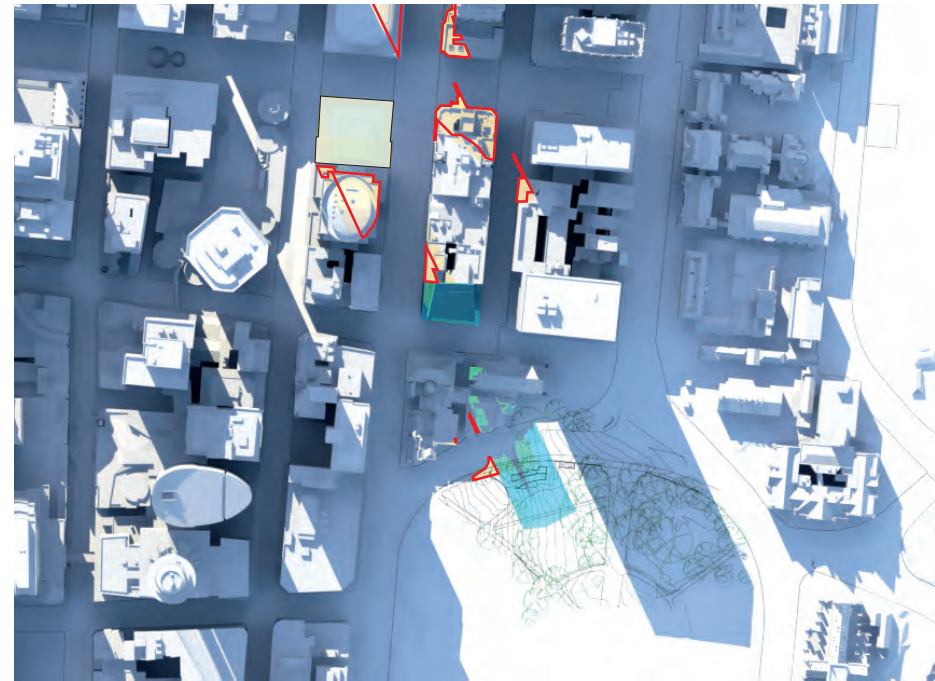


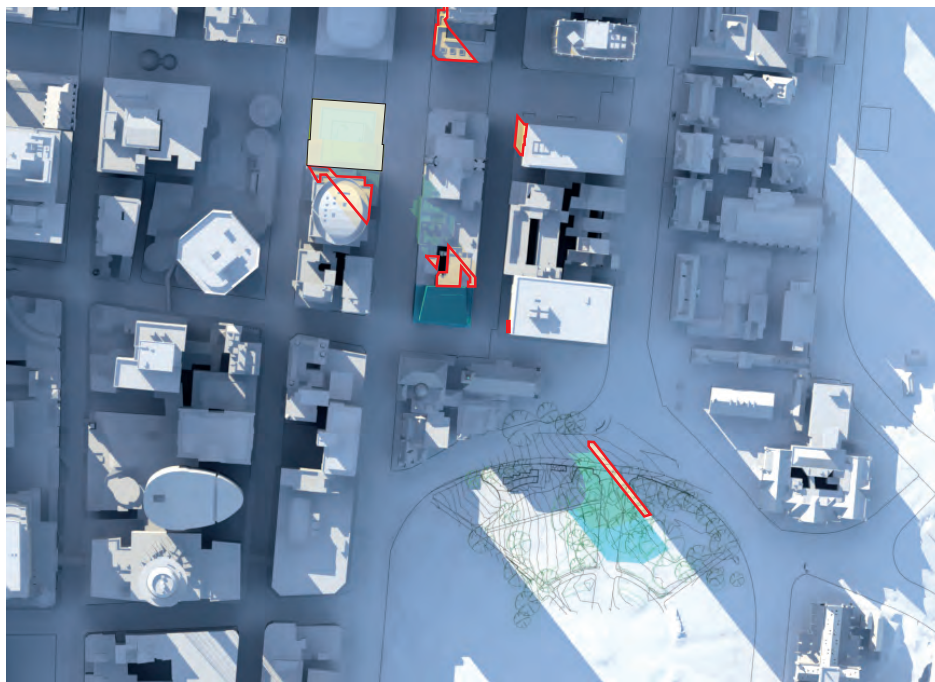
June 21 13:00
— Proposed SSDA shadow within DCP envelope shadow



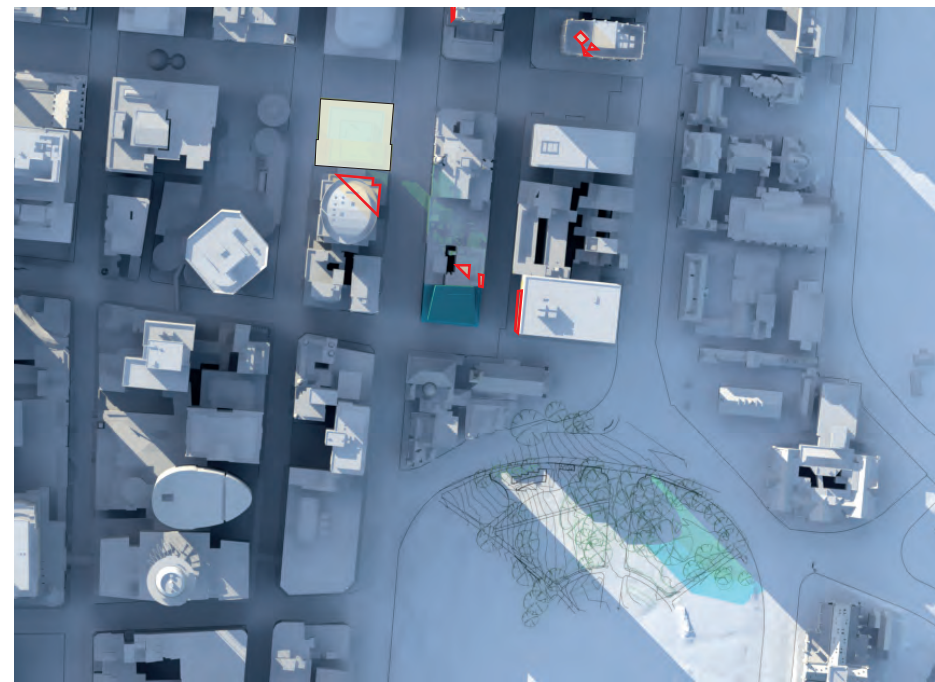
June 21 13:30
— Proposed SSDA shadow within DCP envelope shadow



June 21 14:00
— Additional minor overshadowing by proposed SSDA envelope outside of DCP envelope



June 21 14:30
— Proposed SSDA shadow within DCP envelope shadow



June 21 15:00
— Proposed SSDA shadow within DCP envelope shadow

Shadow Key

- Existing surrounding shadow
- Existing site shadow
- 148 King [DA approved]
- Proposed SSDA envelope
- DCP/LEP envelope

"Demonstrate that the southern tower is capable of delivering a workable / functional commercial floorplate, which will be attractive to prospective tenants and provides a high level of internal amenity for employees, without relying on the outcome of the Planning Proposal."

– Department of Planning and Environment

Functional Floorplate

— Test fitout

This plan shows an example of an indicative furniture layout, and demonstrates the viability of the floorplate for a tower with a 25m setback.



1 Test fitout, typical high-rise floorplate
GFA = 574 sqm
NLA = 500 sqm

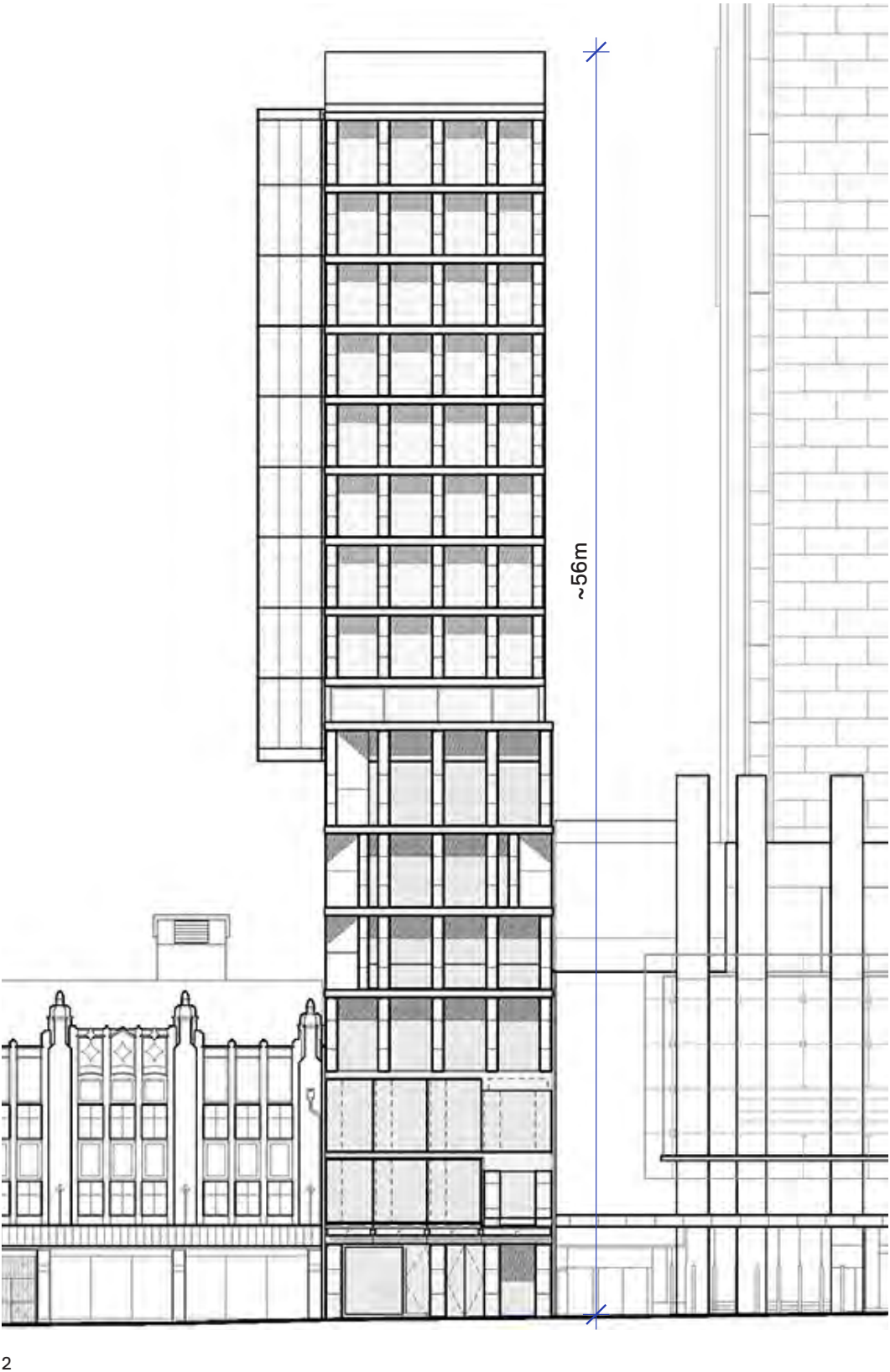
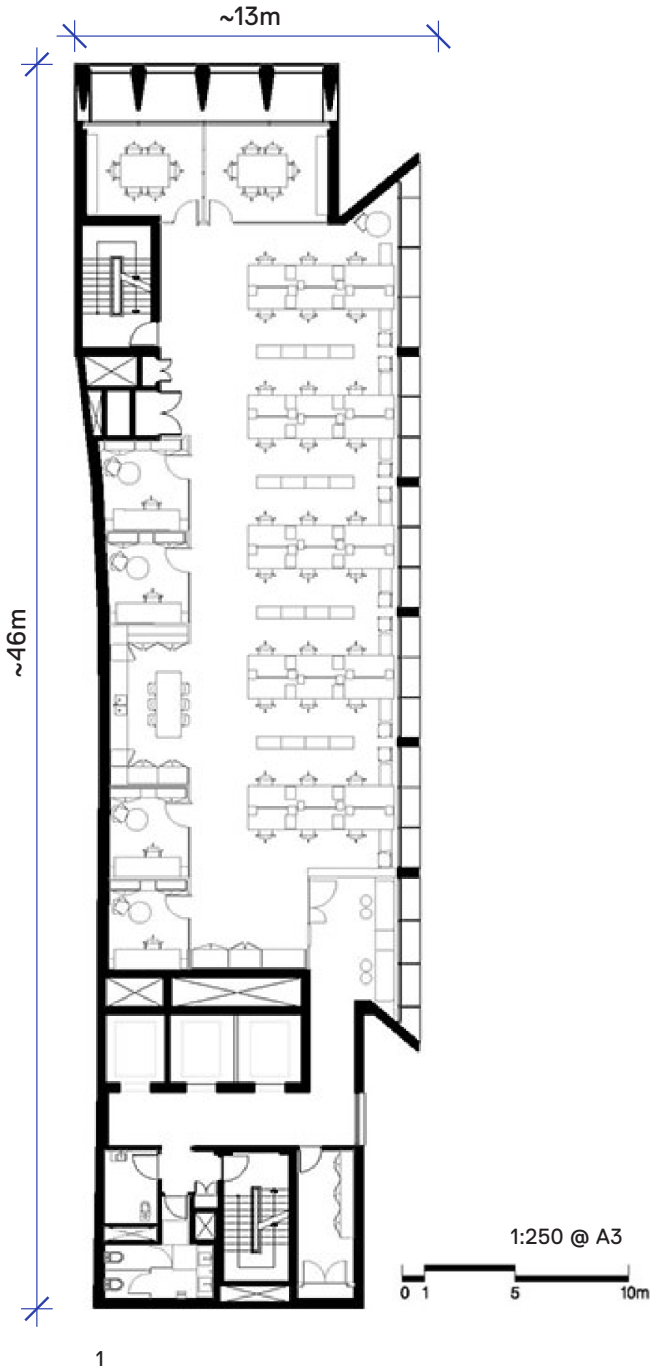
— Precedent

478 George Street, Sydney

Floors — 18
Floorplate NLA — 420sqm



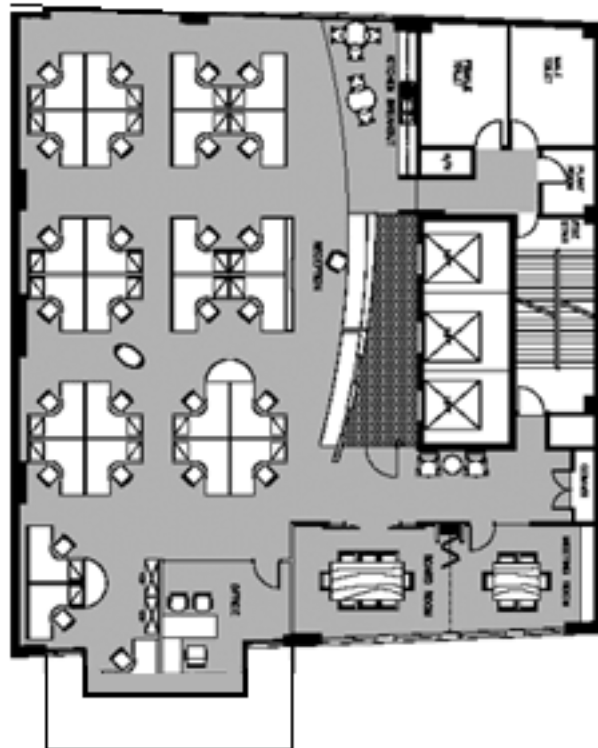
- 1 Typ. tower floorplate
- 2 West elevation



— Precedents

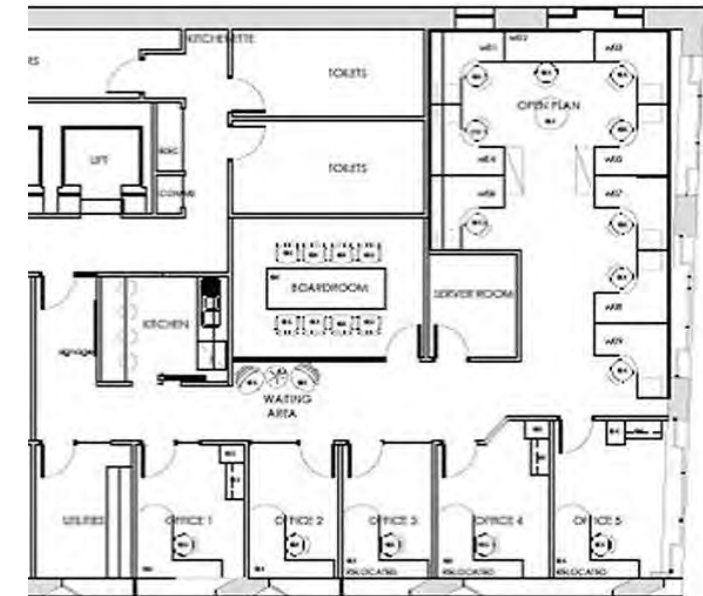
2 Bulletin Place, Sydney

Floors — 14
Floorplate NLA — 305sqm



117 York Street, Sydney

Floors — 14
Floorplate NLA — 77-150sqm



"Provide further design justification for the proposed colonnade on the south building, having regard to City of Sydney Council's concerns. This must balance the operational needs of the station entry with the predominant street wall facade with zero setback on Martin Place."

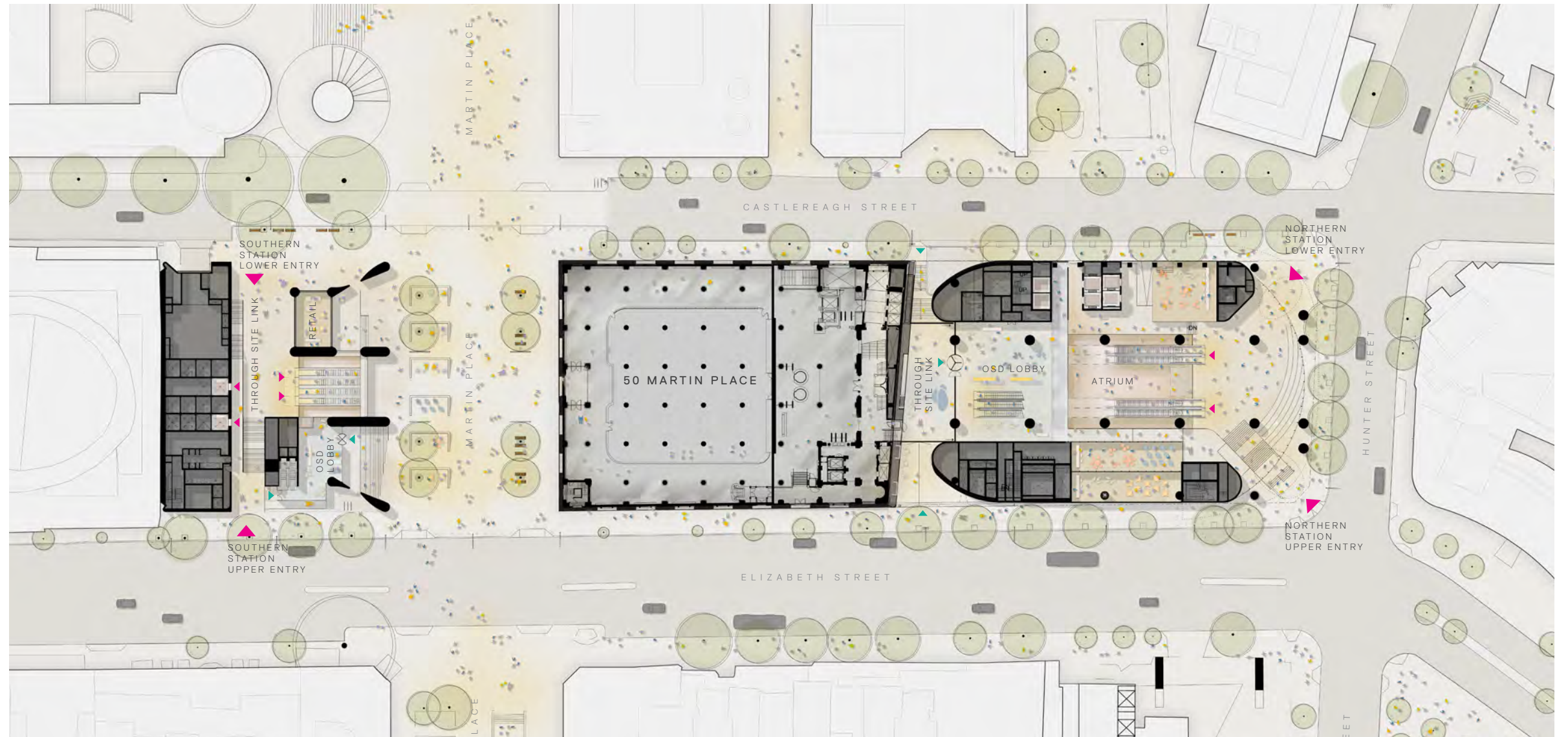
– Department of Planning and Environment

Ground plane interface with Martin Place

The developed South Tower scheme has removed the colonnade.

The architecture of the podium, when perceived from Martin Place, reinforces the monumental scale and material character of 50 Martin Place and enhances active uses on street frontages including Martin Place.

It is intended that the podium design achieve integration with both public domain and transitional space. It is imperative that the design achieve the clear unobstructed circulation required for the effective operation of the Metro as well as the Metro station be legible in the built form of the architecture for way finding purposes. This is in the interest of a rich, diverse, active and well connected public domain. Retail uses support public domain activation and effective pedestrian connections whilst maintaining the distinctive character of Martin Place.



1 Plan showing the highly permeable ground planes of both the North and South Sites

The design of the podium to 39 Martin Place is required to resolve the practical need for visibility of the Metro station, for activation of the public domain and for a solid, masonry experience that is contextually related to the heritage facade of 50 Martin Place.

The proposed design has resolved this by providing a base that appears either solid or transparent according to viewing points, enabling a solid appearance in keeping with 50 Martin Place, and local visibility to the transport, retail and commercial functions.

- 1 Precedent - Bloomberg Headquarters, London
- 2 3D impression of views around the podium of South Site showing how it responds to 50 Martin Place



1



2



2



2

Heritage

"Provide details showing how the north tower building envelope will physically connect into 50 Martin Place. This should include indicative plans and/or illustrations showing the existing and proposed connections, and an assessment of these connections on the heritage significance of 50 Martin Place."

– Department of Planning and Environment

Heritage Significance of 50 Martin Place



1



2

- 1 Precedent images of link spaces: Rotermann’s Old and New Flour Storage and Kings Cross Station
- 2 3D impression of through site link "interlude" between 50 Martin Place and North tower.

The North Site scheme preserves and reinforces the aesthetic and historic significance of 50 Martin Place. Through the articulation and materiality of the podium floors and the unique and contemporary form of the tower, the building is purposefully expressed as a separate entity.

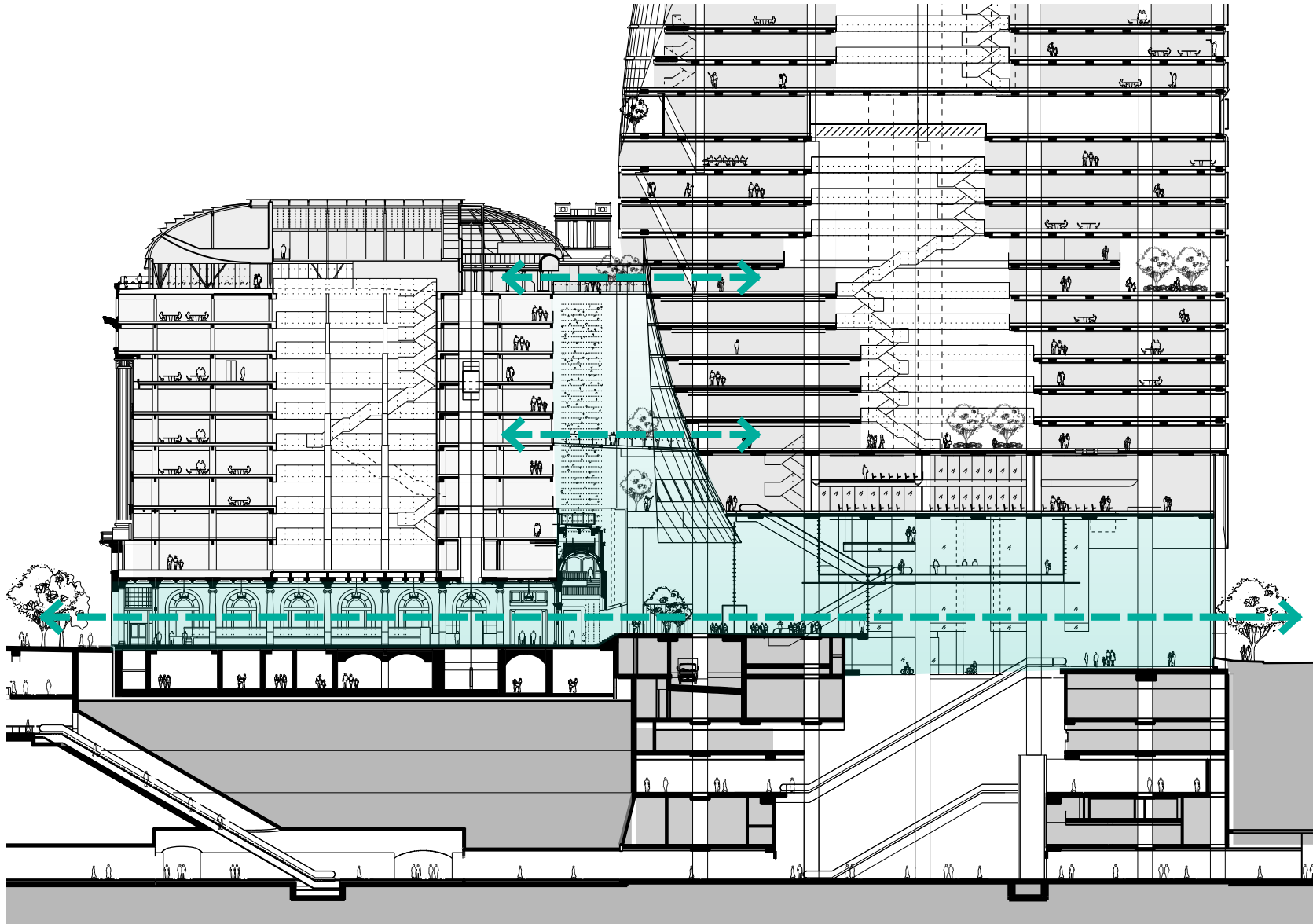
A through site link "interlude" between the two buildings is a central part of the scheme that has been developed to create activity and energy at ground level and up throughout the podium floors. Discreet bridge links are proposed to connect through this space into 50 Martin Place at key "active" floors - the Ground Floor Banking Chamber, Level 5 Office Plaza and the Level 10 Client Terrace Level.

Presently, there are five connections between 50 Martin Place and the adjoining 1967 building at 9-19 Elizabeth Street. The interconnecting openings are intrusively located at the landings of the original and significant north-east stair at levels 1, 3, 4, 5 and 7. The proposal provides the opportunity to remove these openings and reconstruct the stair to its original configuration: the openings will be infilled and tiled to match the original historic tiles.

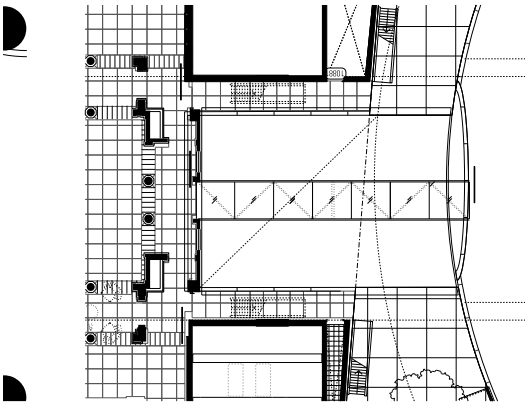
Connections to 50 Martin Place

The three connections proposed between 50 Martin Place and the building on the North Site are located within areas identified as having exceptional heritage significance – the Grand Hall and Level 10 – and high significance – the northern lightwell at Level 5.

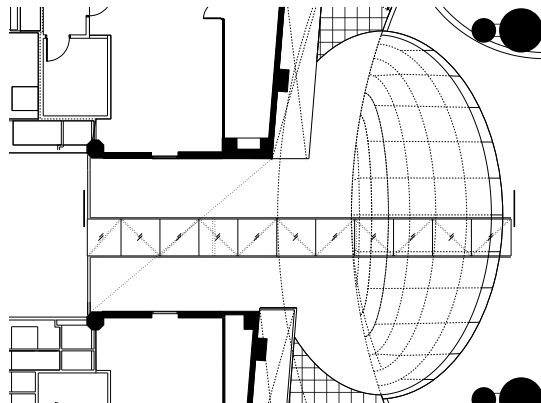
- 1 Indicative section through 50 Martin Place and North tower showing the through site link connections throughout the podium floors.
- 2 Indicative plans showing connections to 50 Martin Place.



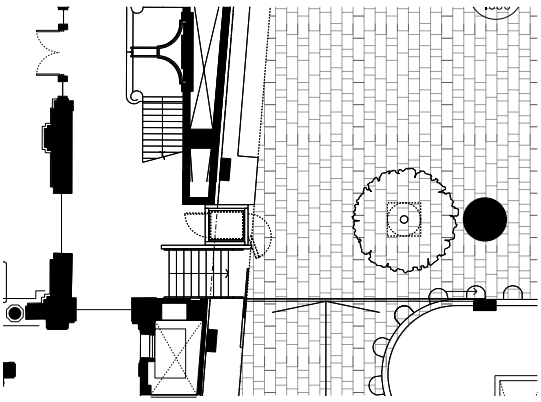
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Indicative L10 bridge connections

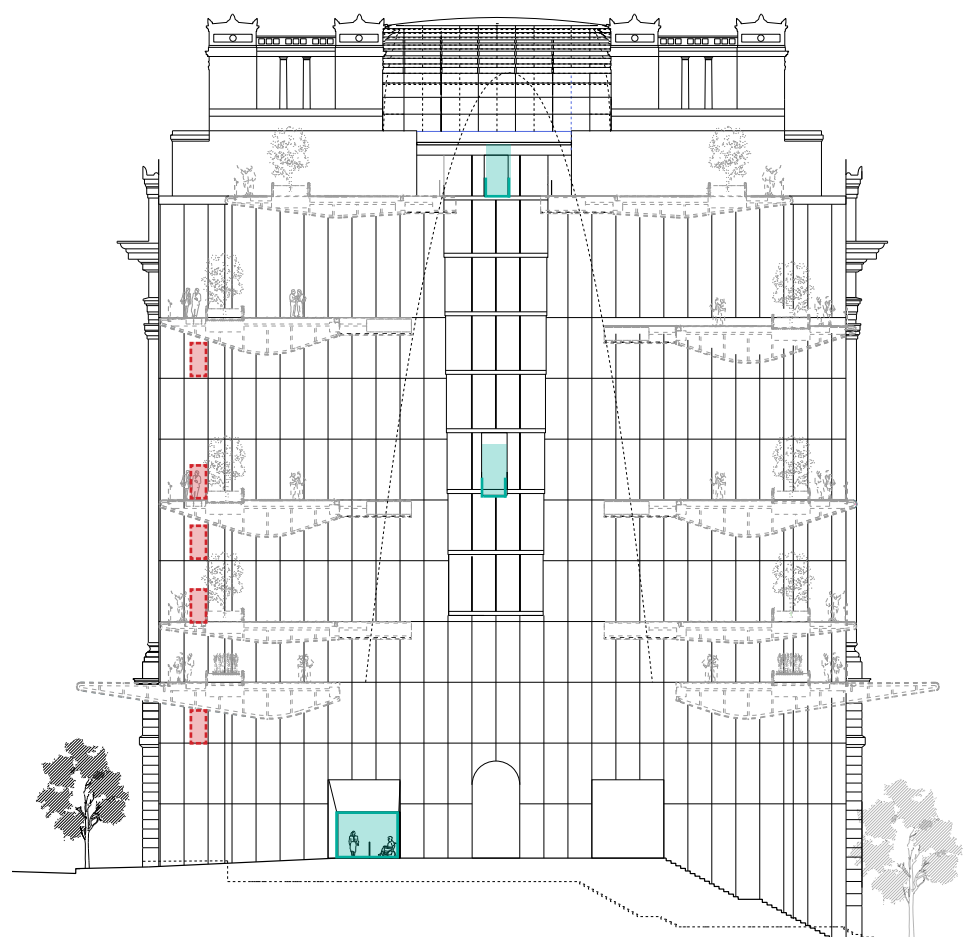


Indicative L5 bridge connection

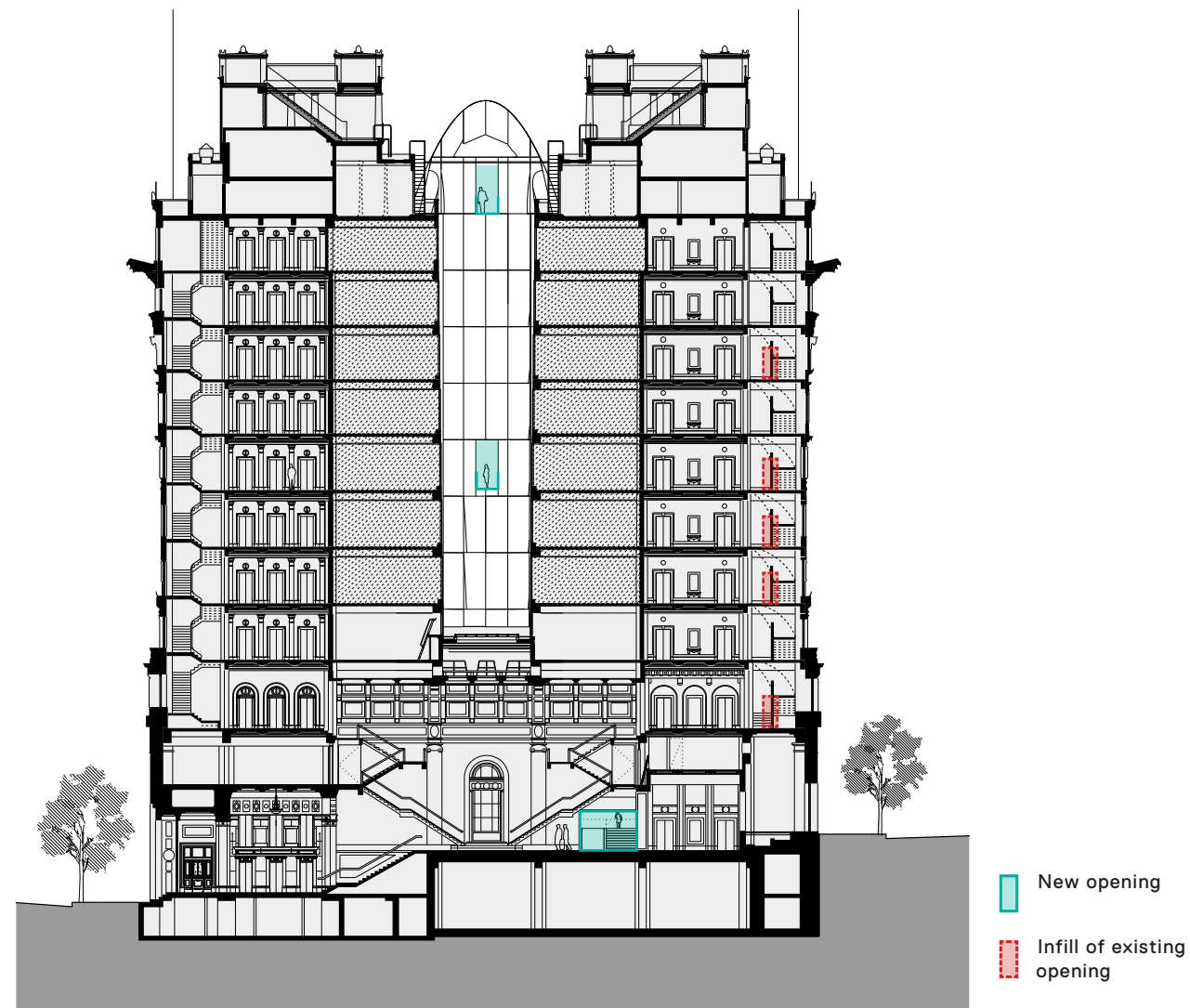


Indicative Ground Floor connection

2



1



2

The connecting opening proposed at ground floor will be designed to maintain the heritage significance and spatial quality of the Grand Hall and to minimise the alteration of its historic fabric. Key considerations include ensuring an appropriate scale, proportion and location of the opening, in order to retain the predominant east-west axial quality of the space and to relate visually to its architectural design; the use of details and materials which complement the high quality of the historic finishes, and; ensuring that the works are reversible through the salvage and storage of removed original fabric, for potential future reinstatement.

At Level 5, a connecting bridge link is proposed to be located where there is presently a window which was installed as part of the 2014 refurbishment works. No historic fabric is required to be removed.

- 1 Indicative section through North Tower through site link looking south. 3 new openings proposed - at Ground, L5 and 10. Proposed infill of 5 existing openings at L1, 3, 4, 5 and 7.
- 2 Indicative section through 50 Martin Place grand hall looking north. 3 new openings proposed - at Ground, L5 and 10. Proposed infill of 5 existing openings at L1, 3, 4, 5 and 7.

A connecting bridge at Level 10 will require the enlargement of a non-original window within the northern end of the historic rooftop colonnade. The window was installed during the 2014 refurbishment works and replaced an earlier door opening which had been formed during the 1980s.

To minimise visual impacts within the northern lightwell, the bridge links at both levels 5 and 10 are proposed to be of glass construction.

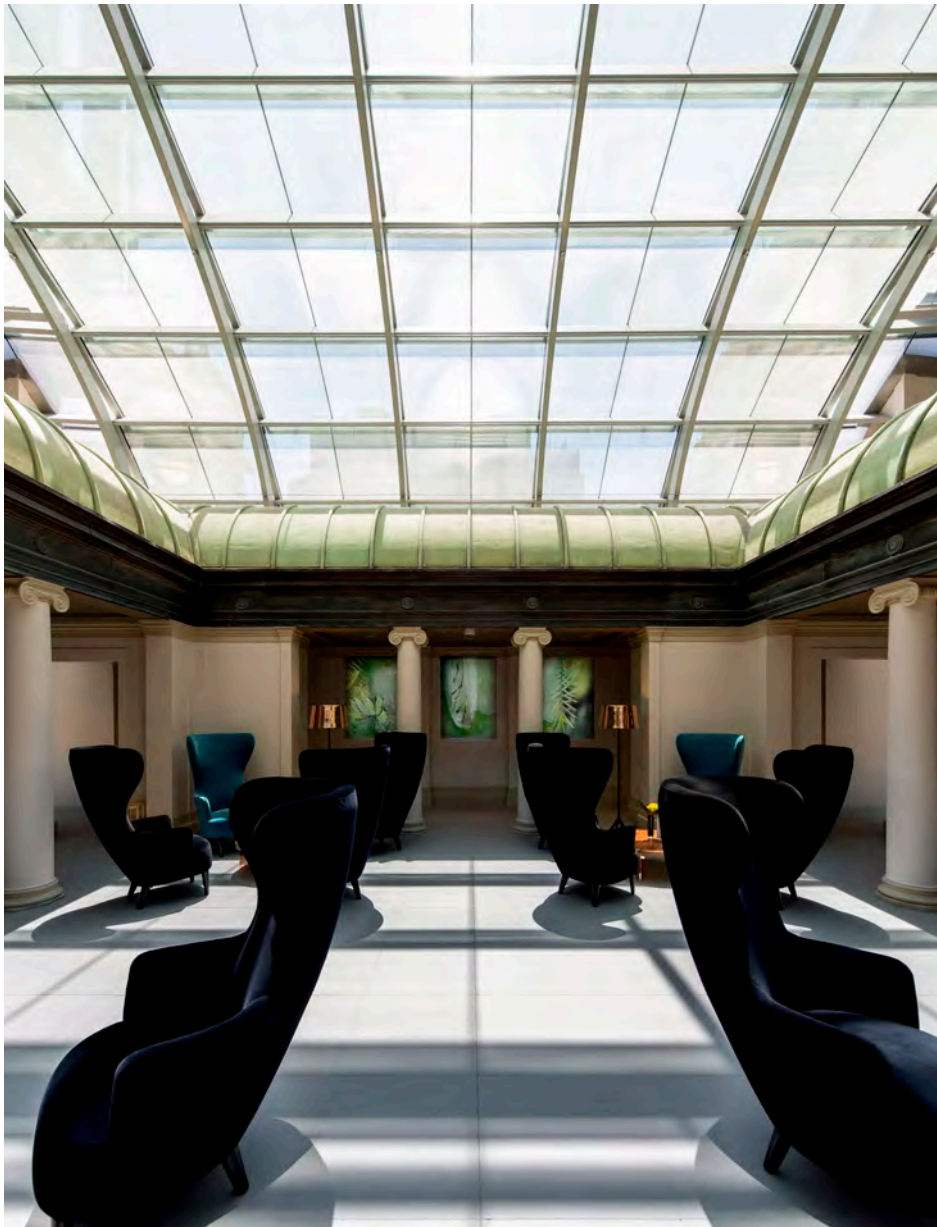
- 1 Photographs of the existing openings at levels 1, 3, 4, 5 and 7 within the north-east stair. The intention is that these 5 openings will be in-filled and tiled to match the historic tiles.
- 2 Photograph of existing condition at Ground floor.
- 3 Photograph of existing condition at L5, looking to northern lightwell.
- 4 Photograph of existing condition at L10, looking through colonnade.



1

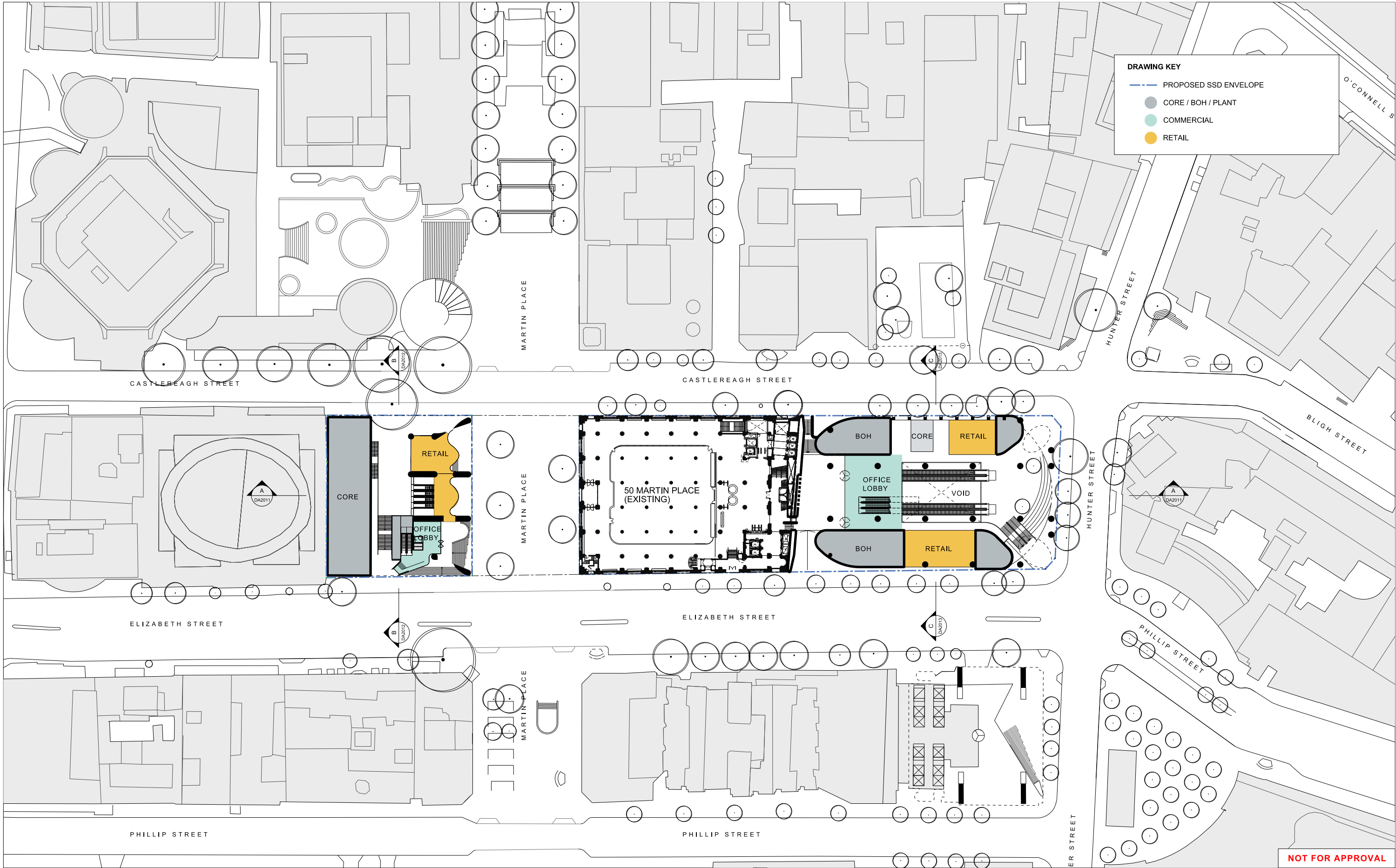


3



4

Appendix Illustrative Scheme Drawings



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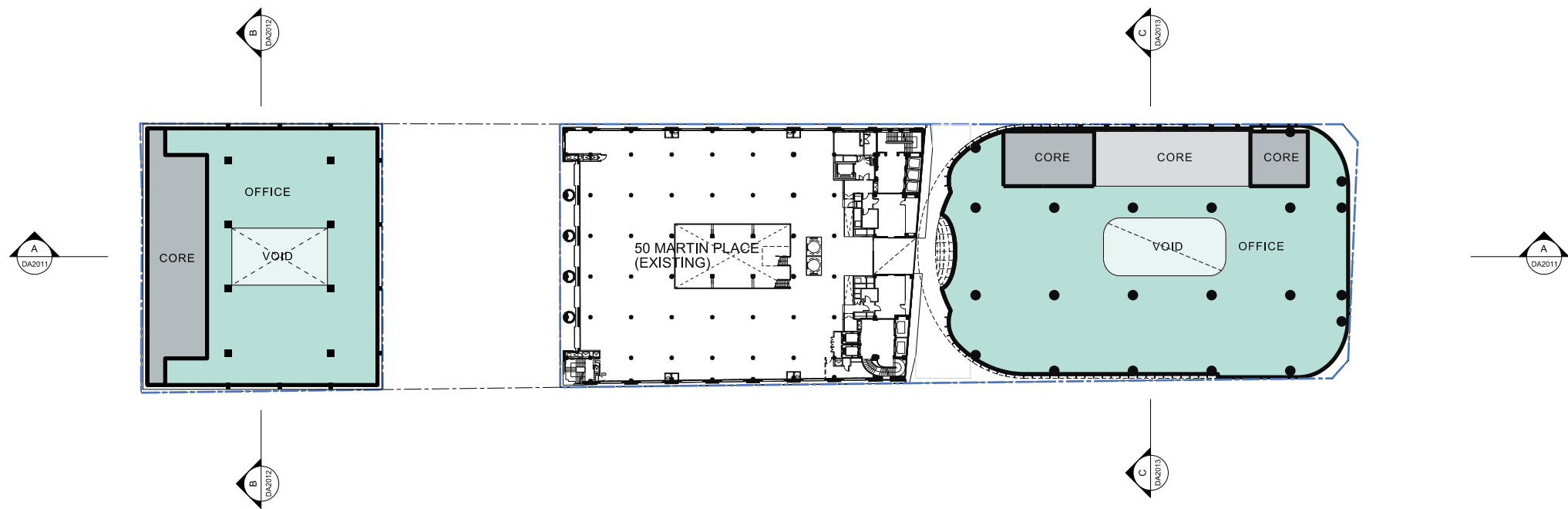
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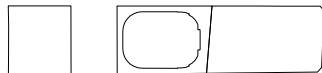
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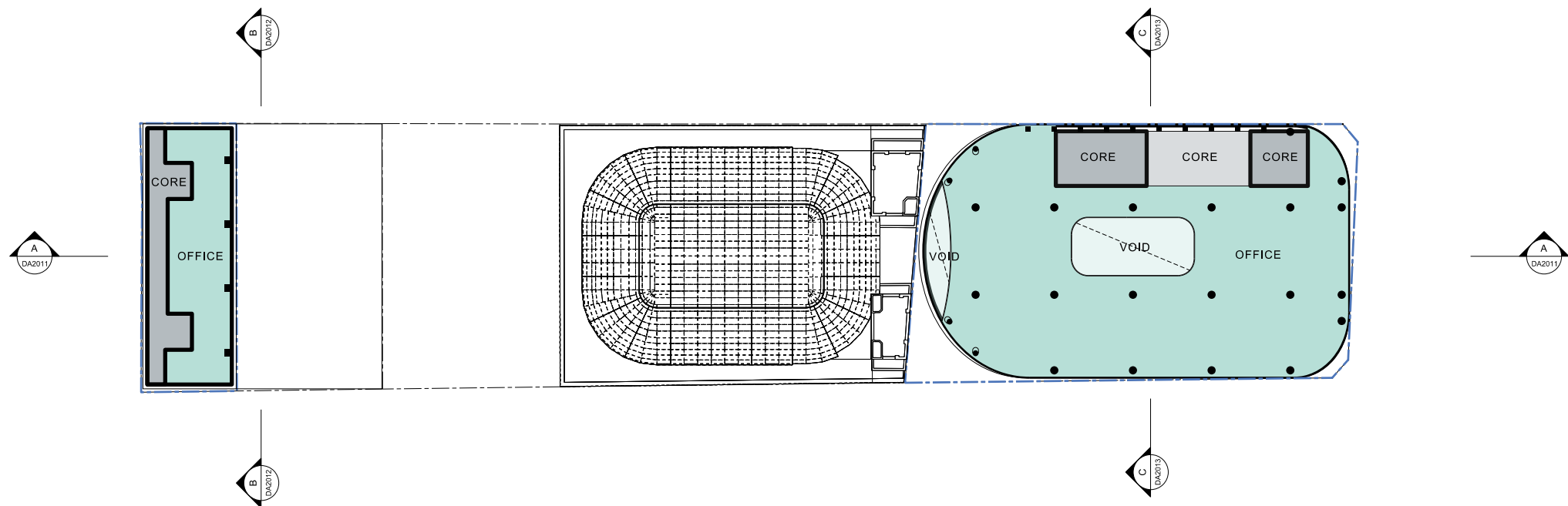
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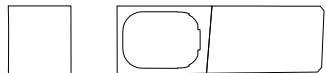
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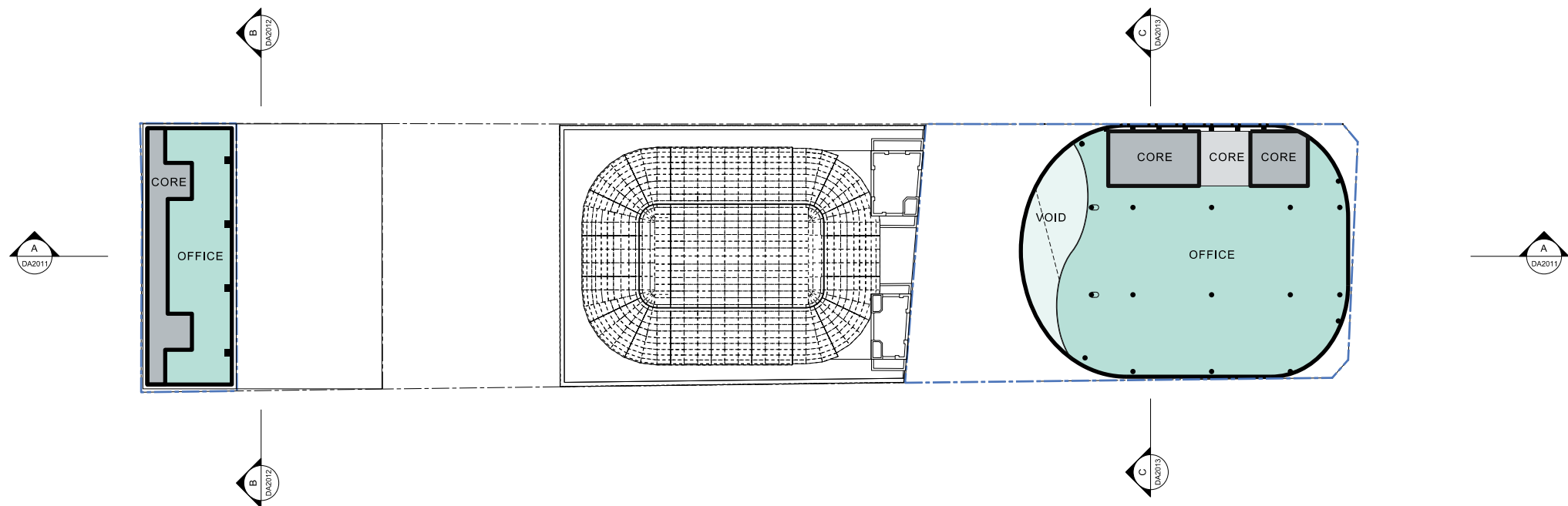
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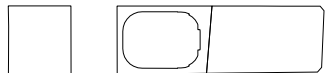
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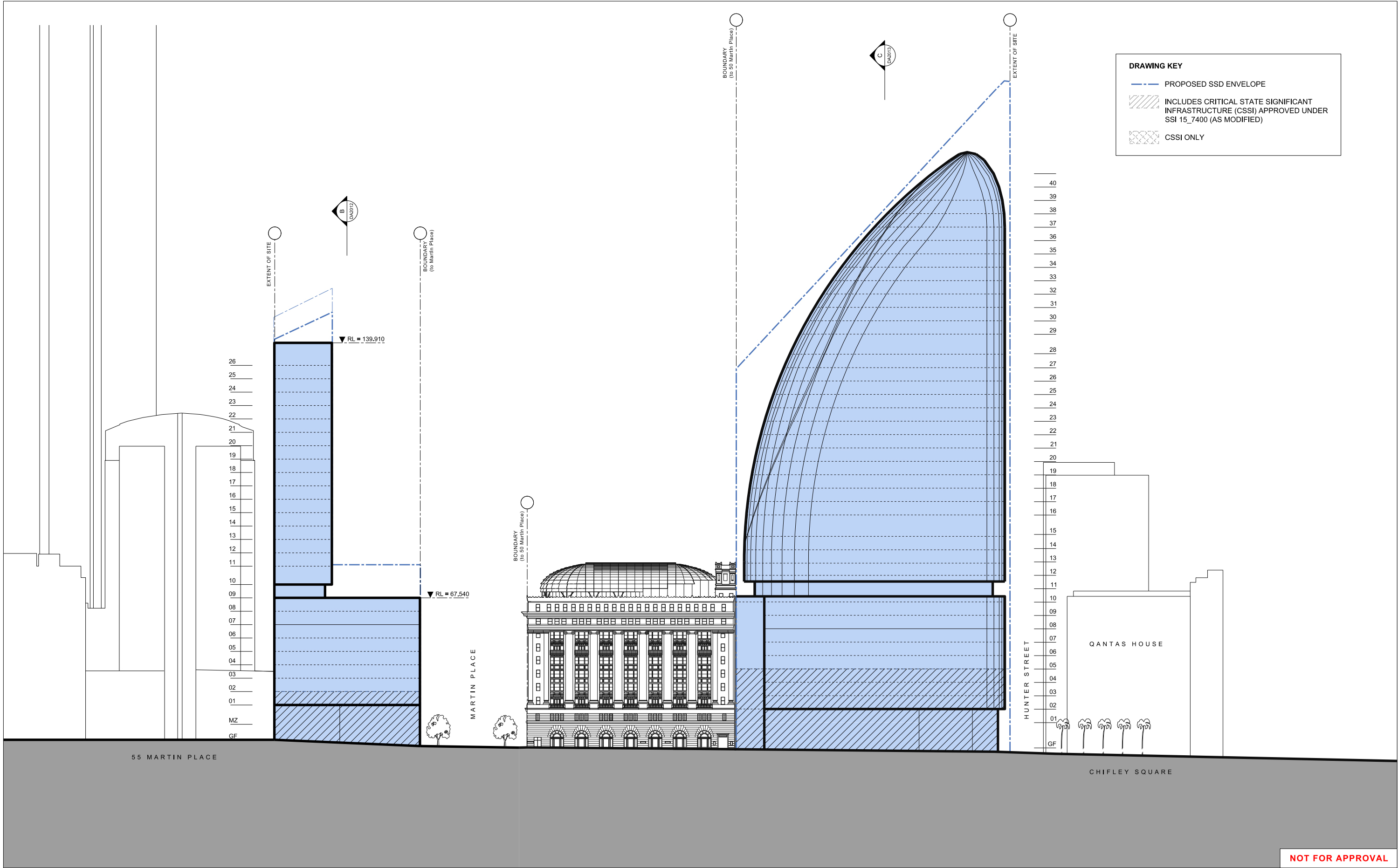
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**TYPICAL HIGH-RISE
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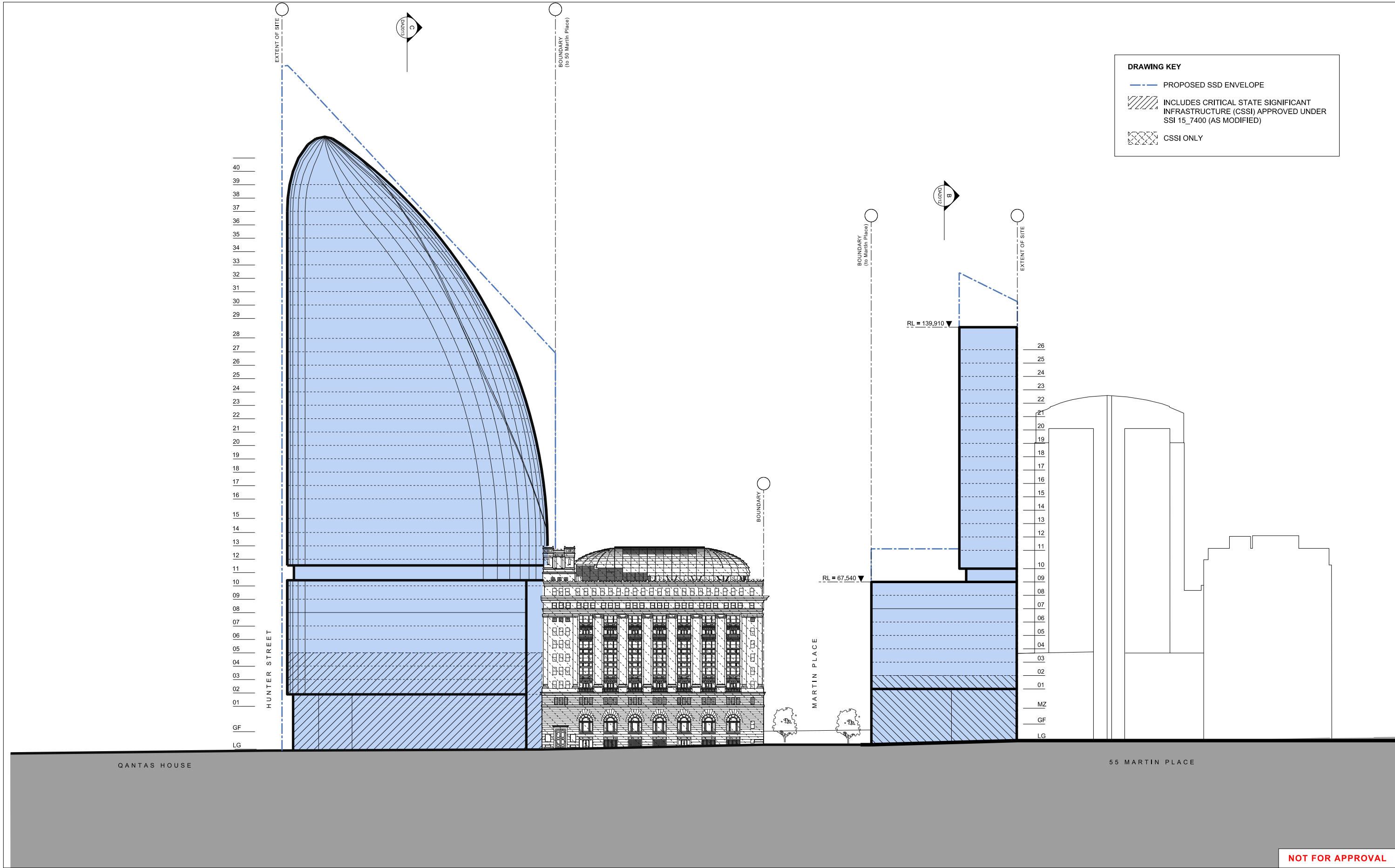
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<div>NORTH TOWER PRINCIPAL</div> <div>JPW JOHNSON PILTON WALKER</div> <div>JOHNSON PILTON WALKER PTY LTD ACN 095 778 886 LEVEL 10 PLAZA BUILDING AUSTRALIA SQUARE 95 PITT STREET SYDNEY NEW SOUTH WALES 2000 AUSTRALIA TELEPHONE +61 2 9299 5800 FACSIMILE +61 2 9298 5660 EMAIL JPW@JPW.COM.AU</div>			
<div>HEAD ENGINEERING CONSULTANT</div> <div>ARUP</div> <div>ARUP 10/201 KENT STREET, SYDNEY 2000 TEL +61 2 9520 9320 EMAIL SYDNEY@ARUP.COM</div>			
<div>PROJECT</div> <div>SYDNEY METRO MARTIN PLACE STATION MACQUARIE'S UNSOLICITED PROPOSAL</div> <div>CLIENT</div> <div>MACQUARIE GROUP LTD</div>			
<div>NORTH</div> <div>SCALE</div> <div>1:500 @ A1</div> <div>DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS.</div> <div>STATUS</div> <div>STAGE 1 SSDA UPDATE</div>			
<div>DRAWING</div> <div>EAST ELEVATION ILLUSTRATIVE SCHEME</div> <div>DRAWN CHECKED AUTHORISED</div> <div>DRAWING NUMBER</div> <div>MPS_COA_000_XX_DR_A_DA2005_02</div> <div>REVISION</div>			



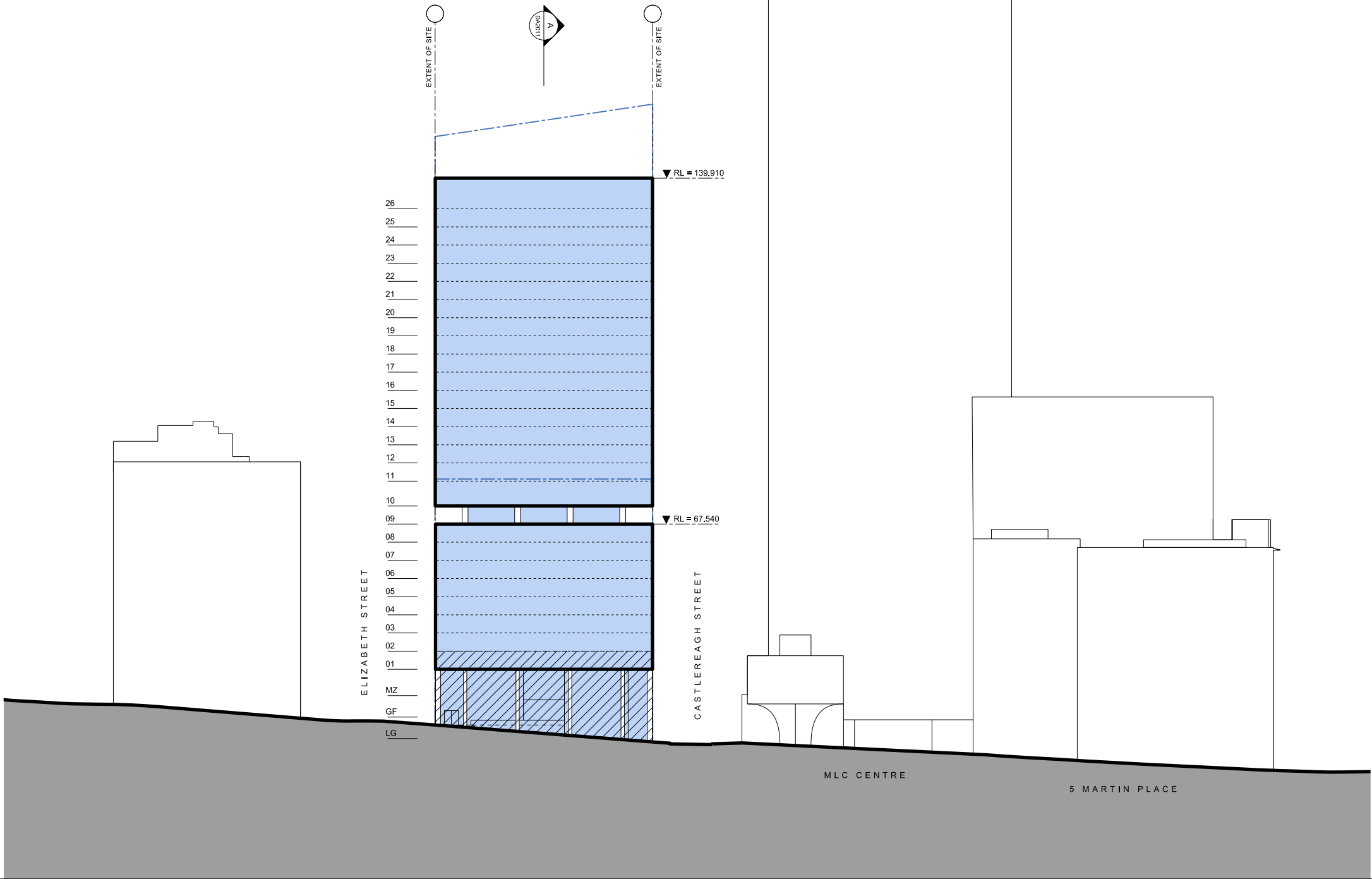
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	01	MAY 2017	STAGE 1 SSDA								CLIENT		<div>MACQUARIE GROUP LTD</div>		SCALE	<div>1:500 @ A1</div> <div>DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.</div>	DRAWN	CHECKED	AUTHORISED	DRAWING NUMBER	REVISION
	02	AUGUST 2017	STAGE 1 SSDA UPDATE								STATUS				STAGE 1 SSDA UPDATE		MPS_COA_000_XX_DR_A_DA2006_02				

DRAWING KEY

PROPOSED SSD ENVELOPE

INCLUDES CRITICAL STATE SIGNIFICANT INFRASTRUCTURE (CSSI) APPROVED UNDER SSI 15_7400 (AS MODIFIED)

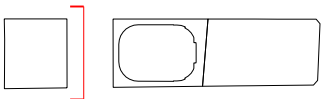
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REV.	DATE	FOR
01	MAY 2017	STAGE 1 SSDA



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PROJECT
**SYDNEY METRO MARTIN PLACE STATION
MACQUARIE'S UNSOLICITED PROPOSAL**

CLIENT
MACQUARIE GROUP LTD

NORTH

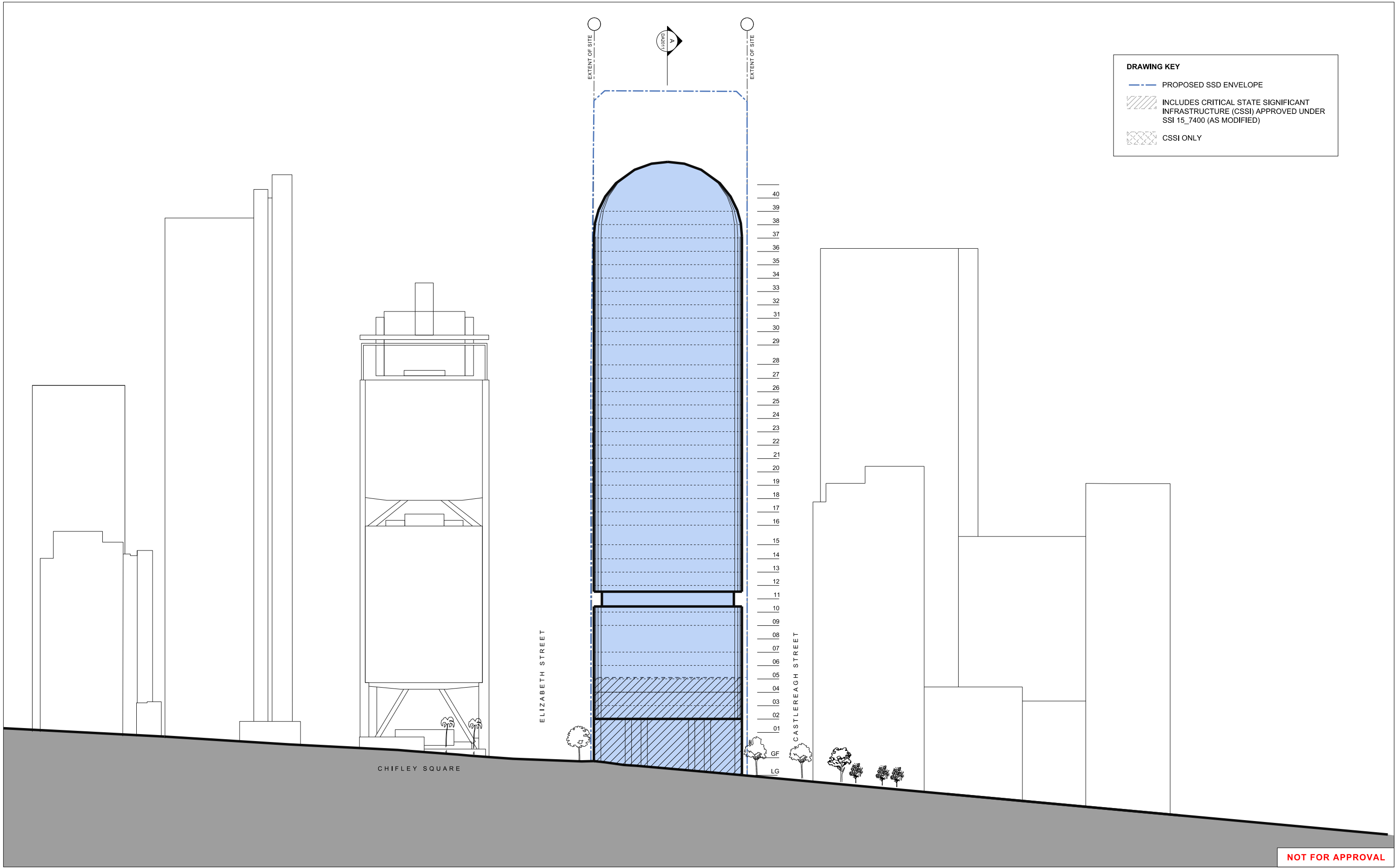
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DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.

STATUS
STAGE 1 SSDA

DRAWING
**NORTH ELEVATION (MARTIN PLACE)
ILLUSTRATIVE SCHEME**

DRAWN CHECKED AUTHORISED
KY MC AC

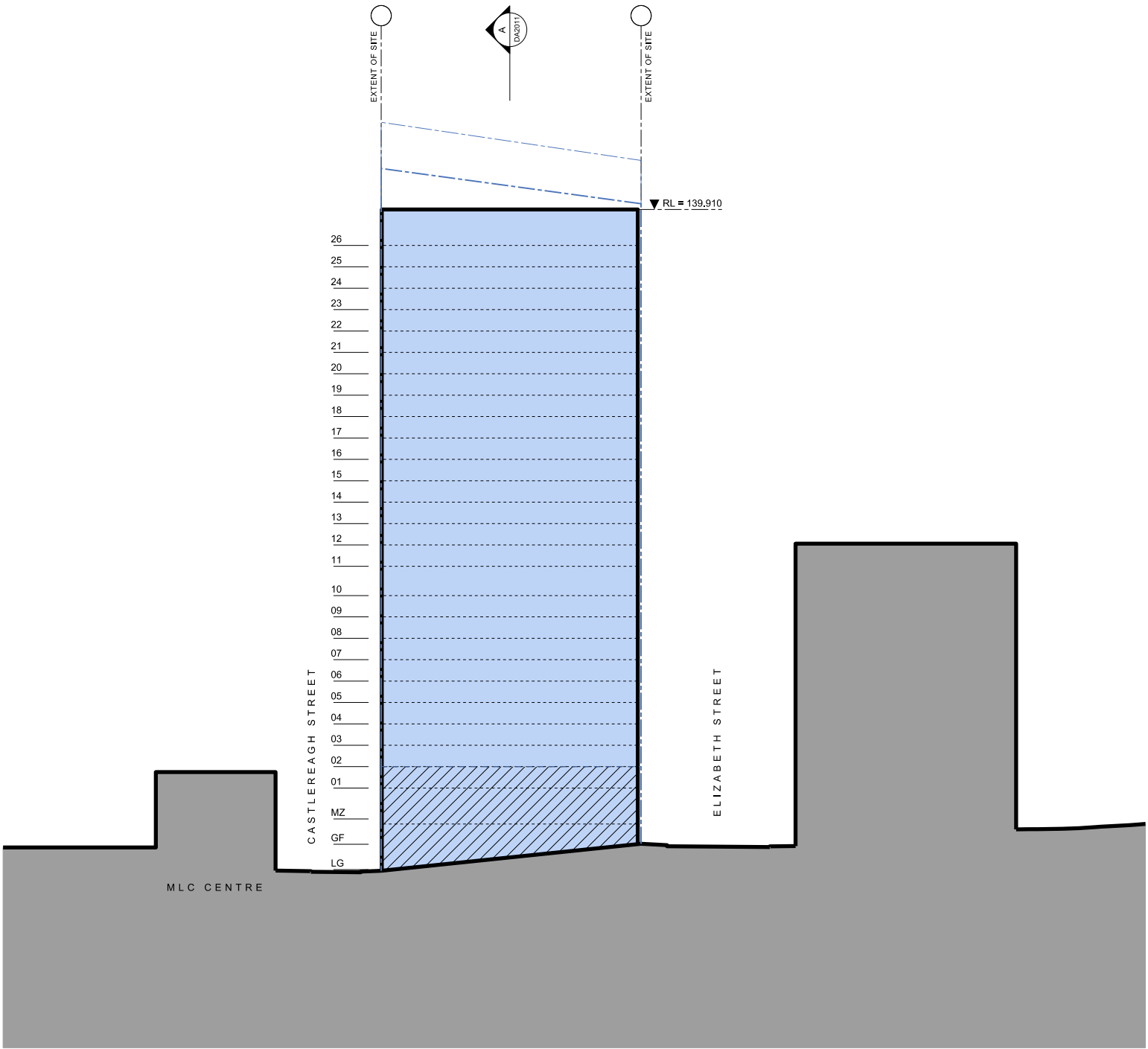
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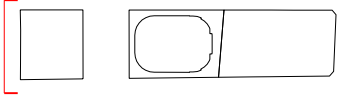
- PROPOSED SSD ENVELOPE
- INCLUDES CRITICAL STATE SIGNIFICANT INFRASTRUCTURE (CSSI) APPROVED UNDER SSI 15_7400 (AS MODIFIED)
- CSSI ONLY



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01	MAY 2017	STAGE 1 SSDA



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PROJECT
**SYDNEY METRO MARTIN PLACE STATION
MACQUARIE'S UNSOLICITED PROPOSAL**

CLIENT
MACQUARIE GROUP LTD

NORTH

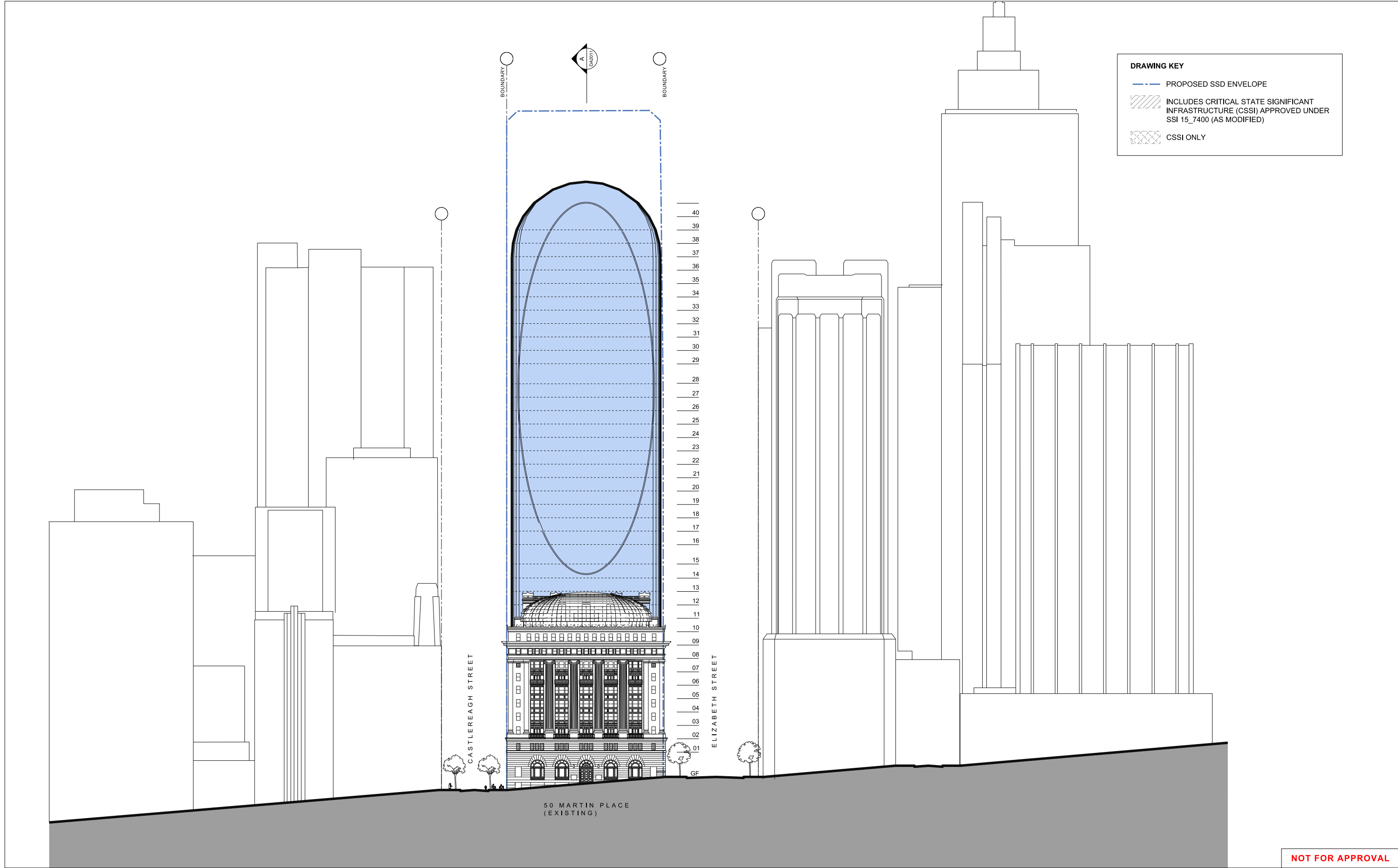
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DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.

STATUS
STAGE 1 SSDA

DRAWING
**SOUTH ELEVATION (SOUTH OSD)
ILLUSTRATIVE SCHEME**

DRAWN	CHECKED	AUTHORISED
KY	MC	AC

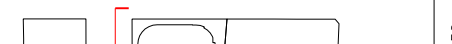
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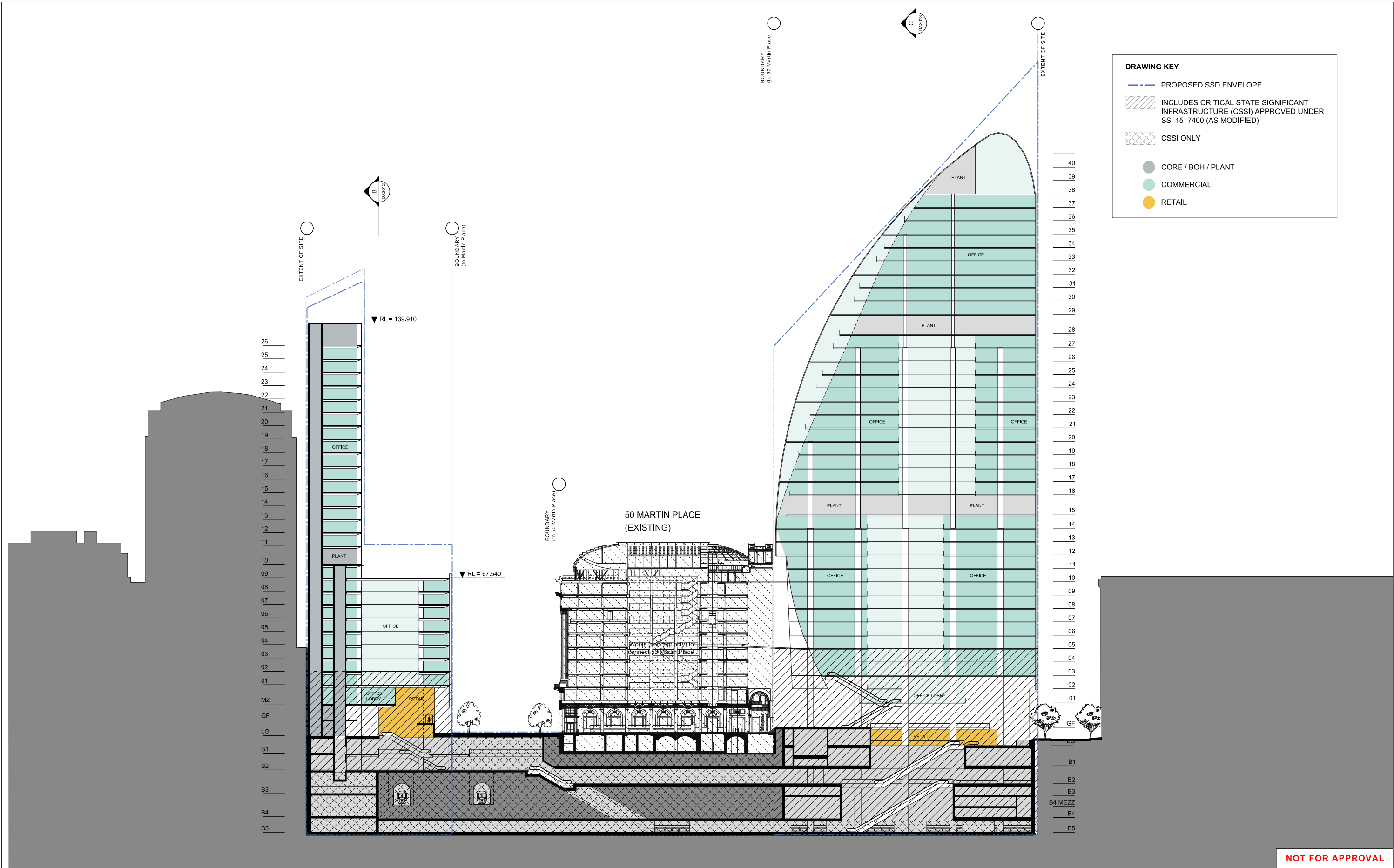


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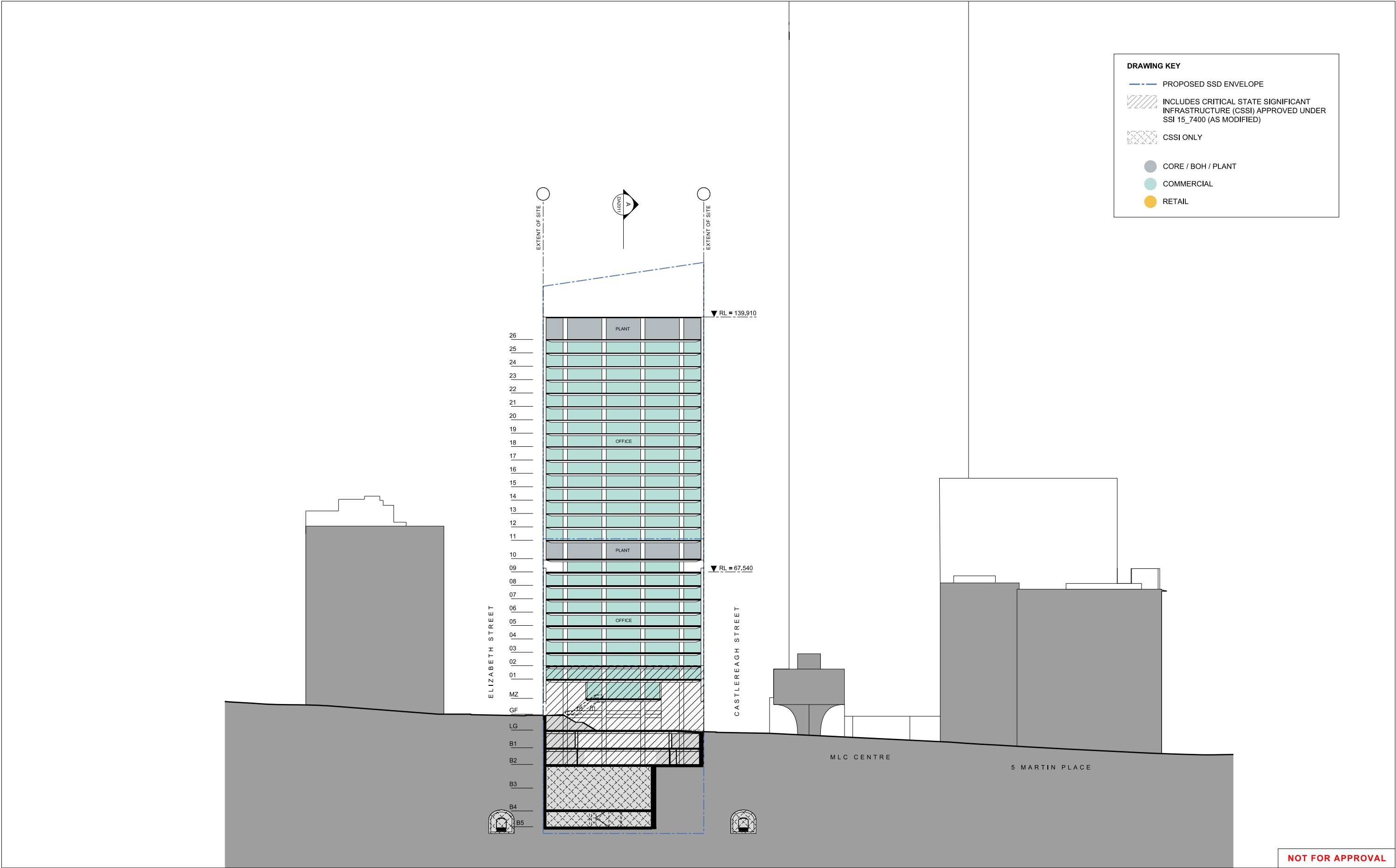
- PROPOSED SSD ENVELOPE
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- CSSI ONLY

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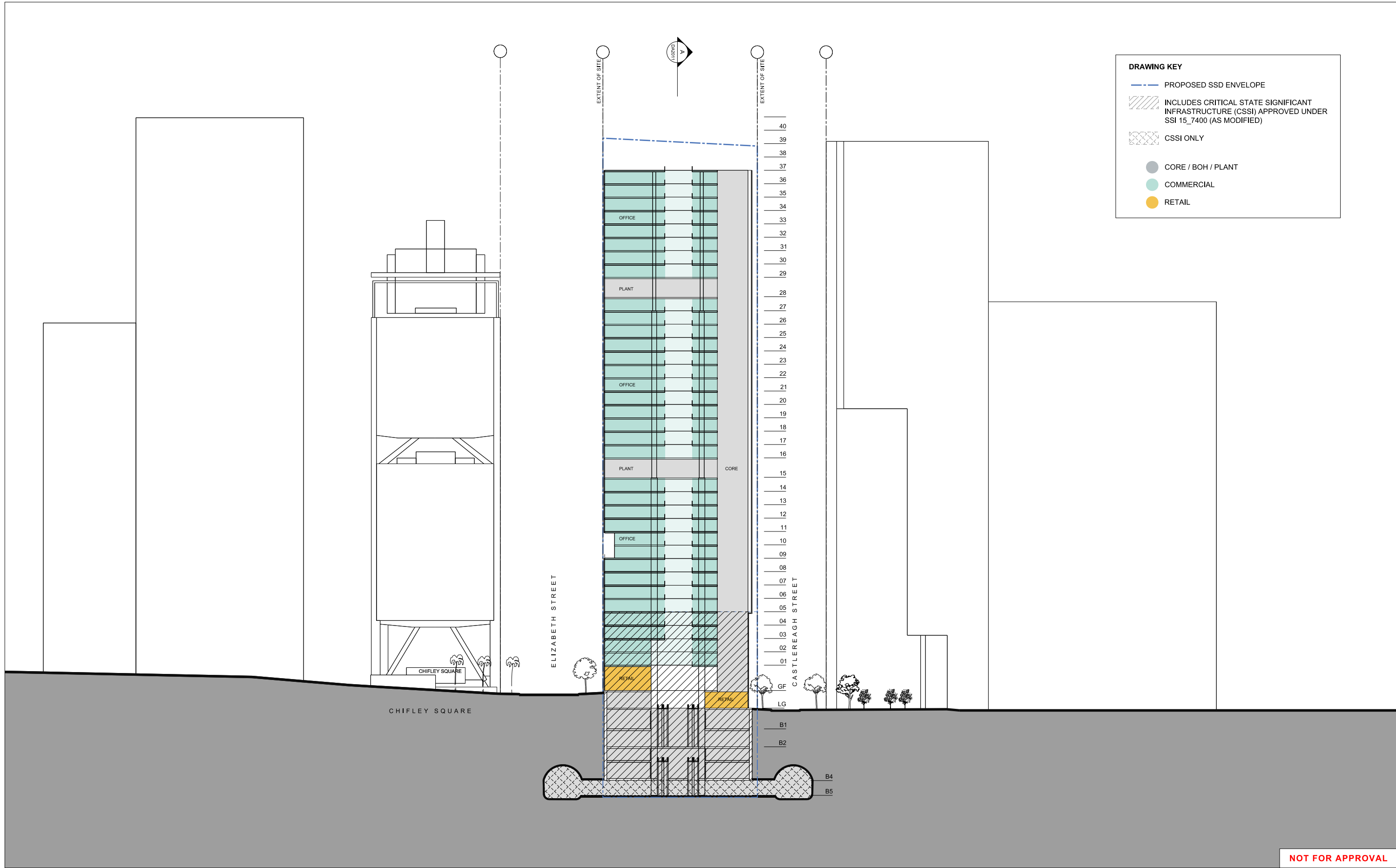
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	REV.	DATE	FOR														
01	MAY 2017	STAGE 1 SSDA															
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	01	MAY 2017	STAGE 1 SSDA
	02	AUGUST 2017	STAGE 1 SSDA UPDATE
<p>HEAD DESIGN CONSULTANT</p> <p>GRIMSHAW</p> <p>GRIMSHAW LEVEL 1, 24 HICKSON ROAD, SYDNEY NEW SOUTH WALES 2000 AUSTRALIA TELEPHONE +61 2 9253 0200 WWW.GRIMSHAW.GLOBAL</p>			
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<p>HEAD ENGINEERING CONSULTANT</p> <p>ARUP</p> <p>ARUP 10/201 KENT STREET, SYDNEY 2000 TEL +61 2 9220 9320 EMAIL SYDNEY@ARUP.COM</p>			
<p>PROJECT</p> <p>SYDNEY METRO MARTIN PLACE STATION MACQUARIE'S UNSOLICITED PROPOSAL</p> <p>CLIENT</p> <p>MACQUARIE GROUP LTD</p>			
<p>NORTH</p> <p>SCALE</p> <p>1:500 @ A1</p> <p>DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.</p> <p>STATUS</p> <p>STAGE 1 SSDA UPDATE</p>			
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	01	MAY 2017	STAGE 1 SSDA	<div><div></div><div><div></div><div></div></div></div>	GRIMSHAW	JPW JOHNSON PILTON WALKER	ARUP	SYDNEY METRO MARTIN PLACE STATION MACQUARIE'S UNSOLICITED PROPOSAL	SECTION C-C (E-W, NORTH OSD) ILLUSTRATIVE SCHEME			
02	AUGUST 2017	STAGE 1 SSDA UPDATE	GRIMSHAW LEVEL 1/24 HICKSON ROAD, SYDNEY NEW SOUTH WALES 2000 AUSTRALIA TELEPHONE +61 2 9253 0200 WWW.GRIMSHAW.GLOBAL		JOHNSON PILTON WALKER PTY LTD ACN 095 778 886 LEVEL 10 PLAZA BUILDING AUSTRALIA SQUARE 95 PITT STREET SYDNEY NEW SOUTH WALES 2000 AUSTRALIA TELEPHONE +61 2 9259 5800 FACSIMILE +61 2 9259 5569 EMAIL JPW@JPW.COM.AU	ARUP 10/201 KENT STREET, SYDNEY 2000 TEL: +61 2 9520 9320 EMAIL: SYDNEY@ARUP.COM	CLIENT MACQUARIE GROUP LTD	SCALE 1:500 @ A1 <small>DO NOT SCALE FROM DRAWING. USE MARKED DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.</small>	DRAWN	CHECKED	AUTHORISED	DRAWING NUMBER MPS_COA_000_XX_DR_A_DA2013_02

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