

APPENDIX D RECOMMENDED CHANGES TO CONDITIONS

Design guidelines

- A13. Prior to the lodgement of the first Future Development Application, the Applicant shall revise the Sydney Metro Martin Place Station Precinct Consolidated Design Guidelines (dated September 2017), to the satisfaction of the Secretary, as follows:
- a. In 2.2 (Public Domain): Guideline 2: Amend 2nd point to: Wind impacts to meet relevant public domain standards appropriate for use and proposed activity, including improvements to comfort and safety ratings to be comfortable for at least pedestrian standing at the station entrances
 - b. In 2.2 (Public Domain): Add new **Guideline 3: Buildings on the North and South Sites shall:**
 - not result in additional overshadowing of Hyde Park between the hours of 12 and 2 pm at mid-winter (21 June), when compared to the shadow cast by existing buildings, approved buildings and the DCP/LEP compliant envelope set out in Appendix C of the Response to Submissions, titled SSDA Addendum Shadow Analysis, prepared by Grimshaw and Johnson Pilton Walker, dated August 2017
 - identify opportunities to improve solar access to the ground plane of Martin Place (excluding the roadways and footpaths) between the hours of 12 and 2 pm (14 April), when compared to the shadow cast by the approved building envelope.
 - c. In 2.3 (Built Form): Guideline 6: Delete: ~~The built form of the North and South Sites can vary the predominant setback requirements established within the City of Sydney development controls to zero on Elizabeth and Castlereagh Streets in order to establish a distinctive character at threshold locations of the Martin Place Station Precinct.~~
 - d. In 2.3 (Built Form): Guideline 7: Amend title to: **Maximise A balanced and contextual response to** development potential and density
 - e. In 2.3 (Built Form): Guideline 7: Amend 1st point to: **Ensure that the maximisation of Gross Floor area within the stage 1 SSDA proposed envelopes is balanced with the creation of building forms that are proportionally elegant and that exhibit appropriate facade articulation. Gross Floor area should be maximised within the stage 1 SSDA proposed envelope, allowing for appropriate built form and façade articulation.**
 - f. In 2.3 (Built Form): Guideline 7: Delete 3rd point being: ~~Both towers are to maximise their capacity within the constraints of the SAPs and the design principles of this report.~~
 - g. In 2.3 (Built Form): Amend Guideline 8 to: Create distinctive architectural designs appropriate for each site, **with the scale of buildings responding appropriately to the character of the area and the building form and articulation reinforcing the**

key features of the locality, such as the street wall height and relationship to 50 Martin Place.

- h. In 2.3 (Built Form): Guideline 12: Amend 3rd point to: The podium/tower relationships are to be clearly differentiated through means such as façade articulation, **recesses, setbacks**, colours and materials. On the South Site this differentiation is to be further reinforced by a pronounced recess between the tower and the podium and setback form the Martin Place alignment.
- i. In 2.3 (Built Form): Guideline 12: Delete 5th point being: **The proposed design of the northern tower is to respond to the street wall alignment and height of both 50 Martin Place and former Qantas House.**
- j. In 2.3 (Built Form): Guideline 13: Amend title to Tower **form, scale and** setbacks
- k. In 2.3 (Built Form): Guideline 13: Amend 1st point to: Zero setback to Hunter Street for the North Site to align with the towers adjacent to the east along Hunter Street **may be appropriate, subject to achieving relevant public domain standards appropriate for use and proposed activity.**
- l. In 2.3 (Built Form): Guideline 13: Delete 3rd point: **Zero setback to Castlereagh and Elizabeth Streets to enhance urban significance of Martin Place and Chifley Square.**
- m. In 2.3 (Built Form): Guideline 13 (add) **A new building tower and podium / base on the North Site (towards and at its southern extent) is to appropriately integrate sensitively with the low scale of 50 Martin Place, and clearly articulate its street wall height on the Castlereagh and Elizabeth Street elevations.**
- n. In 2.3 (Built Form): Guideline 14: Amend 8th point to: A considered transition between the North Site tower and 50 Martin Place is required, **with the southern elevation of the North Site tower being sensitively integrated with the form of 50 Martin Place.**
- o. In 2.3 (Built Form): Guideline 16: Add point: **The North Site building shall be carefully designed so that its bulk and massing does not appear overly dominating for its context, potentially through form, materials, articulation and other design approaches in 2.3 (Built Form), Guideline 12 – Point 3.**
- p. In 2.3 (Built Form): Add new 17: **The detailed design of buildings on the North and South Sites shall:**
 - **explore and incorporate all opportunities to achieve both the base and stretch targets in the Ecologically Sustainable Design, Green Star and NABERS report, prepared by ARUP, dated 24 November 2017**
 - **explore opportunities to exceed the stated ESD and environmental performance standards, targets and stretch targets, having regard to identifying precinct-wide sustainability outcomes to achieve and exceed national and international best practice.**
- q. In 2.4 (Graphic Representation of Development Principles): Amend diagram titled 'urban design principles – tower level' to delete points 3 and 4 (zero setback to Castlereagh and Elizabeth Streets) and renumber accordingly.

Design excellence

A14. A Design Review Panel (DRP) shall be established by the Applicant prior to the lodgement of the first Future Development Application. Prior to the establishment of the DRP the Applicant shall prepare, in consultation with the Government Architect NSW, and submit the following for the Secretary's approval:

- a) a detailed terms of reference for the DRP clearly outlining:
 - i. the role of the DRP to review and advise on the detailed building design to ensure the achievement of design excellence, having regard to the Sydney Metro Martin Place Station Precinct Consolidated Design Guidelines, as endorsed by the Secretary, and independent urban design advice commissioned by the Department
 - ii. that the DRP will review and provide advice prior to the lodgement of the stage 2 development application, and be retained during the assessment and post approval stages
 - iii. the relationship between the DRP and the Sydney Metro DRP
 - iv. governance arrangements, including meeting frequency, secretariat functions, dispute resolution and deliverables
 - v. arrangements for the critical review of the project at key milestones to ensure architectural and design integrity and respect for the urban amenity and character.
- b) the DRP membership, being:
 - i. chaired by the Government Architect NSW (or delegate)
 - ii. consistent with the guidelines for establishing a competition jury, as set out in the Director General's Design Excellence Guidelines
 - iii. agreed with the Government Architect NSW.