



20 May 2019

Russell Hand
Principal Planning Officer
Key Sites Assessments

Via email –
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Dear Russell,

RE: MARTIN PLACE STATION PRECINCT OSD – NORTH SITE (SSD 9270) AND
SOUTH SITE (SSD 9326)

On 3 April 2019, the Department of Planning and Environment requested the Government Architect NSW (GANSW) review the Response to Submissions for Martin Place Station Precinct OSD – North Site (SSD 9270) and South Site (SSD 9326).

We note that as part of the design excellence process these proposals have been subject to the Martin Place OSD Design Review Panel (DRP) which is chaired by GANSW. Accordingly, the following comments reiterate and respond to advice provided following DRP 01-09, and in particular the advice provided to the proponent following the last design review session (16 April 2019), which occurred after lodgement of the RTS.

GANSW supports the proposals as being capable of achieving design excellence, given the following attributes:

- North Tower
 - Elegant form and massing of the podium and tower including the transition of a tower to ground form at the northern end of the site and an articulated podium element that responds to the existing building at 50 Martin Place, a setback of the tower from the lift over-runs above 50 Martin Place, a recessed terrace where the tower meets the podium, corner curvature reducing the extent of flat surface on the east and west elevations, and reference to the oculus of 50 Martin Place expressed in the southern elevation.
 - Architectural expression and materials, including the language of curved elements and use of curtain wall and faceted glass to the tower such that a smooth curvature is always achieved where curved surfaces are proposed, and expressed fins to the podium that are articulated to demonstrate and express the differing conditions of the Elizabeth and Castlereagh Street facades.
 - Inclusion of a generous through site link that provides a grand public room distinguishable from the Macquarie lobby, that is open from early morning to late at night, with a material selection appropriate to such a significant public and civic space.
 - Mounting of the Tom Bass sculptures on stone, and the placement of the Bass and Douglas Annand works relative to each other that reflects their historic relationship.

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- Demonstration of an holistic activation strategy that informs the design of retail spaces and their relationship to the public realm and Metro station.
- South Tower
 - Form and massing of the podium and tower, including re-entrant infill detail expressed for the full height of the building where the curved corner abuts the adjoining site at the southern boundary (both east and west).
 - Application of modelling and ceramic materials to the full width of the building on the south facing boundary, with the first 8m on either street being more heavily modelled.
 - Material selection demonstrating a high quality palette, including the choice of stone and use of a custom coloured ceramic panel, and convex and concave glass to the podium.
 - Demonstration of an holistic activation strategy that informs the design of retail spaces and their relationship to the public realm and Metro station.

The following matters remain outstanding.

- Environmental performance:
 - Findings and recommendations from the assessment of reflectivity and glare and its impact on adjacent buildings, the public domain and thermal performance.
 - Impact of the findings and recommendations from this assessment on the tower facades and selection of materials, in particular the choice of glass.
- Materials:
 - Final selection of materials and finishes, requiring further richness, patina and expression.
- Through site link:
 - Information to demonstrate that the expression of the through site link will be realised, such as through the continuation of stone cladding from the outside in, legibility of connections into the station and lobby spaces, and accessibility and public character.
- Retail strategy:
 - Information to demonstrate resolution of the strategy including site-wide connectivity and social inclusiveness.
- Street level:
 - Resolution and design integration of the Hunter Street entrances with the OSD including the impact of any security measures on the overall design intent, as well as wayfinding and activation. (To be addressed through the Metro DRP, per statutory requirements.)

Design excellence

GANSW recommends continuity of the design team through construction to enable resolution of any outstanding issues and ensure design excellence will be achieved.



GANSW also recommends coordination between the Metro and OSD DRPs to enable an integrated approach to the resolution of any outstanding station and OSD issues during post-approval.

GANSW anticipates OSD DRP involvement in the review of detailed design development will be a condition of consent to ensure the outstanding matters are addressed and design excellence is achieved. We request that the proponent provide future key milestone dates to reconvene the panel, including construction certificate, occupation certificate, responses to conditions and any modifications, including materials, details, specifications and environmental performance.

Sincerely,

Olivia Hyde
Director of Design Excellence