



8 November 2018

Annie Leung
Team Leader
Key Sites Assessments

Via email –
Annie.leung
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Dear Annie,

RE: MARTIN PLACE STATION PRECINCT STAGE 2 – NORTH SITE (SSD 9270)

On 8 October 2018, the Department of Planning and Environment requested the Government Architect NSW (GANSW) provide an independent design review of Martin Place Station Precinct Stage 2 – North Site (SSD 9270). In conducting the review, GANSW has considered the EIS prepared by Ethos Urban, dated 4 October 2018, and its appendices, as well as the advice previously provided to the proponent through the Martin Place Over Station Development (OSD) Design Review Panel (DRP) which is chaired by GANSW.

The following comments reiterate and respond to advice provided to the proponent on 13 August 2018 following the sixth design review session on 7 August 2018.

Form and mass

GANSW generally supports the podium / tower response to the established street wall and the existing building at 50 Martin Place. We support the proposed setback of the tower from the lift over-runs above 50 Martin Place and the increased corner curvature.

We acknowledge the response to the heritage fabric of the surrounding context. The details of this response should be presented for discussion at the next DRP to progress the resolution of the junction and scale between the existing and proposed buildings.

Reference to the oculus on the roof of 50 Martin Place is now visible on the southern elevation and this is consistent with our advice.

Architectural expression

GANSW supports the extent of the recessed terrace which aligns with the fins on the podium and the depth of the east and west terraces.

We support the use of shading elements, operable blinds and low-e glass, and the solution proposed to address the heat load on the western elevation which overlooks the lift bank.

We acknowledge that a finer level of detail is being considered in the articulation of the façade and use of materials. The materials palette and application should be presented for discussion at the next DRP to ensure the richness seen in the surrounding buildings and heritage context are reflected in the design.

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Street level

GANSW supports the improvements to the Hunter Street ground level and entry. In particular, the footpath width and curved stairs which has improved the visual and physical links from Chifley Square and Phillip Street.

The building's interface with Hunter Street is unresolved. We remain concerned about the spaces between the building and columns on the northern elevation.

It appears that no further detailing has been applied to the Castlereagh and Elizabeth Streets frontages which may impact on the ability of the proposal to positively contribute to the street and public realm.

Through site link

GANSW maintains that it is critically important for the wayfinding and connections between the through site link and the station entrance to be legible and intuitive. The public character and operation of this space, as well proposals to celebrate the commemorative plaque and reveal the viewing window to 50 Martin Place at a future stage, should be presented for discussion at the next DRP.

GANSW supports the public art strategy which includes proposals to reinstate the Tom Bass and Douglas Annand artworks, and the Institute of Engineers plaque. We maintain that views to the artworks should not be obstructed and suggest that an exclusion zone for the Tom Bass fountain be considered. We also recommend that the plant, which supports the fountain, be modernised to reduce its size and increase operational efficiency.

Next OSD DRP

We note the commitment by the proponent to address the following issues which remain outstanding and should be presented for discussion at the next DRP:

- design response to the junction and scale between the existing and proposed buildings
- material palette and application, including how scale, texture and interest are being addressed
- illustrations which accurately show colours, transparencies and reflectivities of glazing
- benchmark ideas and options for street activation
- design refinement at the ground plane to:
 - address how the seating steps meet the column on the northern elevation to Hunter Street
 - include public seating between the columns on the northern elevation to Hunter Street
 - define the extent of enclosure and glazing at the Hunter Street entries
 - ensure frontages to Castlereagh and Elizabeth Streets are activated
 - ensure differentiation between the awnings which mark entrances to public and private spaces
 - ensure awnings improve weather protection



- illustrations which accurately show the Tom Bass and Douglas Annand artworks in their final situation
- Macquarie's public art strategy, including any public art commissions
- legibility, accessibility and public character of through site links
- wayfinding strategy and signage addressing vertical and horizontal circulation.

We anticipate that following the DRP, the response to these issues will be documented in the Response to Submissions.

Sincerely,

Lee Hillam
A/Director of Design Excellence