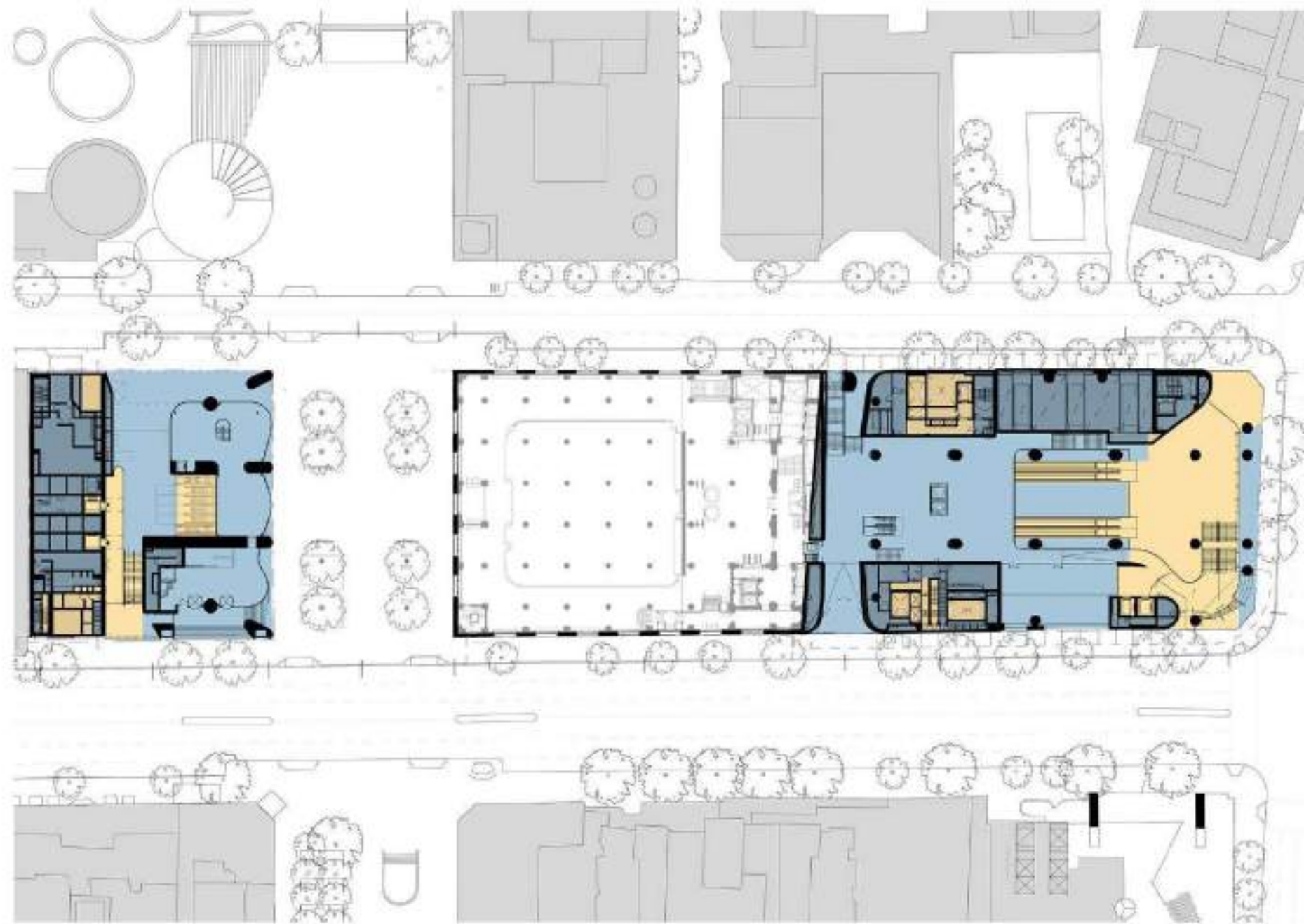
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Subdivision plan
Ground level
(Elizabeth Street)



- Freehold lot
- Metro Station lot

