

Sydney Metro Martin Place integrated station development

Heritage NSW Presentation

20 August 2020



JPW
JOHNSON PILTON WALKER



Project Team



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Executive Director

Jason Ambler

Environment & Planning
Manager

Paul van Ratingen

Director

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Practice Director

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Senior Project Manager

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Steve Mouldsdales

Associate Director

Aleacia McIntyre

Project and Systems
Coordinator

Felicity Fenner

Public Art Consultant

Introduction and Purpose

Sydney Metro City & Southwest is a new rail network that is currently under construction.

The Sydney Metro Martin Place integrated station development (ISD) forms part of this wider rail network.

The Sydney Metro Martin Place ISD comprises three components:

- **Metro Station** (approved SSI 15_7400 – 2017)
- **Office Tower – North** (approved Stage 2 SSD 9270 – August 2019)
- **Office Tower – South** (approved Stage 2 SSD 9326 – August 2019)

The purpose of this meeting is to consult with the Heritage Council (or its delegate) as required by the relevant conditions of consent listed in the approvals mentioned above.



Heritage Make Safe Works to 50 Martin Place



Agenda

1. Consultation
2. North Tower – 50 Martin Place – Connections
3. Heritage Interpretation Plan
4. Next Steps

Agenda

1. Consultation

2. North Tower – 50 Martin Place – Connections

3. Heritage Interpretation Plan

4. Next Steps

Consultation

Conditions of Consent

Critical State Significant Infrastructure (SSI 15_7400)

E21: Heritage Interpretation Plan

E22: Salvage of Removed Heritage Fabric

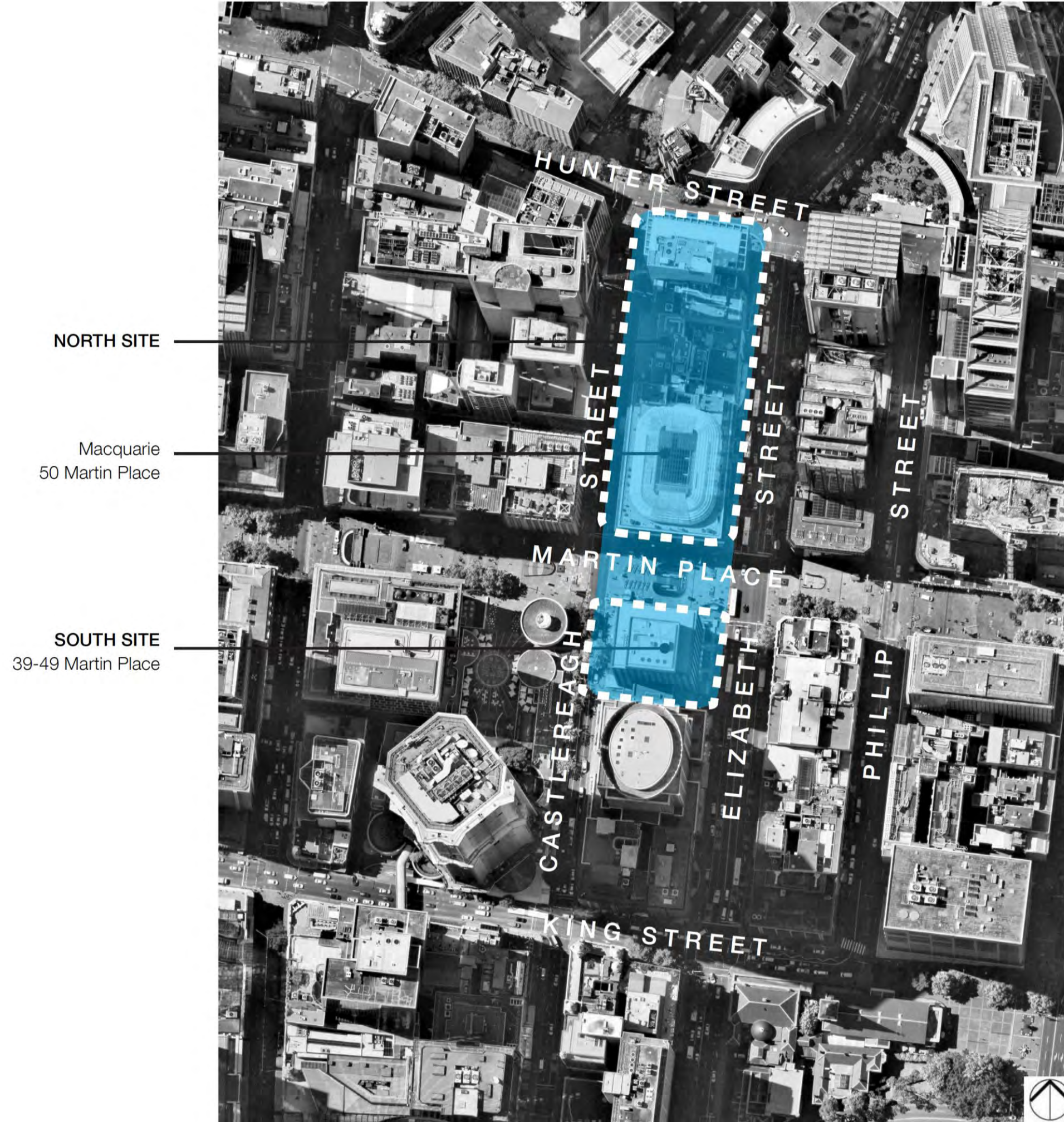
State Significant Development Consent (SSD 9270 – North Site; SSD 9326 South Site)

A26: Consultation with Heritage Council at key milestones

A27: Preparation of Heritage Interpretation Plan in consultation with Heritage Council

A28: Present Heritage Interpretation Plan to Heritage Council in accordance to milestones

A29: Installation of heritage interpretation elements prior to Occupation Certificate



Consultation

Heritage NSW Delegation

The Metro Station SSI 15_7400 requires consultation with the Heritage Council of NSW (or its delegate).

The North Tower – SSD 9270 and South Tower – SSD 9326 requires consultation with Heritage Council of NSW.

The **Applicant is seeking agreement that Heritage NSW will act as the delegate of the Heritage Council** when consulting with the Applicant in relation to the North Tower – SSD 9270 and South Tower – SSD 9326 conditions of consent.

The letter opposite sets out this delegation.

The applicant seeks that Heritage NSW will provide this letter in executed form, and provide acknowledgement of the minutes to be distributed following this meeting. This letter and acknowledgement is required by the PCA for the project in order to satisfy the conditions of consent.



Our ref: DOC20/564969

George Phillips
Practice Director
TKD Architects
Level 1, 19 Foster Street
SURRY HILLS, NSW 2010

By email: GPhillips@tkda.com.au

Dear George

SYDNEY METRO (SSD 9270, SSD 9326 & CSSI 7400) - COMPLIANCE WITH CONDITIONS OF CONSENT

Further to your discussions with Heritage NSW (HNSW), we confirm that consultation with the Heritage Council of NSW to satisfy conditions of consent ~~regarding the Heritage Interpretation Plan~~ is not required ~~at this stage~~.

The Heritage Council notes that consultation with myself as its delegated officer, would satisfy the Heritage Council's interest in this development, including at appropriate milestone points, and would satisfy the intent of the conditions of consent where Heritage Council involvement is required.

The Heritage Council is mindful of being advised and updated on major projects where it is timely. It always welcomes formal updates to its Approvals Committee, or if required, and considered relevant for additional guidance and direction, to a full meeting of the Heritage Council. This can be arranged on an as-needs basis, in consultation with Heritage NSW. The Heritage Council may also, on occasion, request further involvement at particular stages of the project. When requested, Heritage NSW will advise and provide guidance on appropriate engagement with the Heritage Council.

We look forward to continuing to consult with you on the progress of the project, in particular in regard to heritage interpretation, design development and construction progress.

If you have any questions about this correspondence, please contact please contact David Nix, Senior Heritage Officer at Heritage NSW on 9895 6523 or David.nix@environment.nsw.gov.au.

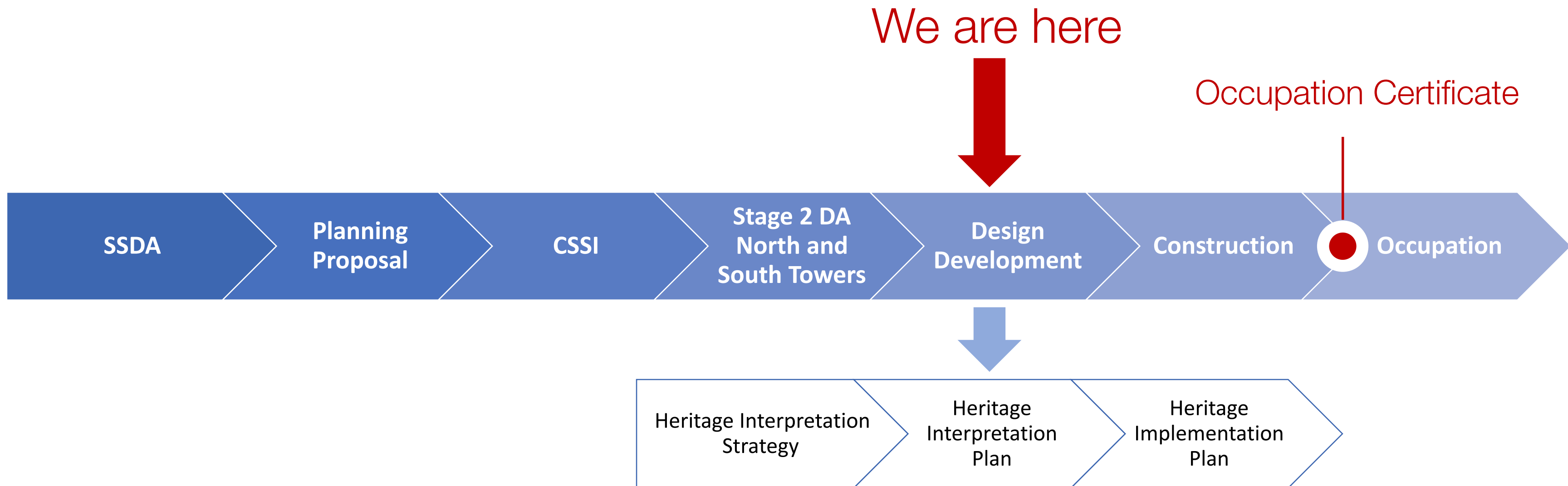
Yours sincerely

Tim Smith OAM
Director Heritage Operations
Heritage NSW, Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

DATE

Consultation

Purpose and progress to date



Consultation

Consultation as per HIS September 2019	
Design	
Concept Design	June 2019
Design Development	January 2020
Construction	
Construction structure	August 2020
North Tower ground floor	May 2021
South Tower ground floor	January 2022
North Tower level 6	September 2021
South Tower level 6	April 2022
North Tower practical completion	September 2023
South Tower practical completion	September 2023

Proposed revised consultation	
Heritage interpretation	August 2020
Design	
Concept Design - Proposed additional connections L7-9	August 2020
Design Development - GF, L5, L10 connections	August 2020
Design Development - South Tower	2020
Construction	
North Tower ground floor	May 2021
South Tower ground floor	January 2022
North Tower level 6	September 2021
South Tower level 6	April 2022
North Tower level 10	November 2021
North Tower practical completion	September 2023
South Tower practical completion	September 2023

Agenda

1. Consultation

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North Tower 50 Martin Place Connections

Purpose

Our proposed consultation milestones for the North Tower are:

Design – North Tower

Design development 50MP GF, L5, L10 connections	August 2020
Concept design 50MP proposed additional connections L7-9	August 2020
S4.55 submission for proposed additional connections	October 2020

2015 Notable Awards

Property Council of Australia

- Development of the Year,
- Best Office Development
- Best Sustainable Development

AIA National and State Awards

- Harry Seidler Award for Commercial Architecture
- Sir Arthur G Stephenson Award for Commercial Architecture

National Trust Heritage Awards

- National Trust Award for Adaptive Reuse

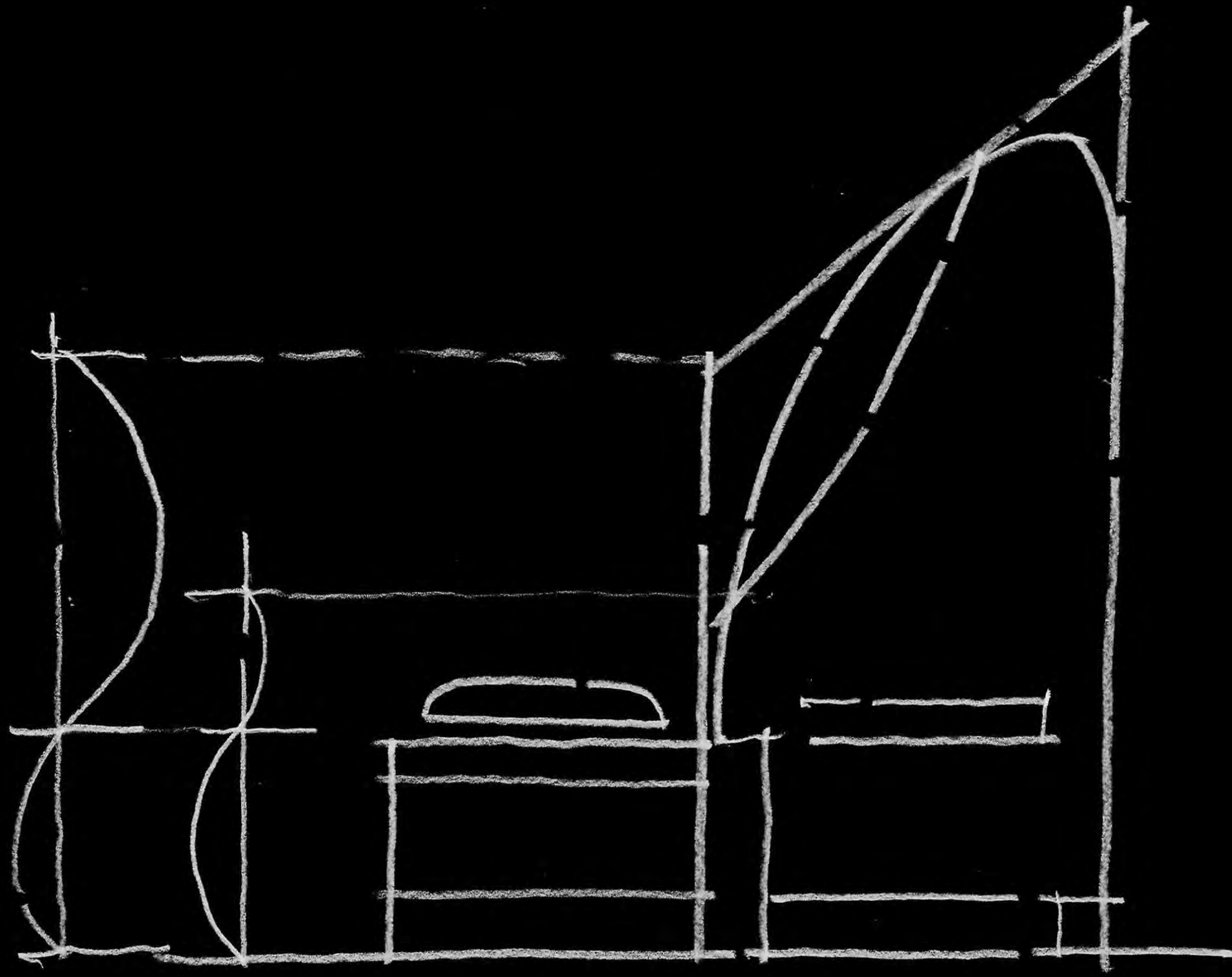
Master Builders Association of NSW Awards

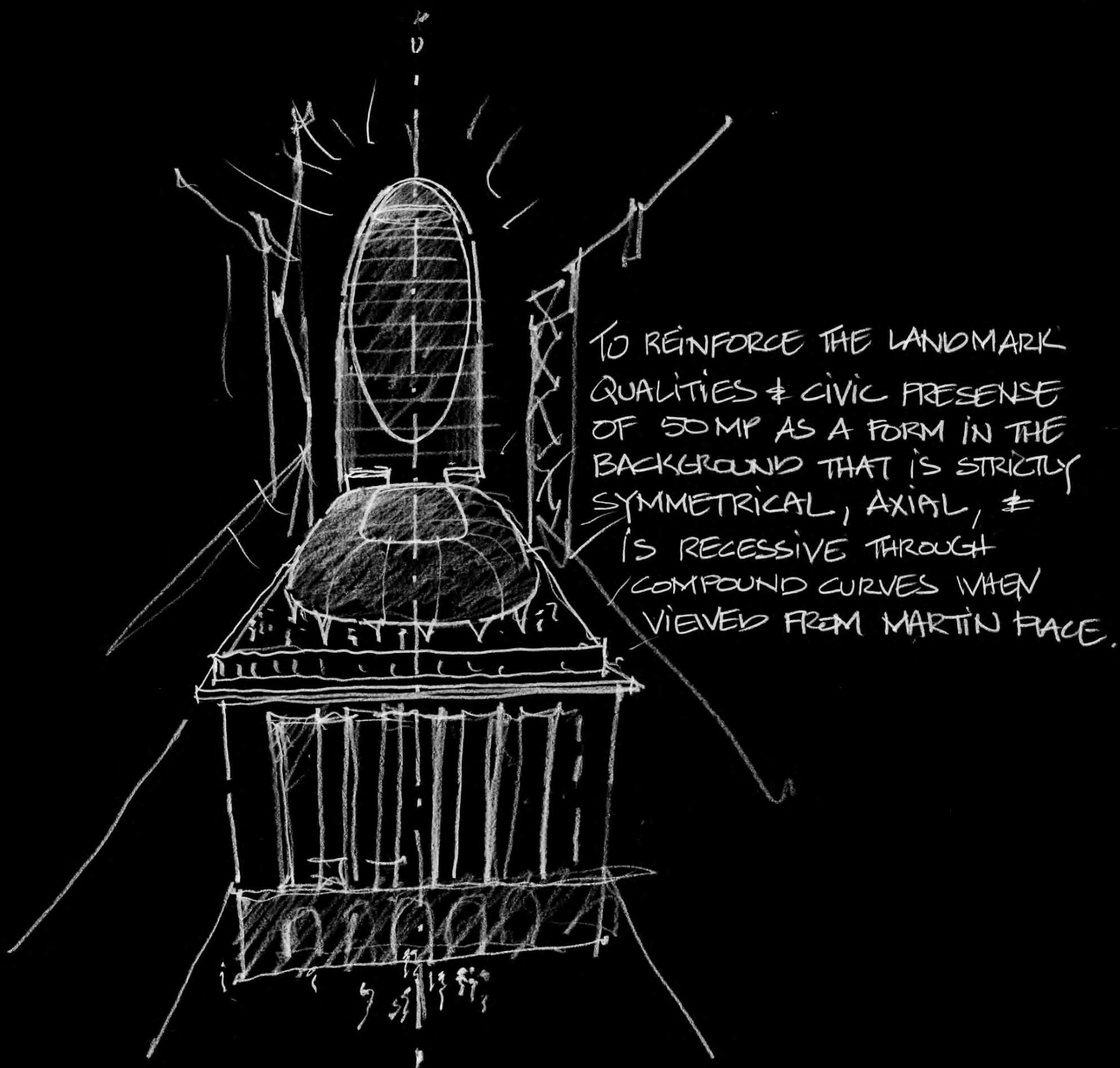
- Outstanding Construction Award

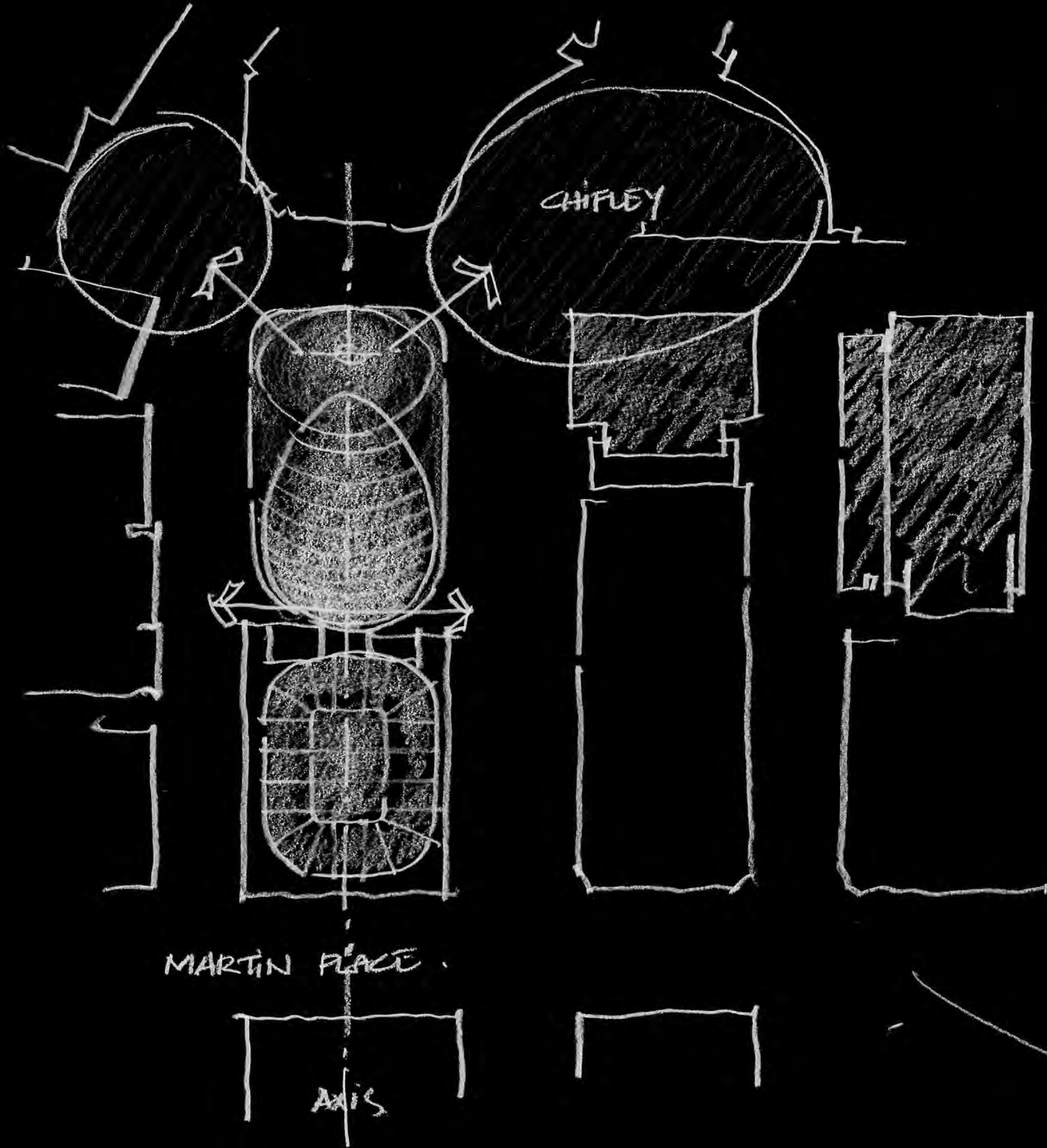
COLORBOND Award for Steel Architecture

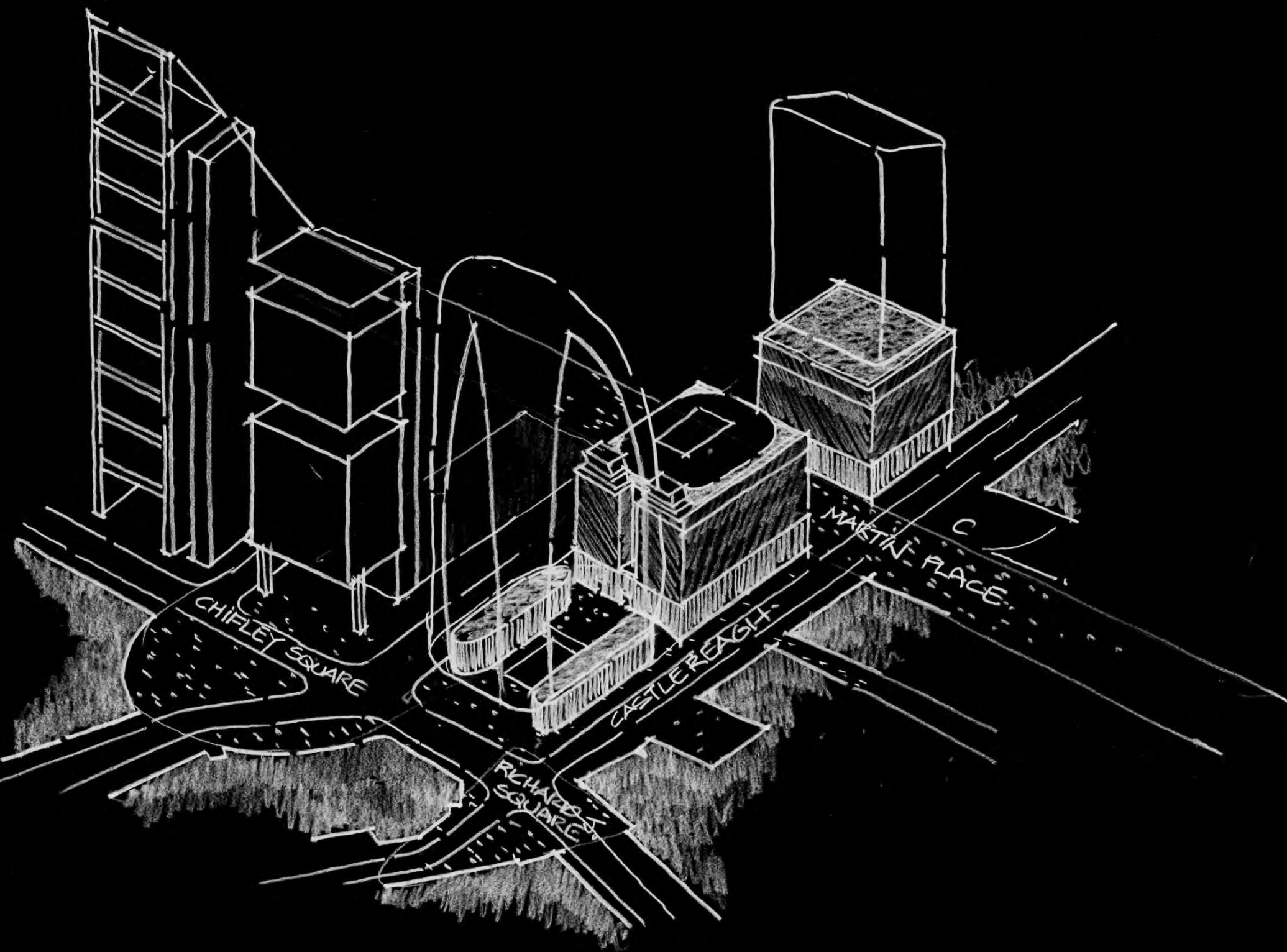
Association of Consulting Structural Engineers NSW Awards





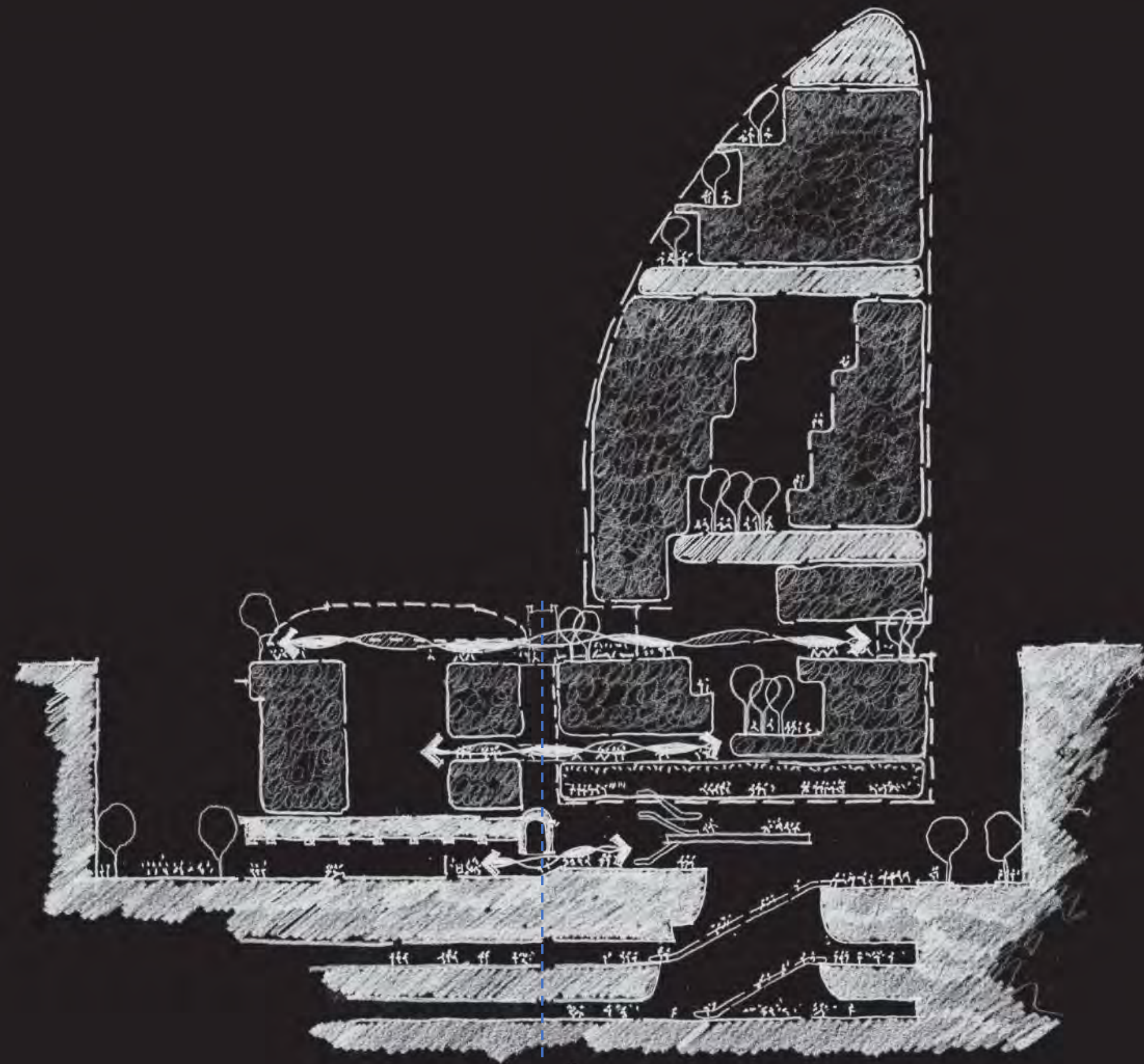










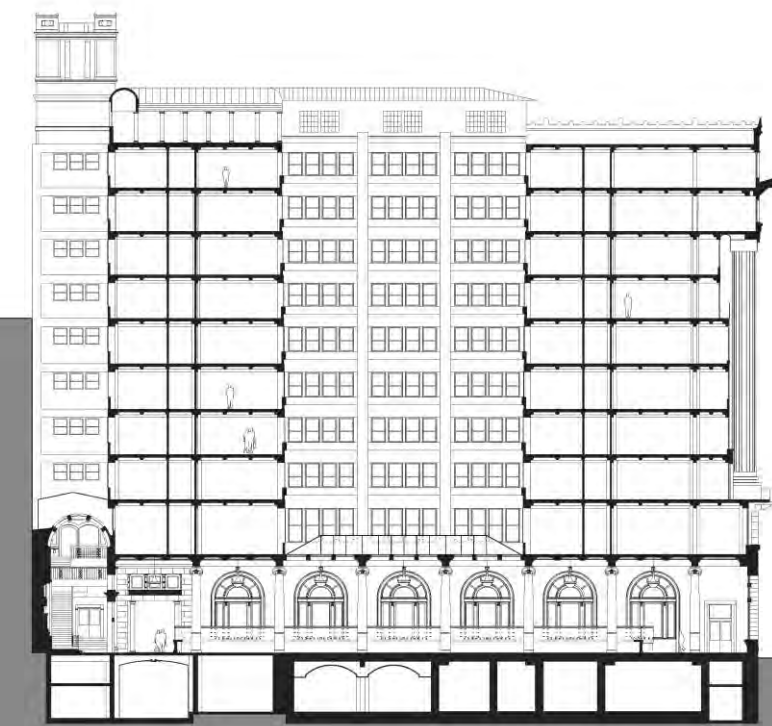


50 Martin Place | North Tower

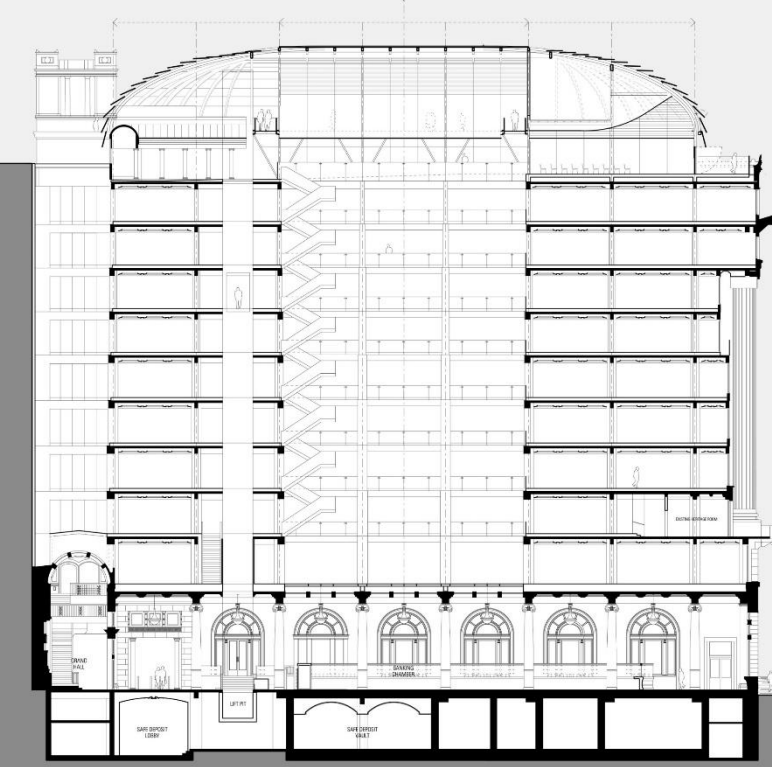




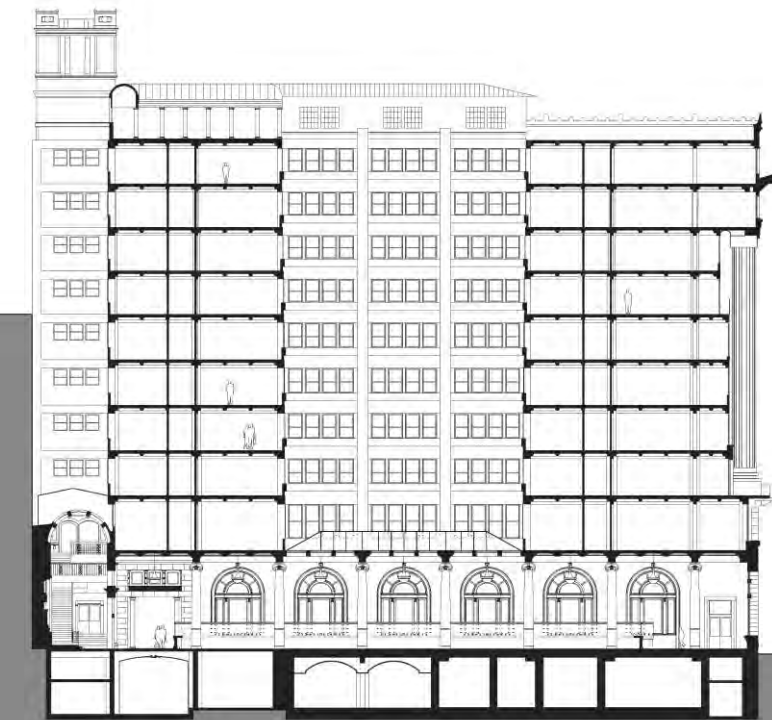




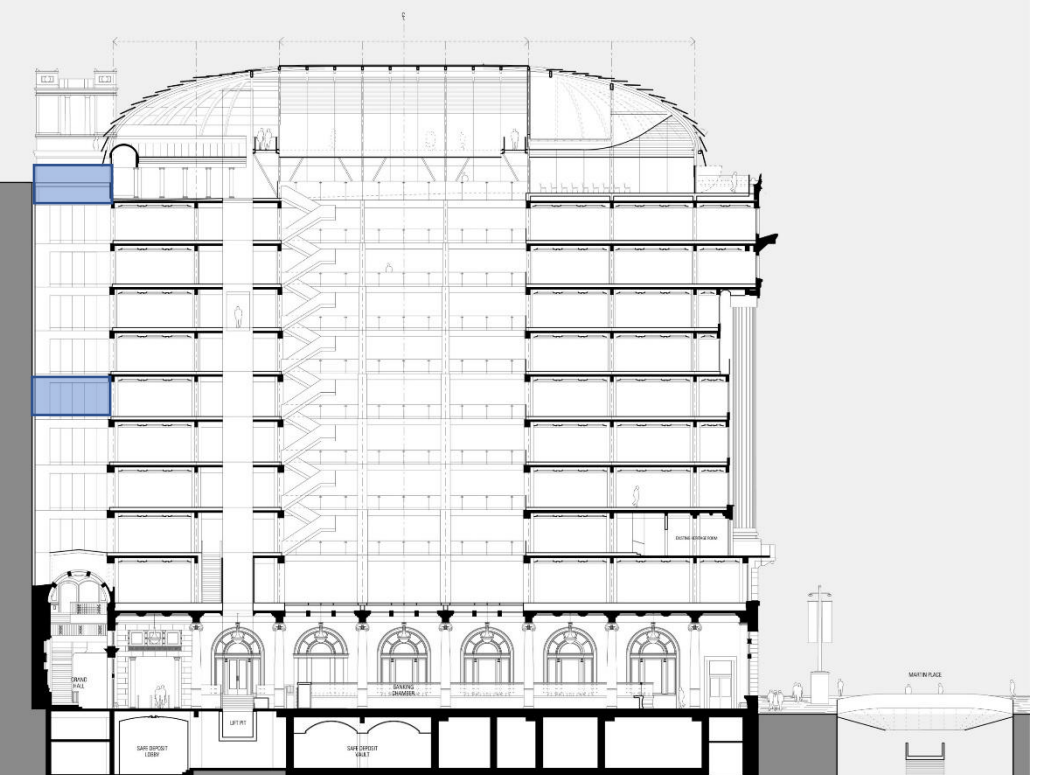
1927 Building Section



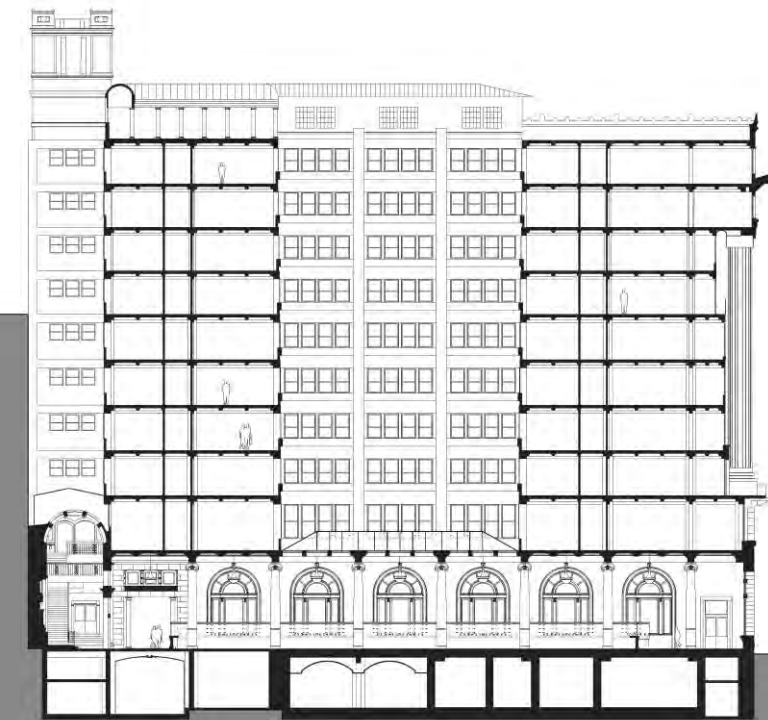
2015 Building Section



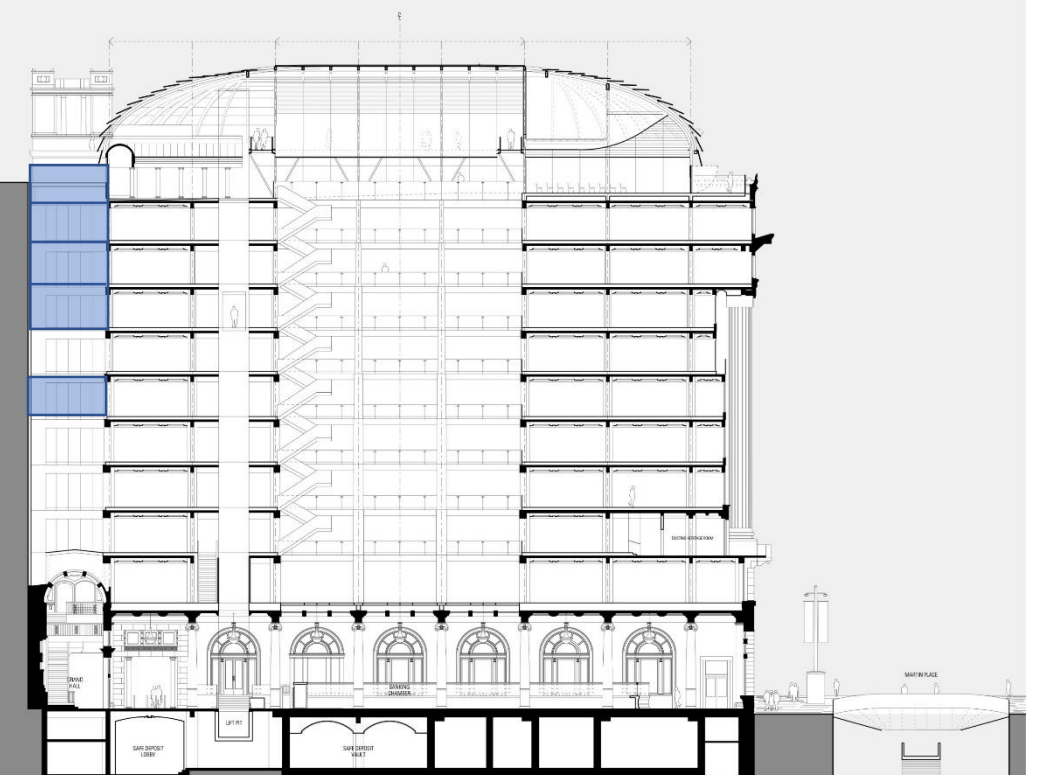
1927 Building Section



2015 Building Section – Approved Bridge Connections



1927 Building Section

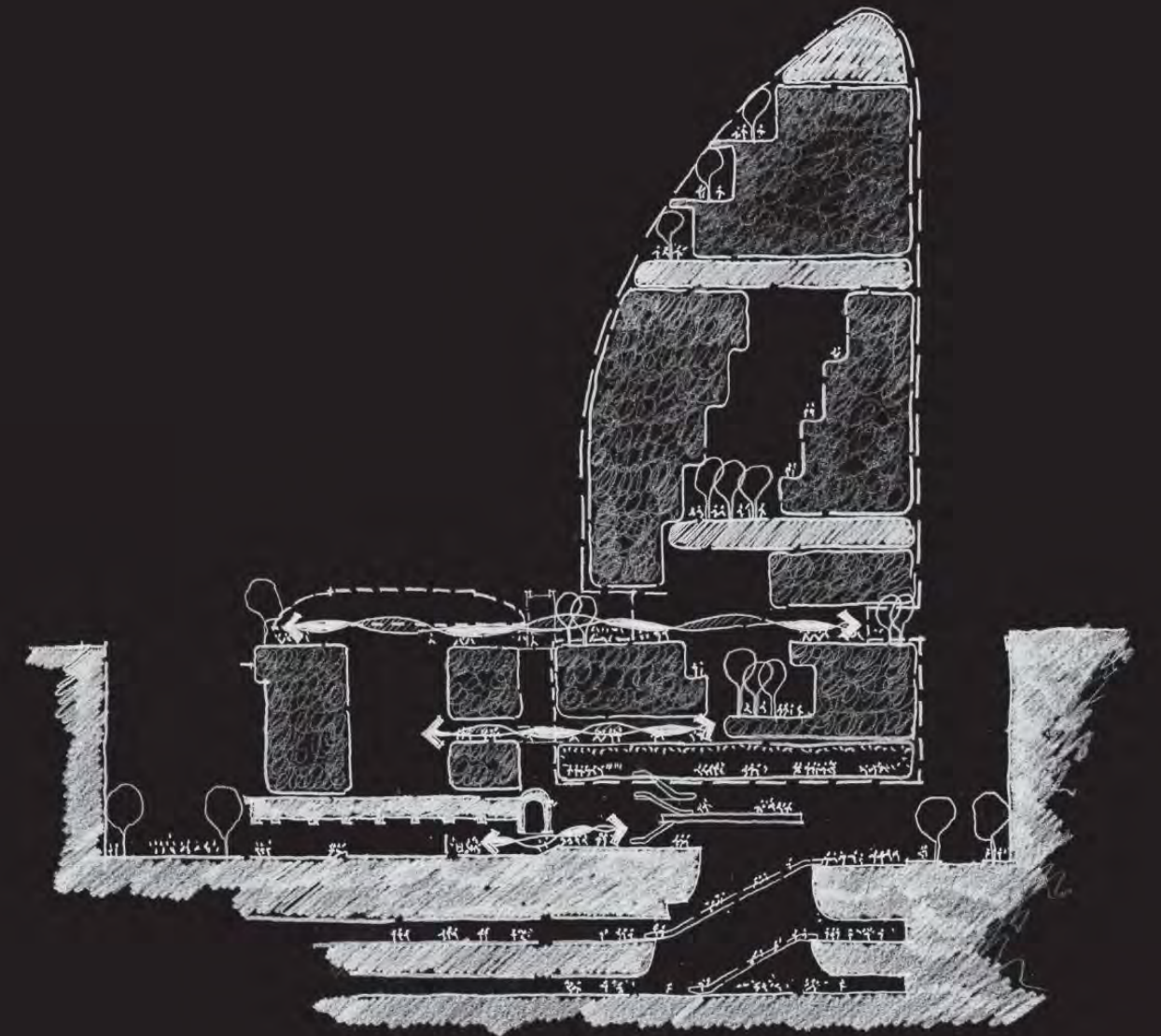


2015 Building Section

North Tower 50 Martin Place Connections

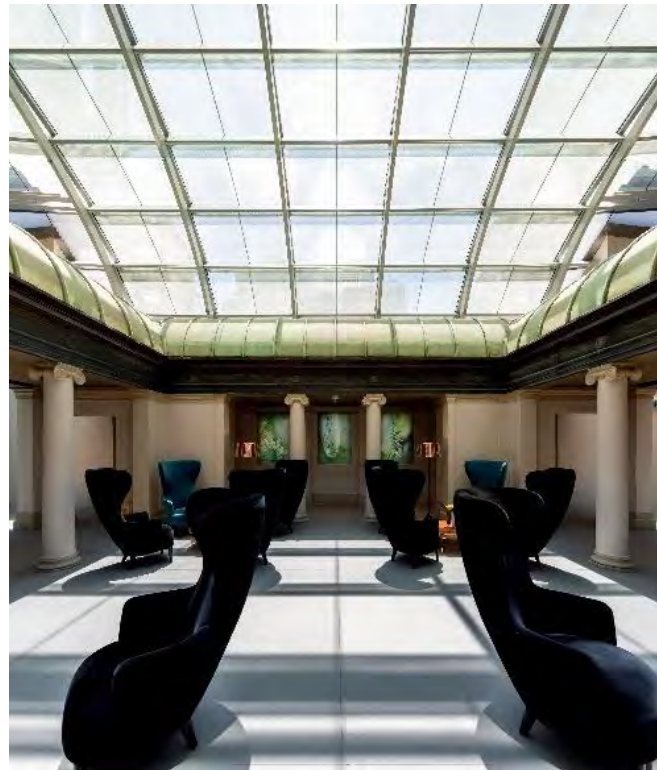
Agenda

- 1.Design development – approved connections – Ground Floor, L5 and L10 connections to 50 Martin Place
- 2.Concept design – proposed additional L7, L8 and L9 connections to 50 Martin Place



North Tower 50 Martin Place Connections

Design Development – Approved Connections Ground Floor, Levels 5 and 10



Existing View – 50 Martin Place Colonnade



Existing artwork inside northern lightwell



Existing View – 50 Martin Place Level 5



Existing View – 50 Martin Place Level 5


Photos of the existing Northern Lightwell


Design Development – Approved Connections

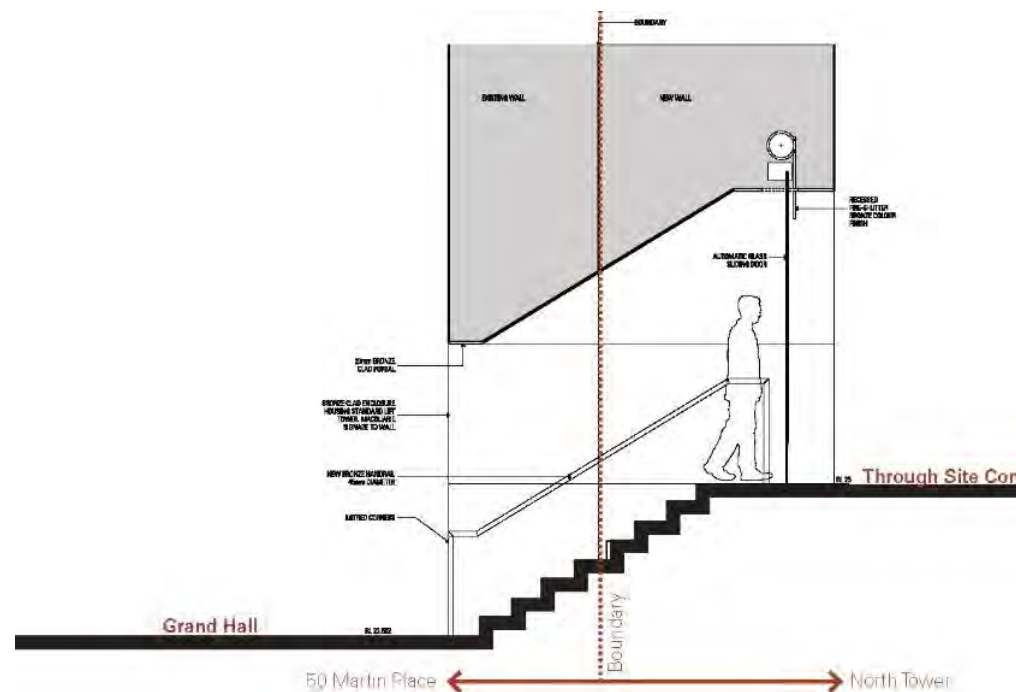


Level 5

Ground Floor

 **New opening**

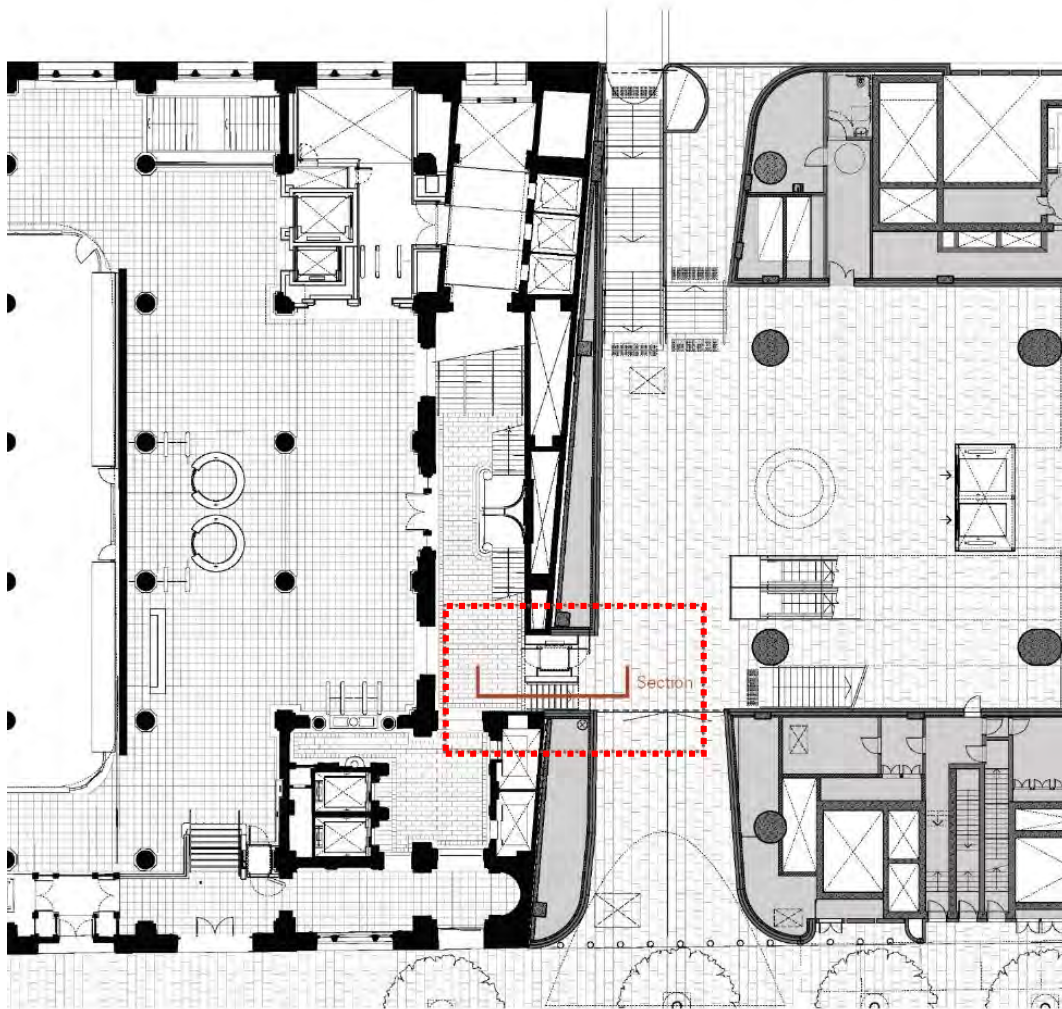
 **Infill of existing opening
(part of separate approval)**



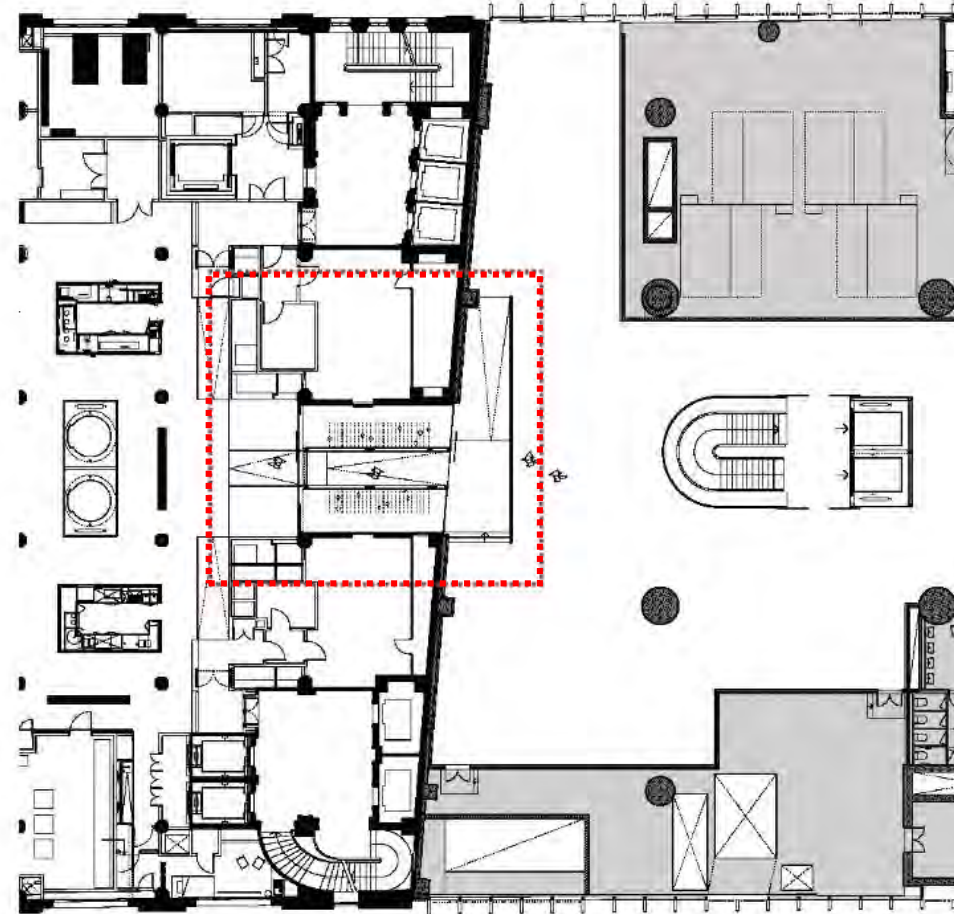
Northern Lightwell Sections

North Tower 50 Martin Place Connections

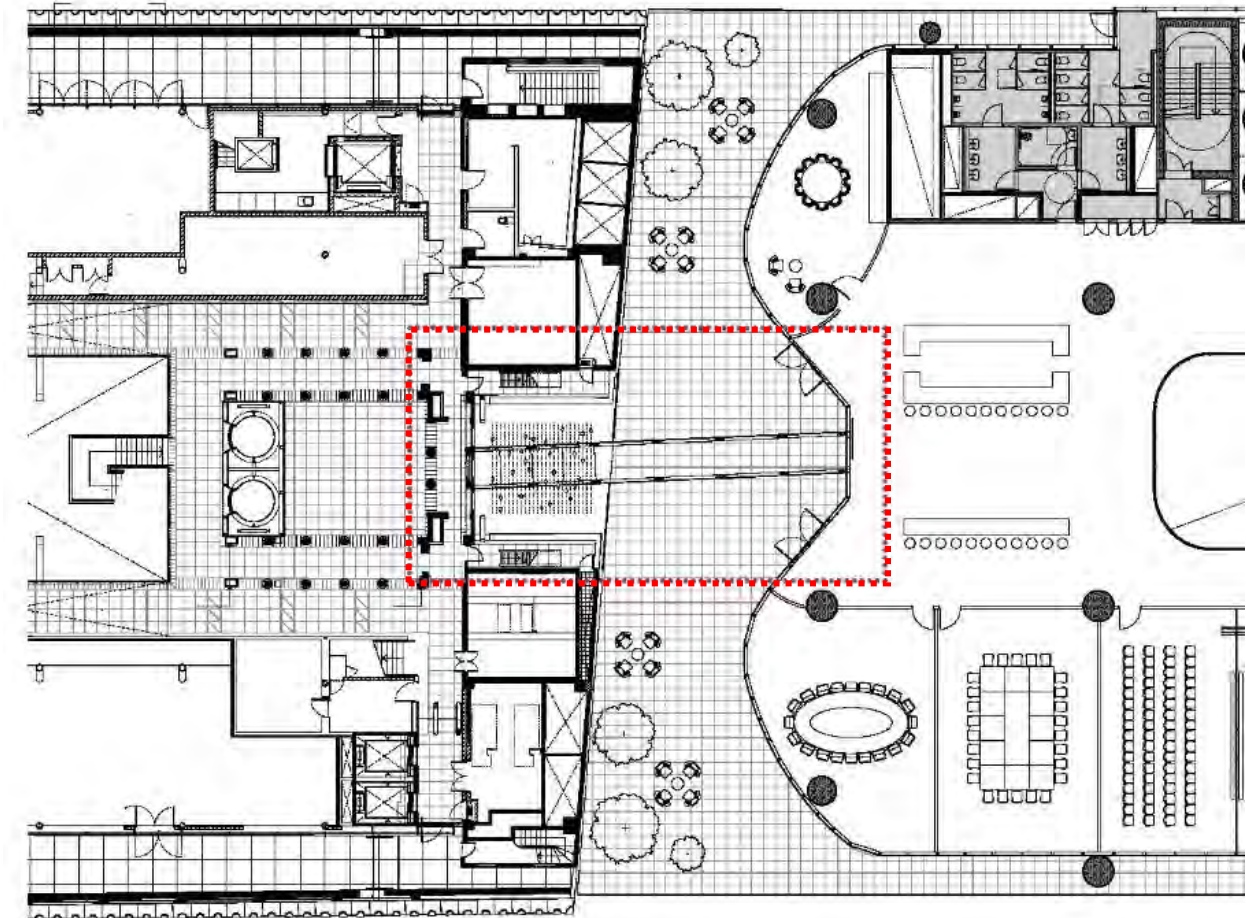
Design Development – Approved Connections



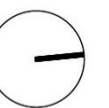
Ground Floor



Level 5



Level 10



Northern Lightwell Plan

North Tower 50 Martin Place Connections

Design Development – Approved Connections



Existing Grand Hall

Central vertical blade aligns with existing expressed beam

Opening aligns with existing stone joints



Proposed Grand Hall connection

New works align with existing stone face. No extension into heritage space.



Proposed Entrance into North Tower through site connection and OSD Lobby

Sydney Metro Martin Place, North Tower Johnson Pilton Walker
93



Existing Level 5 Northern Lightwell

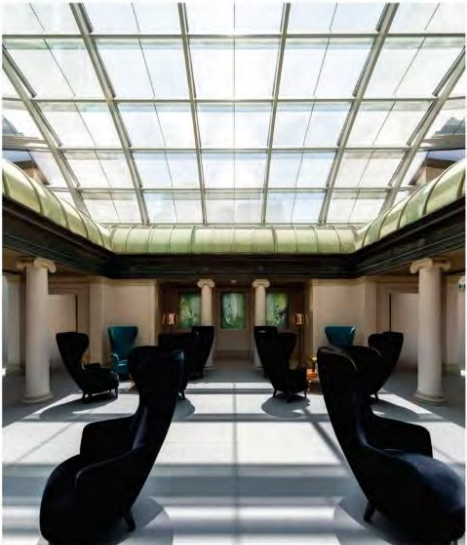


Proposed Level 5 connection through Northern Lightwell



Existing 50 Martin Place Level 5 plaza cafe floor

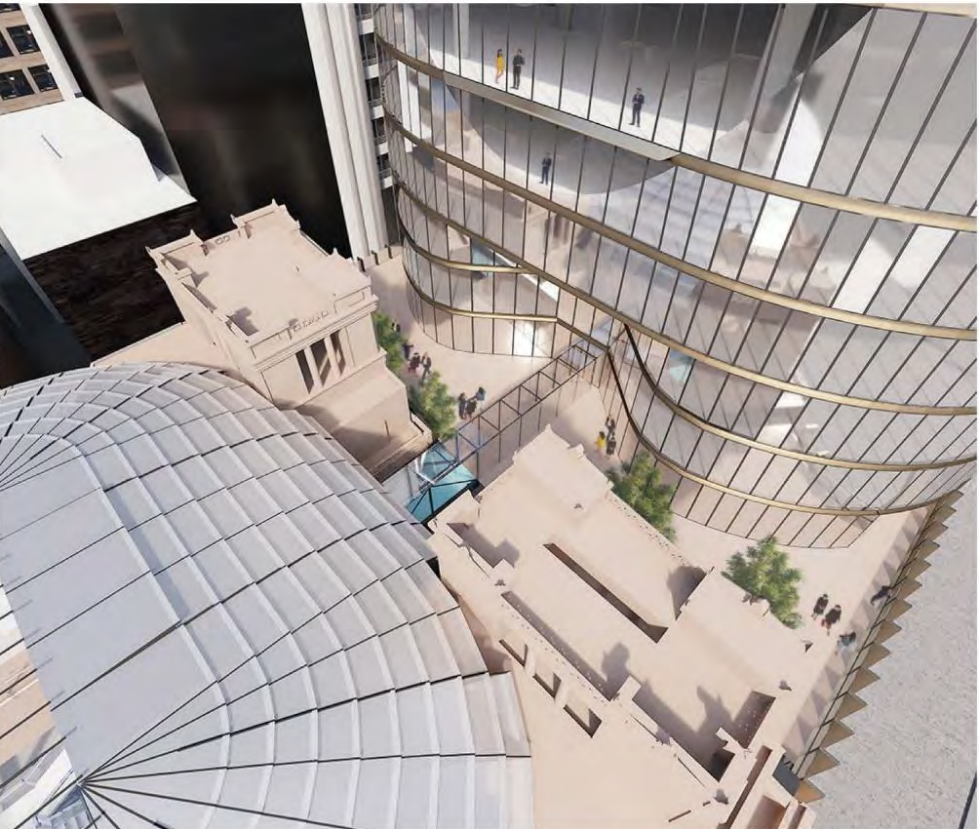
Sydney Metro Martin Place, North Tower Johnson Pilton Walker
94



Existing Level 10 client floor heritage colonnade



Proposed Level 10 connection through client floor heritage colonnade



Proposed Level 10 terrace connection

Lightwell Renders

North Tower 50 Martin Place Connections

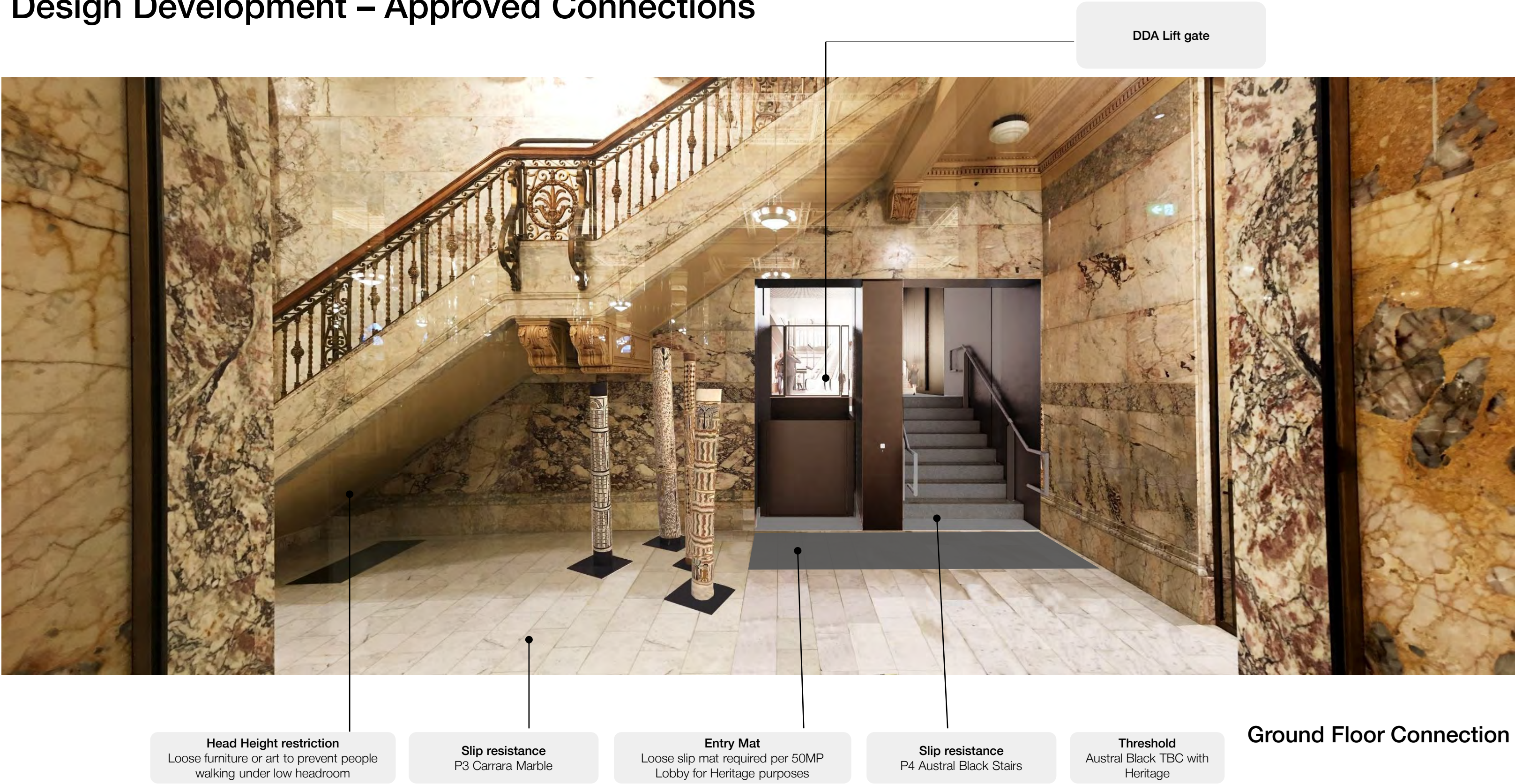
Design Development – Approved Connections



Ground Floor Connection

North Tower 50 Martin Place Connections

Design Development – Approved Connections



DDA Lift gate

Head Height restriction
Loose furniture or art to prevent people walking under low headroom

Slip resistance
P3 Carrara Marble

Entry Mat
Loose slip mat required per 50MP Lobby for Heritage purposes

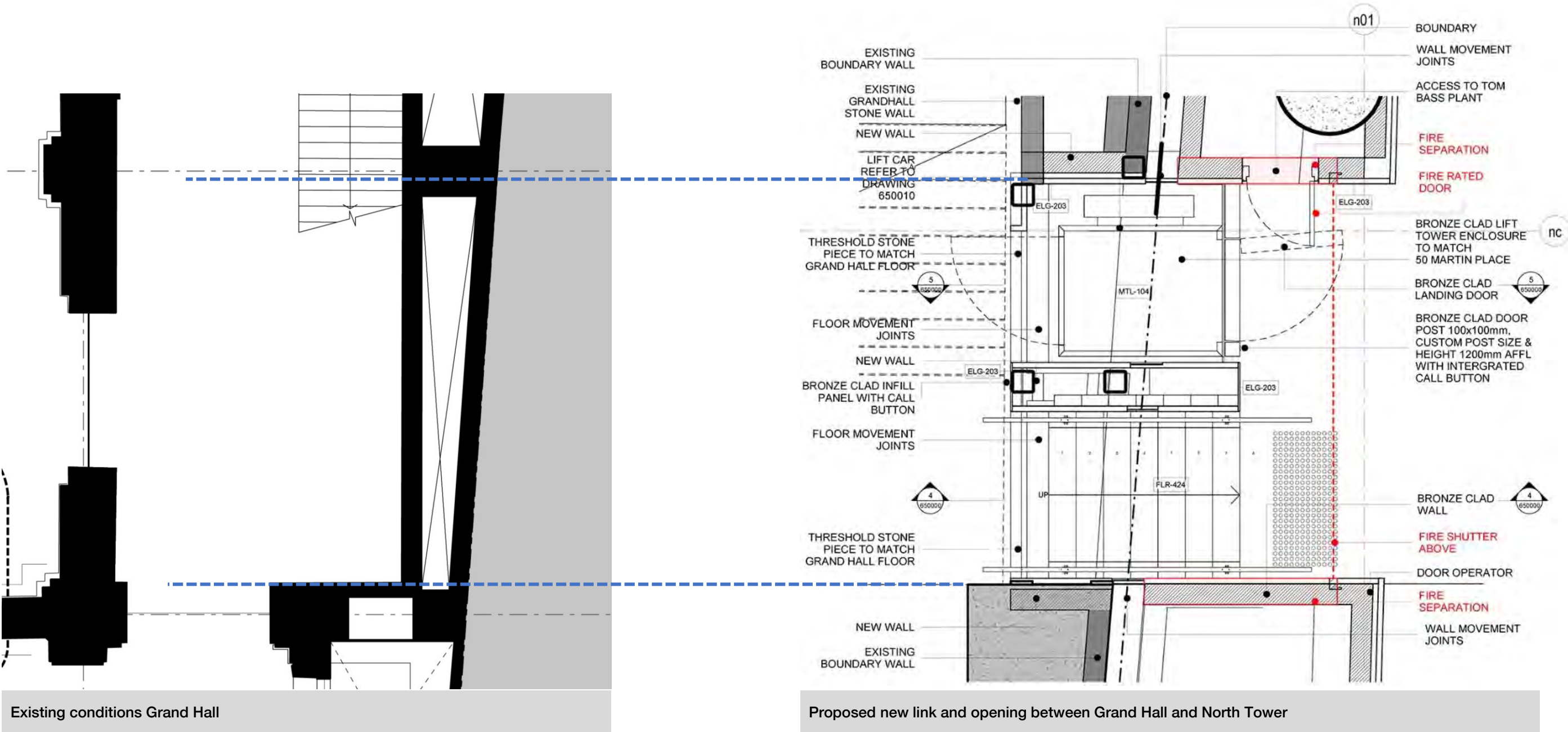
Slip resistance
P4 Austral Black Stairs

Threshold
Austral Black TBC with Heritage

Ground Floor Connection

North Tower 50 Martin Place Connections

Design Development – Approved Connections Ground Floor

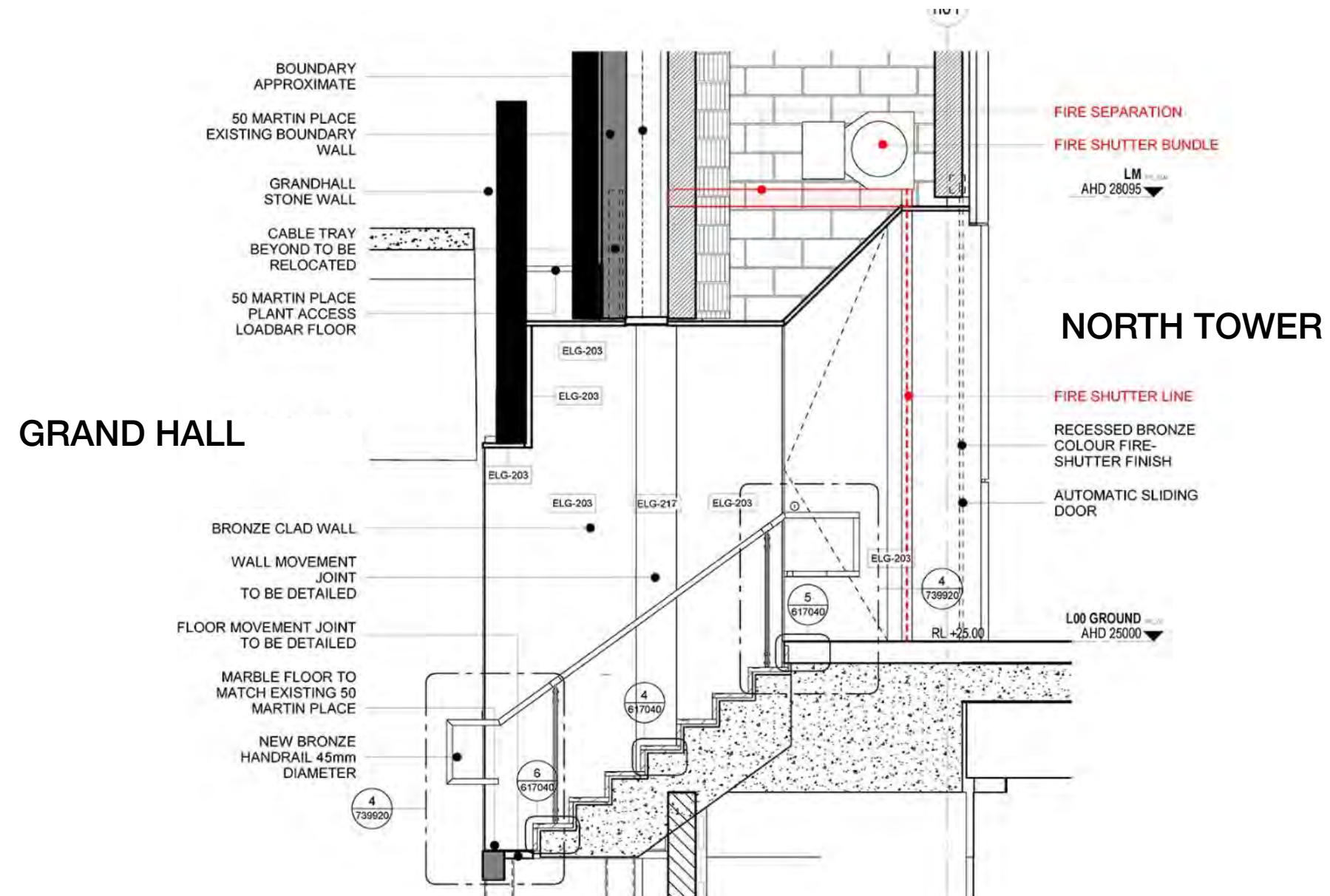


Details of Ground Floor Connection

Design Development – Approved Connections Ground Floor

Considerations

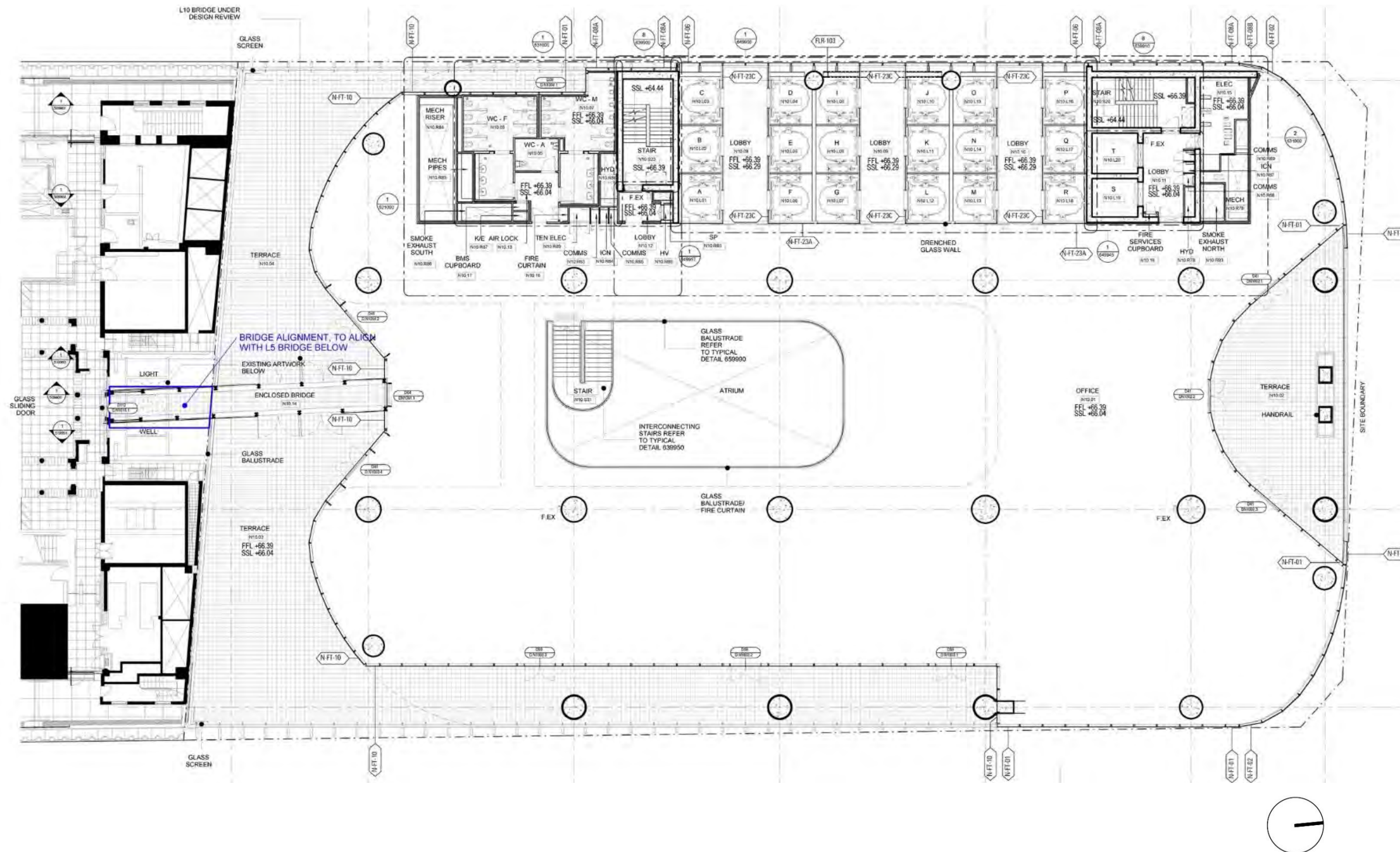
- **Movement** between buildings, Seismic – Latham joint metal cover
- **Electrical separation:** no conductive materials on the heritage side (all stone). All aluminium cladding and handrail fasteners are detailed with non-conductive washers and other non-conductive detailing (consistent with the northern lightwell bridge)
- **DDA** – no tactile indicators at bottom of stairs due to Heritage
- Fire-mode: Vertical coiling fire shutter. Galvanised Finish
- Security closure



Details of Ground Floor Connection

North Tower 50 Martin Place Connections

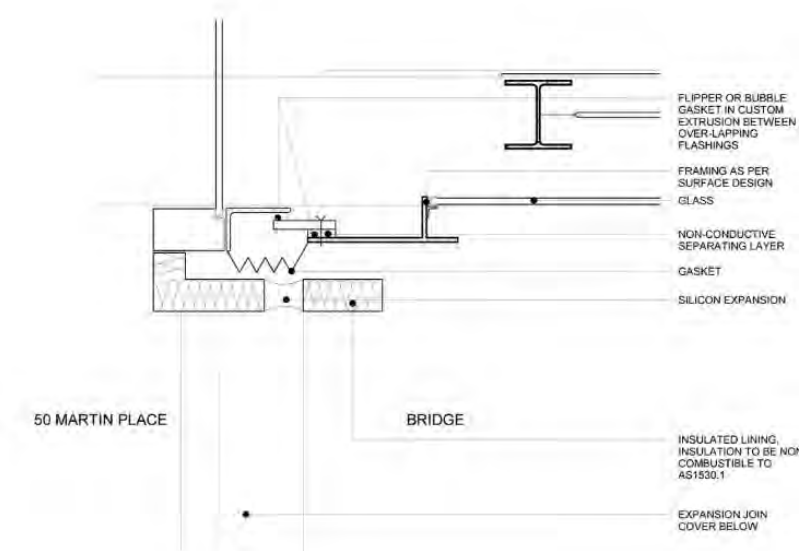
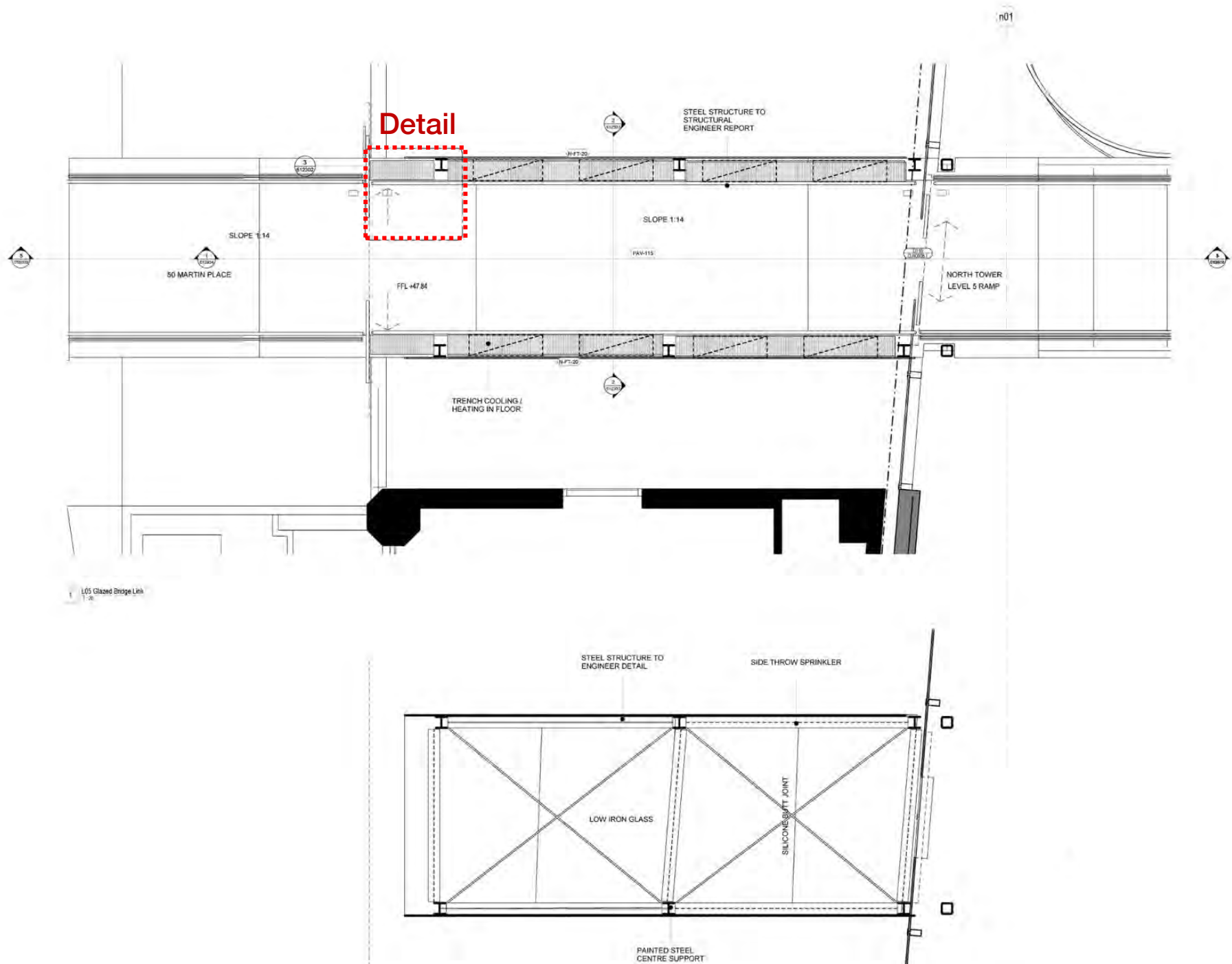
Design Development – Approved Connections Level 5



Northern Lightwell Plan

North Tower 50 Martin Place Connections

Design Development – Approved Connections Level 5



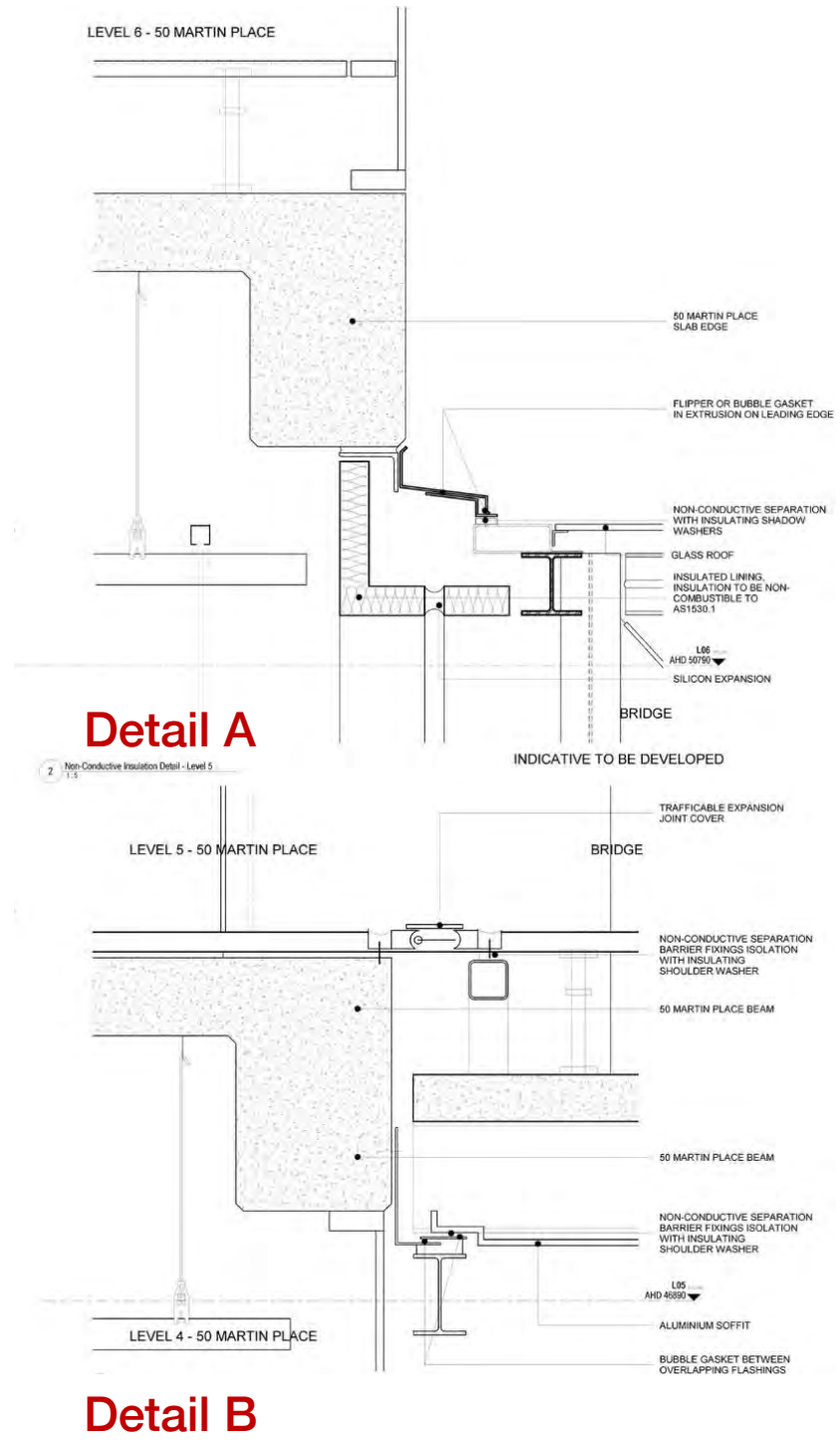
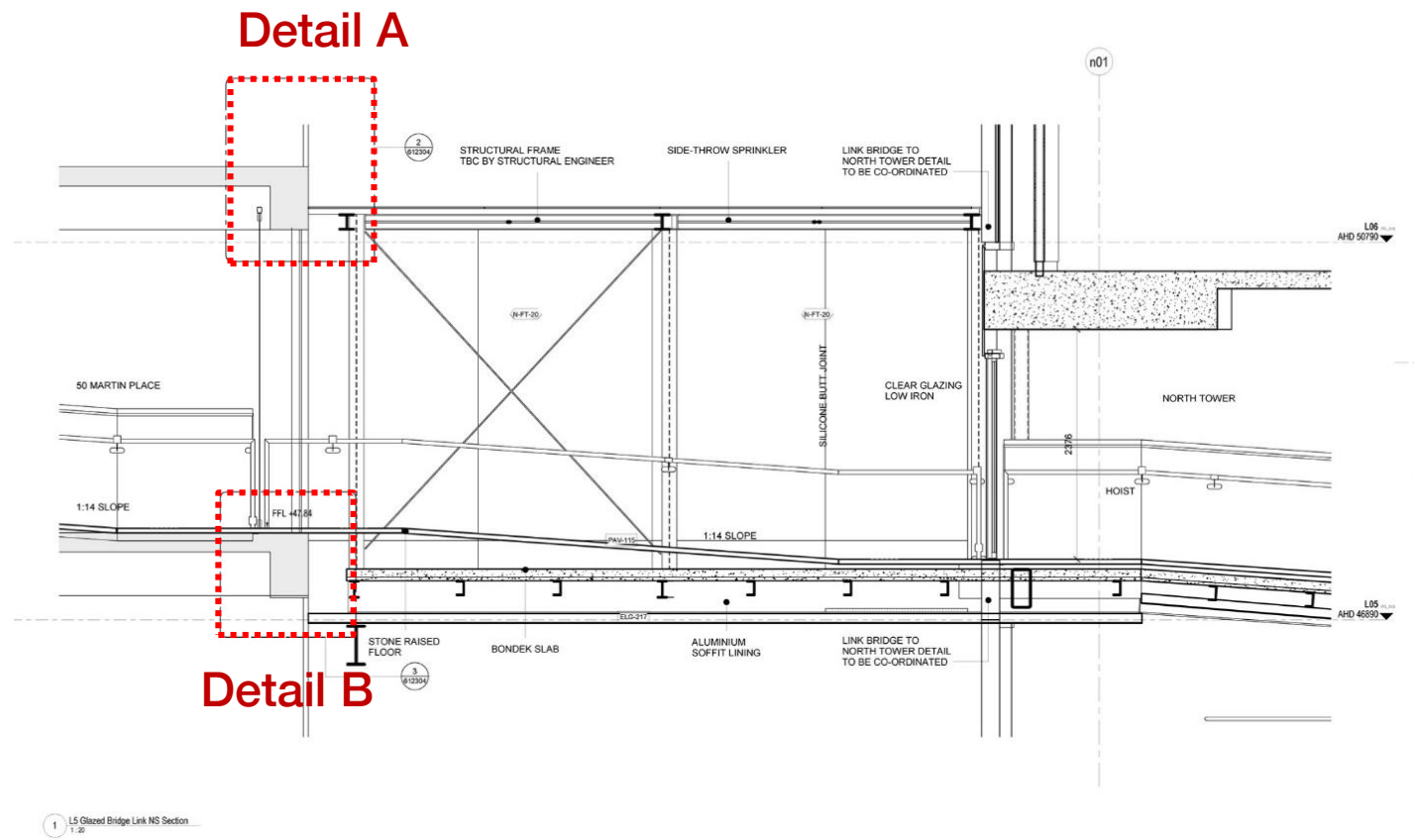
Detail



Details of Bridge Connection

North Tower 50 Martin Place Connections

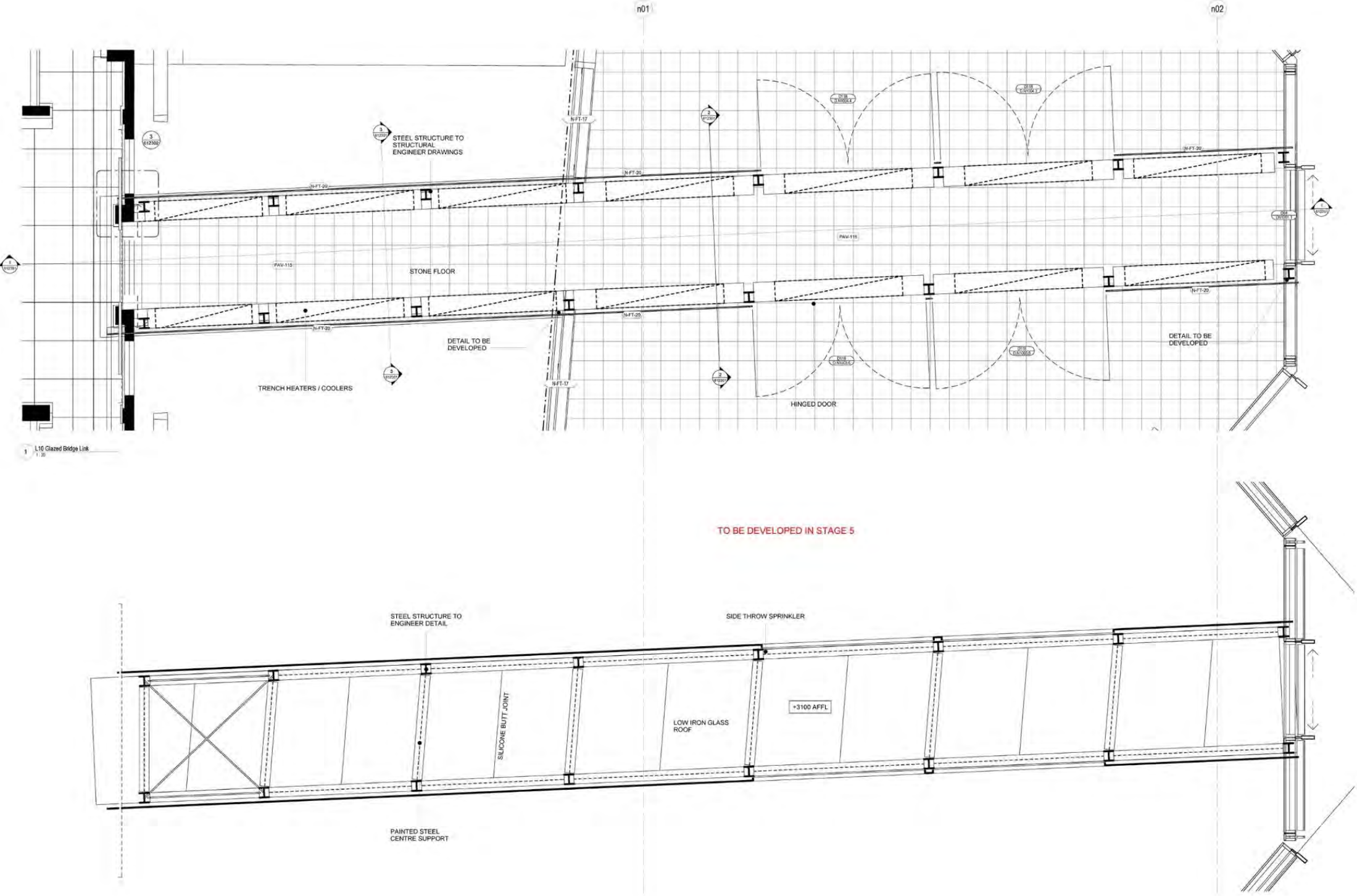
Design Development – Approved Connections Level 5



Details of Bridge Connection

North Tower 50 Martin Place Connections

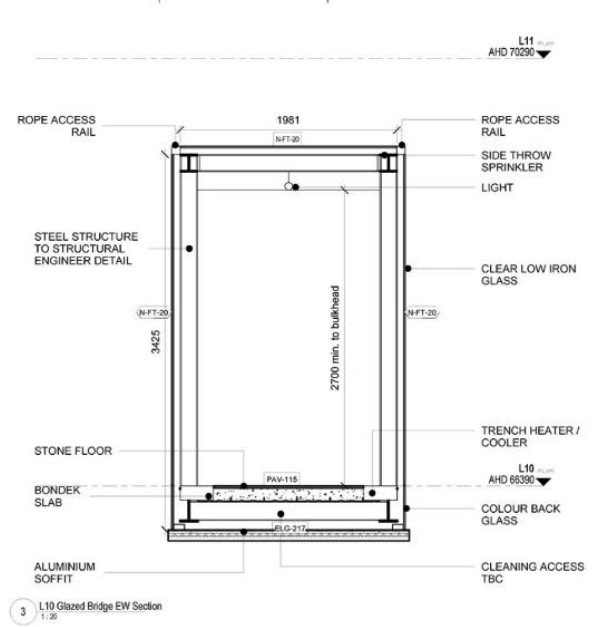
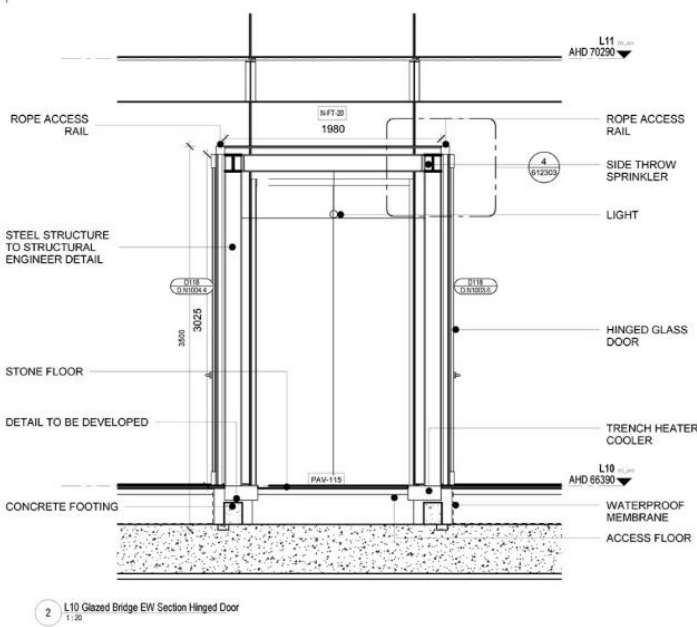
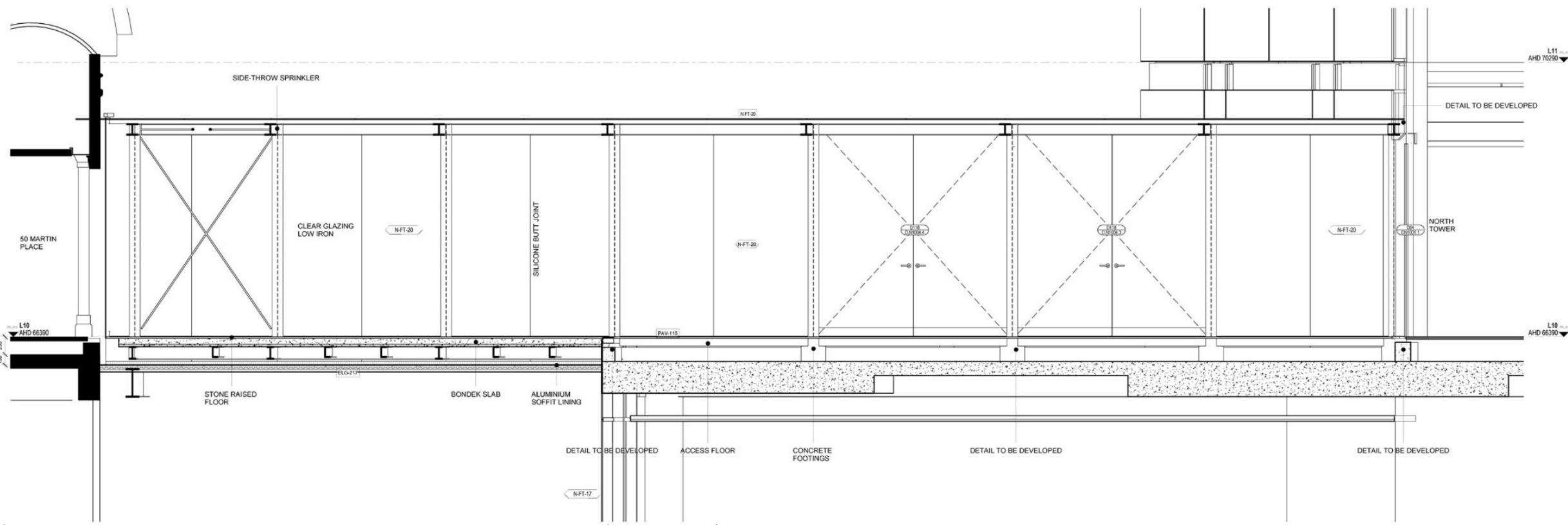
Design Development – Approved Connections Level 10



Details of Bridge Connection

North Tower 50 Martin Place Connections

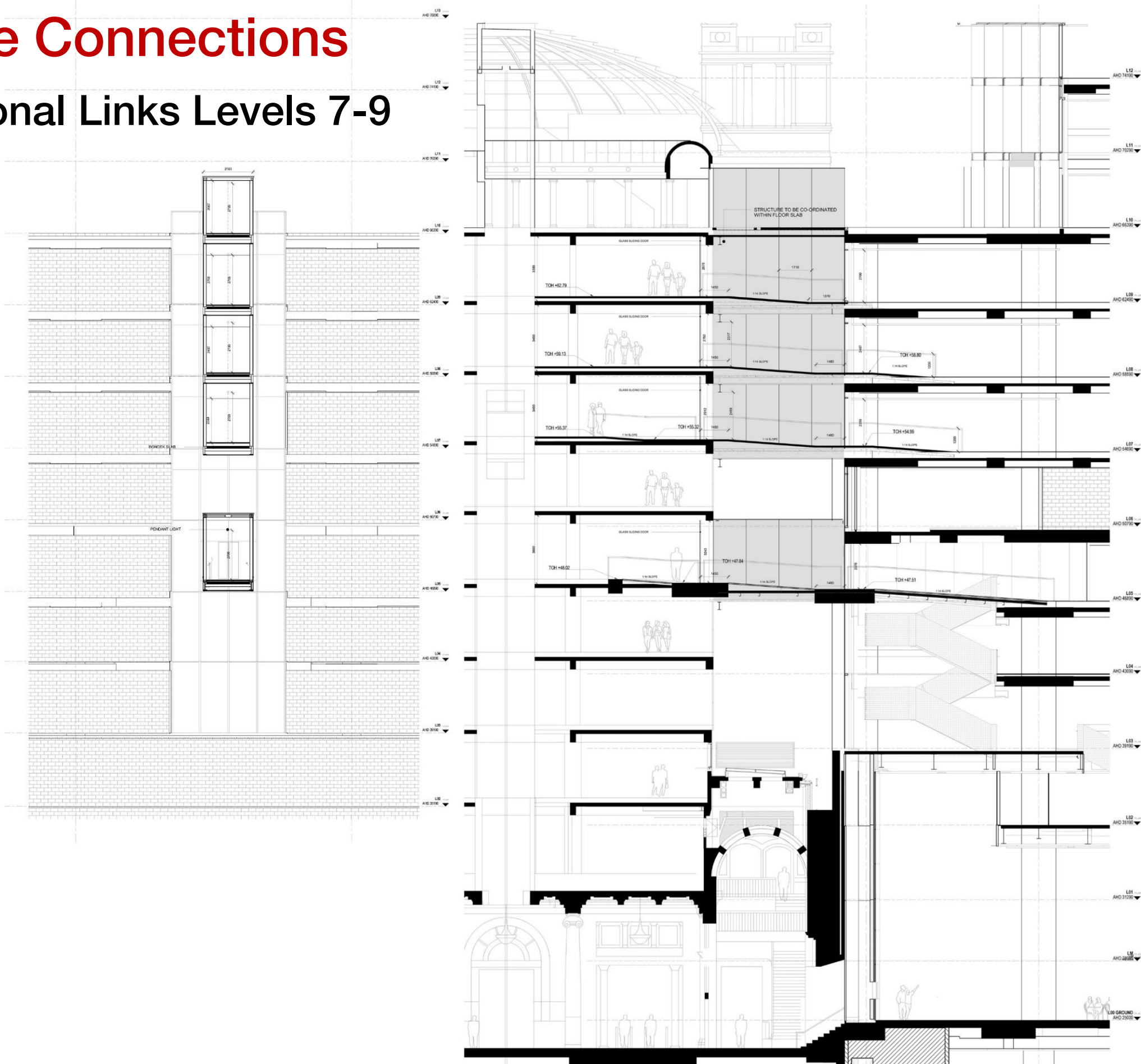
Design Development – Approved Connections Level 10



Details of Bridge Connection

North Tower 50 Martin Place Connections

Concept Design – Proposed Additional Links Levels 7-9



Northern Lightwell Section

Agenda

1. Consultation

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Heritage Interpretation Plan



Heritage Interpretation Plan

- A precinct-wide approach
- Inclusive storytelling
- Telling the stories in an engaging way

Heritage Interpretation Plan

Interpretation Themes



Aboriginal people and cultures



Natural evolution



New public Art



Historic public art



Salvaged heritage fabric



Salvaged interpretive signs



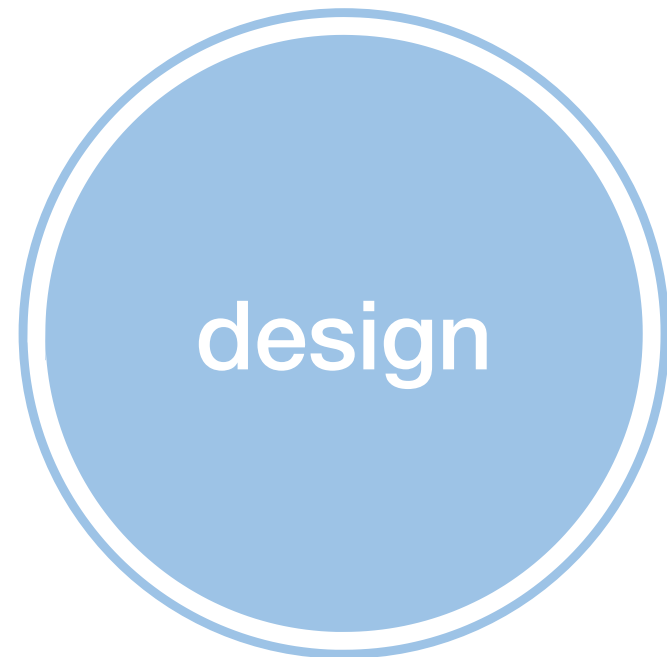
Conservation of significant spaces, elements and fabric



Interpretation of lost elements, buildings and spaces

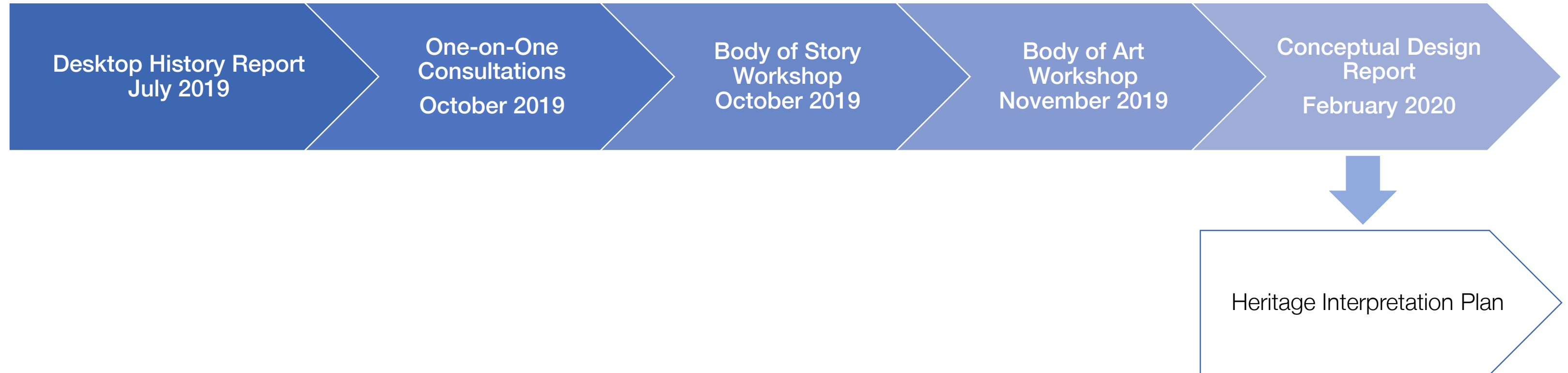
Heritage Interpretation Plan

Interpretation Media



Heritage Interpretation Plan

Balarinji Cultural Design Principles Process



Heritage Interpretation Plan

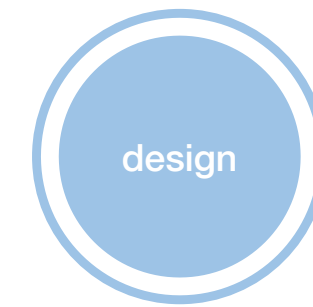
Balarinji Cultural Design Principles

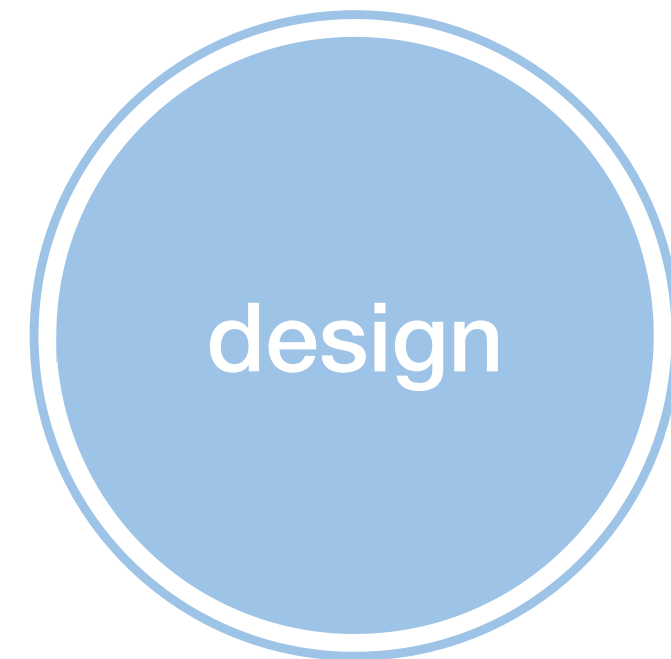
- Truth-telling
- Uncovering Country
 - Welcome to Country
 - The Tank Stream
 - Native flora and fauna
 - Aboriginal astronomy and astral knowledge
- Language integration



Heritage Interpretation Plan

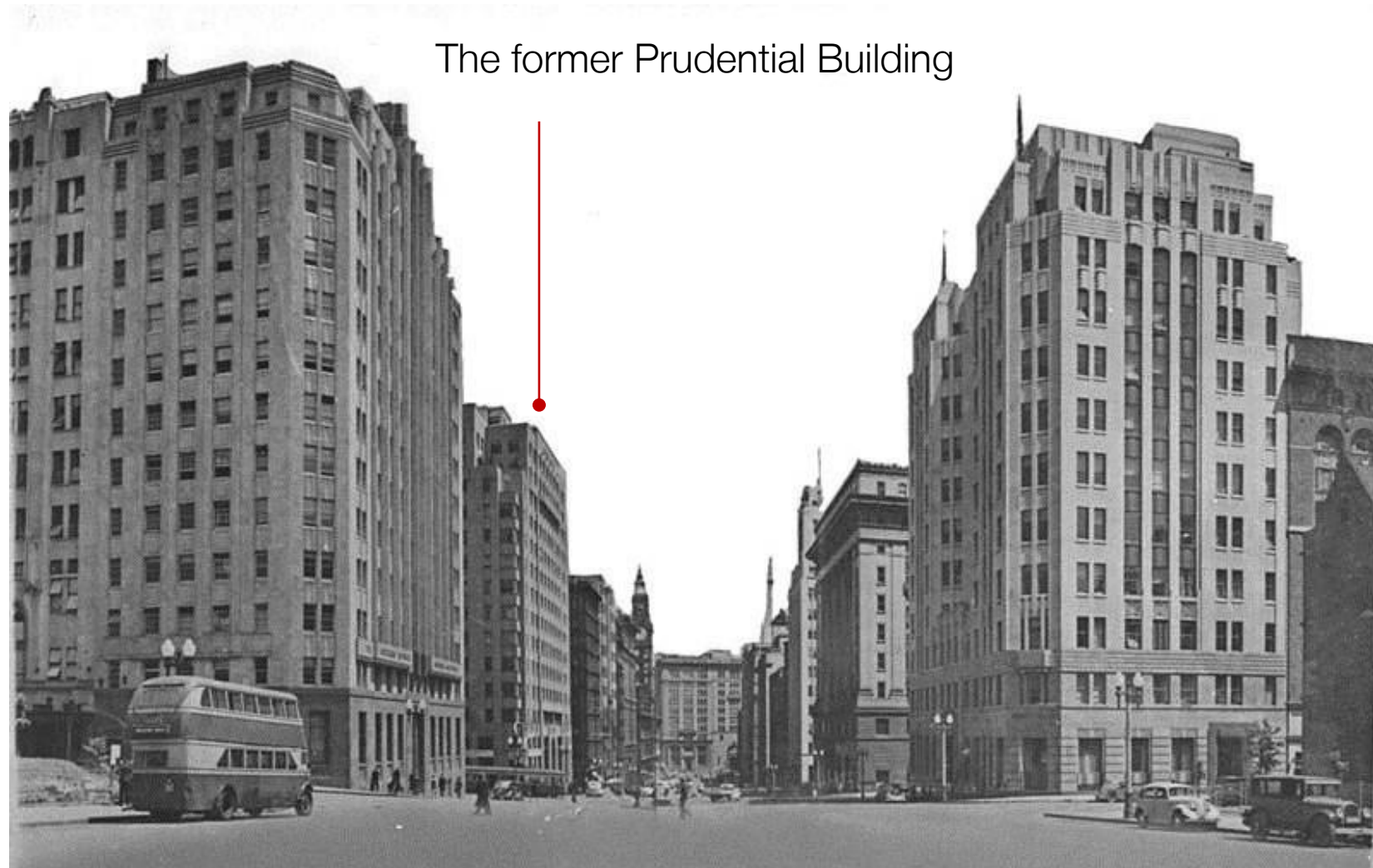
Interpretation across the precinct





Heritage Interpretation Plan

Architectural Design: South Tower



Heritage Interpretation Plan

Exhibition and Precinct Design

- 100% native plants landscape strategy
- Sharing cultural knowledge
- Exhibitions on the history of the place
- Opportunities for design elements relating to astral knowledge
- Opportunities for art and design within public spaces



'Warrane' exhibition at 50 Martin Place, planned 2021

Heritage Interpretation Plan

Landscape Design



Asplenium austrasicum - Birds Nest Fern



Doodia aspera - Prickly Rasp Fern



Tripladenia cunninghamii - Bush Lily



Peperomia spp. - Native Peromia



Costus potierae - Crepe Ginger



Hymenocallis littoralis - Spider Lily



Tripladenia cunninghamii - Bush Lily



Tripladenia cunninghamii - Bush Lily





Heritage Interpretation Plan

Historic Public Art



Heritage Interpretation Plan

Historic Public Art



Heritage Interpretation Plan

Historic Public Art



Heritage Interpretation Plan

New Public Art



Macquarie commissioned public art:
'Shelter of Hollows', Mikala Dwyer

Heritage Interpretation Plan

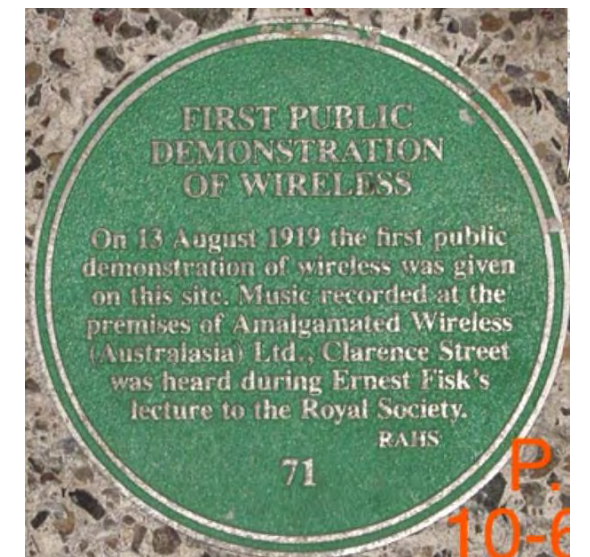
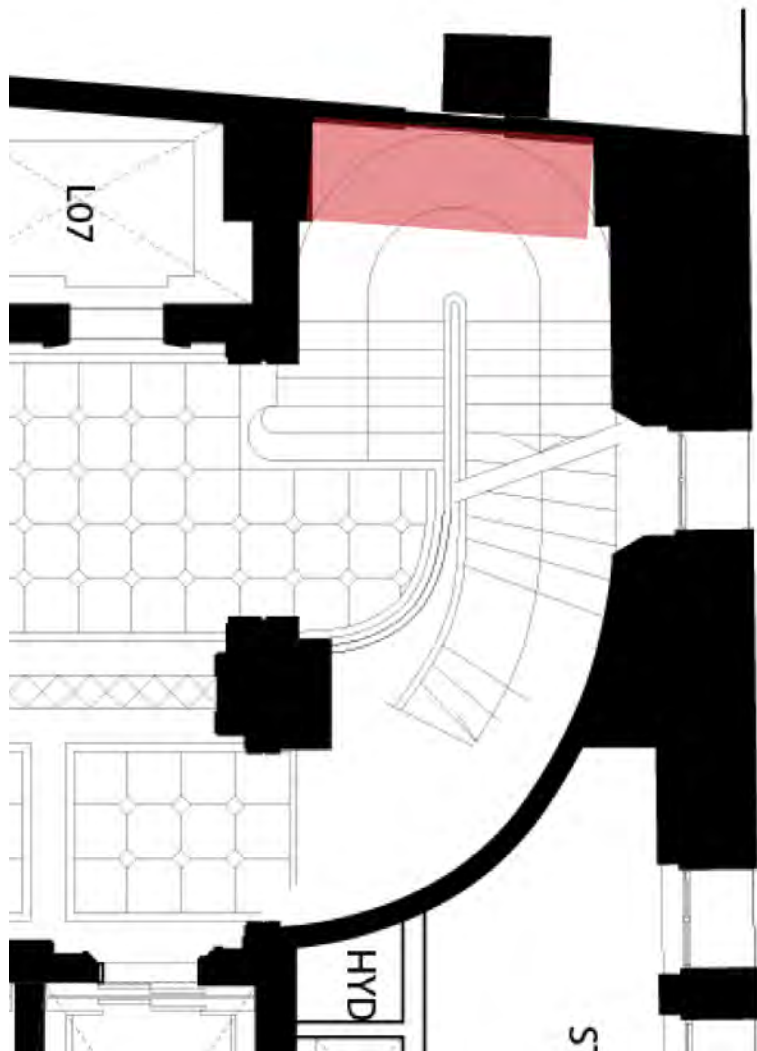
New Public Art



Macquarie commissioned public art:
'Magic Circle' – Claire Healy and Sean Cordeiro

Heritage Interpretation Plan

Historic Fabric and Spaces



Agenda

1. Consultation

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Next Steps

1. TKD Architects to issue this presentation along with minutes as a record of the meeting
2. Heritage NSW to return the agreed Delegation Letter along with acknowledgement of the presentation and minutes
3. Heritage NSW feedback on proposed additional connection bridges between 50 Martin Place and the North Tower
4. Future consultation with Heritage NSW.

