



GPO Colonnade

The General Post Office building was built in stages, starting in 1866, under commission of NSW state and designed by James Barnet. The Colonnade and steps provide covered access and an opportunity for seating off the Martin Place boulevard.





Martin Place, multi-tiered podium

Combined with temporary seating, the podium space allows for multi levelled seating + social activation of the middle of boulevard.





Martin Place, public seating

Small zone located next to 53 Martin Place allowing for relief under shade.





Chifley Square, public seating

Chifley Square provides a clear public space within the dense urban grid of the CBD. Characterized by its palm trees, plenty of benches and temporary seat make it a great place for resting and socialising.

Context

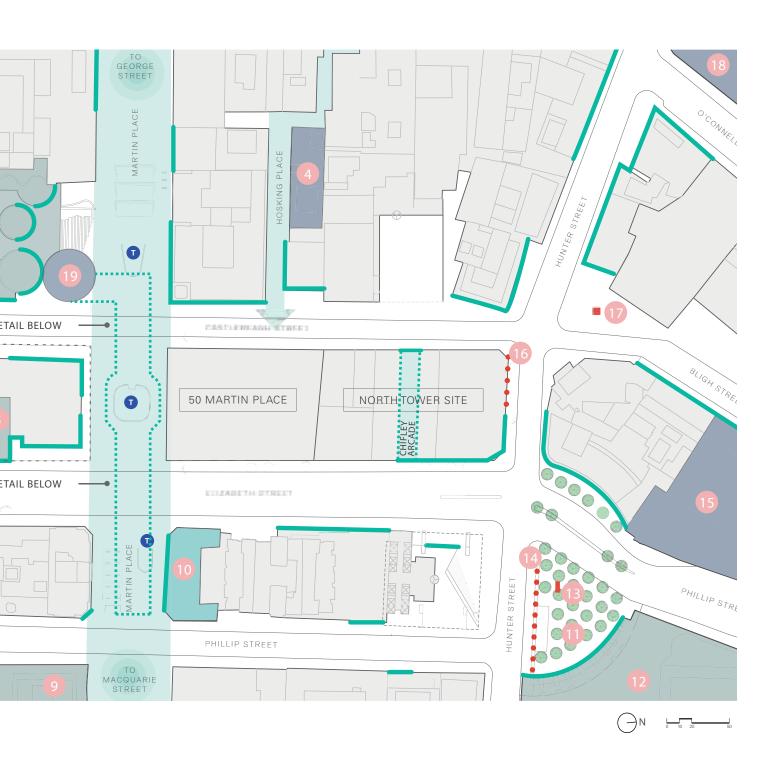
Active Frontages

The North Site currently lacks active street frontages. The proposed North Tower has the opportunity to increase active street frontages and ground plane permeability through the consolidation of the site into an integrated Metro and OSD Precinct.

- ACTIVE FRONTAGES
- PUBLIC ART ELEMENTS
- PITT STREET SHOPPING PRECINCT
- THEATRE ROYAL
- MLC CENTRE FOOD & BEVERAGE
- ASTON APARTMENTS
- MARTIN PLACE EARLY LEARNING CENTRE
- UNIVERSITY OF NEWCASTLE
- 7 TRAVELODGE HOTEL
- 8 SUPREME COURT
- RESERVE BANK OF AUSTRALIA
- 10 CHANNEL 7 STUDIOS
- 11 CHIFLEY SQUARE LANDSCAPE PLANTING
- 17 CHIFLEY PLAZA
- BEN CHIFLEY SCULPTURE
- LIGHT WALL CRUCIMATRILUX, CHIFLEY SQUARE
- SYDNEY SOFITEL WENTWORTH
- PUBLIC ART P&O WALL FOUNTAIN
- HERITAGE ITEM: RICHARD JOHNSON OBELISK
- 18 RADISSON BLUE PLAZA HOTEL
- CTA COMMERCIAL TRAVELLERS ASSOCIATION



Existing Local Amenities And Character Analysis



Context

Environment

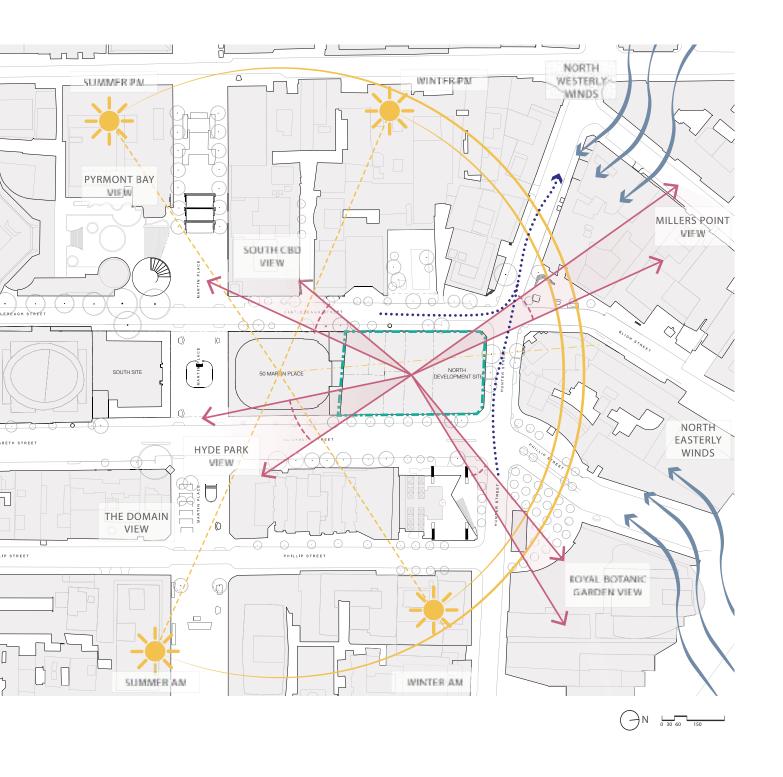
The improvement of ground plane amenity in terms of flood conditions, wind impacts and protection of solar access to Martin Place are critical to the design of the North Tower.

Solar access is affected by the surrounding tall buildings, which will result in overshadowing of parts of the North Site, the Precinct and adjacent areas such as Martin Place. Winds are also influenced by the surrounding tall buildings, which provide some shielding effects. The most frequent strong winds are from the south, with north-easterly winds occurring more frequently in the summer and north-westerly winds in the winter.

The city centre location has significant noise levels resulting from continual traffic and a lively public realm. Some areas of the North Site can be affected by flooding however, this is mostly isolated to the northern end of the site, along Hunter Street with potential for some minor flooding along the northern ends of Castlereagh Street and Elizabeth Street.



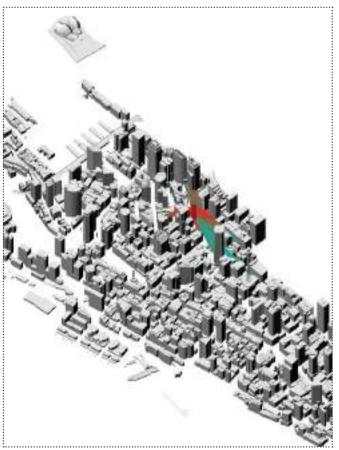
Site Analysis Of Existing Conditions

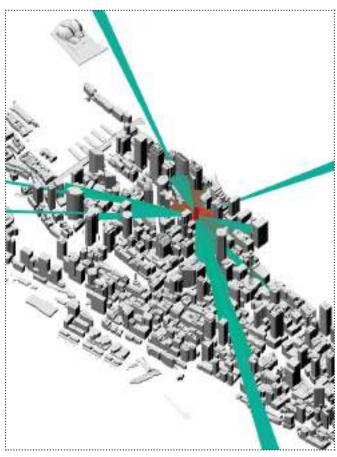


Context

View Opportunities

Maximising views are a key factor in the design of the workplace interiors. Access to views inform the configuration of the floor plates, including location of core and atria to take advantage of the views at all levels.

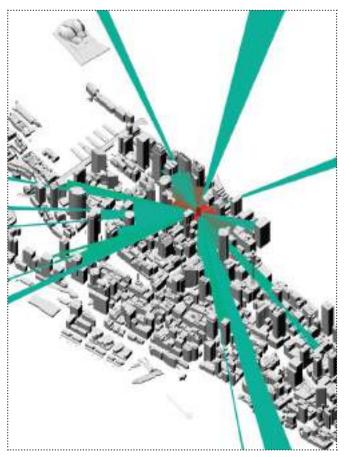


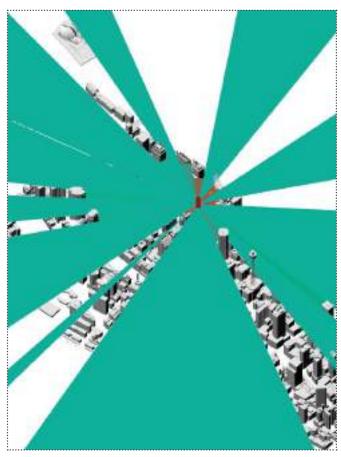


~10th Floor

~15th Foor

Viewshed analysis for the North Site indicates that distant views are relatively limited below $\sim 15^{th}$ floor level. Above this height, view lines begin to open up in various directions. These views continue to expand, so that by the $\sim 20^{th}$ floor level wide-ranging views are available in every direction, demonstrating the benefit in exploiting the North Site's building height opportunities, for enhanced occupant amenity. Much broader view opportunities are available by the $\sim 37^{th}$ floor level, and the crown of the building will be visible from the Harbour and beyond.





~20th Floor ~37-40th Floor

PLANNINGF

RAMEWORK

Planning Framework

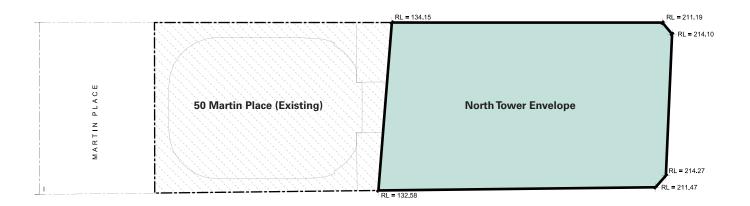
Stage 1 SSD DA Envelope

A Stage 1 SSD DA Application was submitted in 2017 and was generally compliant with all requirements of the SLEP. In addition a Planning Proposal was also lodged seeking amendment to the SLEP to enable greater floor space for the North Site. The Planning Proposal was approved in April 2018, resulting in new planning controls which revised the allowable floor space.

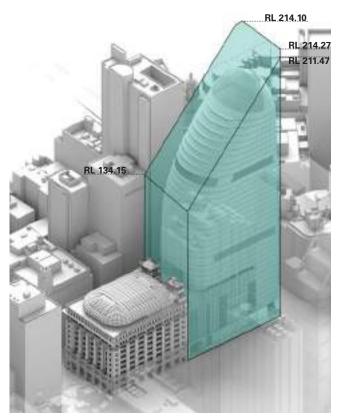
The approval of the Stage 1 SSD DA and Planning Proposal established a site-specific DCP based on "The Urban Design of Sydney Metro Martin Place Station Precinct" Urban Design Report prepared by Tzannes.

The Stage 1 SSD DA envelope is defined by the surveyed boundary, extruded until it is intersected by the Martin Place SAP as defined in the Sydney LEP 2012. There are no setbacks.

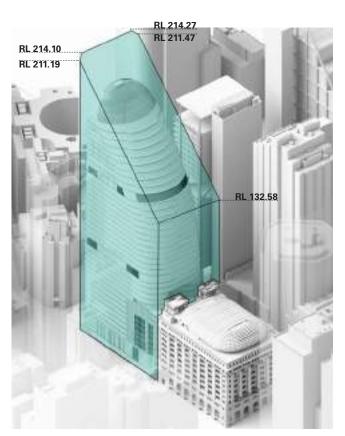
The diagrams represent the approved Stage 1 SSD DA envelope for the North Tower. The envelope is approved with conditions. The maximum height is RL 214.27 at the north east end of the site [nominally 190m above the Elizabeth Street footpath level] sloping to maximum height of RL 134.115 at the south west end of the site [nominally 115m above the Castlereagh Street footpath level].



Plan of Approved Stage 1 SSD DA North Tower envelope



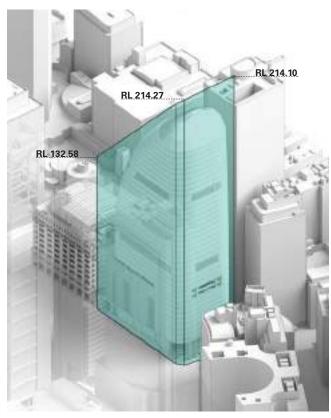
Stage 1 SSD DA Envelope, Elizabeth Street south east corner



Stage 1 SSD DA Envelope, Castlereagh Street south west corner



Stage 1 SSD DA Envelope, Castlereagh Street north west corner



Stage 1 SSD DA Envelope, Elizabeth Street north east corner

Design Guidelines

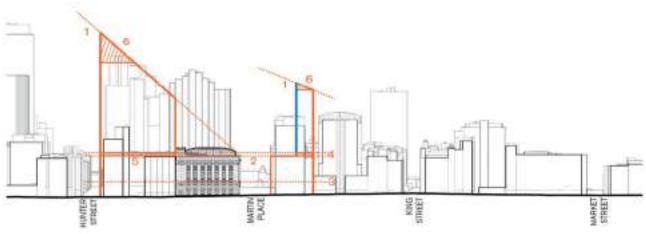
Sydney Metro Martin Place Station Precinct

The Sydney Metro Martin Place Station Precinct SSD DA Consolidated Design Guidelines have been approved as part of the Stage 1 SSD DA for the North Tower. The consolidated design guidelines derive from various perspectives including heritage, urban design and metro design standards and provide a benchmark to guide the Design Excellence process as well as the Site Specific Design Review Panel for both the Metro and the OSD.

They provide consolidated design guidelines to guide the new Metro at Martin Place Sydney as a precinct including its buildings, associated public open space and publicly accessible private land. Specifically, the guidelines are consolidated from the following key sources.

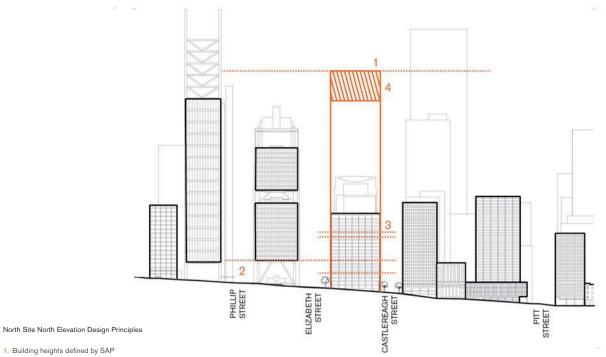
- + Urban design objectives and principles from 'The Urban Design of Sydney Metro Martin Place Station Precinct' by Tzannes;
- + Heritage design principles from 'Sydney Metro Martin Place Station Precinct, State Significant Development Application, Statement of Heritage Impact' by TKD Architects; and
- + The 'Sydney Metro City and Southwest Chatswood to Sydenham Design Guidelines'.

A compliance table outline the compliance of the Stage 2 SSD DA with these guidelines is included in Appendix 4.

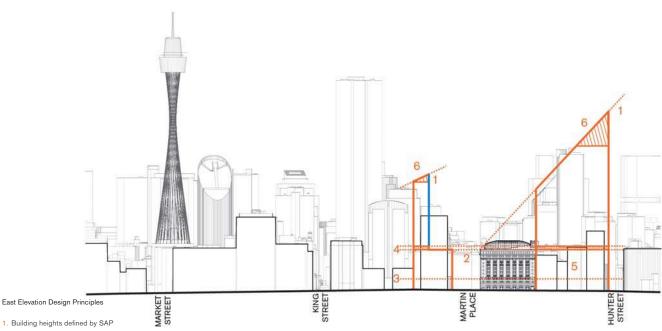


West Elevation Design Principles

- 1. Building heights defined by SAP
- 2. Podium height to South Site to relate to the height of 50 Martin Place
- 3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
- 4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
- 5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
- 6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



- 1. Building heights defined by SAP
- 2. Base of northern tower to respond to the reverse podium of 8 Chifley and Deutsche Bank building
- 3. Base of northern tower to respond to height and articulation of 50 Martin Place
- 4. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



- 2. Podium height to South Site to relate to the height of 50 Martin Place
- 3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
- 4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
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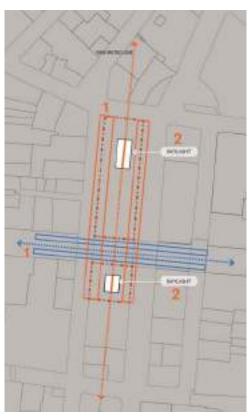


Diagram illustrating urban design principles for below ground

Urban design principles - below ground

Controls

- 1. Align circulation with street network over
- 2. Bring natural daylight into station concourse

Legend

Existing Sydney Rail Proposed Metro Rail Existing Condition Proposed Condition

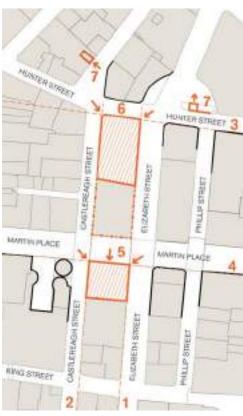


Diagram illustrating urban design principles for street level

Urban design principles - street level

Controls

- 1. Align with streetwall on Elizabeth Street
- 2. Align with streetwall on Castlereagh Street
- 3. Match the general alignment of the streetwall to the east on Hunter Street
- 4. Align with streetwall on Martin Place
- 5. Entries to South Site from Martin Place and corners
- 6. Entries to North Site from corners
- 7. Limit impacts on Chifley and Richard Johnson Squares of new Metro entries

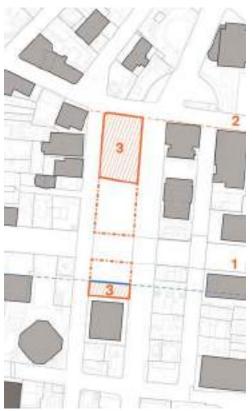


Diagram illustrating urban design principles for tower level

Urban design principles - tower level

Controls

Legend

- Note: A compliant 25m Northern setback for South Site.
 This is not a Principle.
- 2. Northern face of North Site to match the general alignment of towers to the east on Hunter Street
- 3. Building heights defined by SAP

 $25 \mathrm{m}$ setback line in current LEP and DCP Control Proposed Condition

PR

OJECTTEAM

Project Team

Client	Macquarie
Architect - North Tower	JPW
Architect - South Tower	Tzannes
Architect - Metro	Grimshaw
Planner	Ethos Urban
Heritage Architect	TKD Architects
Project Manager	Savills
ECI Contractor	LendLease
Structural + Civil	ARUP
Mechanical + Electrical Services	ARUP
Hydraulic + Fire Services	ARUP
Vertical Transportation	NDY
Communications	NDY
BCA	McKenzie Group
DDA	MGAC
Traffic and Transport	ARUP
Quantity Surveyor	RLB
Land Surveyor	Veris (Formerly Linker)
Modelmaker	Porter
View Impact Studies	Arterra
Shadow Studies	Virtual Ideas
Wind Consultant	CPP
Geotechnical	ARUP

Document Verification

Revision	Chk	Арр	Date
A	MM	PvR	14/08/2018
В	MM	PvR	23/08/2018
C	MM	PvR	24/08/2018
D	MM	PvR	10/09/2018

Contact

Johnson Pilton Walker Pty Ltd ABN 28 095 778 885

Level 10 Plaza Building Australia Square

95 Pitt Street Sydney NSW 2000

Australia

Telephone +61 2 92595900

jpw@jpw.com.au

DirectorPaul van RatingenDirectorMatthew MorelAssociatePeter Blome



APPENDIX 1



NORTH TOWER

NOT FOR CONSTRUCTION

THIS ARCHITECTURAL PACKAGE DESCRIBES THE NORTH TOWER ALSO REFER TO GRIMSHAW ARCHITECTS DRAWINGS FOR METRO STATION AND TZANNES ARCHITECTS DRAWINGS FOR SOUTH TOWER

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CSWSMP-MAC-SMN-AT-DRG-DA-109805		
	Location Plan	

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Level B5 Plan

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CSWSMP-MAC-SMN-AT-DRG-DA-409901	North Elevation - Tower
CSWSMP-MAC-SMN-AT-DRG-DA-409902	West Elevation - Tower
CSWSMP-MAC-SMN-AT-DRG-DA-409903	South Elevation - Tower
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Sections	1:250

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CSWSMP-MAC-SMN-AT-SCH-909900	North Tower Area Schedule
CSWSMP-MAC-SMA-AT-DRE-000120	North Tower Design Report

Rev	Арр	Ckd	Revision or reason for issue	Date	Leger
- _A	РВ	PVR	Stage 2 DA Draft	29-06-18	
⁻ в	PB	PVR	Stage 2 DA Draft	06-07-18	
⁻ C	PB	PVR	Stage 2 DA Draft	18-07-18	
_ D	PB	PVR	Stage 2 DA	03-08-18	
_ E	PB	PVR	Stage 2 DA	07-08-18	
F	PB	PVR	Stage 2 DA	10-08-18	
⁻ G	PB	PVR	Stage 2 DA	13-08-18	
- н	PB	PVR	Stage 2 DA	22-08-18	

CSSI Areas (not for approval)

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| Scale / North Point

This architectural package describes the North Tower. Refer to Grimshaw for Metro and Tzannes for South Tower

Level 2, 333 George Street, Sydney New South Wales 2000 Australia Street trees, furniture and other public domain elements within the precinct are Telephone ++61 292530200indicative only and are subject to relevant approvals and detailed coordination Email info@grimshaw-architects.com with new and existing underground utilities and infrastructure.

GRIMSHAW

JOHNSON PILTON WALKER 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 5900

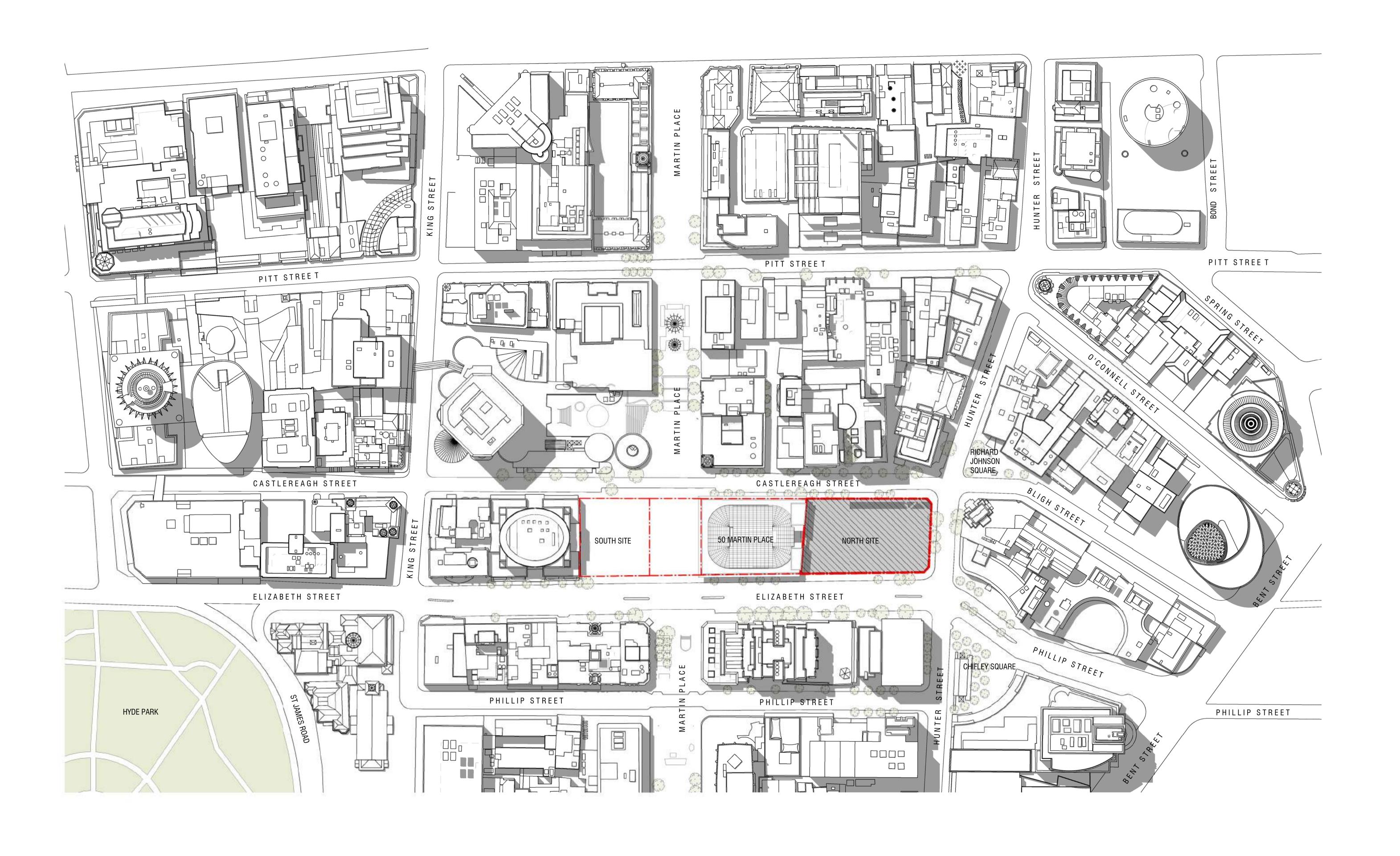
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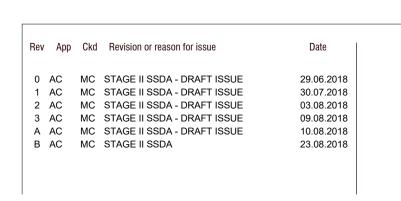
SYDNEY METRO MARTIN PLACE integrated station development Macquarie Group Ltd 50 Martin Place, Sydney

Telephone +61 2 8232 3333

Email: www.macquarie.com

Drawing Title
SYDNEY METRO - MARTIN PLACE
COVER PAGE DRAWING LIST New South Wales 2000 Australia





CSSI Areas (not for approval) — - — Site Boundary

Scale / North Point

with all other Consultant's drawings. The Architect to be immediately notified of

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This architectural package describes metro-related areas. Refer to Tzannes for South OSD and JPW for North OSD. CSSI detail is indicative and subject to separate approval. Final OSD detail on station levels is subject to issue of the relevant construction certificate and approved Station Design and Precinct Plan

GRIMSHAW Level 2, 333 George Street, Sydney

Authoring Organisation

JPW JOHNSON PILTON WALKER Johnson Pilton Walker Pty Ltd ACN 095 778 886 Level 10 Plaza Building Australia Square 95 Pitt Street Sydney New South Wales 2000 Australia

SYDNEY METRO MARTIN PLACE integrated station development Macquarie Group Ltd 50 Martin Place, Sydney

MACQUARIE BANK

New South Wales 2000 Australia

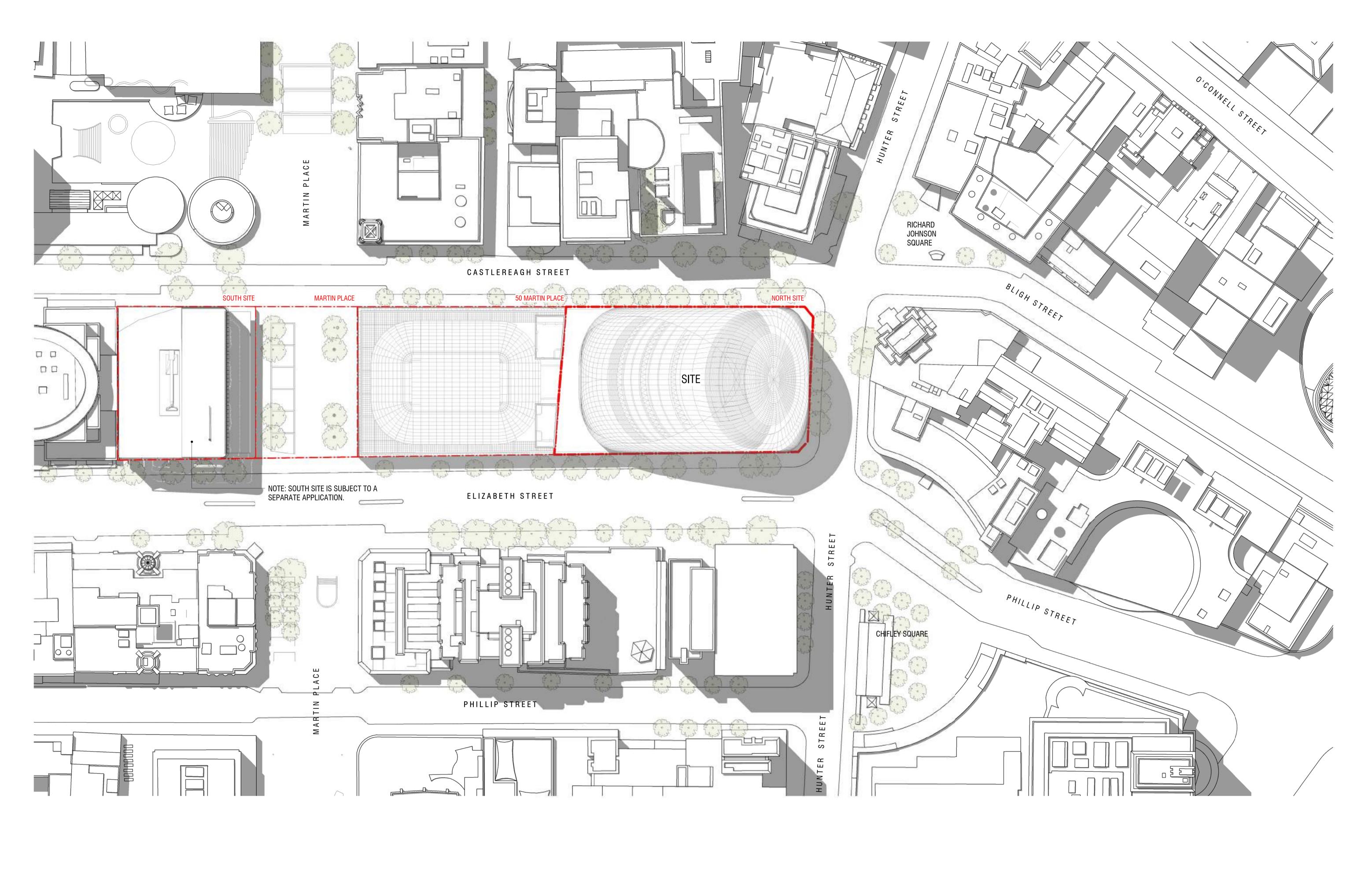
Telephone +61 2 8232 3333

Email: www.macquarie.com

LOCATION PLAN

STAGE II SSDA

CSWSMP- MAC- SMN- AT- DRG- DA- 109805 B



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with new and existing underground utilities and infrastructure.

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indicative only and are subject to relevant approvals and detailed coordination

GRIMSHAW

Level 2, 333 George Street, Sydney New South Wales 2000 Australia Telephone +61 2 9253 0200 Email info@grimshaw-architects.com JPW JOHNSON PILTON WALKER

Email jpw@jpw.com.au

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 5900

SYDNEY METRO MARTIN PLACE integrated station development

MACQUARIE BANK

Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia

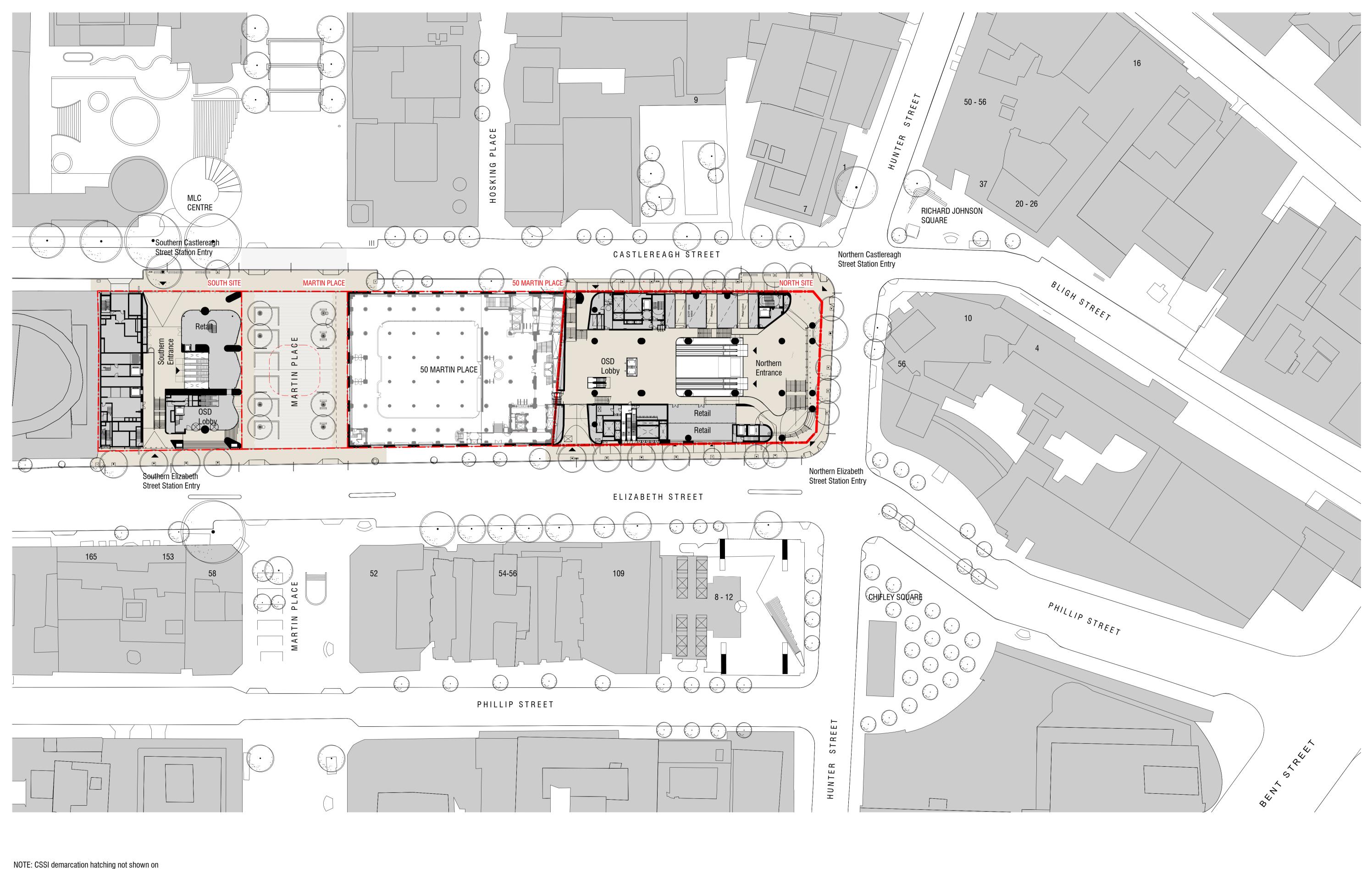
Telephone +61 2 8232 3333

Email: www.macquarie.com

SITE PLAN - ROOF PLAN

STAGE II SSDA

CSWSMP- MAC- SMN- AT- DRG- DA- 109806 _B



NOTE: CSSI demarcation hatching not shown on this drawing to improve legibility at this scale

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GRIMSHAW Level 2, 333 George Street, Sydney

New South Wales 2000 Australia

Email info@grimshaw-architects.com

Telephone +61 2 9253 0200

JPW JOHNSON PILTON WALKER 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 5900

Email jpw@jpw.com.au

SYDNEY METRO MARTIN PLACE integrated station development

MACQUARIE BANK

PRECINCT PLAN - GROUND PLANE Macquarie Group Ltd 50 Martin Place, Sydney

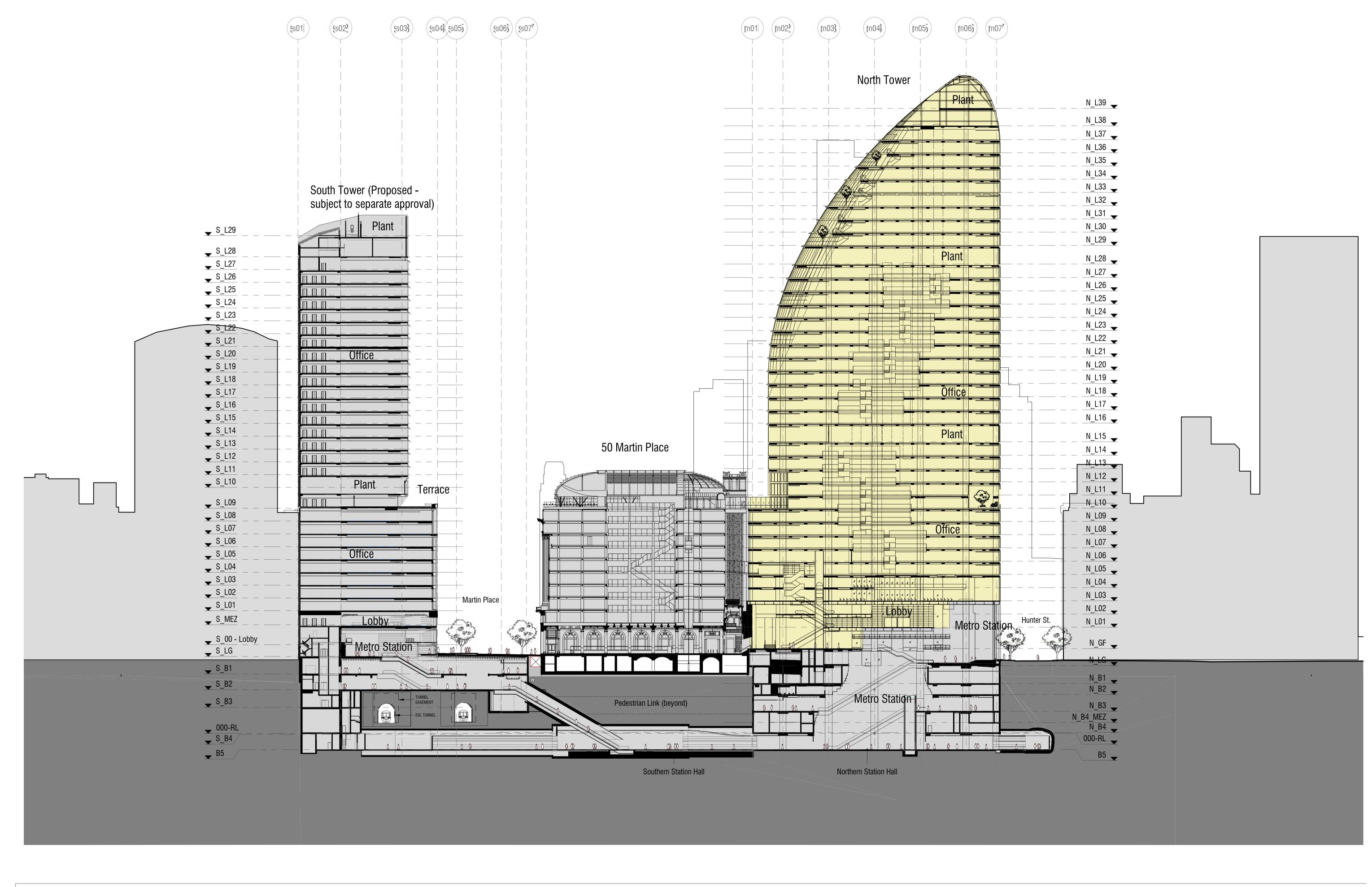
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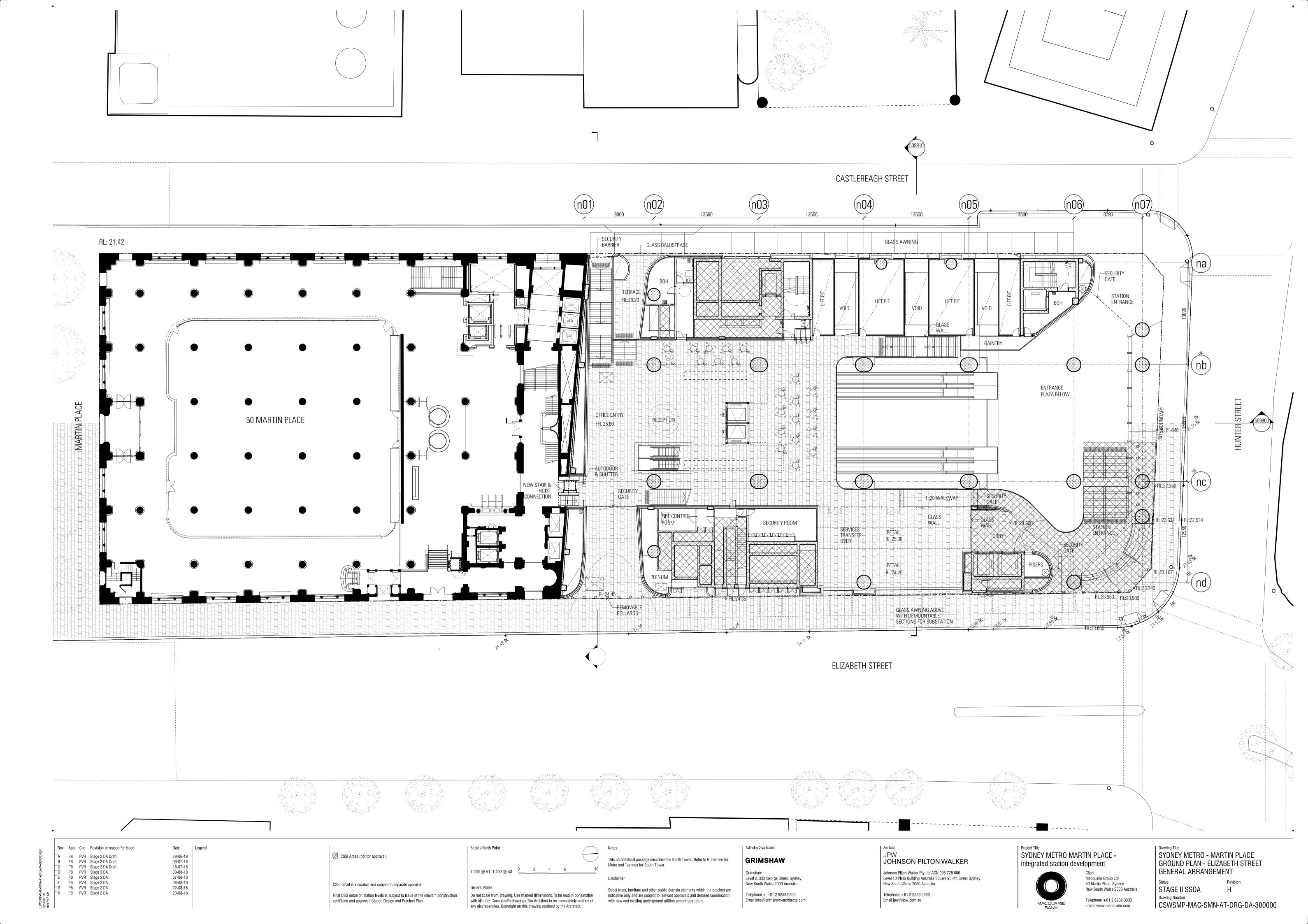
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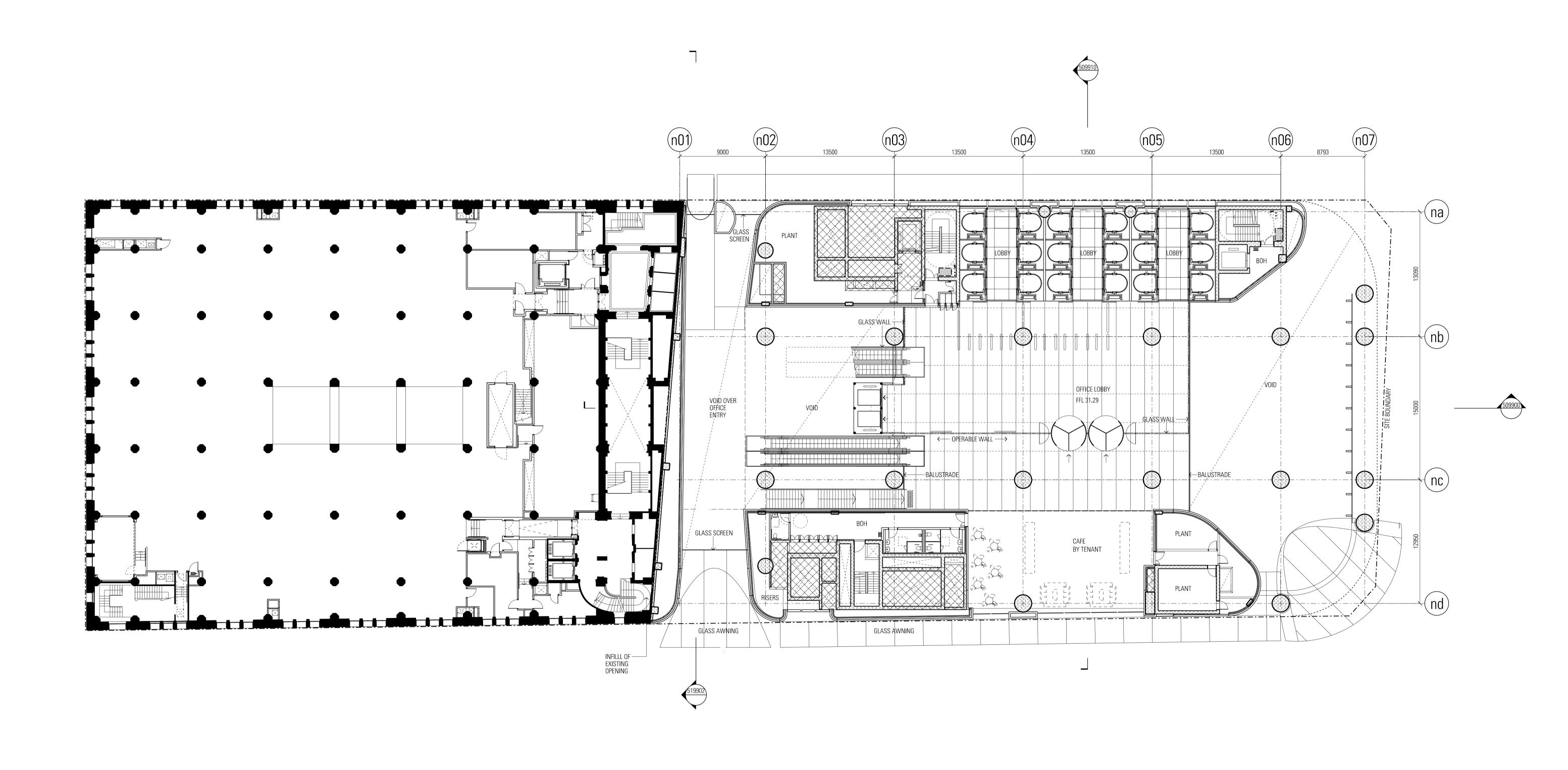
STAGE II SSDA

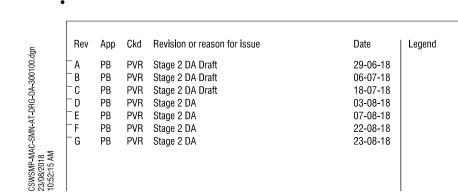
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Rev App Ckd Revision or reason for issue Scale / North Point Authoring Organisation PRECINCT SECTION JPW SYDNEY METRO MARTIN PLACE -North Tower (indicative) This architectural package describes metro-related areas. Refer to Tzannes for 0 AC MC STAGE II SSDA - DRAFT ISSUE GRIMSHAW JOHNSON PILTON WALKER 29.06.2018 integrated station development South OSD and JPW for North OSD. 1 AC MC STAGE II SSDA - DRAFT ISSUE 30.07.2018 1:500 @ A1, 1:1000 @ A3 0 5 10 15 2 AC MC STAGE II SSDA - DRAFT ISSUE 03.08.2018 CSSI detail is indicative and subject to separate approval. Johnson Pilton Walker Pty Ltd ACN 095 778 886 3 AC MC STAGE II SSDA - DRAFT ISSUE 07.08.2018 Level 2, 333 George Street, Sydney Macquarie Group Ltd Level 10 Plaza Building Australia Square 95 Pitt Street Sydney Final OSD detail on station levels is subject to issue of the relevant construction 4 AC MC STAGE II SSDA - DRAFT ISSUE 09.08.2018 New South Wales 2000 Australia New South Wales 2000 Australia 50 Martin Place, Sydney certificate and approved Station Design and Precinct Plan A AC MC STAGE II SSDA - DRAFT ISSUE 10.08.2018 New South Wales 2000 Australia STAGE II SSDA B AC MC STAGE II SSDA - DRAFT ISSUE Street trees, furniture, and other public domain elements within the precinct are 13.08.2018 Telephone +61 2 9253 0200 Do not scale from drawing. Use marked dimensions. To be read in conjunction Telephone +61 2 9259 5900 C AC MC STAGE II SSDA - DRAFT ISSUE 14.08.2018 indicative only and are subject to relevant approvals and detailed coordination Drawing Number with all other Consultant's drawings. The Architect to be immediately notified of Email info@grimshaw-architects.com Telephone +61 2 8232 3333 Email jpw@jpw.com.au D AC MC STAGE II SSDA - DRAFT ISSUE with new and existing underground utilities and infrastructure. MACQUARIE 15.08.2018 any discrepancies. Copyright on this drawing retained by the Architect. CSWSMP- MAC- SMN- AT- DRG- DA- 159801 E Email: www.macquarie.com E AC MC STAGE II SSDA 23.08.2018







CSSI Areas (not for approval)

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| Scale / North Point 1:200 @ A1, 1:400 @ A3 0 2 4 6 Do not scale from drawing. Use marked dimensions. To be read in conjunction with all other Consultant's drawings. The Architect to be immediately notified of any discrepancies. Copyright on this drawing retained by the Architect.

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Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Authoring Organisation **GRIMSHAW**

JOHNSON PILTON WALKER Johnson Pilton Walker Pty Ltd ACN 095 778 886 Level 10 Plaza Building Australia Square 95 Pitt Street Sydney New South Wales 2000 Australia Level 2, 333 George Street, Sydney New South Wales 2000 Australia Telephone +61 2 9259 5900 Telephone ++61 292530200Email info@grimshaw-architects.com Email jpw@jpw.com.au

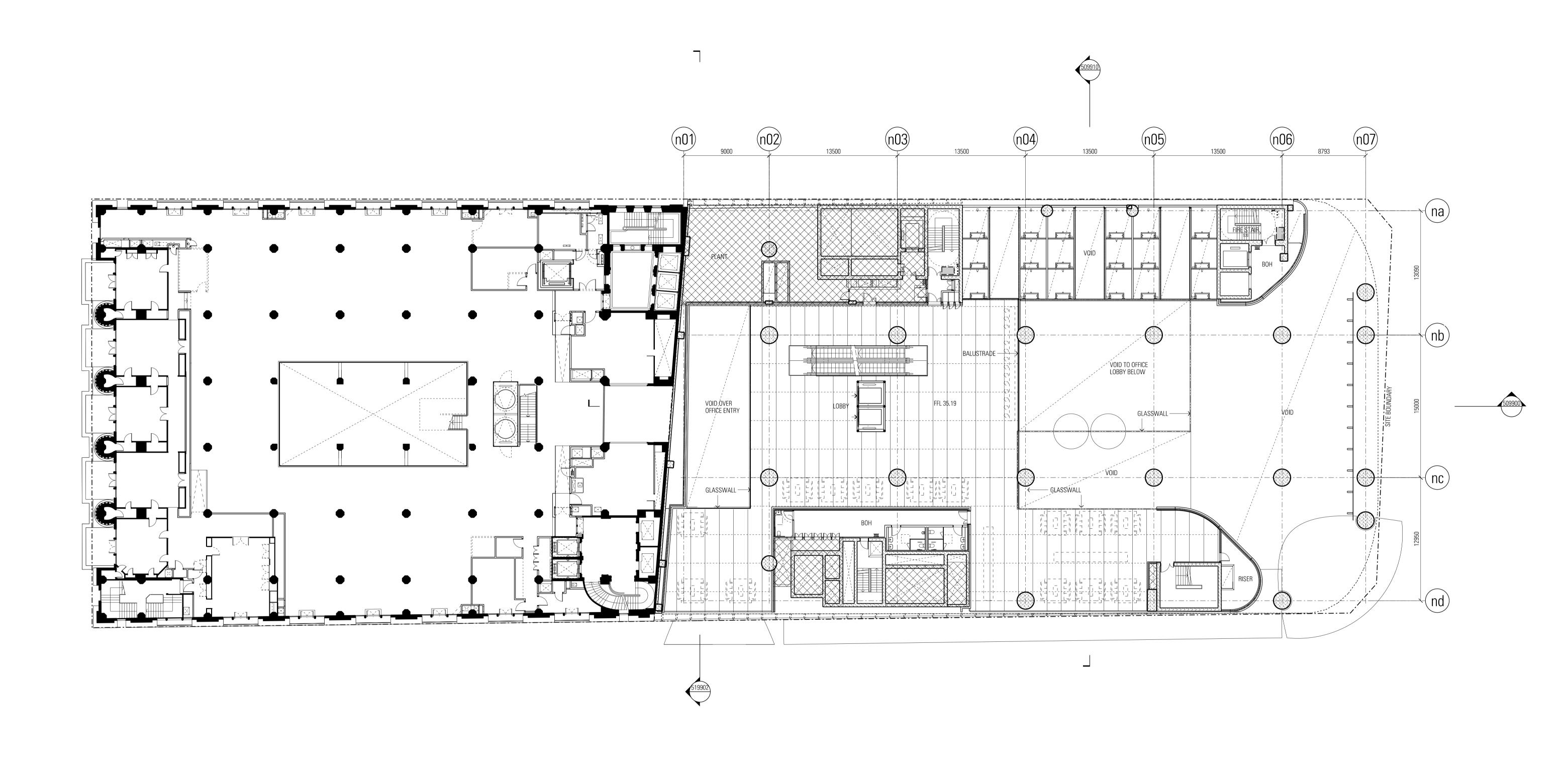
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Telephone +61 2 8232 3333

Email: www.macquarie.com



SYDNEY METRO - MARTIN PLACE LEVEL 01 PLAN GENERAL ARRANGEMENT Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia



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CSSI Areas (not for approval)

certificate and approved Station Design and Precinct Plan.

CSSI detail is indicative and subject to separate approval. Final OSD detail on station levels is subject to issue of the relevant construction

| Scale / North Point

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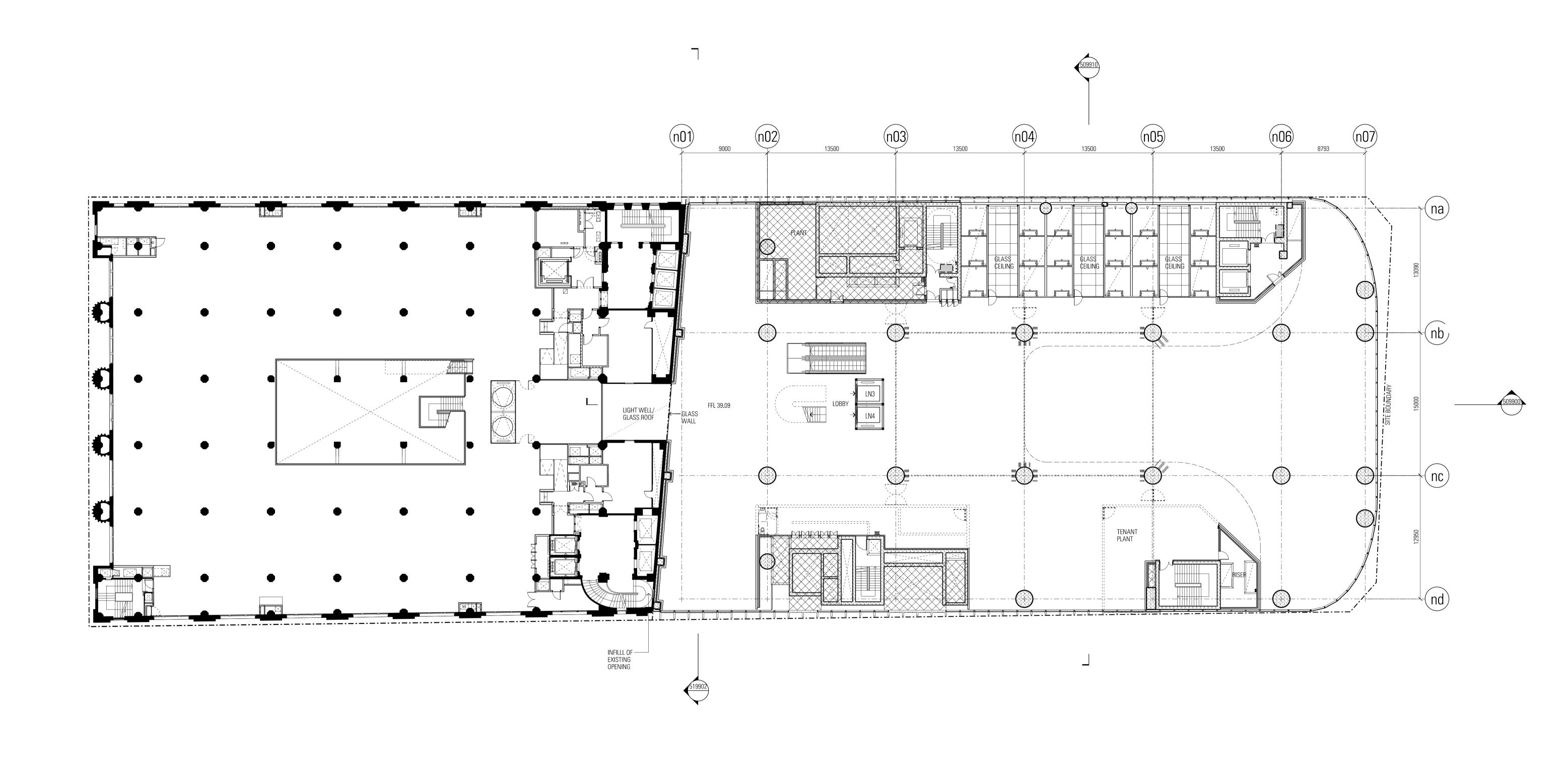
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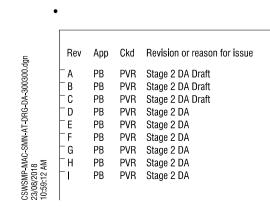
SYDNEY METRO MARTIN PLACE integrated station development

Telephone +61 2 8232 3333

Email: www.macquarie.com

SYDNEY METRO - MARTIN PLACE LEVEL 02 PLAN GENERAL ARRANGEMENT Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia





Date Legend

29-06-18
06-07-18
18-07-18
03-08-18
07-08-18
08-08-18
13-08-18
22-08-18
23-08-18

CSSI Areas (not for approval)

CSSI detail is indicative and subject to separate approval.

Final OSD detail on station levels is subject to issue of the relevant construction certificate and approved Station Design and Precinct Plan.

1:200 @ A1, 1:400 @ A3 0 2 4 6 10

General Notes

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Disclaimer

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Authoring Organisation GRIMSHAW

Email info@grimshaw-architects.com

GRIMSHAW

Grimshaw
Level 2, 333 George Street, Sydney
New South Wales 2000 Australia

Telephone ++61 2 9253 0200

JPW
JOHNSON PILTON WALKER

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 5900
Email jpw@jpw.com.au

SYDNEY METRO MARTIN PLACE - integrated station development

Telephone +61 2 8232 3333

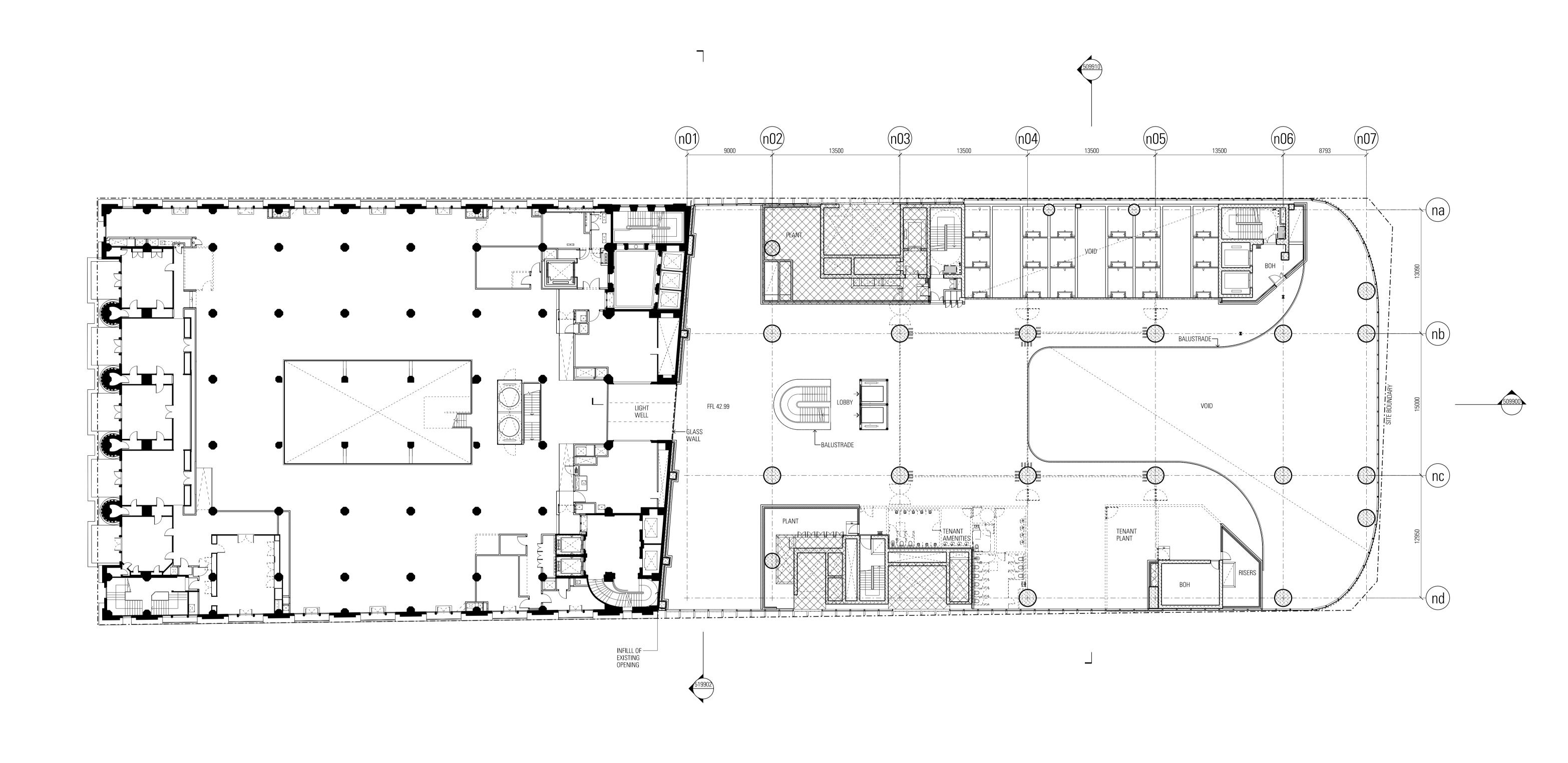
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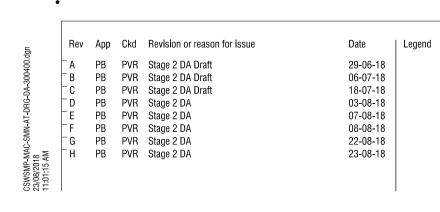


RTIN PLACE Elopment

Client
Macquarie Group Ltd
50 Martin Place, Sydney
New South Wales 2000 Australia

SYDNEY METRO - MARTIN PLACE
LEVEL 03 PLAN
GENERAL ARRANGEMENT
Status
Revision
STAGE II SSDA





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Authoring Organisation GRIMSHAW

Level 2, 333 George Street, Sydney New South Wales 2000 Australia Telephone ++61 292530200Email info@grimshaw-architects.com

Telephone +61 2 9259 5900

Email jpw@jpw.com.au

JOHNSON PILTON WALKER Johnson Pilton Walker Pty Ltd ACN 095 778 886 Level 10 Plaza Building Australia Square 95 Pitt Street Sydney New South Wales 2000 Australia

SYDNEY METRO MARTIN PLACE integrated station development Macquarie Group Ltd 50 Martin Place, Sydney

New South Wales 2000 Australia

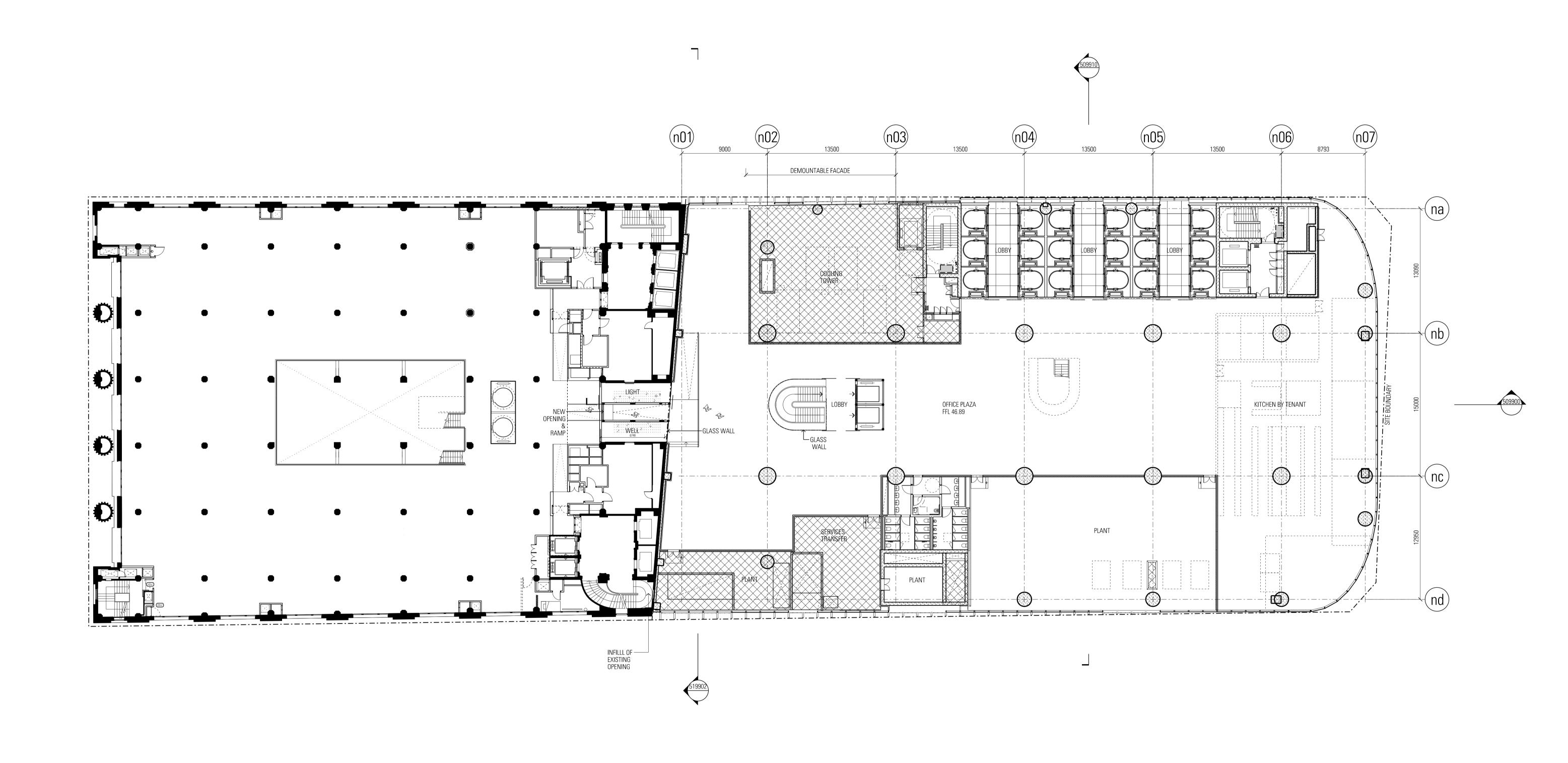
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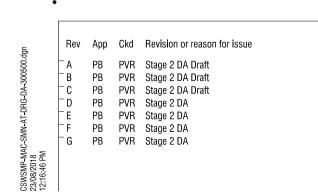
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SYDNEY METRO - MARTIN PLACE LEVEL 04 PLAN GENERAL ARRANGEMENT STAGE II SSDA

CSWSMP-MAC-SMN-AT-DRG-DA-300400

Drawing Number





Legend

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Metro and Tzannes for South Tower Street trees, furniture and other public domain elements within the precinct are

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GRIMSHAW Level 2, 333 George Street, Sydney New South Wales 2000 Australia Telephone ++61 292530200

Email info@grimshaw-architects.com

Authoring Organisation

JOHNSON PILTON WALKER 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 5900

Email jpw@jpw.com.au

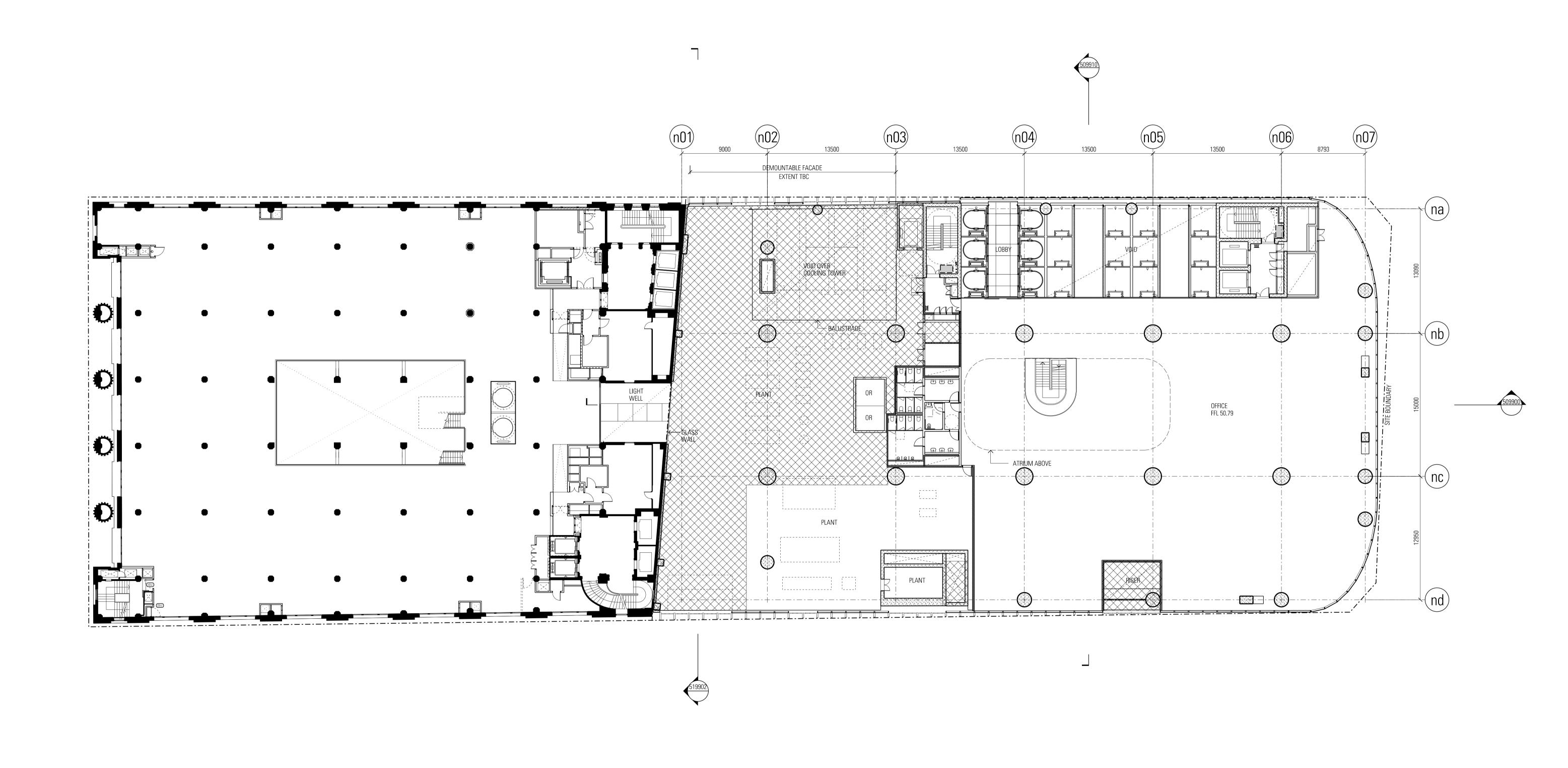
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LEVEL 05 PLAN Macquarie Group Ltd 50 Martin Place, Sydney STAGE II SSDA New South Wales 2000 Australia Drawing Number Telephone +61 2 8232 3333

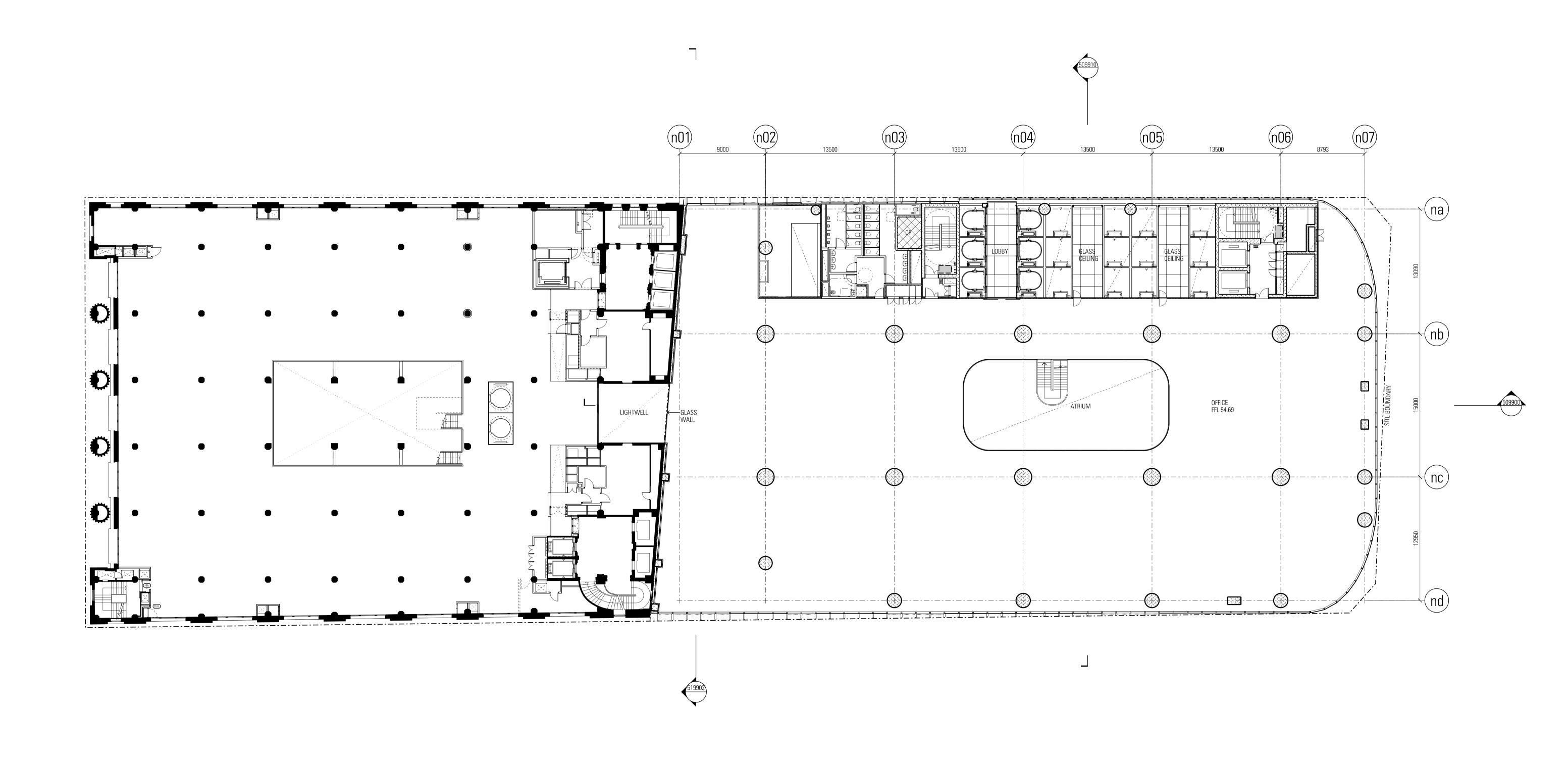
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GRIMSHAW

Level 2, 333 George Street, Sydney

New South Wales 2000 Australia

Telephone ++61 292530200

Email info@grimshaw-architects.com

Authoring Organisation

JOHNSON PILTON WALKER 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 5900

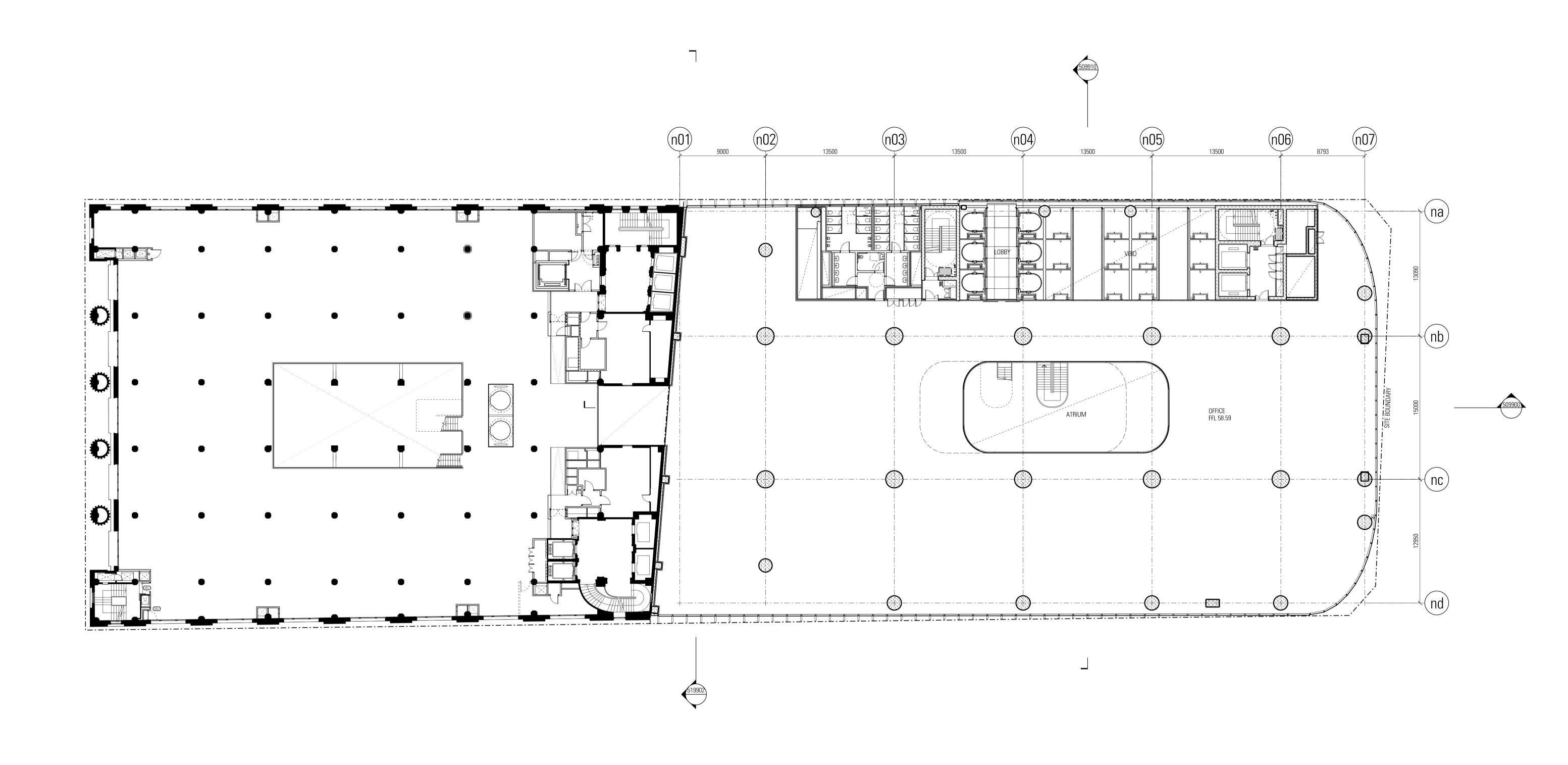
Email jpw@jpw.com.au

Project Title
SYDNEY METRO MARTIN PLACE integrated station development

Email: www.macquarie.com

Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia Telephone +61 2 8232 3333

SYDNEY METRO - MARTIN PLACE LEVEL 07 PLAN GENERAL ARRANGEMENT



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GRIMSHAW Level 2, 333 George Street, Sydney New South Wales 2000 Australia

Telephone ++61 292530200

Email info@grimshaw-architects.com

Authoring Organisation

JOHNSON PILTON WALKER 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 5900

Email jpw@jpw.com.au

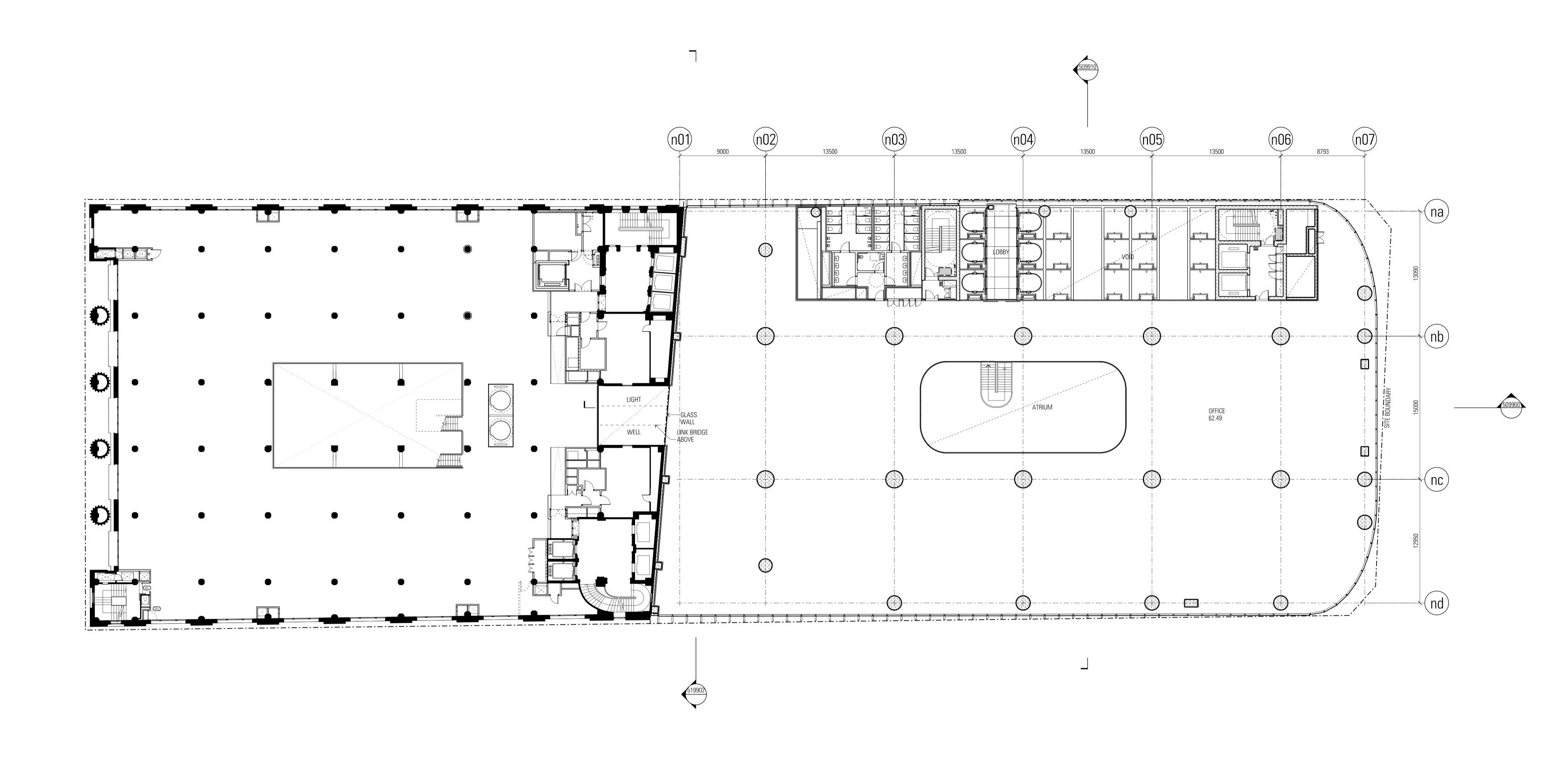
Project Title
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Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia

Telephone +61 2 8232 3333

Email: www.macquarie.com

SYDNEY METRO - MARTIN PLACE LEVEL 08 PLAN GENERAL ARRANGEMENT



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Authoring Organisation GRIMSHAW

JOHNSON PILTON WALKER Johnson Pilton Walker Pty Ltd ACN 095 778 886 Level 10 Plaza Building Australia Square 95 Pitt Street Sydney New South Wales 2000 Australia Level 2, 333 George Street, Sydney New South Wales 2000 Australia Telephone +61 2 9259 5900 Telephone ++61 292530200Email info@grimshaw-architects.com

Email jpw@jpw.com.au

Project Title
SYDNEY METRO MARTIN PLACE integrated station development

Email: www.macquarie.com

Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia Telephone +61 2 8232 3333

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