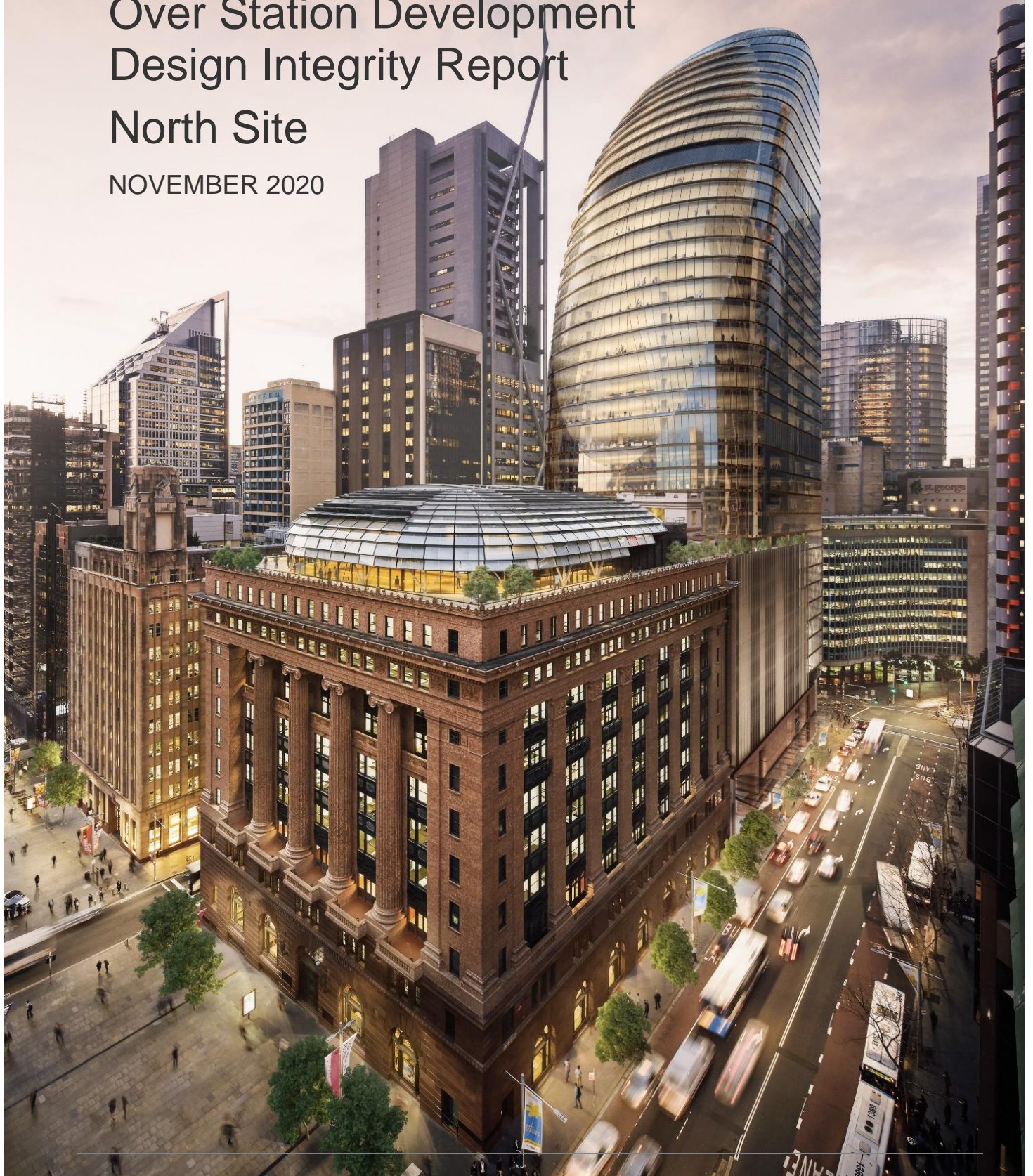


# Metro Martin Place

## Over Station Development Design Integrity Report

### North Site

NOVEMBER 2020



## Purpose of this document

The purpose of this document is to support a Section 4.55 modification application to the Stage 2 State Significant Development (SSD) Development Application (DA) 9270 in the Martin Place Metro Station Precinct for the North Site. The document has been prepared to specifically satisfy Condition B8 of SSD 9270 which requires the preparation of a Design Integrity Report to be prepared and submitted to the Planning Secretary prior to the lodgement of the Section 4.55 Modification Application.

This document may be publicly exhibited as part of the Section 4.55 modification.

# Contents

---

- Purpose of this document..... 2
- 1. Introduction ..... 4
  - 1.1. Background..... 4
  - 1.2. Purpose of this Design Integrity Report ..... 4
- 2. Proposed Modifications ..... 6
- 3. OSD DRP Engagement..... 10
- 4. Next Steps, Timing and Conclusion ..... 11
- Appendix A ..... 12
- Appendix B ..... 13
- Appendix C ..... 14



# 1. Introduction

---

This Design Integrity Report (DIR) summarises the design modifications proposed by Macquarie to the North Site Over Station Development (OSD) State Significant Development. The DIR summarises the design team's engagement with the NSW Heritage Division and OSD Design Review Panel and demonstrates that the proposed modifications continue to ensure design excellence is achieved. This DIR should be read in conjunction with the following documentation:

- Section 4.55 modification prepared by Ethos Urban dated November, 2020; and
- Architectural drawings prepared by JPW dated 24 November 2020; and
- Heritage impact statement prepared by TKD dated 27 November, 2020; and
- Martin Place OSD DRP presentation material dated 20 October 2020; and
- Martin Place OSD DRP advice dated 27 October 2020.

## 1.1. Background

The Minister for Planning and Public Spaces approved the Stage 2 State Significant Development (SSD) Development Application (DA) 9270 on 13 August 2019 for the construction and use of a 39-storey commercial tower at 50 Martin Place, 9-19 Elizabeth Street, 8-12 Castlereagh Street, 5 Elizabeth Street; 7 Elizabeth Street, and 55 Hunter Street, above the northern entrance of the new Martin Place Metro Station.

Since receiving development consent, Macquarie together with its appointed contractor Lendlease and JPW (architect) have continued the design development process and progressed the workplace design brief. These work streams have identified the opportunity to more strongly integrate 50 Martin Place and the North Tower as Macquarie's headquarters. Bridge connections are proposed on Levels 7, 8 and 9 of the North Tower. In addition, the approved Level 10 pedestrian bridge connecting 50 Martin Place to the North Site is proposed to be realigned above the 50 Martin Place void

Macquarie discussed the proposed new bridge connections on Levels 7, 8 and 9 and the removal of the roof enclosure on the Level 10 bridge with the NSW Heritage Division on 20 August 2020. The proposed connections were well received, with the Division noting the need for permeability between 50 Martin Place and the North Tower was understood. The proposed connections were observed to be a 'light touch' and the presented design and indicative materials were supported in principle. No objection was raised to the proposed Level 10 bridge realignment. The Heritage Council's advice is provided at Appendix A.

Macquarie has also met with the Department of Planning, Industry and Environment (DPIE) on several occasions throughout early 2020 to discuss the proposed design refinements (16 October 2019, 9 December 2019, 16 January 2020 and 19 August 2020). During those discussions, Macquarie committed to submitting a Section 4.55 modification to SSD 9270 to facilitate the proposed design refinements. A scoping document was submitted to the DPIE on 1 September 2020, with the DPIE confirming the assessment approach to the modification application on 8 September 2020. Macquarie is currently finalising the proposed Section 4.55 modification and anticipates submitting it to the DPIE by late November 2020.

Finally, Macquarie presented the proposed bridge linkages to the OSD DRP on 20 October 2020, with support received from the DRP during the meeting and in its issued minutes.

## 1.2. Purpose of this Design Integrity Report

This DIR has been prepared specifically to respond to Condition B8 of SSD 9270 which provides:

*If a DRP is reconvened for the review of any relevant design changes, a Design Integrity Report is to be prepared and submitted to the Planning Secretary prior to issue of the relevant Construction Certificate or the lodgement of the Section 4.55 Modification Application. The DIR shall include a summary of feedback provided by the DRP and responses by the Applicant to this advice.*

The DIR accordingly outlines the process undertaken to date, feedback received from the OSD DRP and Macquarie's consideration and outcomes as a response to that feedback. This Report is structured as follows:

- Section 1.0 – Introduction
- Section 2.0 – Proposed modifications



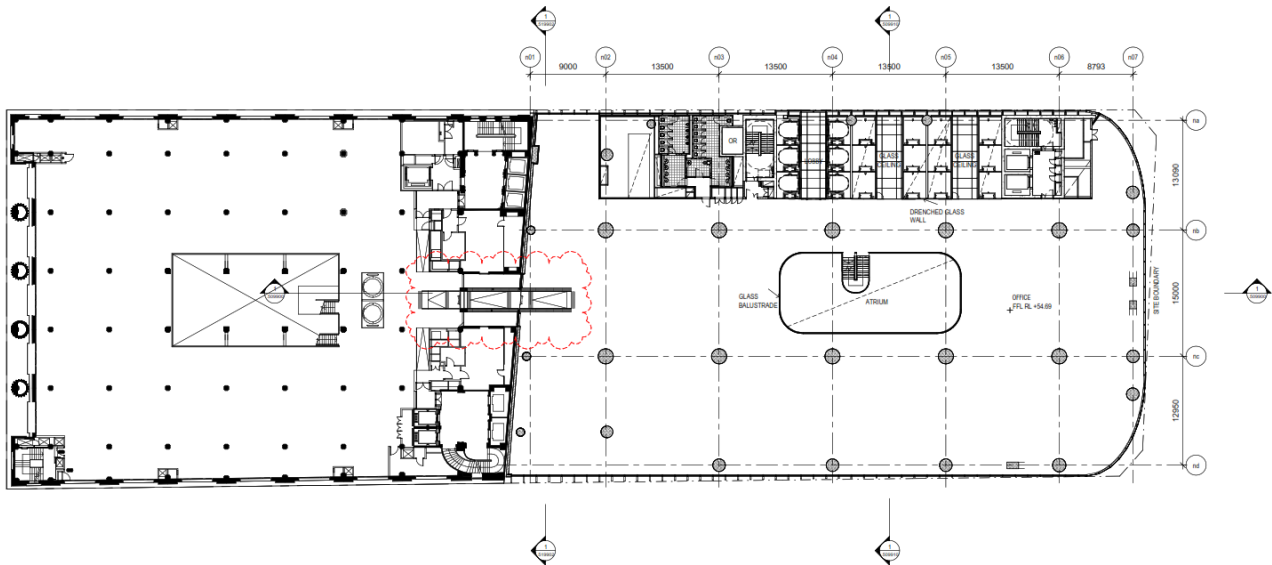
- Section 3.0 – OSD DRP meeting and feedback
- Section 4.0 – Next steps and timing

## 2. Proposed Modifications

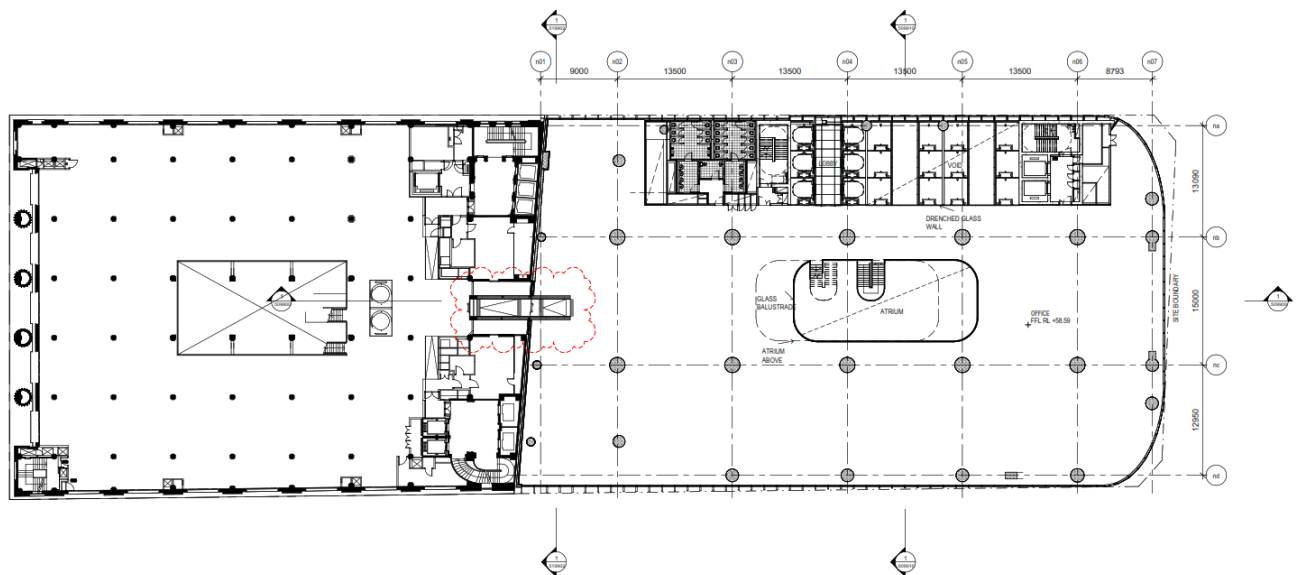
The suite of design modifications proposed are:

- provision of three additional pedestrian bridges located across Levels 7, 8 and 9 providing a direct connection between 50 Martin Place and the North Site; and
- realignment of the approved Level 10 pedestrian bridge connecting 50 Martin Place to the North Site.

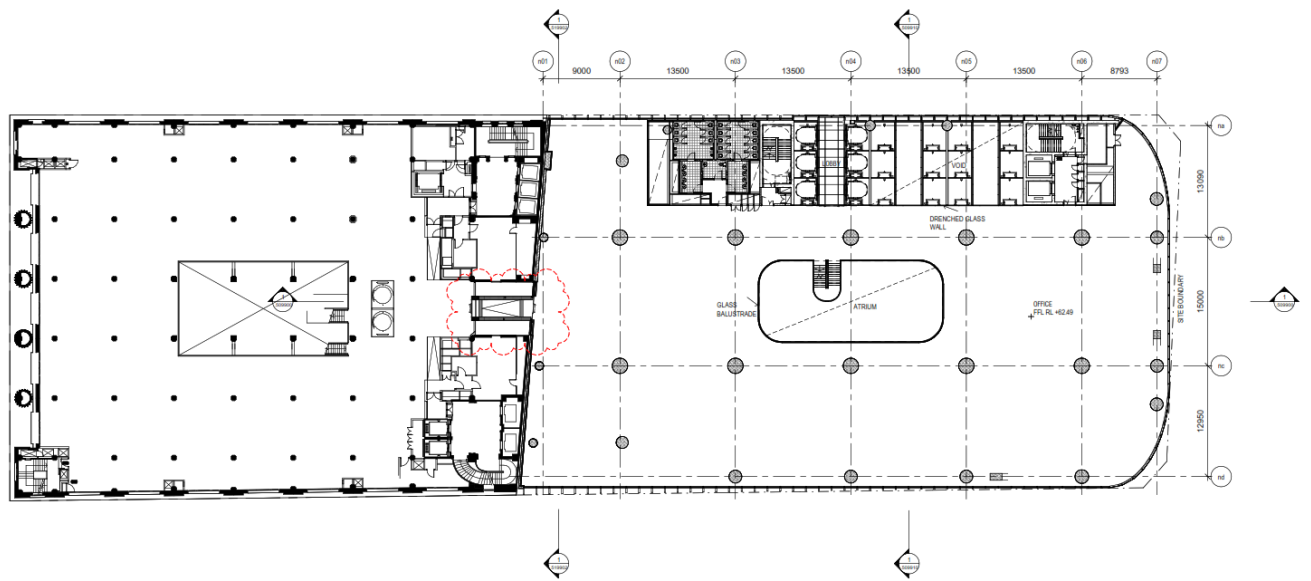
Early indicative imagery showing each of the proposed changes, as presented to the NSW Heritage Division, is provided in the following figures to illustrate the indicative location of the proposed amendments. A complete set of plans is provided at Appendix B.



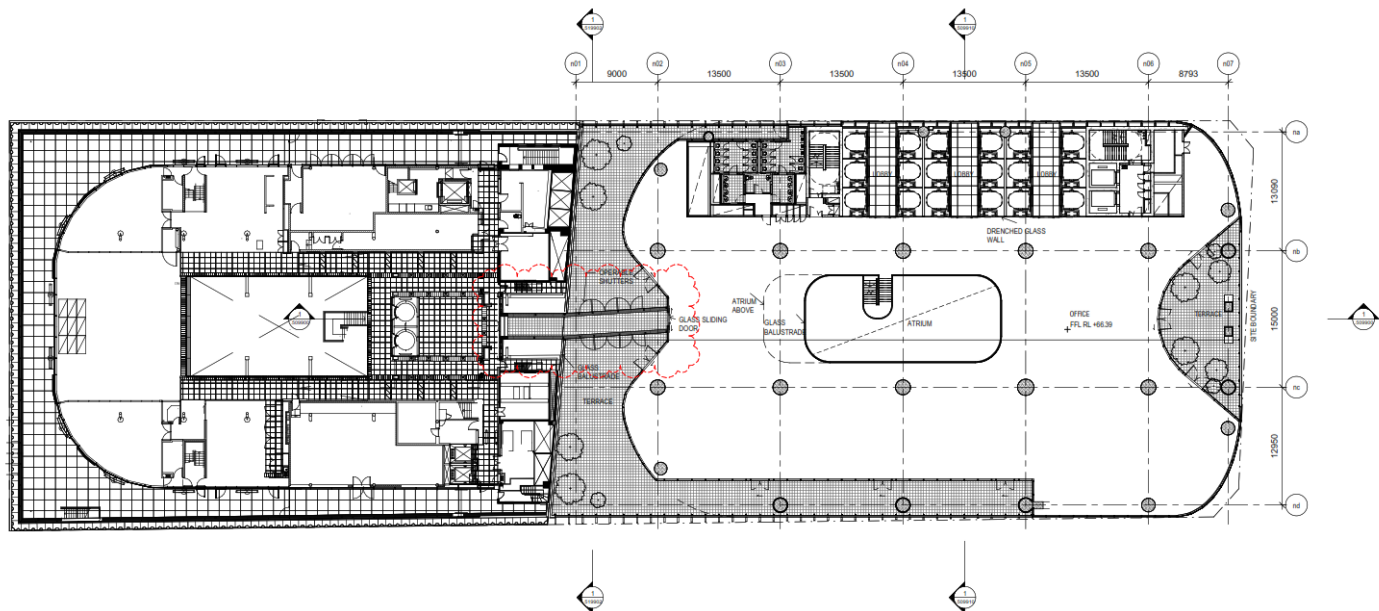
**Figure 1 – Proposed Level 7 Bridge Link – General Arrangement**



**Figure 2 – Proposed Level 8 Bridge Link – General Arrangement**



**Figure 3 – Proposed Level Bridge Link – General Arrangement**



**Figure 4 – Proposed Level 10 Approved Bridge Realignment – General Arrangement**



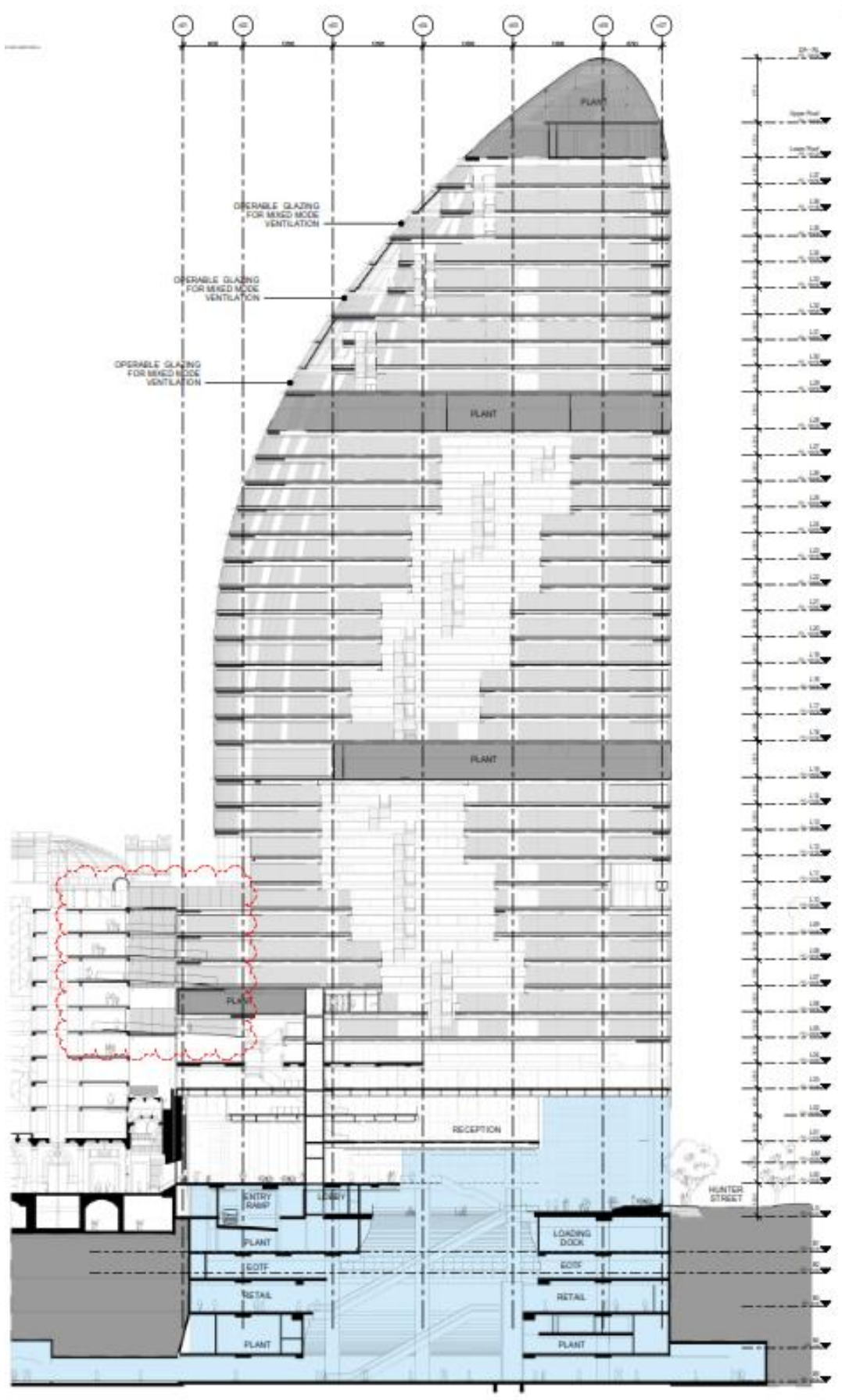
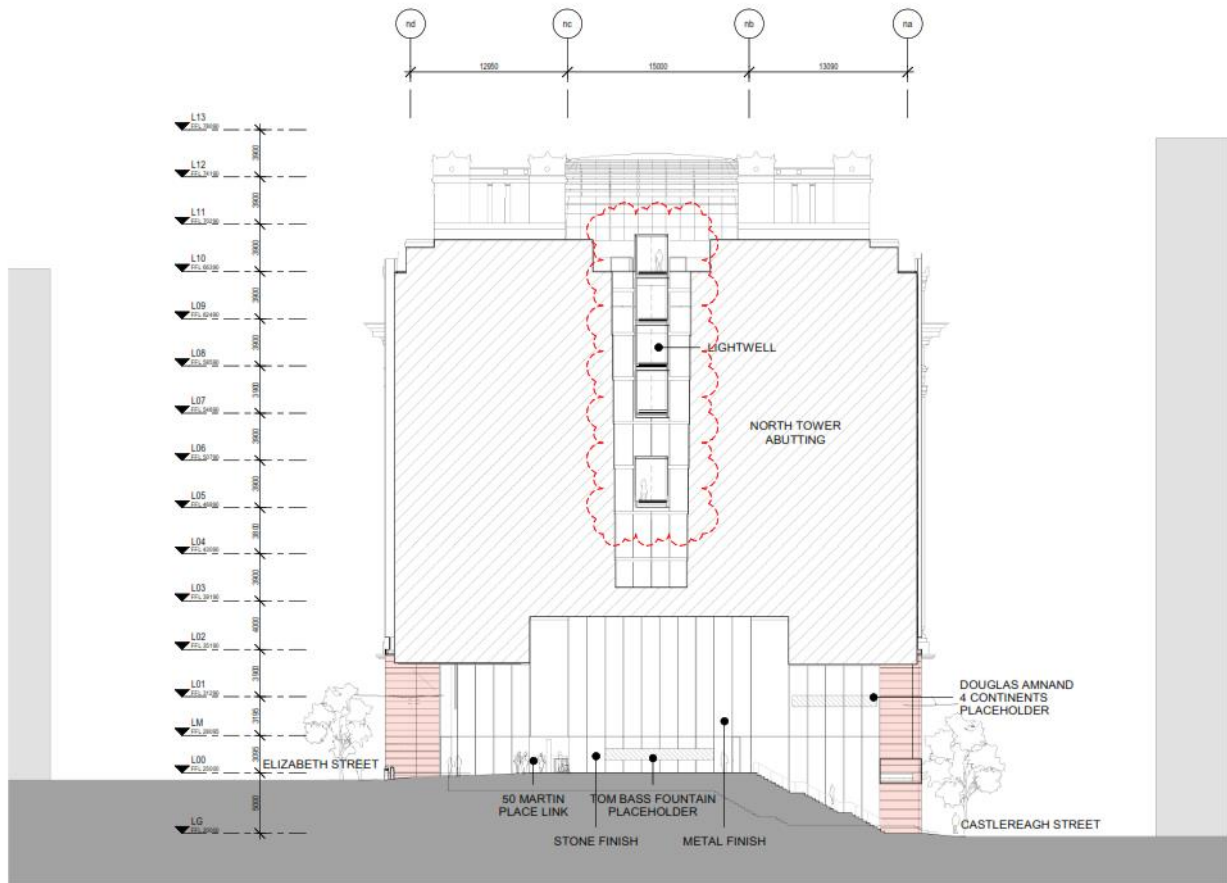


Figure 3 – Proposed Level 7, 8 and 9 Bridge Links – North South Section General Arrangement



**Figure 4 – East West Internal Section General Arrangement**

### 3. OSD DRP Engagement

During preliminary discussions with the DPIE, Macquarie was advised that engagement with the OSD DRP would be required prior to submission of the Section 4.55 modification.

Macquarie presented the proposed bridge linkages to the OSD DRP on 20 October 2020.

The OSD DRP issued advice dated 27 October 2020 confirming its in-principle support for the introduction and design of the three additional bridge links, noting they are logical and necessary. The OSD DRP also noted that the Heritage Council would be involved in further review of the bridges given the State Heritage listing of 50 Martin Place. The presentation material and the OSD DRP's advice are provided at Appendix C.

In accordance with Condition B8 of SSD 9270, Macquarie is required to provide a response to any DRP advice received. The following table addresses this requirement.

OSD DRP Advice	Macquarie Response
Panel confirmed its support in principle of the design of the bridge links and of the introduction of three additional links, noting the proposed connections are logical and necessary. It was noted that the bridges have been designed to be removable and that the design would be subject to detailed recommendations from the Heritage Council.	Macquarie welcomes the OSD DRP's in principle support for the proposed amendments.
<ul style="list-style-type: none"><li>Noted that the Nikki Savvas artwork will be relocated.</li></ul>	Noted.
<ul style="list-style-type: none"><li>Finishes will match those in 50MP, all bridges are currently intended to have the same finish.</li><li>Opportunity to look at the materiality of the soffits.</li></ul>	Noted and will be further developed through detailed design in the lead up to construction certificate drawings.
<ul style="list-style-type: none"><li>L10 glazed element will continue across and connect to the opposing slab – element still in development.</li></ul>	
<ul style="list-style-type: none"><li>Advice from Macquarie noted as follows: that a Section 4.55 modification would need to be lodged with DPIE. The Heritage Office will be referred the modification as part of the statutory process, however Macquarie has undertaken early engagement with heritage to ensure in principle support for the bridge links prior to progressing the proposal too far.</li></ul>	Noted.



## 4. Next Steps, Timing and Conclusion

---

To date, Macquarie has fully embraced the process and engaged honestly and proactively taken the OSD DRP's feedback and advice into consideration during the design development process for the North Site. The design excellence process has been an invaluable tool to test Macquarie's design intent and rationale.

Macquarie in collaboration with Lendlease and the consultant team has prepared a Section 4.55 modification to amend SSD 9270, which is proposed to be submitted by late November 2020.

The Section 4.55 modification will be supported by an Architectural Design Report prepared by JPW that will outline the proposed changes and explain the design principles and rationale for the proposed design changes.

# Appendix A

## Heritage Division Advice

## Stephanie Ballango

---

**From:** Sarah-Jane Zammit <SJJammit@tkda.com.au>  
**Sent:** Monday, 2 November 2020 10:26 AM  
**To:** Stephanie Ballango  
**Cc:** Brabant, Daniel; Golding, Cassandra; Ambler, Jason; George Phillips; Megan Jones; Roy Lumby  
**Subject:** FW: 190009 - Martin Place Metro Station Precinct: HNSW Consultation Meeting Minutes

Hi Stephanie,

In response to your email – please see the feedback from David Nix in regards to the minutes which I sent through to the team on Thursday afternoon.

Kind regards,

**Sarah-Jane Zammit**

Heritage Specialist

PhD Candidate | M.Herit.Cons. | M.Arch | B.A.Arch



**Tanner Kibble Denton Architects Pty Ltd**

ABN [77 001 209 392](https://abn.gov.au/77001209392)

T +61 2 9281 4399

Level 1, 19 Foster Street, Surry Hills  
Sydney NSW 2010 Australia

[www.tkda.com.au](https://www.tkda.com.au)

NSW Nominated Architects  
Robert Denton Registration No 5782  
Alex Kibble Registration No 6015

[Confidentiality and Copyright Notice](#)

TKD Architects has a work policy that rosters staff *in office* and *working from home* in response to the NSW Government Public Health Orders related to COVID-19. We are continually monitoring this situation and will advise on any changes to this policy when they arise. Read the full TKD statement here <https://www.tkda.com.au/COVID-19/>

We wish you good health for your staff, your families and community as we get back to work.

---

**From:** David Nix [mailto:David.Nix@environment.nsw.gov.au]  
**Sent:** Thursday, 29 October 2020 4:38 PM  
**To:** Sarah-Jane Zammit <SJJammit@tkda.com.au>  
**Subject:** RE: 190009 - Martin Place Metro Station Precinct: HNSW Consultation Meeting Minutes

Hi Sarah Jane,

Thank you for sending the updated minutes through. I confirm they capture our discussion.

I have undertaken a preliminary review of the draft MOD documentation for the additional bridges. Further detail is required to assess the physical impacts of the new bridges where they interact with the 50 Martin Place building. This should include connection details and images of each level where the bridges are proposed to better understand extent and impacts of proposed works.



And as per our phone conversation, I advise the best approach is to submit the MOD with the additional information with the Department of Planning who will then refer it to Heritage NSW for comment.

Happy to discuss  
Regards

**David Nix | Senior Heritage Officer**

Heritage NSW, Community Engagement, Department of Premier and Cabinet  
Lvl 6, 10 Valentine Ave, Parramatta 2150 | Locked Bag 5020 Parramatta 2124  
T: 02 9895 6523 | [david.nix@environment.nsw.gov.au](mailto:david.nix@environment.nsw.gov.au)



**Premier  
& Cabinet**

Please send any referrals or statutory applications to [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

**Heritage NSW and coronavirus (COVID-19)**

Heritage NSW has taken steps to protect the safety, health and wellbeing of our staff, communities and customers. Whilst our offices remain open, we have put in place flexible working arrangements for our teams across NSW and continue to adapt our working arrangements as necessary. Face-to-face meetings and field work/site visits with our customers are subject to rules on gatherings and social distancing measures. We thank you for your patience and understanding at this time.

---

**From:** Sarah-Jane Zammit <[SJZammit@tkda.com.au](mailto:SJZammit@tkda.com.au)>

**Sent:** Tuesday, 20 October 2020 1:24 PM

**To:** David Nix <[David.Nix@environment.nsw.gov.au](mailto:David.Nix@environment.nsw.gov.au)>; Tim Smith <[Tim.Smith@environment.nsw.gov.au](mailto:Tim.Smith@environment.nsw.gov.au)>

**Cc:** George Phillips <[GPhillips@tkda.com.au](mailto:GPhillips@tkda.com.au)>; Brabant, Daniel <[Daniel.Brabant@lendlease.com](mailto:Daniel.Brabant@lendlease.com)>; Golding, Cassandra <[Cassandra.Golding@lendlease.com](mailto:Cassandra.Golding@lendlease.com)>; Ambler, Jason <[Jason.Ambler@lendlease.com](mailto:Jason.Ambler@lendlease.com)>; Marc Yeo <[myeo@thelem.com.au](mailto:myeo@thelem.com.au)>; Megan Jones <[mjones@tkda.com.au](mailto:mjones@tkda.com.au)>; Roy Lumby <[rlumby@tkda.com.au](mailto:rlumby@tkda.com.au)>

**Subject:** 190009 - Martin Place Metro Station Precinct: HNSW Consultation Meeting Minutes

Hi David,

Please find attached the amended meeting minutes to reflect HNSW's comments. Please note all changes are in blue text.

Can you please review and provide HNSW agreement with the amended minutes.

I am also following up regarding HNSW feedback on the draft drawings and HIS for the proposed additional linking bridges between 50 Martin Place and the North Tower which we sent through to yourself and Tim on 1 October. We will need to provide evidence of HNSW feedback to DPIE to satisfy and receive condition of consent approval.

Please don't hesitate to get in touch should you wish to discuss.

Kind regards,

**Sarah-Jane Zammit**

Heritage Specialist

PhD Candidate | M.Herit.Cons. | M.Arch | B.A.Arch



**TKD Architects**  
Tanner Kibble Denton

Tanner Kibble Denton Architects Pty Ltd

ABN [77 001 209 392](#)

T +61 2 9281 4399

Level 1, 19 Foster Street, Surry Hills  
Sydney NSW 2010 Australia

[www.tkda.com.au](http://www.tkda.com.au)

NSW Nominated Architects  
Robert Denton Registration No 5782  
Alex Kibble Registration No 6015

[Confidentiality and Copyright Notice](#)

TKD Architects has a work policy that rosters staff *in office* and *working from home* in response to the NSW Government Public Health Orders related to COVID-19. We are continually monitoring this situation and will advise on any changes to this policy when they arise. Read the full TKD statement here <https://www.tkda.com.au/COVID-19/>

We wish you good health for your staff, your families and community as we get back to work.

-----  
-----  
This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment and Heritage.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

# Appendix B

## Architectural Plans



C:\Users\jpw\Documents\CSWSMP-MAC-SMN-AT-DRG-DA-300500-3000\_Jan142021.dwg  
11/05/2021  
11:05:01 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
B	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	22-08-18	
G	PB	PVR	Stage 2 DA	23-08-18	
H	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
I	PB	PVR	Updated Response to Submissions	31-05-19	
J	PB	PVR	For Planning Modification	24-11-20	


Legend
<span style="background-color: #e0f0ff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 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.

Scale / North Point
1:200 @ A1, 1:400 @ A3
0 2 4 6 10
General Notes
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.

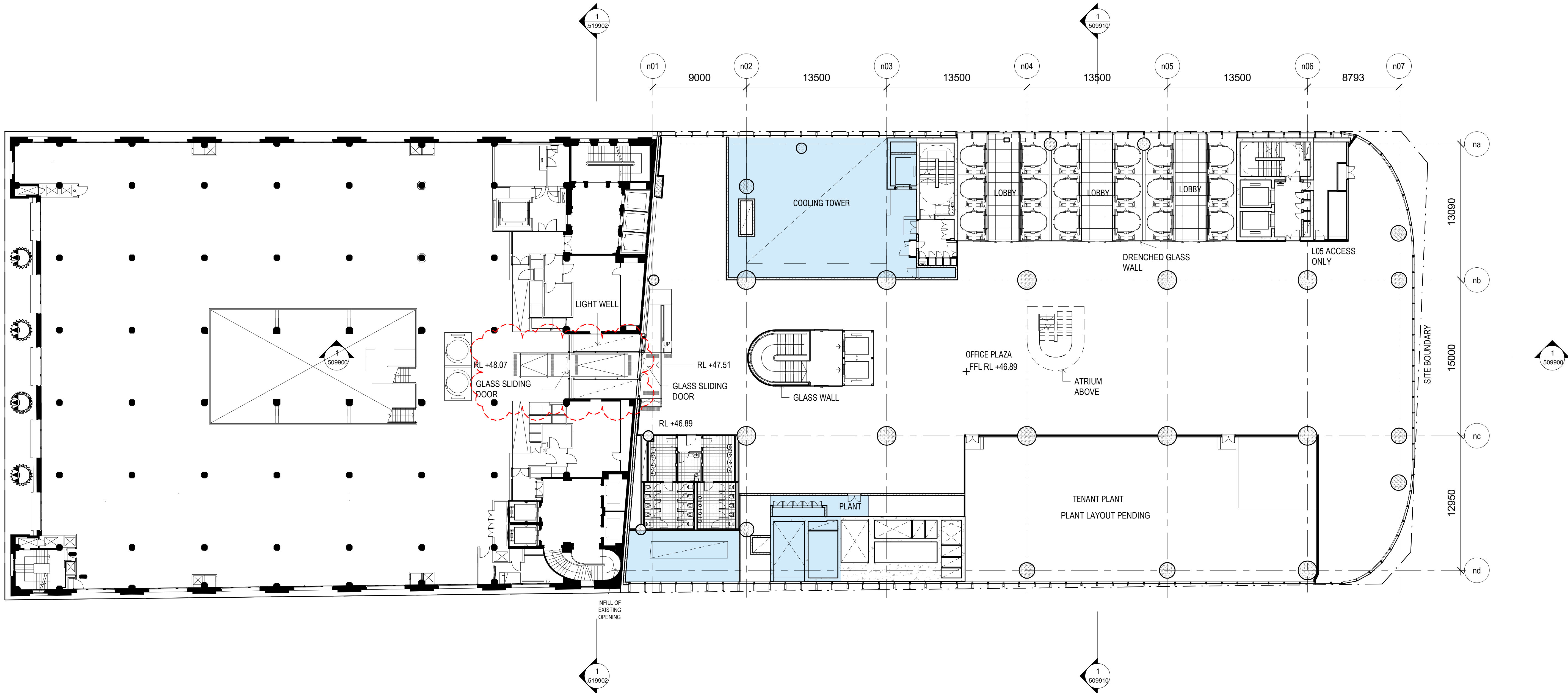
Notes
This architectural package describes the North Tower. Refer to Grimshaw for Metro and Tzannes for South Tower
Disclaimer
Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Authoring Organisation
<b>GRIMSHAW</b>
Grimshaw Level 2, 333 George Street, Sydney New South Wales 2000 Australia
Telephone + +61 2 9253 0200 Email info@grimshaw-architects.com

Architect
<b>JPW JOHNSON PILTON WALKER</b>
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 jpww@jpww.com.au

Project Title
<b>SYDNEY METRO MARTIN PLACE - integrated station development</b>

Client Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia
Telephone +61 2 8232 3333 Email: www.macquarie.com

Drawing Title
<b>SYDNEY METRO-MARTIN PLACE LEVEL 05 PLAN GENERAL ARRANGEMENT</b>
Status <b>STAGE II SSDA</b>
Drawing Number <b>CSWSMP-MAC-SMN-AT-DRG-DA-.300500</b>
Revision <b>J</b>



C:\Users\jpw\Documents\CSWSMP-MAC-SMN-AT-DRG-DA-300600-3000\_Jan142021.dwg  
11/05/2019 11:05:00 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
B	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	22-08-18	
G	PB	PVR	Stage 2 DA	23-08-18	
H	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
I	PB	PVR	Updated Response to Submissions	31-05-19	
J	PB	PVR	For Planning Modification	24-11-20	


Legend
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 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.

Scale / North Point
1:200 @ A1, 1:400 @ A3
0 2 4 6 10
General Notes
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.

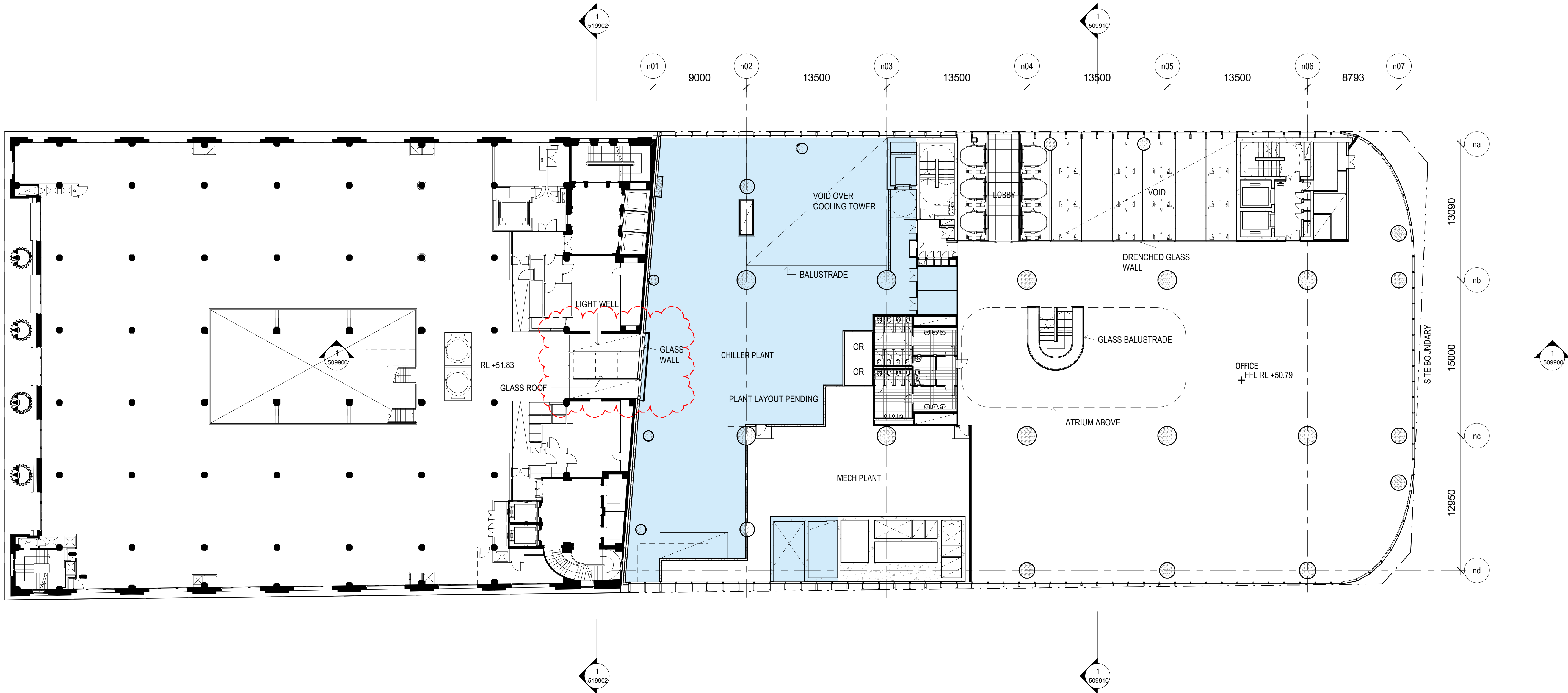
Notes
This architectural package describes the North Tower. Refer to Grimshaw for Metro and Tzannes for South Tower
Disclaimer
Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Authoring Organisation
<b>GRIMSHAW</b>
Grimshaw Level 2, 333 George Street, Sydney New South Wales 2000 Australia
Telephone + +61 2 9253 0200 Email info@grimshaw-architects.com

Architect
<b>JPW JOHNSON PILTON WALKER</b>
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 jpww@jpww.com.au

Project Title
<b>SYDNEY METRO-MARTIN PLACE - integrated station development</b>
 MACQUARIE BANK
Client Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia
Telephone +61 2 8232 3333 Email: www.macquarie.com

Drawing Title
<b>SYDNEY METRO-MARTIN PLACE LEVEL 06 PLAN GENERAL ARRANGEMENT</b>
Status <b>STAGE II SSDA</b>
Drawing Number <b>CSWSMP-MAC-SMN-AT-DRG-DA-.300600</b>
Revision <b>J</b>





C:\Users\jpw\Documents\CSWSMP\MAC-SMN-AT-DRG-300700-3000\_20180220.dwg  
11/05/2018 11:54:00 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
A	PB	PVR	Stage 2 DA Draft	29-09-18	
B	PB	PVR	Stage 2 DA Draft	08-07-18	
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	22-08-18	
G	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
H	PB	PVR	Updated Response to Submissions	31-05-19	
I	PB	PVR	For Planning Modification	24-11-20	

CSOI Areas (not for approval)

CSOI 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.

Scale / North Point

1:200 @ A1, 1:400 @ A3

General Notes

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.

Notes

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

Disclaimer

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**

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

Telephone + +61 2 9253 0200  
Email info@grimshaw-architects.com

Architect

**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 jpww@jpww.com.au

Project Title

**SYDNEY METRO-MARTIN PLACE -  
integrated station development**



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

Telephone +61 2 8232 3333  
Email: www.macquarie.com

Drawing Title

**SYDNEY METRO-MARTIN PLACE LEVEL 07 PLAN  
GENERAL ARRANGEMENT**

Status

**STAGE II SSDA**

Drawing Number

**CSWSMP-MAC-SMN-AT-DRG-DA-.300700**

Revision

**I**

C:\Users\jpw\Documents\CSWSMP\MAC-SMN-AT-DRG-000000-3000\_Jan162021.dwg  
11/05/2021 JPM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
A	PB	PVR	Stage 2 DA Draft	29-09-18	
B	PB	PVR	Stage 2 DA Draft	08-07-18	
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	22-08-18	
G	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
H	PB	PVR	Updated Response to Submissions	31-05-19	
I	PB	PVR	For Planning Modification	24-11-20	


Legend
<span style="color: blue;">■</span> 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.

Scale / North Point
1:200 @ A1, 1:400 @ A3
0 2 4 6 10
General Notes
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.

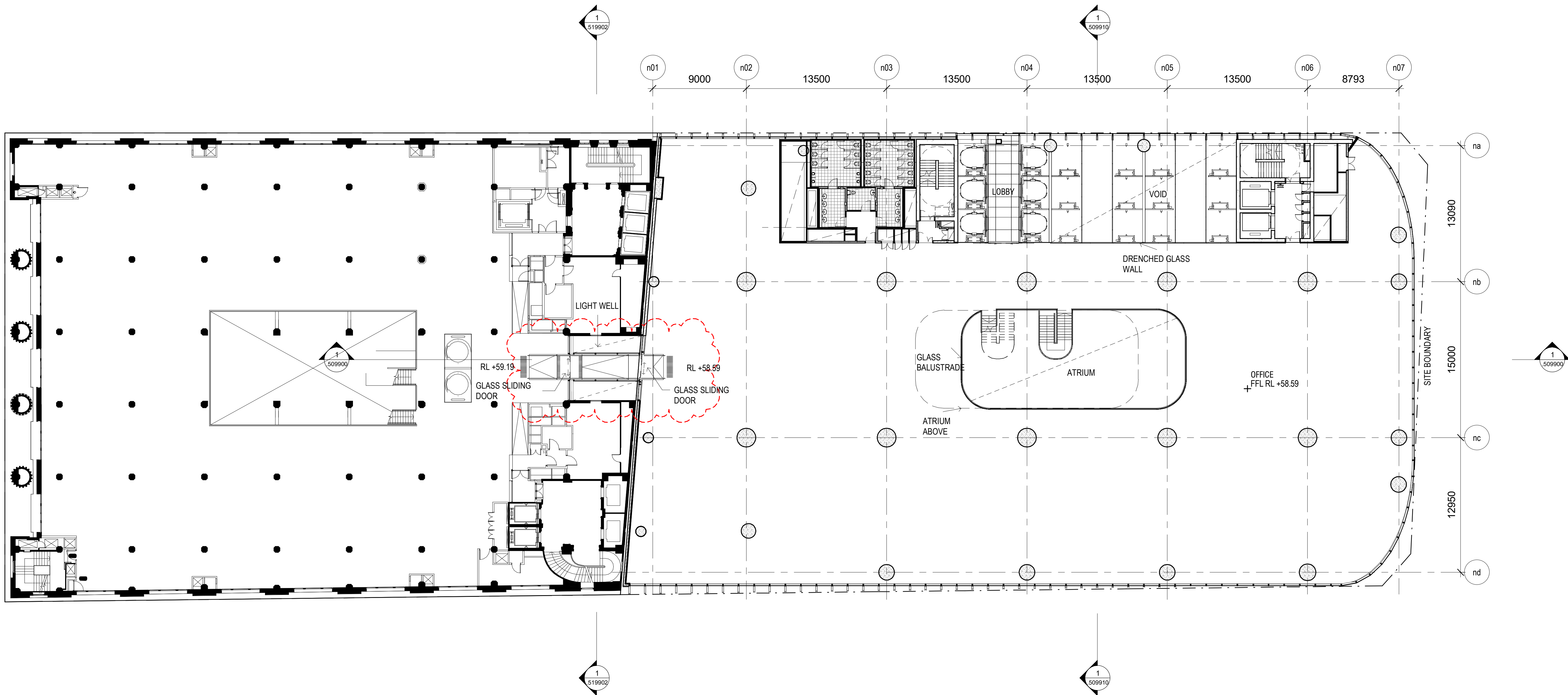
Notes
This architectural package describes the North Tower. Refer to Grimshaw for Metro and Tzannes for South Tower
Disclaimer
Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Authoring Organisation
<b>GRIMSHAW</b>
Grimshaw Level 2, 333 George Street, Sydney New South Wales 2000 Australia
Telephone + +61 2 9253 0200 Email info@grimshaw-architects.com

Architect
<b>JPW JOHNSON PILTON WALKER</b>
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 jpww@jpww.com.au

Project Title
<b>SYDNEY METRO-MARTIN PLACE - integrated station development</b>
 MACQUARIE BANK
Client Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia
Telephone +61 2 8232 3333 Email: www.macquarie.com

Drawing Title
<b>SYDNEY METRO-MARTIN PLACE LEVEL 08 PLAN GENERAL ARRANGEMENT</b>
Status <b>STAGE II SSDA</b>
Drawing Number <b>CSWSMP-MAC-SMN-AT-DRG-DA-.300800</b>
Revision <b>I</b>





C:\Users\jpw\Documents\CSWSMP-MAC-SMN-AT-DRG-DA-300900-3000\_2018-08-02.dwg  
11/08/2018 11:05:00 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
A	PB	PVR	Stage 2 DA Draft	29-09-18	
B	PB	PVR	Stage 2 DA Draft	08-07-18	
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	23-08-18	
G	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
H	PB	PVR	Updated Response to Submissions	31-05-19	
I	PB	PVR	For Planning Modification	24-11-20	

CSST Areas (not for approval)

CSST 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.

Scale / North Point

1:200 @ A1, 1:400 @ A3

General Notes

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.

Notes

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

Disclaimer

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**

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

Telephone + +61 2 9253 0200  
Email info@grimshaw-architects.com

Architect

**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 jpww@jpww.com.au

Project Title

**SYDNEY METRO-MARTIN PLACE -  
integrated station development**



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

Telephone +61 2 8232 3333  
Email: www.macquarie.com

Drawing Title

**SYDNEY METRO-MARTIN PLACE LEVEL 09 PLAN  
GENERAL ARRANGEMENT**

Status

**STAGE II SSDA**

Drawing Number

**CSWSMP-MAC-SMN-AT-DRG-DA-.300900**

Revision

**I**

C:\Users\jpw\Documents\CSWSMP-MAC-SMN-AT-DRG-DA-301000.dwg, 11/05/2018 11:05:01 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
D	PB	PVR	Stage 2 DA	03-08-18	
E	PB	PVR	Stage 2 DA	07-08-18	
F	PB	PVR	Stage 2 DA	22-08-18	
G	PB	PVR	Stage 2 DA - Response to Submissions	28-02-19	
H	PB	PVR	Stage 2 DA - Response to Submissions	08-03-19	
I	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
J	PB	PVR	Updated Response to Submissions	31-05-19	
K	PB	PVR	For Planning Modification	19-05-20	
L	PB	PVR	For Planning Modification	24-11-20	

CSOI Areas (not for approval)

CSOI 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.

Scale / North Point

1:200 @ A1, 1:400 @ A3

General Notes

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.

Notes

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

Disclaimer

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**

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

Telephone + + 61 2 9253 0200  
Email info@grimshaw-architects.com

Architect

**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 jpww@jpww.com.au

Project Title

**SYDNEY METRO-MARTIN PLACE -  
integrated station development**



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

Telephone + 61 2 8232 3333  
Email: www.macquarie.com

Drawing Title

**SYDNEY METRO-MARTIN PLACE LEVEL 10 PLAN  
GENERAL ARRANGEMENT**

Status

**STAGE II SSDA**

Drawing Number

**CSWSMP-MAC-SMN-AT-DRG-DA-.301000**

Revision

**L**



C:\Users\jpw\Documents\CSWSMP\MAC-SMN-AT-DRG-DA-301100.dwg, 11/05/2018 11:05:00 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
A	PB	PVR	Stage 2 DA Draft	29-09-18	
B	PB	PVR	Stage 2 DA Draft	08-07-18	
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	22-08-18	
G	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
H	PB	PVR	Updated Response to Submissions	31-05-19	
I	PB	PVR	For Planning Modification	24-11-20	

CSST Areas (not for approval)

CSST 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.

Scale / North Point

1:200 @ A1, 1:400 @ A3

General Notes

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.

Notes

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

Disclaimer

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**

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

Telephone + +61 2 9253 0200  
Email info@grimshaw-architects.com

Architect

**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

Project Title

**SYDNEY METRO MARTIN PLACE -  
integrated station development**



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

Telephone +61 2 8232 3333  
Email: www.macquarie.com

Drawing Title

**SYDNEY METRO-MARTIN PLACE LEVEL 11 PLAN  
GENERAL ARRANGEMENT**

Status

**STAGE II SSDA**

Drawing Number

**CSWSMP-MAC-SMN-AT-DRG-DA-.301100**

Revision

**I**



C:\Users\j\Documents\CSW\MAC-SMN-AT-MDO-509900-3000\_A1\020201.dwg  
11/05/2024 11:02:27 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
D	PB	PVR	Stage 2 DA	03-08-18	
E	PB	PVR	Stage 2 DA	07-08-18	
F	PB	PVR	Stage 2 DA	08-08-18	
G	PB	PVR	Stage 2 DA	10-08-18	
H	PB	PVR	Stage 2 DA	22-08-18	
I	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
J	PB	PVR	Updated Response to Submissions	31-05-19	
K	PB	PVR	For Planning Modification	19-05-20	
L	PB	PVR	For Planning Modification	24-11-20	

Legend
<span style="display: inline-block; width: 10px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> CSSI Areas (not for approval)
CSII 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.

Scale / North Point
1:250 @ A1, 1:500 @ A3
0 2.5 5 7.5 12.5
General Notes
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.

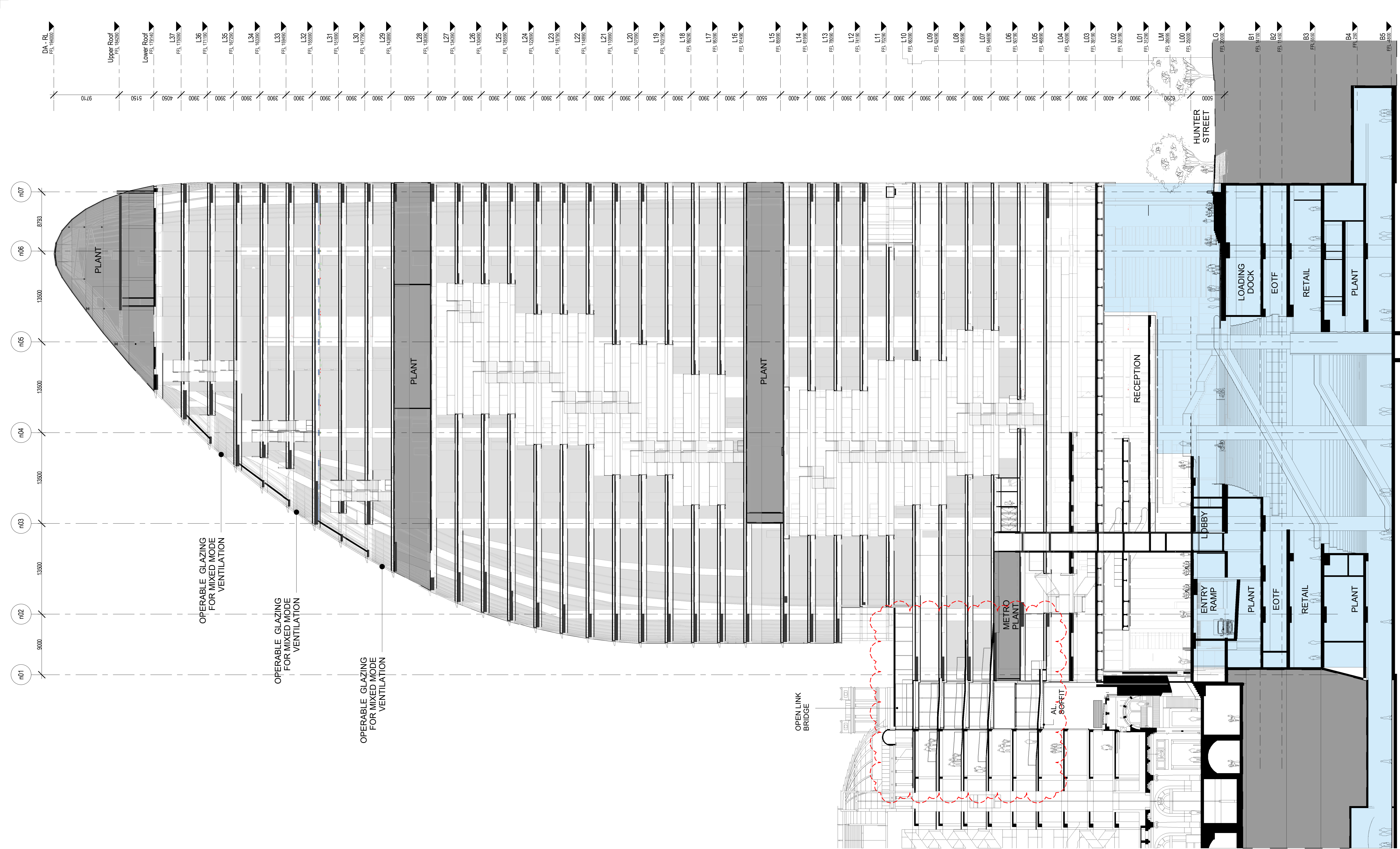
Notes
This architectural package describes the North Tower. Refer to Grimshaw for Metro and Tzannes for South Tower
Disclaimer
Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Authoring Organisation
<b>GRIMSHAW</b>
Grimshaw Level 2, 333 George Street, Sydney New South Wales 2000 Australia
Telephone + +61 2 9259 0200 Email info@grimshaw-architects.com

Architect
<b>JPW JOHNSON PILTON WALKER</b>
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 jpww@jpww.com.au

Project Title
<b>SYDNEY METRO MARTIN PLACE - integrated station development</b>
 MACQUARIE BANK
Client Macquarie Group Ltd 50 Martin Place, Sydney New South Wales 2000 Australia
Telephone +61 2 8232 3333 Email: www.macquarie.com

Drawing Title
<b>SYDNEY METRO-MARTIN PLACE NORTH-SOUTH SECTION GENERAL ARRANGEMENT</b>
Status <b>STAGE II SSDA</b>
Drawing Number <b>CSWSMP-MAC-SMN-AT-DRG-DA- 509900</b>
Revision <b>L</b>





C:\Users\jpw\Documents\CSWSMP-MAC-SMN-AT-DRG-519902-3000\_Jan162021.dwg  
11/10/2021 11:10:00 AM

Rev	App	Ckd	Revision or reason for issue	Date	Legend
C	PB	PVR	Stage 2 DA Draft	19-07-18	
D	PB	PVR	Stage 2 DA	03-08-18	
E	PB	PVR	Stage 2 DA	07-08-18	
F	PB	PVR	Stage 2 DA	22-08-18	
G	PB	PVR	Stage 2 DA - Response to Submissions	21-02-19	
H	PB	PVR	Updated Stage 2 DA Draft	08-04-19	
I	PB	PVR	Updated Response to Submissions	31-05-19	
J	PB	PVR	For Planning Modification	19-05-20	
K	PB	PVR	For Planning Modification	24-11-20	

CSST Areas (not for approval)

CSST 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.

Scale / North Point

1:250 @ A1, 1:500 @ A3

General Notes

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.

Notes

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

Disclaimer

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**

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

Telephone + +61 2 9253 0200  
Email info@grimshaw-architects.com

Architect

**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 jpww@jpww.com.au

Project Title

**SYDNEY METRO-MARTIN PLACE -  
integrated station development**



Client  
Macquarie Group Ltd  
50 Martin Place, Sydney  
New South Wales 2000 Australia  
Telephone +61 2 8232 3333  
Email: www.macquarie.com

Drawing Title

**SYDNEY METRO-MARTIN PLACE EAST-WEST  
INTERNAL SECTION GENERAL ARRANGEMENT**

Status

**STAGE II SSDA**

Drawing Number

**CSWSMP-MAC-SMN-AT-DRG-DA-.519902**

Revision

**K**

## Sydney Metro Martin Place Station Integrated Station Development

**GRIMSHAW**

<b>NORTH SITE</b>	
Site area	3,293

<b>Site total</b>	<b>106,927</b>
-------------------	----------------

1 FOR FURTHER INFORMATION ON THE APPORTIONMENT OF GFA BETWEEN SSDA AND CSSI APPLICATIONS, PLEASE REFER TO THE DEMARCATION  
DRAWINGS

2 GFA AREA MEASUREMENT OF 50 MARTIN PLACE IS SUBJECT TO CONFIRMATION BY MEASURED SURVEY

LEVEL	USE	GFA [sqm]			
		Existing <sup>3</sup>	SSD	CSSI	TOTAL
Level 12	Plant	-		-	-
Level 11	Office / Plant	859		-	859
Level 10 + Mezz	Office / Plant	1,199	13	-	1,212
Level 09	Office	2,071	18	-	2,089
Level 08	Office	2,112	18	-	2,130
Level 07	Office	1,999	18	-	2,017
Level 06	Office	1,999		-	1,999
Level 05	Office	2,049	18	-	2,067
Level 04	Office	2,034		-	2,034
Level 03	Office	2,026		-	2,026
Level 02	Office	1,879		-	1,879
Level 01	Office	2,044		-	2,044
Mezzanine		127		-	127
Ground	Bank Chamber	2,279		-	2,279
Upper Basement	Lobby / Parking	196		-	196
Upper Basement	Vaults	1,549		-	1,549
Level B3	Station Concourse	-		361	361
Level B5	Platform	-		1,103	1,103
Total		Existing		CSSI	TOTAL
		24,422	85	1,464	25,971

# Appendix C

## OSD DRP Presentation and OSD DRP Advice





# Sydney Metro Martin Place

## Sydney Over Station Development

### Design Review Panel

15 September 2020





# Contents

## Project background

- |    |                 |
|----|-----------------|
| 01 | Opening         |
| 02 | Status update   |
| 03 | Preamble        |
| 04 | OSD North Tower |
| 05 | Next Steps      |





# 01

Opening



# OSD DRP Agenda

Agenda Item		Details	Presenter	Run Time 2-4pm
01	Opening	<ul style="list-style-type: none"> <li>Welcome and Introduction</li> </ul>	Kate Ffrench Blake, Macquarie	2:00 – 2:05pm (5 mins)
<b>OSD North Tower</b>				
02	Status Update	<ul style="list-style-type: none"> <li>Design Timeline</li> <li>Open DRP Items</li> </ul>	Paul van Ratingen, JPW	2:05 – 3:25pm (80 mins)
03	Preamble	<ul style="list-style-type: none"> <li>Character of the Place</li> </ul>	Paul van Ratingen, JPW	
04	Topics for DRP Review	SSDA Condition B13 – Through Site Link a) Public Art b) Public Activation c) Entry Experience d) Safety Provisions e) Materials & Finishes  NB: The current open DRP items will be addressed through the presentation of the Condition 13 items above.	Paul van Ratingen, JPW Brendan Murray, JPW Felicity Fenner (Public Art) Zackary Tyman, Macquarie (Security) Donn Salisbury, Electrolight	
05	Next Steps		Kate Ffrench Blake, Macquarie	3:25 – 3:30pm (5 mins)
	Questions and Feedback			3:30 – 4:00pm (30mins)

# Project principles

## PROJECT PRINCIPLES



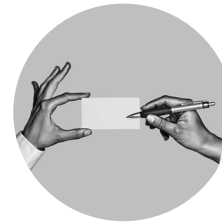
### **Inclusive**

We will create a place that offers something for everybody in our city



### **Sustainable**

We will have a positive impact on people, the environment and the community



### **Connected**

We will facilitate meaningful social, business and communication networks



### **Dynamic**

We will create an inspirational place that can flex and adapt to change

## Consultation

We spoke to people with a connection to Martin Place to understand how to maximise the benefit of the public spaces to the community.

### First Nations people

The CBD-connected Aboriginal community has been consulted on the significance and history of Martin Place, and ideas on **how Aboriginal culture could be reflected**. Balarinji have been engaged to help facilitate the process on an ongoing basis.

### Young people

Students ranging in age from primary school to university were consulted via Young Change Agents in a series of workshops (both in-person and virtual – including future users such as High School students from the Ponds school near Tallawong Station.

### Frequent users of Martin Place

Interviews were conducted with the general public in Martin Place including with local workers, tourists, Sydney residents, skateboarders, and retirees.



*Workshop facilitated by Balarinji, October 2019*

## Introduction and background

# Consultation

The following themes emerged from the consultation

### Opportunities



The precinct should be **identified as a place with Aboriginal heritage** through greening of the precinct, and art and design elements which facilitate truth-telling



Art work, greenery and music would all help to **activate the space**



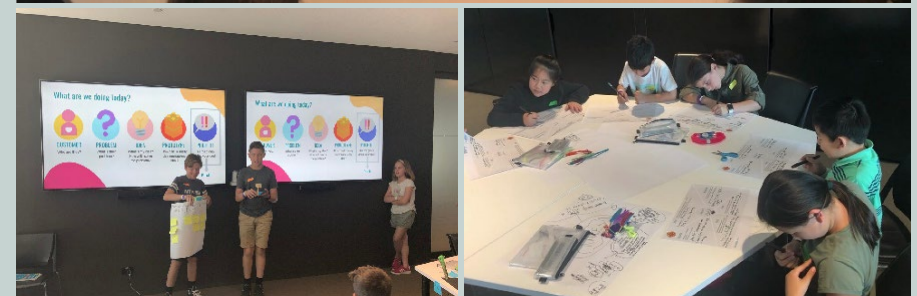
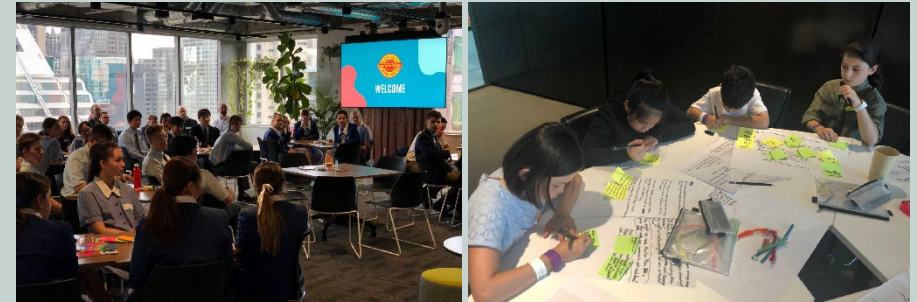
**Universal access to amenities is important** – bathrooms, a parent's room, access to Wi-Fi and somewhere to charge a phone, and a place to refill water bottles



A place to **sit and relax, gather or wait with no obligation to buy anything** is important



**Understanding what is on nearby would be appreciated** – the station will become a launching-off point for people coming to the CBD and cultural institutions nearby







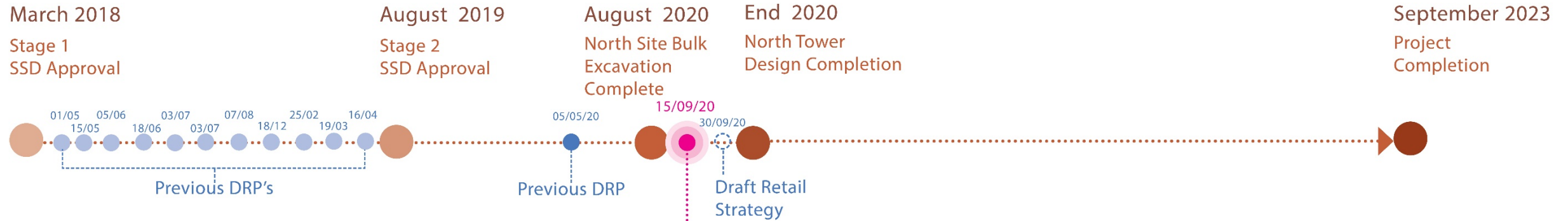
02

Status Update

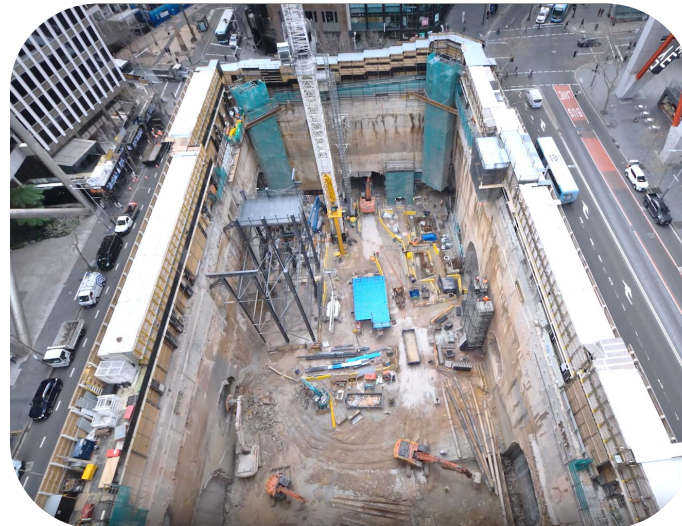


# Status Update

## Design timeline



Where we are  
OSD DRP  
15 September



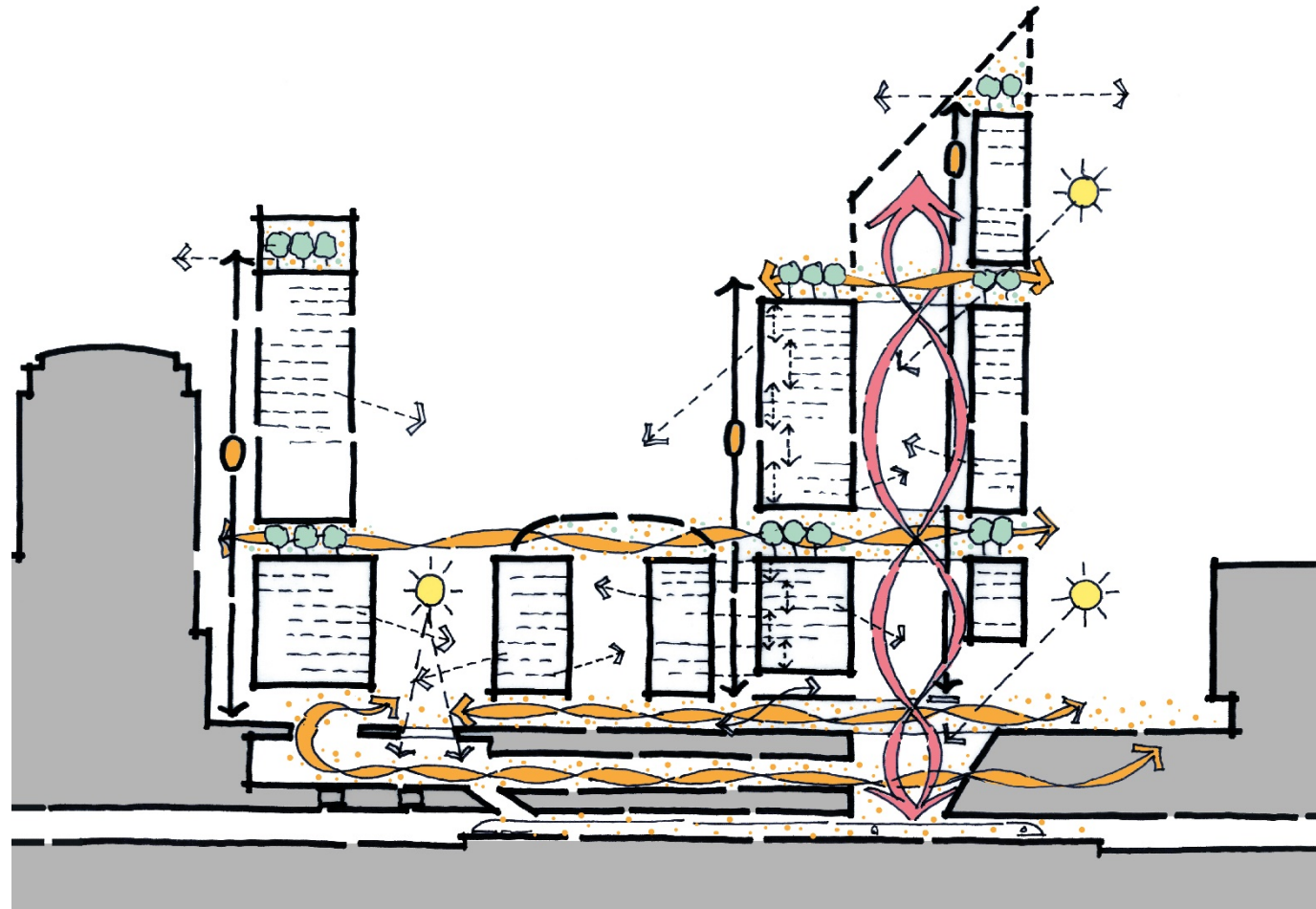
# Status Update

## Open DRP Items

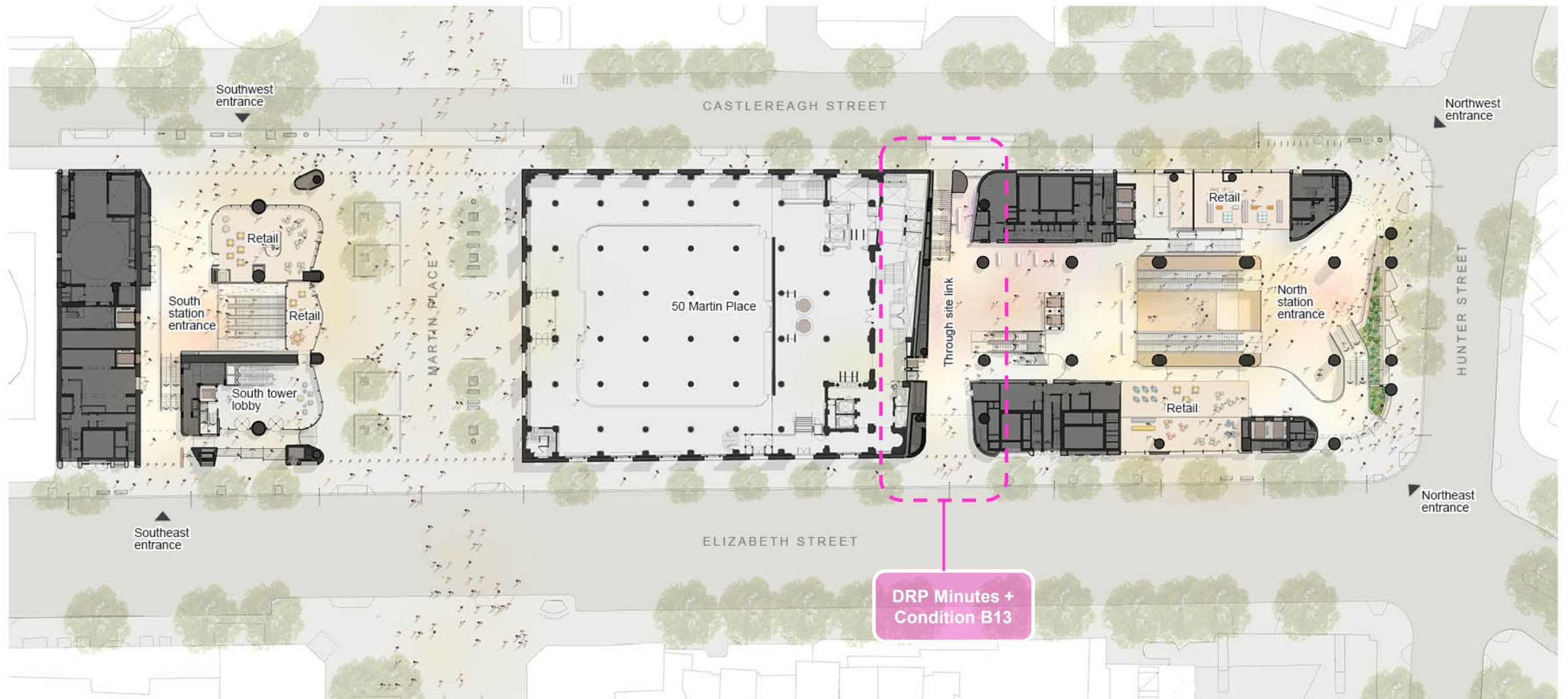
DRP minutes	<b>Through Site Link</b> Information is yet to be provided to demonstrate that the expression of the through site link will realise the ambition to provide a grand public room distinguishable from the Macquarie lobby (such as the continuation of the stone cladding from the outside in, legibility of connections into the station and lobby spaces, accessibility and public character)	<i>For endorsement</i>
	<b>Materials</b> The panel notes the proposed material selection continues to be refined in response to environmental and other issues raised by the panel and we look forward to seeing further richness and patina in the selected materials	<i>For endorsement</i>

# Project Overview

DERP Nov 2016



# Project Overview Plan







# 03

Preamble



# Preamble

## Character of Place

# Preamble Character of Place





# Preamble Character of Place



# Preamble

## Character of Place



# Preamble Character of Place





# Preamble Character of Place







# 04

## Topics for DRP Review



# Status Update

## Open DRP Items

DRP minutes	<b>Through Site Link</b> Information is yet to be provided to demonstrate that the expression of the through site link will realise the ambition to provide a grand public room distinguishable from the Macquarie lobby (such as the continuation of the stone cladding from the outside in, legibility of connections into the station and lobby spaces, accessibility and public character)	<i>For endorsement</i>
	<b>Materials</b> The panel notes the proposed material selection continues to be refined in response to environmental and other issues raised by the panel and we look forward to seeing further richness and patina in the selected materials	<i>For endorsement</i>

# Status Update

## SSDA Condition B13 & B14

<b>Condition B13</b>	(a) Integration of public art (Metro, heritage and Macquarie-commissioned public art)	<i>For comment</i>
	(b) Infrastructure to support public activation, including retail premises	<i>For comment</i>
	(c) Function and 'entry experience' requirements to provide a suitable access to a large commercial building	<i>For comment</i>
	(d) Safety provisions	<i>For comment</i>
	(e) A level of design finish suitable for a busy publicly accessible space	<i>For comment</i>
<b>Condition B14</b>	The Applicant shall engage with, and seek the views of, the DRP and provide evidence of how that feedback has been addressed before seeking the Planning Secretary's endorsement	

# 4

## OSD North Tower

---

### **SSDA Condition B13**

- (a) Integration of public art
- (b) Infrastructure to support public activation
- (c) Function and entry experience
- (d) Safety Provisions
- (e) Level of design finish



# 4

## OSD North Tower

---

### **SSDA Condition B13**

- (a) Integration of public art
- (b) Infrastructure to support public activation
- (c) Function and entry experience
- (d) Safety Provisions
- (e) Level of design finish

# Public Art Location plan

1 Tom Bass - P&O fountain

2 Douglas Annand - Bronze sculpture

3 Douglas Annand - Mural

4 Claire Healy, Sean Cordeiro

5 Mikala Dwyer - Shelter of Hollows

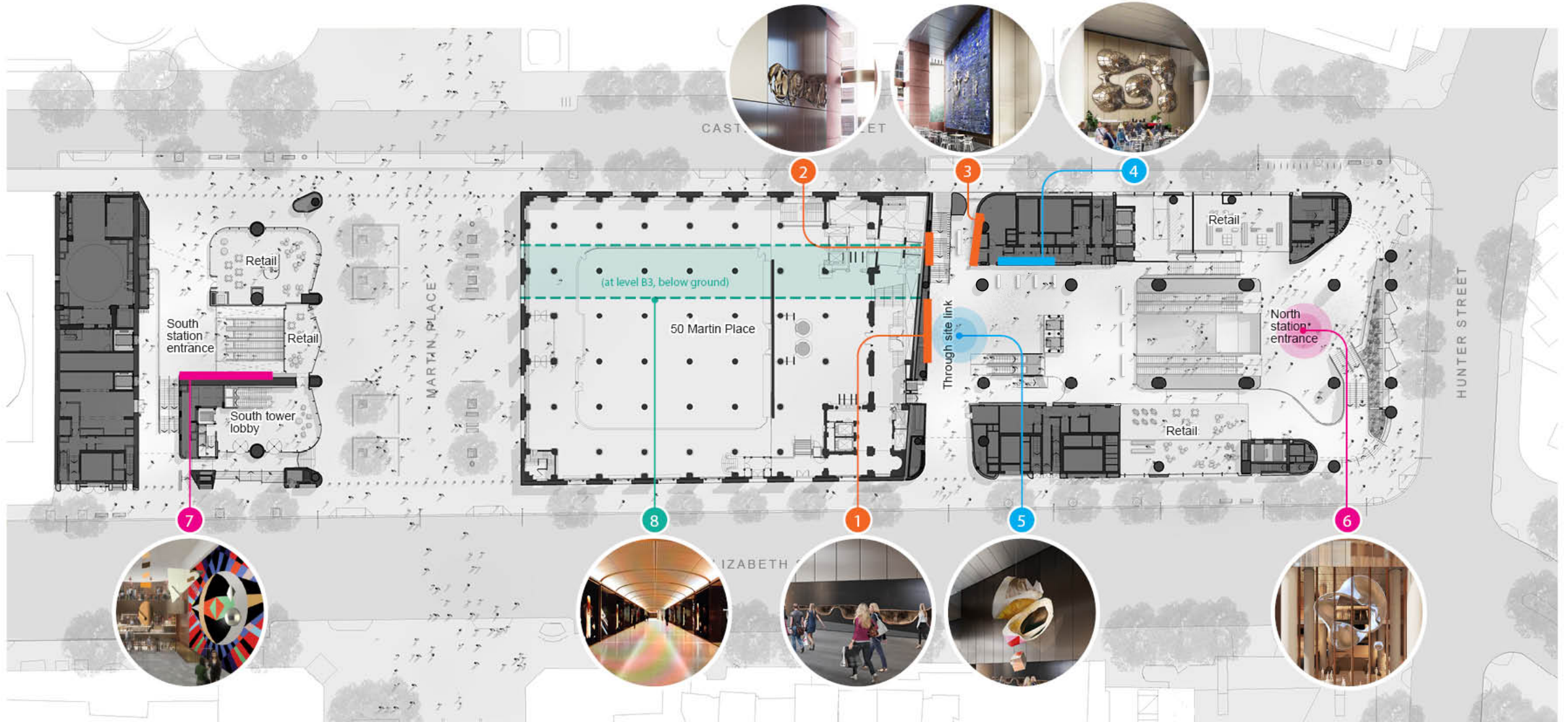
6 Mikala Dwyer - Mobius

7 Mikala Dwyer - Mural

8 Pedestrian link - digital artwork opportunity

Colour key

- Metro-commissioned artwork
- Macquarie-commissioned artwork
- Heritage artwork
- Digital artwork opportunity



# 4

## OSD North Tower

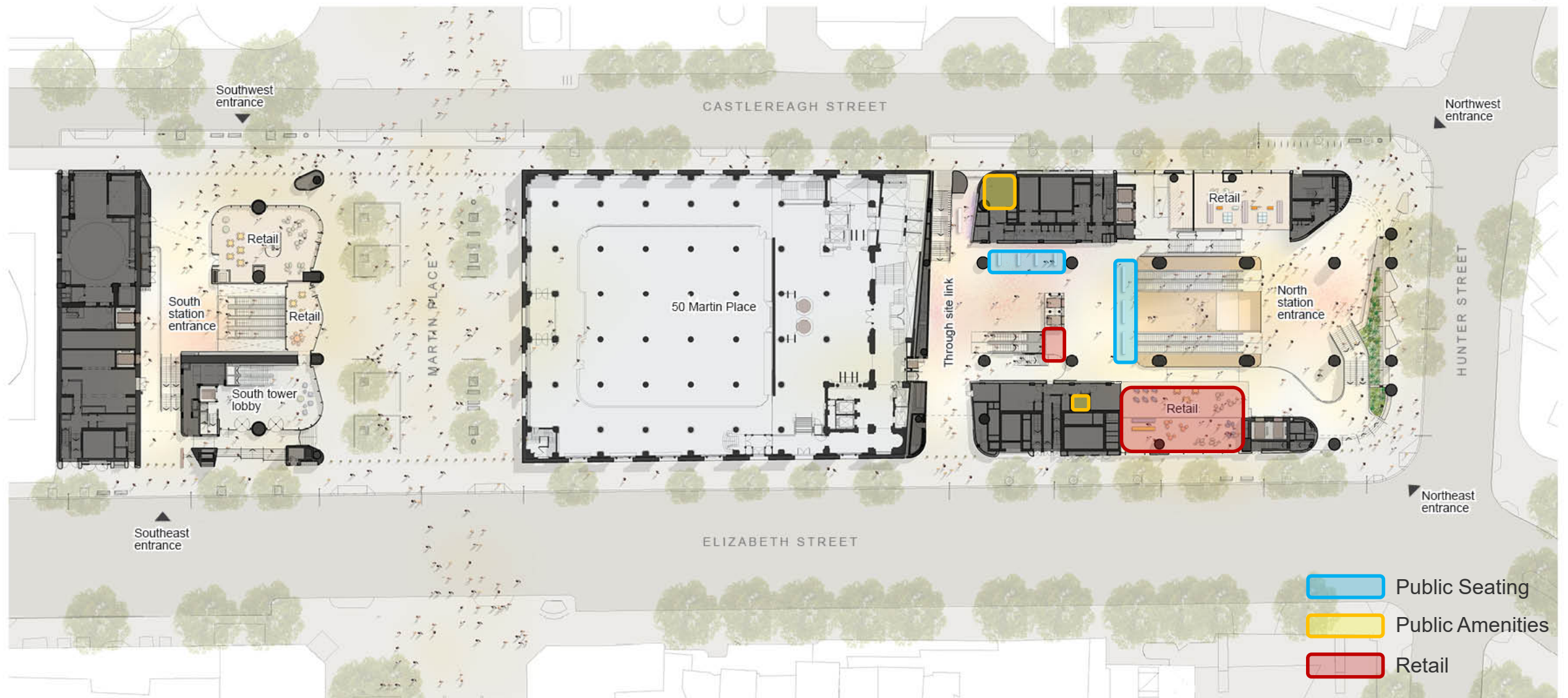
---

### **SSDA Condition B13**

- (a) Integration of public art
- (b) Infrastructure to support public activation
- (c) Function and entry experience
- (d) Safety Provisions
- (e) Level of design finish



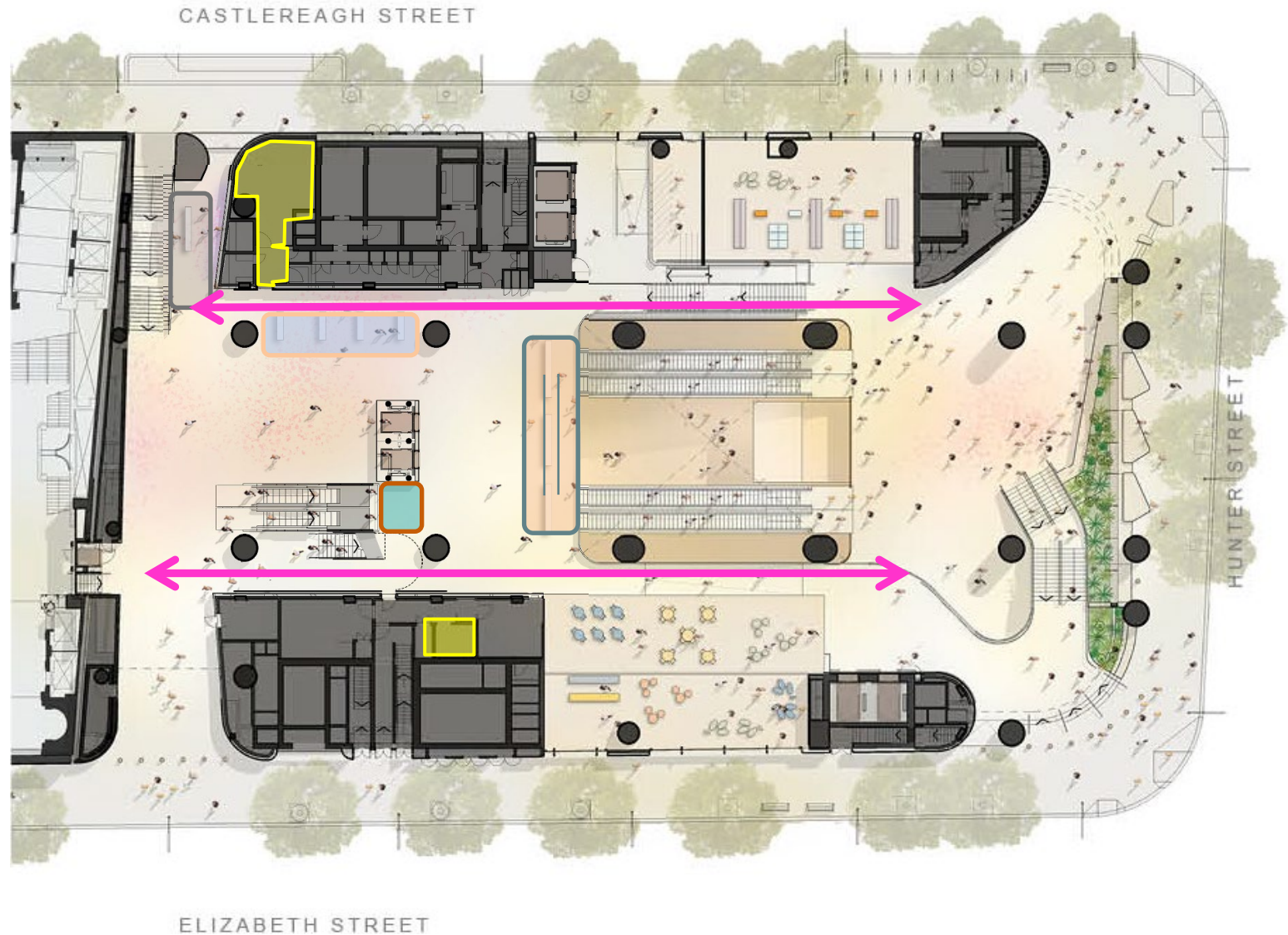
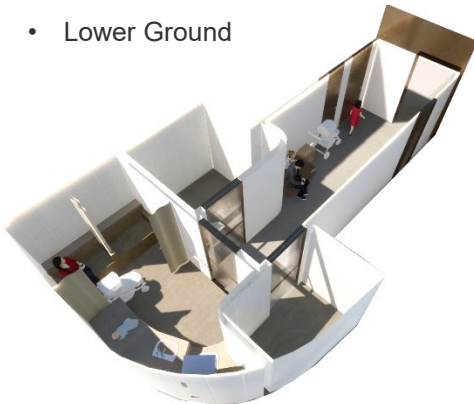
# Infrastructure to support public activation Plan



# Infrastructure to support public activation Plan

## Notes

- 11,600 people/hour at AM peak
- Fixed Seating
- Retail
- Public Wifi
- Drinking fountain
- Charging Points for phone/ laptops
- Public Amenities
  - Ground
    - 2 x Accessible WC (1 staff)
    - 1 x Gender Inclusive WC
    - Parents Room
  - Lower Ground



**Image above:** Isometric view of Public Amenities area



# 4

## OSD North Tower

---

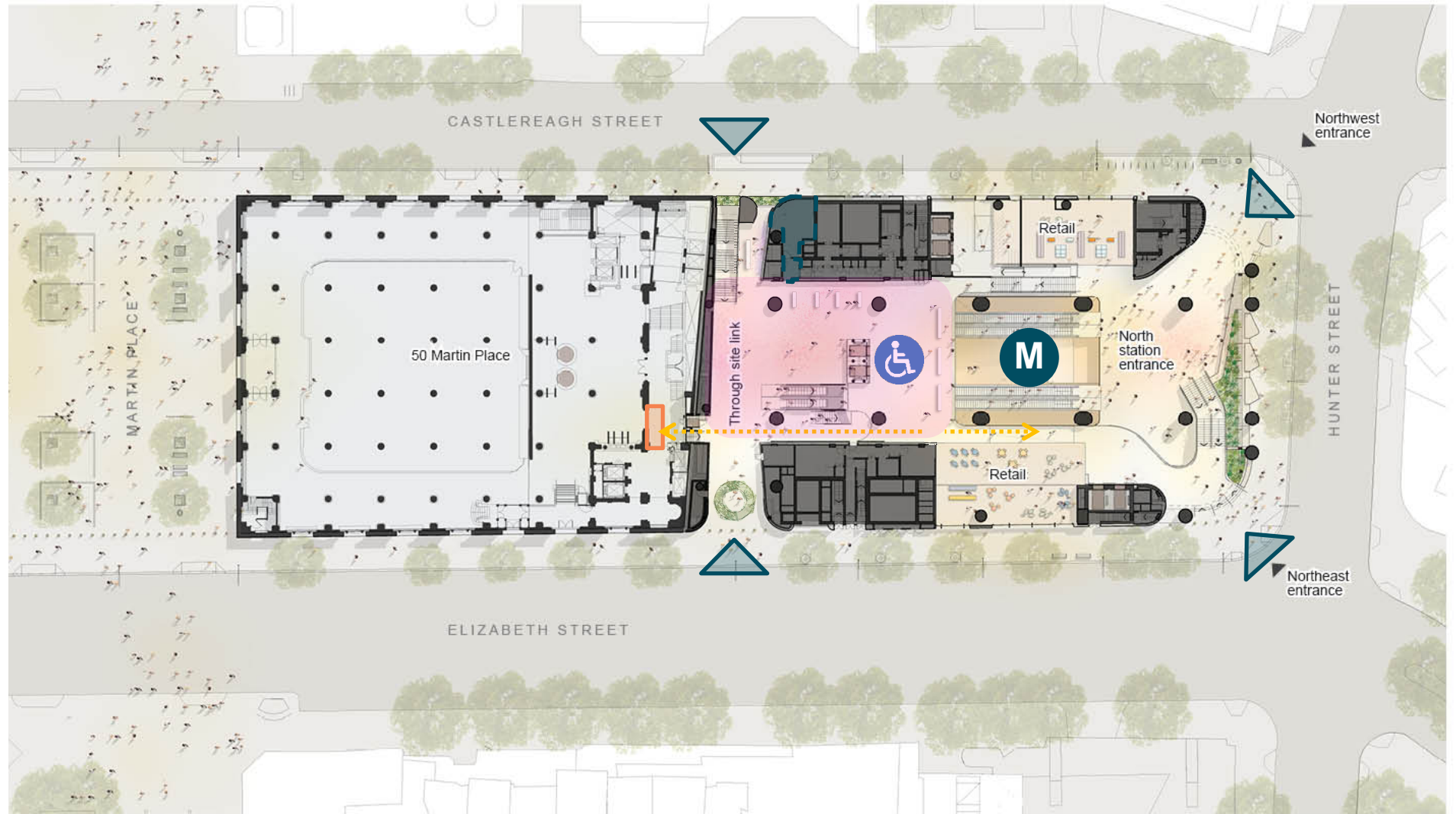
### **SSDA Condition B13**

- (a) Integration of public art
- (b) Infrastructure to support public activation
- (c) Function and entry experience
- (d) Safety Provisions
- (e) Level of design finish

# Function and entry experience Plan

## Notes

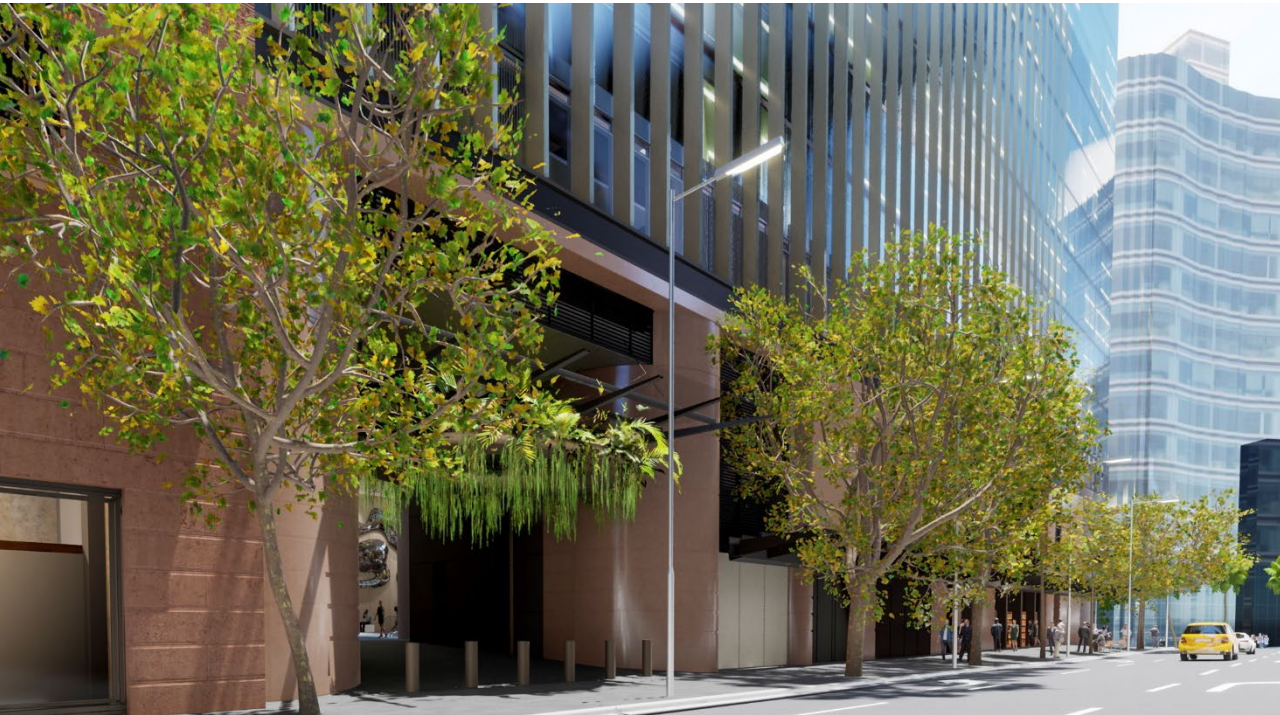
- Defined portals to signify OSD entry vs Station
- Intuitive wayfinding /visual cues
- Building address signage
- Landscaping at entries
- Transparency of Lift Lobby
- Upspec'ing of finishes to delineate building from street ie. Wall finish and paving design





# Function and entry experience

## Elizabeth St





# Function and entry experience

## Castlereagh St



# 4

## OSD North Tower

---

### **SSDA Condition B13**

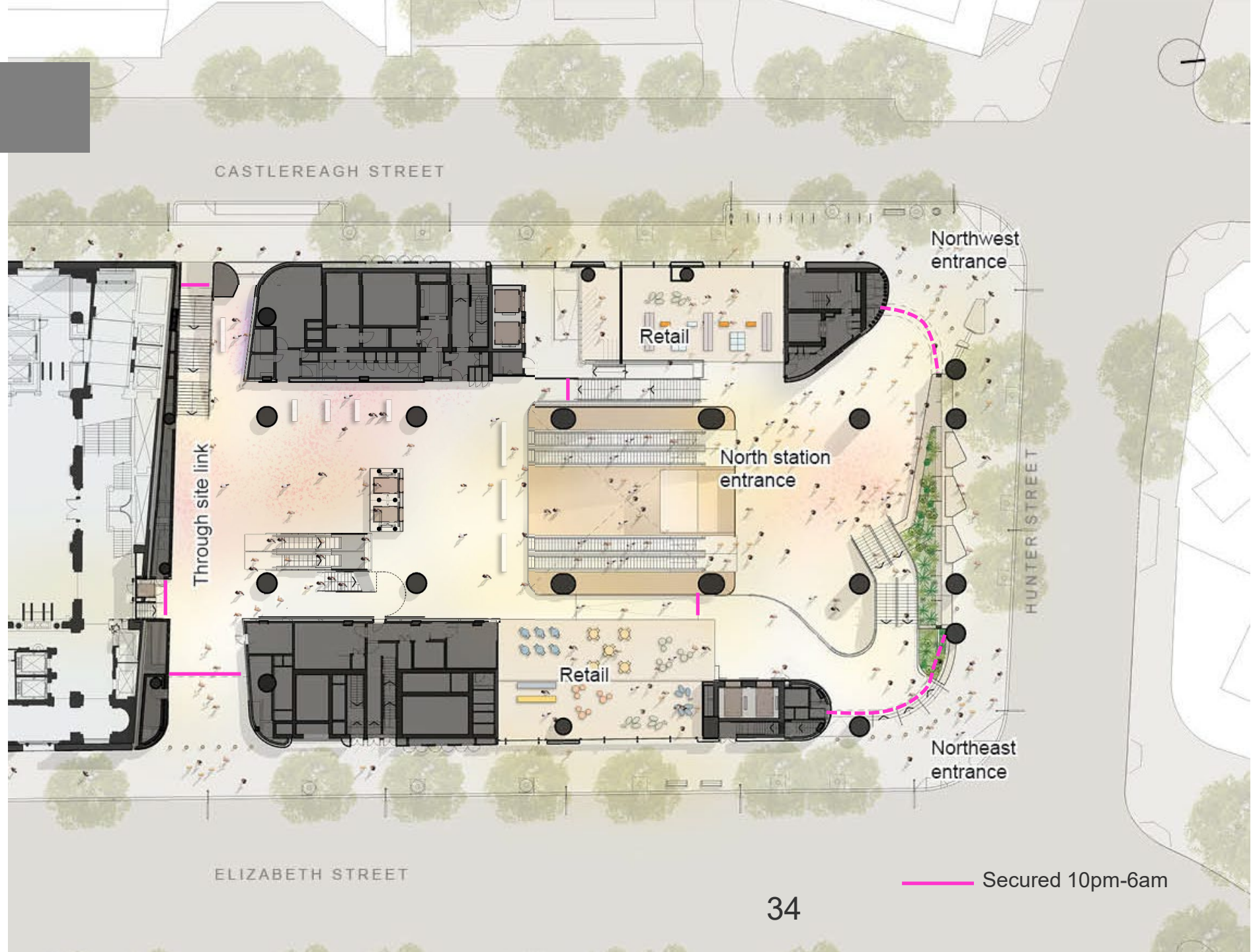
- (a) Integration of public art
- (b) Infrastructure to support public activation
- (c) Function and entry experience
- (d) Safety Provisions
- (e) Level of design finish



# Safety Provisions Security

## Notes

- Security Shutters
- After-hours Access (10pm-6am)
- Sight lines, viewpoints
- CCTV
- Public Space
- Openness, natural light
- Lighting
- Balustrade 1500mm high
- Blast enhancements



# 4

## OSD North Tower

---

### **SSDA Condition B13**

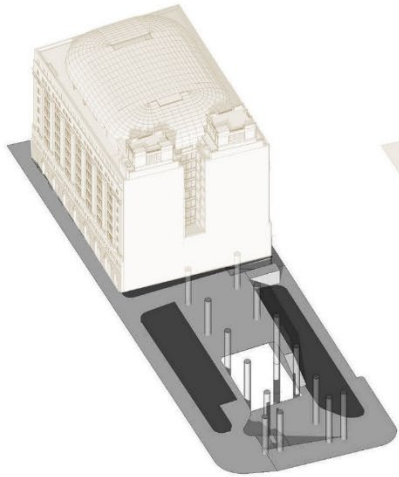
- (a) Integration of public art
- (b) Infrastructure to support public activation
- (c) Function and entry experience
- (d) Safety Provisions
- (e) Level of design finish



# Level of design finish

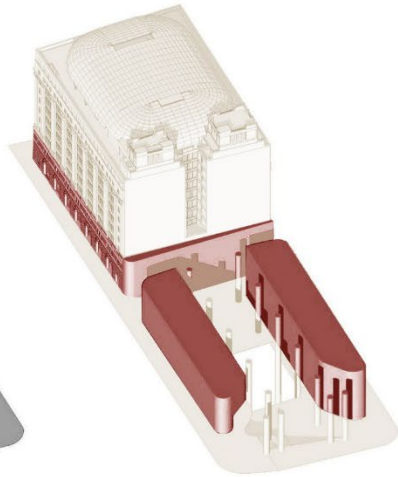
## Finishes Strategy

- Warm Materials
- Natural reflections to ceiling to maximise natural light
- Warm Lighting



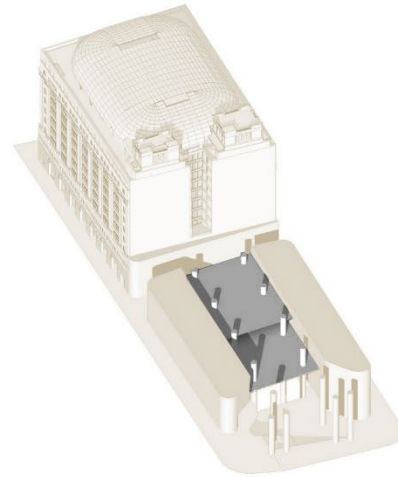
1. GROUND PLANE

AUSTRAL BLACK GRANITE  
'EXTENSION OF THE PUBLIC DOMAIN'



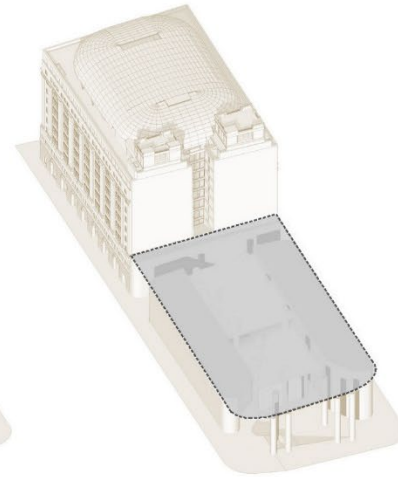
2. LOZENGES

"STREET WALL"  
GRANITE + BRONZE  
TONED PODIUM

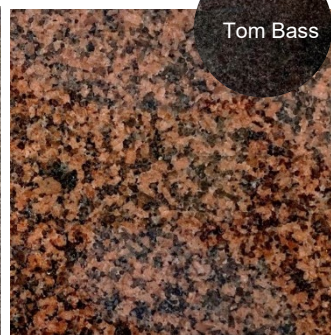


3. BRIDGES/FLOOR LEVELS

"SUSPENDED PLANKS"  
'SILVER' ALUMINIUM



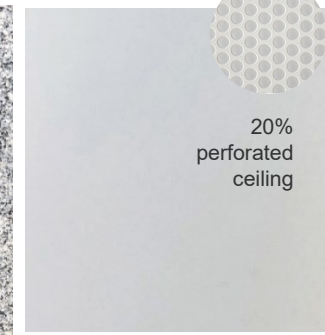
4. SOFFIT



Tom Bass



Cladding



20%  
perforated  
ceiling



# Level of design finish

## Finishes Strategy

- Bronze Patina Finish Samples





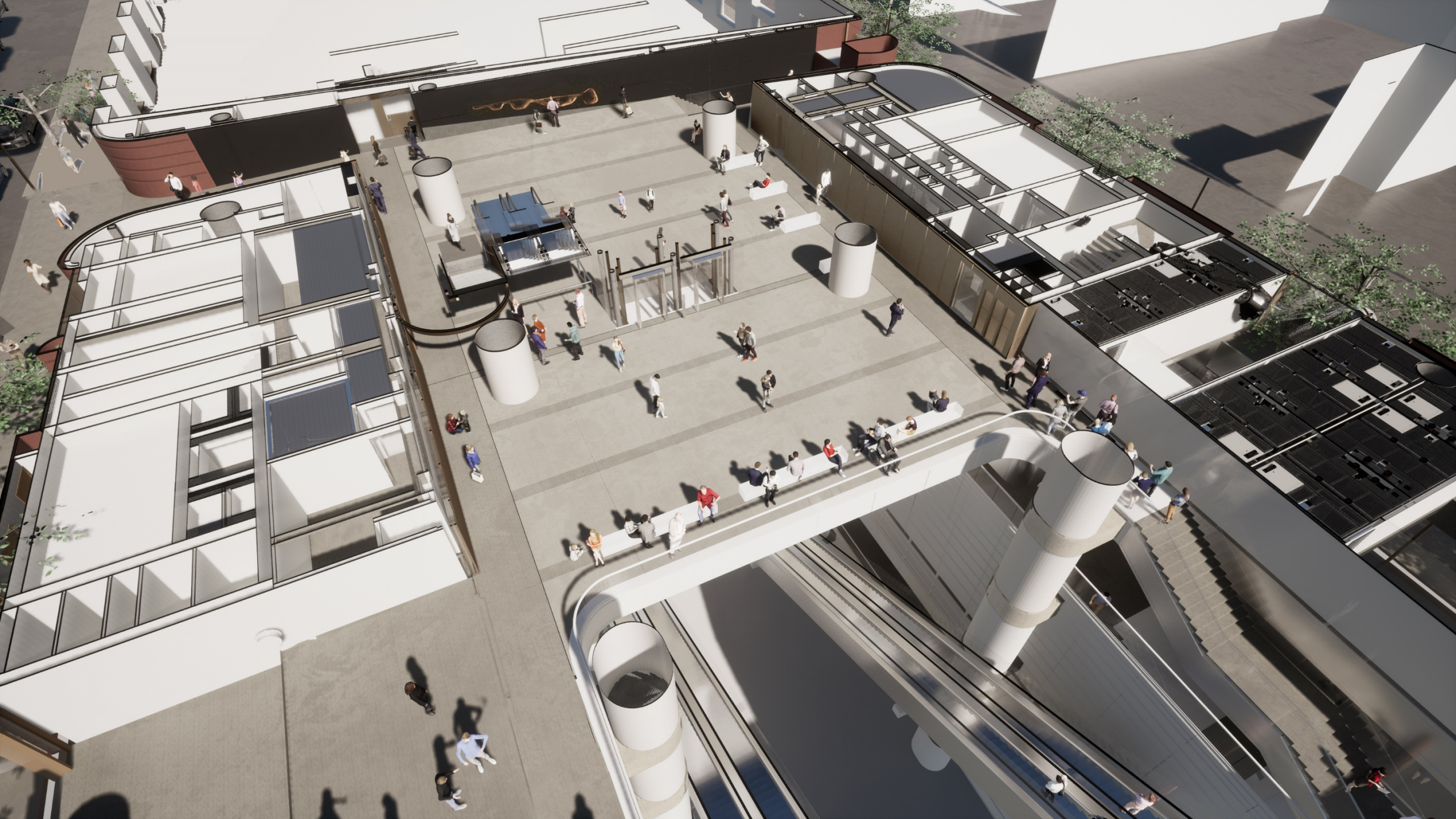
# Level of design finish Public Domain Paving











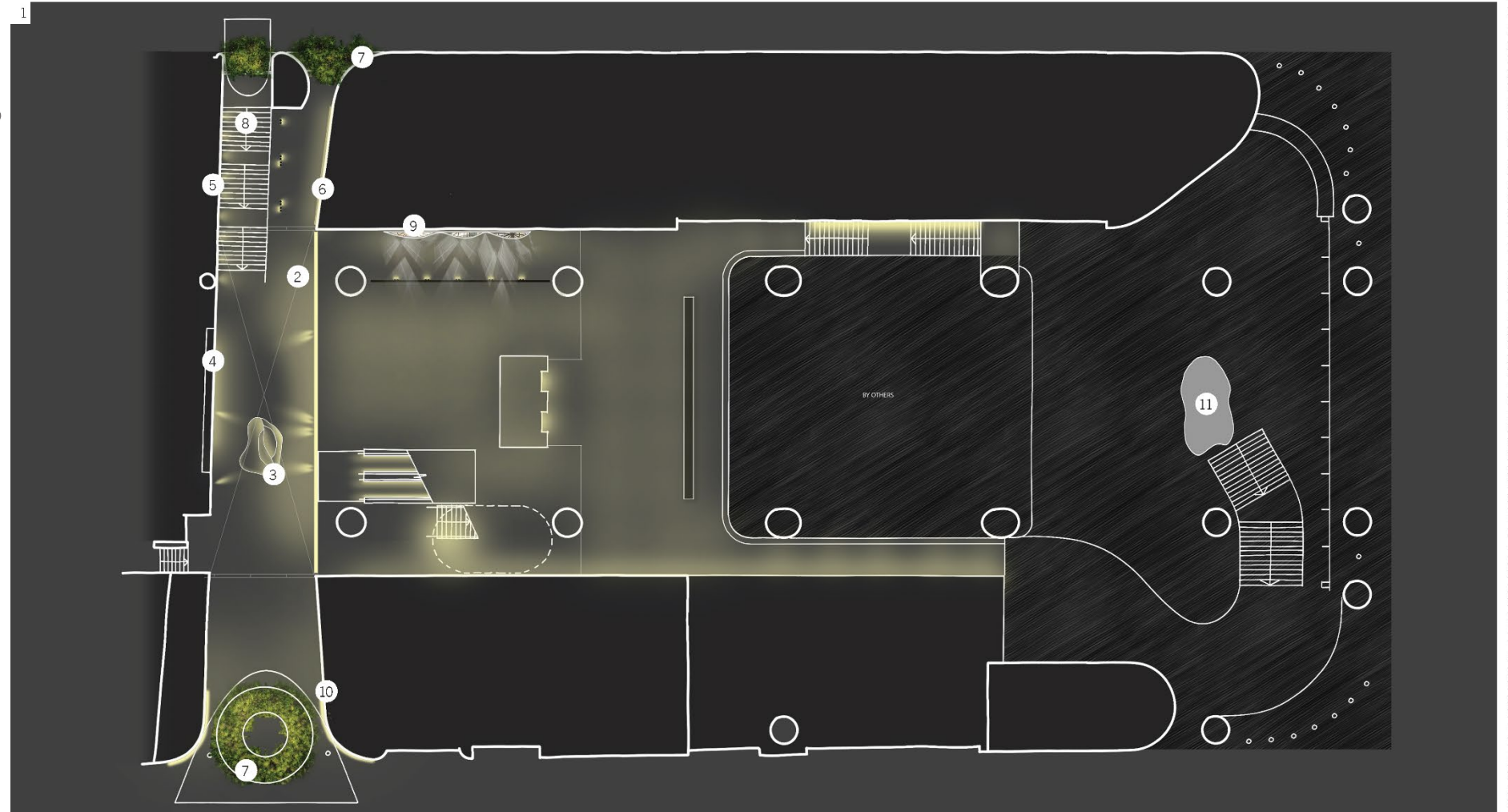


# Level of design finish

## Specialist Lighting Strategy

### THROUGH SITE LINK LOO LIGHTING PLAN

- 1 - Through Site Link - LOO Plan
- 2 - Illuminated slab edge at level 2 void (Only to 1 side parallel to bronze wall)
- 3 - Recessed downlight to Mikala Dwyer Sheter Hollows (front and back)
- 4 - Recessed downlight to Tom Bass Fountain
- 5 - Recessed downlight to Douglas Annand Bronze Sculpture
- 6 - Recessed downlight and cove light to Douglas Annand mural artwork
- 7 - Recessed downlight to landscaping elements from awning above
- 8 - Recessed wall light to staircase
- 9 - Track lighting to Magic Circles artwork with reflections
- 10 - Uplight to stone wall
- 11 - Mikala Dwyer - Mobius



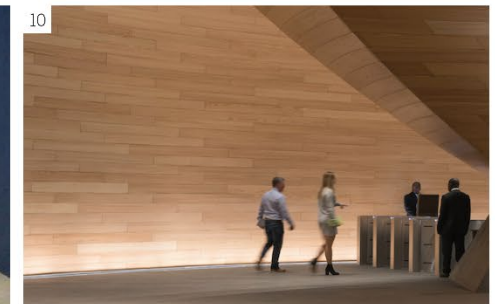
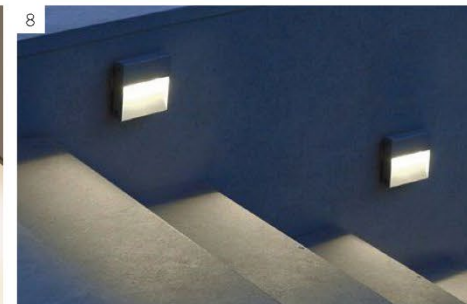
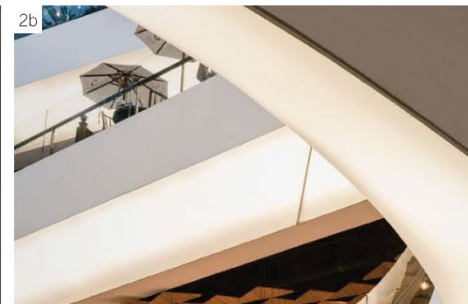
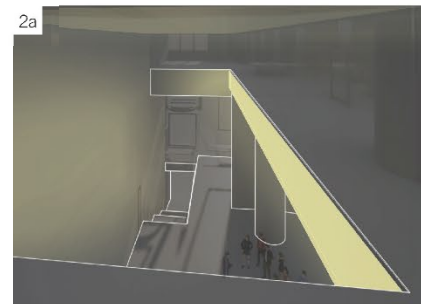
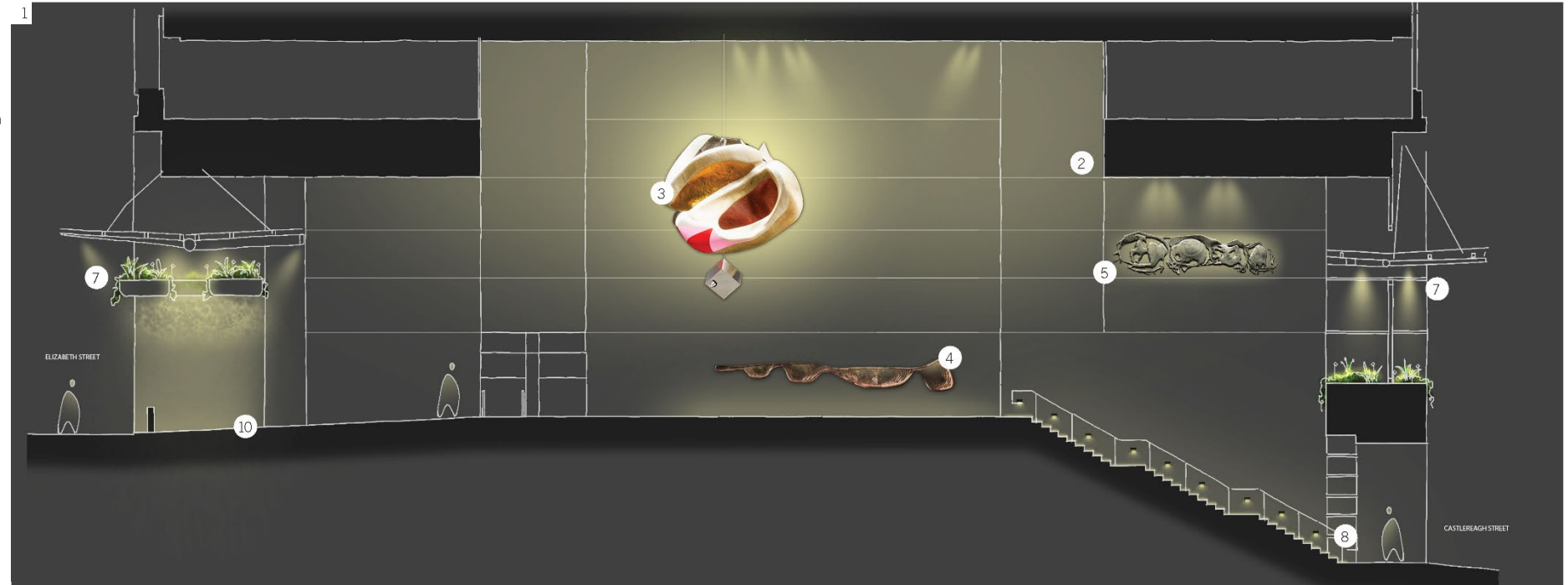


# Level of design finish

## Specialist Lighting Strategy

### THROUGH SITE LINK EAST/WEST SECTION

- 1 - Through Site Link - East/West Section
- 2 - Illuminated slab edge at level 2 void (Only to 1 side parallel to bronze wall)
- 3 - Recessed downlight to Mikala Dwyer Sheter Hollows (front and back)
- 4 - Recessed downlight to Tom Bass Fountain
- 5 - Recessed downlight to Douglas Annand Bronze Sculpture
- 6 - Recessed downlight and cove light to Douglas Annand mural artwork
- 7 - Recessed downlight to landscaping elements from awning above
- 8 - Recessed wall light to staircase
- 9 - Track lighting to Magic Circles artwork with reflections
- 10 - Uplight to stone wall





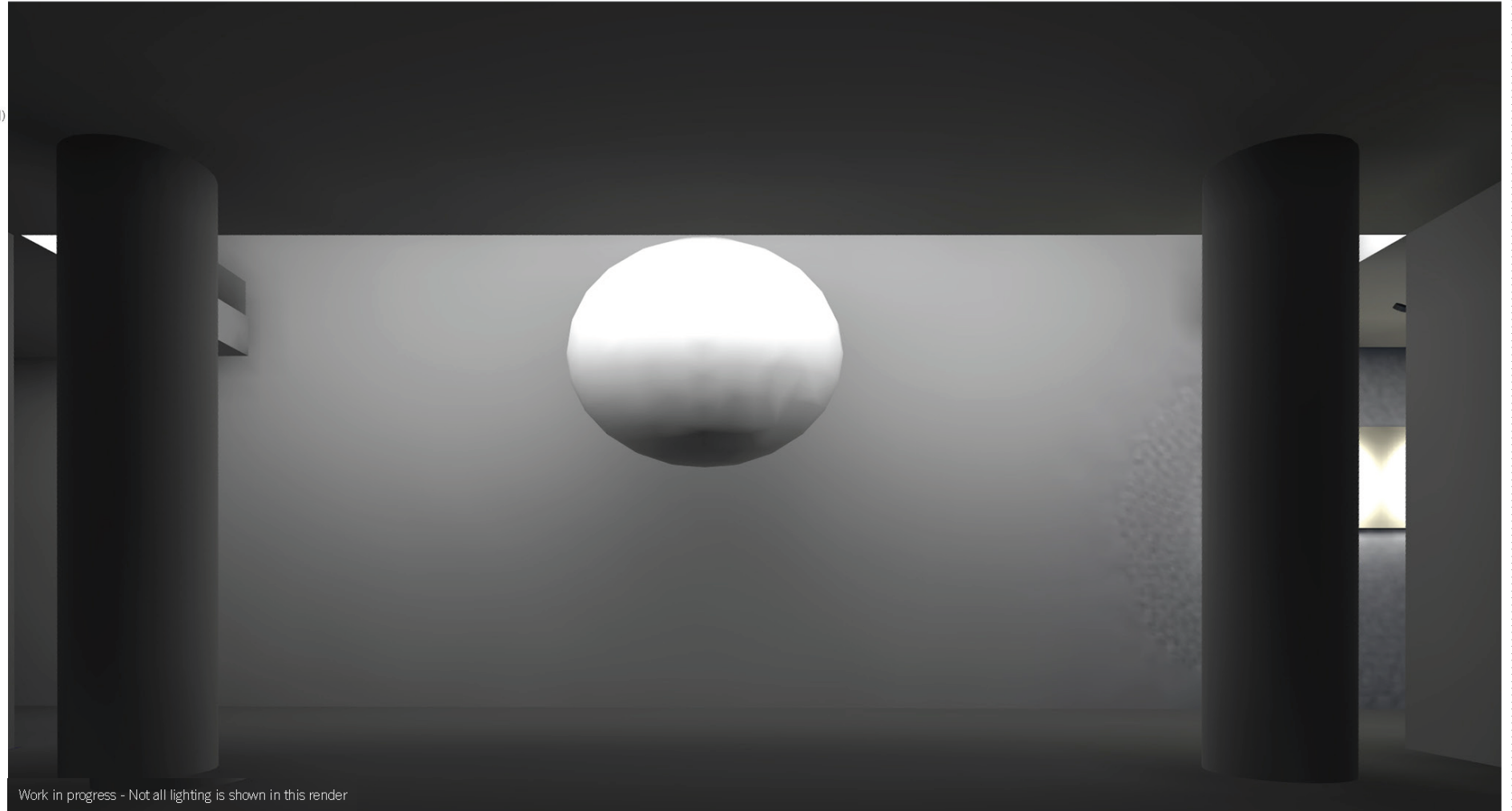


# Level of design finish

## Specialist Lighting Strategy

SOUTH VIEW

- 1 - Through Site Link - South View
- 2 - Illuminated slab edge at level 2 void (Only to 1 side parallel to bronze wall)
- 3 - Recessed downlight to Mikala Dwyer Sheter Hollows (front and back)
- 4 - Recessed downlight to Tom Bass Fountain
- 5 - Recessed downlight to Douglas Annand Bronze Sculpture
- 6 - Recessed downlight and cove light to Douglas Annand mural artwork
- 7 - Recessed downlight to landscaping elements from awning above
- 8 - Recessed wall light to staircase
- 9 - Lighting to Claire Healy, Sean Cordeiro Artwork (TBC)
- 10 - Uplight to stone wall



Work in progress - Not all lighting is shown in this render





# 05

Next Steps



## Summary for Endorsement

<b>Condition B13</b>	(a) Integration of public art (Metro, heritage and Macquarie-commissioned public art)	<i>For comment</i>
	(b) Infrastructure to support public activation, including retail premises	<i>For comment</i>
	(c) Function and 'entry experience' requirements to provide a suitable access to a large commercial building	<i>For comment</i>
	(d) Safety provisions	<i>For comment</i>
	(e) A level of design finish suitable for a busy publicly accessible space	<i>For comment</i>
<b>DRP minutes</b>	<b>Through Site Link</b> Information is yet to be provided to demonstrate that the expression of the through site link will realise the ambition to provide a grand public room distinguishable from the Macquarie lobby (such as the continuation of the stone cladding from the outside in, legibility of connections into the station and lobby spaces, accessibility and public character)	<i>For endorsement</i>
	<b>Materials</b> The panel notes the proposed material selection continues to be refined in response to environmental and other issues raised by the panel and we look forward to seeing further richness and patina in the selected materials	<i>For endorsement</i>



**Thank you**



# GOVERNMENT ARCHITECT NEW SOUTH WALES

27 October 2020

Michael Silman  
Executive Director  
Corporate Operations Group

Via email:  
Michael.Silman@macquarie.  
com

MARTIN PLACE OSD DRP  
SESSION 16 20.10.20

Dear Michael,

In accordance with Conditions B14 and B15 of the approved project, and progressive panel feedback, the following outstanding items were presented to the OSD DRP:

Amenities  
Public art – Mobius sculpture  
Public Art – Interpretation Strategy  
Public seating  
Landscape – suspended entry element  
Signage  
50MP bridge links

The OSD DRP Panel supports the material presented to date, and consequently:

- Supports discharge of Conditions B13 and B14 by the Planning Secretary
- Notes that the remaining matters are detailed design matters that do not preclude the discharge of the Conditions or achievement of Construction Certificate #1 and design excellence.

The Panel thanked the design team for a thorough and detailed presentation on the matters under consideration. Panel advice and recommendations are provided below.

Amenities:

- Approach to the location and number of the amenities was supported.
- Item can be closed.

Public Art – Mobius:

- Mobius sculpture is suspended so that it can be viewed in full from the upper viewing level (view not blocked by the ceiling or bulkheads). Panel confirmed the matter has been addressed and supports the proposed approach.
- Item can be closed.

Public Art – Interpretation Strategy:

- The interpretation strategy was strongly supported by the panel.

Government Architect  
New South Wales

4 Parramatta Square  
L17, 12 Darcy Street  
Parramatta NSW 2150

government.architect  
@planning.nsw.gov.au  
T +61(02)9860 1450

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)



- Item can be closed.

#### Public seating

Approach to the design and location of seating to the west was noted and supported, with the following items raised for further design development:

- Aluminium seat edge was queried, ensure that this provides a comfortable (not sharp) edge for users.
- Northern seating overlooking the void still in development, Panel would appreciate further detail on northern seating as it develops.
- 

#### Landscape – suspended entry element

Overall the design of this element was supported, with several detail issues raised that should be addressed as the design is finalised:

- Lighting to the planter element to ensure shadows to floor surfaces are acceptable.
- Diameter of the connecting arms and connection detail to the adjacent walls.
- Finish of the ring.
- Panel noted that earlier concepts had illustrated the planter centered on the awning structure above and observed that the current presentation material suggest the planter and awning were now offset. It was queried whether in the offset arrangement, the balance between two strong elements (planter + awning) was potentially compromised. This should be tested.

#### Signage

The Panel confirmed support for the signage design and overall strategy noting materiality of totems in particular should be subject to detailed development.

The following comments were made:

- Approach to entry signage (bronze, small) is supported, noting that it reflects the same language as 50MP.
- Signage to be included in visualisations going forward.
- Confirm materiality of the plinths including granite base.
- Confirm height layout/font/styles of lettering on wayfinding totems are all compliant with current/recommended codes.
- Prominence of North Tower over directional signage – check that the balance is appropriate and does not impinge on legibility.
- The totem signage has a significant presence. Civic scale elements are a key part of reading the space as a civic space. High quality finishes are encouraged given the many artworks in the public room. Certain touch points such as furniture and some signage elements are opportunities to introduce greater detailing and craft.
- Materiality is critical, as is balancing visibility of signage with the spatial experience of the space and the artwork. Noted that granite or a similar material on the plinth could assist in providing a balance and in integrating elements with their setting given size.

#### 50MP bridge links

Panel confirmed its support in principle of the design of the bridge links and of the introduction of three additional links, noting the proposed connections are

Government Architect  
New South Wales

4 Parramatta Square  
L17, 12 Darcy Street  
Parramatta NSW 2150

government.architect  
@planning.nsw.gov.au  
T +61(02)9860 1450

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)





logical and necessary. It was noted that the bridges have been designed to be removable and that the design would be subject to detailed recommendations from the Heritage Council.

- Noted that the Nikki Savvas artwork will be relocated.
- Finishes will match those in 50MP, all bridges are currently intended to have the same finish.
- Opportunity to look at the materiality of the soffits.
- L10 glazed element will continue across and connect to the opposing slab – element still in development.
- Advice from Macquarie noted as follows: that a Section 4.55 modification would need to be lodged with DPIE. The Heritage Office will be referred the modification as part of the statutory process, however Macquarie has undertaken early engagement with heritage to ensure in principle support for the bridge links prior to progressing the proposal too far.

#### Next Steps

##### *Open items*

It is understood that the following items will be brought to the DRP for review and endorsement at a later date:

- landscape proposal to L10 terrace

GANSW appreciates the project team's efforts in bringing these matters to the Panel.

Sincerely



Olivia Hyde  
Chair, Martin Place OSD DRP

#### CC

Panel members – Yvonne von Hartel, Bob Nation, John Choi  
Macquarie – Michael Silman, Anthony Henry, Adrian Dei Agnoli, Kate French Blake, Marc Yeo, Felicity Fenner  
Lendlease – Cassandra Golding, Daniel Brabant, Catherine Liaw Curtin  
Savills – Stephanie Ballango  
JPW – Paul van Ratingen, Brendan Murray  
Grimshaw – Paul Byrne  
Aspect – Sacha Coles, Natalie Bermudez  
TKD – George Phillips  
DPIE – Russell Hand, Joina Mathew  
Partner there Studio – Charlie Bromley

#### Apologies:

Graham Jahn, CoS / Panel  
Emma Kirkman, GANSW, Design Adviser

Government Architect  
New South Wales

4 Parramatta Square  
L17, 12 Darcy Street  
Parramatta NSW 2150

government.architect  
@planning.nsw.gov.au  
T +61(02)9860 1450

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)

