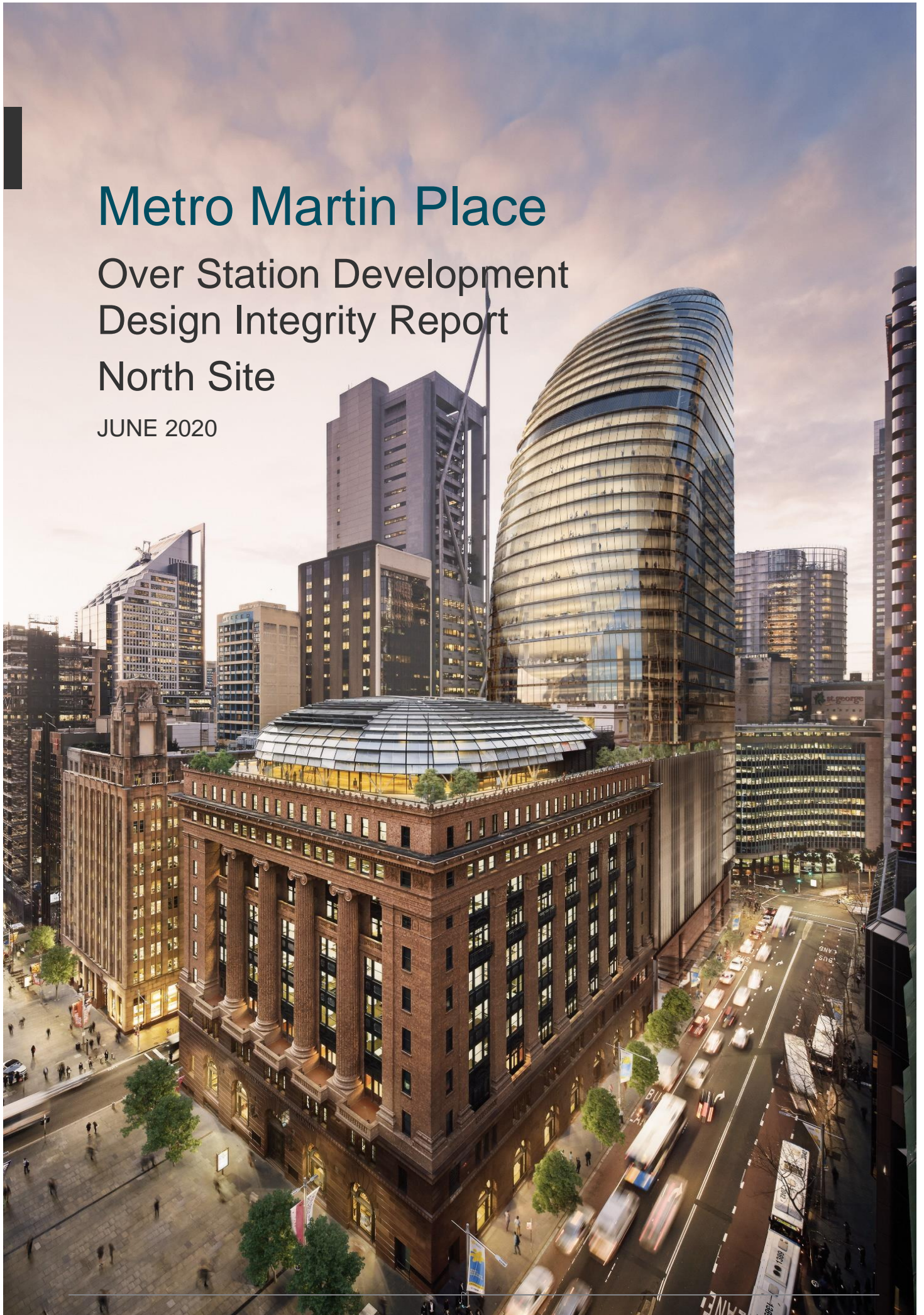


Metro Martin Place

Over Station Development Design Integrity Report North Site

JUNE 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.

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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 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 June, 2020; and
- Architectural drawings prepared by JPW dated 19 May 2020, 2020;
- Architectural Design Statement prepared by JPW dated 28 May 2020; and
- The minutes issued by the OSD Design Review Panel for the meeting dated 5 May 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 been the catalyst for the following three design refinements to the North Tower:

- increased depth of the Level 10 eastern external terrace;
- the introduction of raised access floors on Levels 3 and 4 resulting in a minor sill realignment (i.e.: spandrel location).

Macquarie met with the Department of Planning, Industry and Environment (DPIE) on several occasions to discuss the proposed design refinements (16 October 2019, 9 December 2019 and 16 January 2020). During those discussions, DPIE confirmed Macquarie would need to submit a Section 4.55 modification to SSD 9270 to facilitate the proposed design refinements. A scoping document was submitted to the DPIE on 24 January 2020 (attached at Appendix 1) and subsequently the proposed modifications were presented to the OSD DRP on 5 May 2020.

Pursuant to Condition B34 of SSD 9270, prior to issue of the relevant Construction Certificate final details of the proposed external terrace landscaping are to be prepared and submitted to the satisfaction of the Planning Secretary. Macquarie has been developing its landscaping scheme for the Level 10 terrace as part of the design development process. The landscaping concept accordingly does not form part of the Section 4.55 modification for the increased depth of the Level 10 eastern external terrace and spandrel relocation, however the concept is provided as part of the application for information purposes only.

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

2.1. Increased depth to Level 10 eastern external terrace

The Level 10 eastern external terrace is currently approved to be 1,835mm wide. The terrace depth is proposed to be widened to 3,785mm, representing an increased width of 1,950mm.

The increased eastern external terrace will facilitate an enlarged space with greater amenity, a more generous outdoor space, and a strengthening of the street wall of Elizabeth Street through a deeper recess.

Figures 1 – 3 illustrates the approved and proposed terrace.

Figure 1 – Comparison of DA approved and proposed Level 10 eastern external terrace arrangement

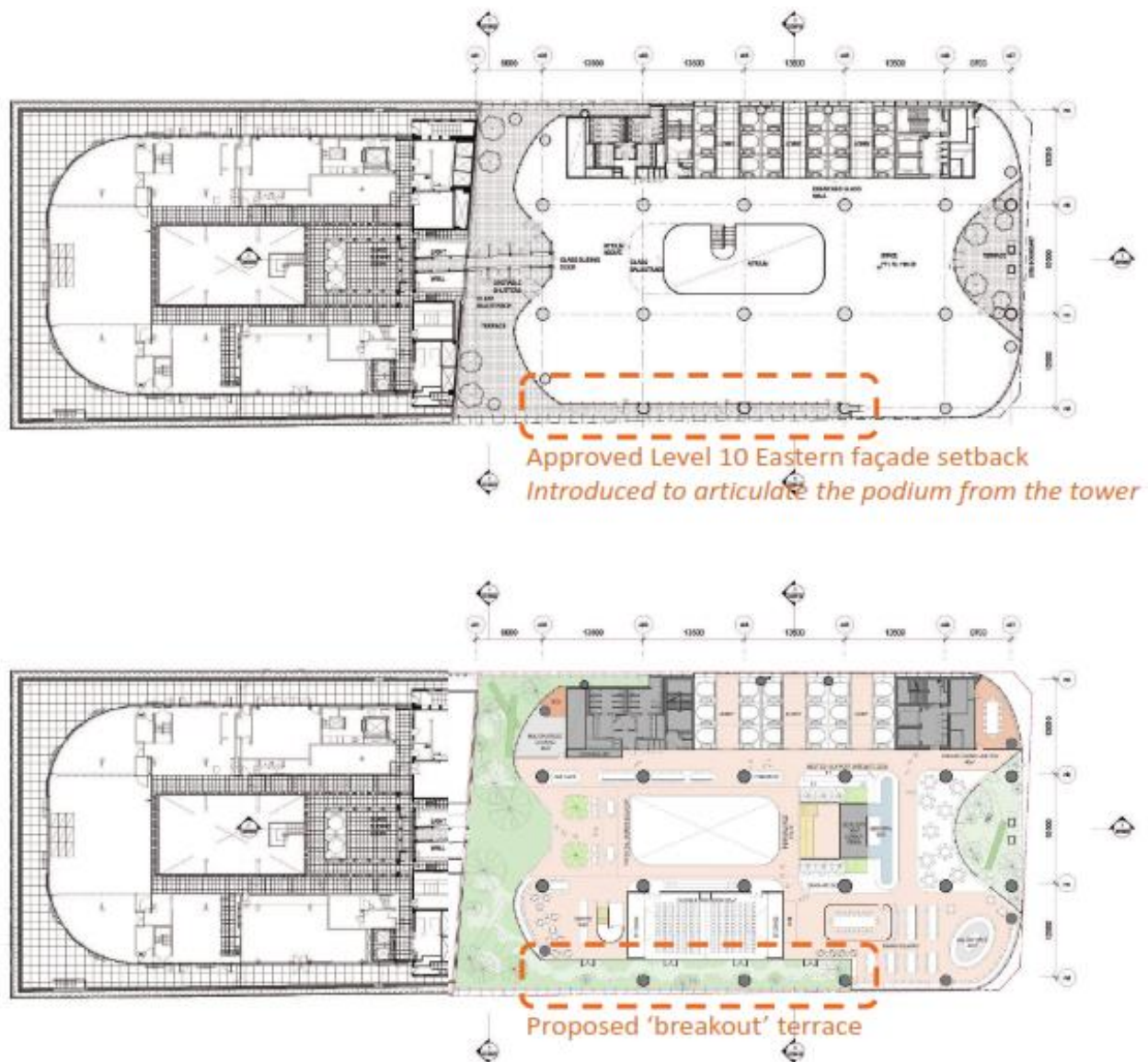


Figure 2 – Comparison of DA approved and proposed Level 10 eastern external terrace dimensions

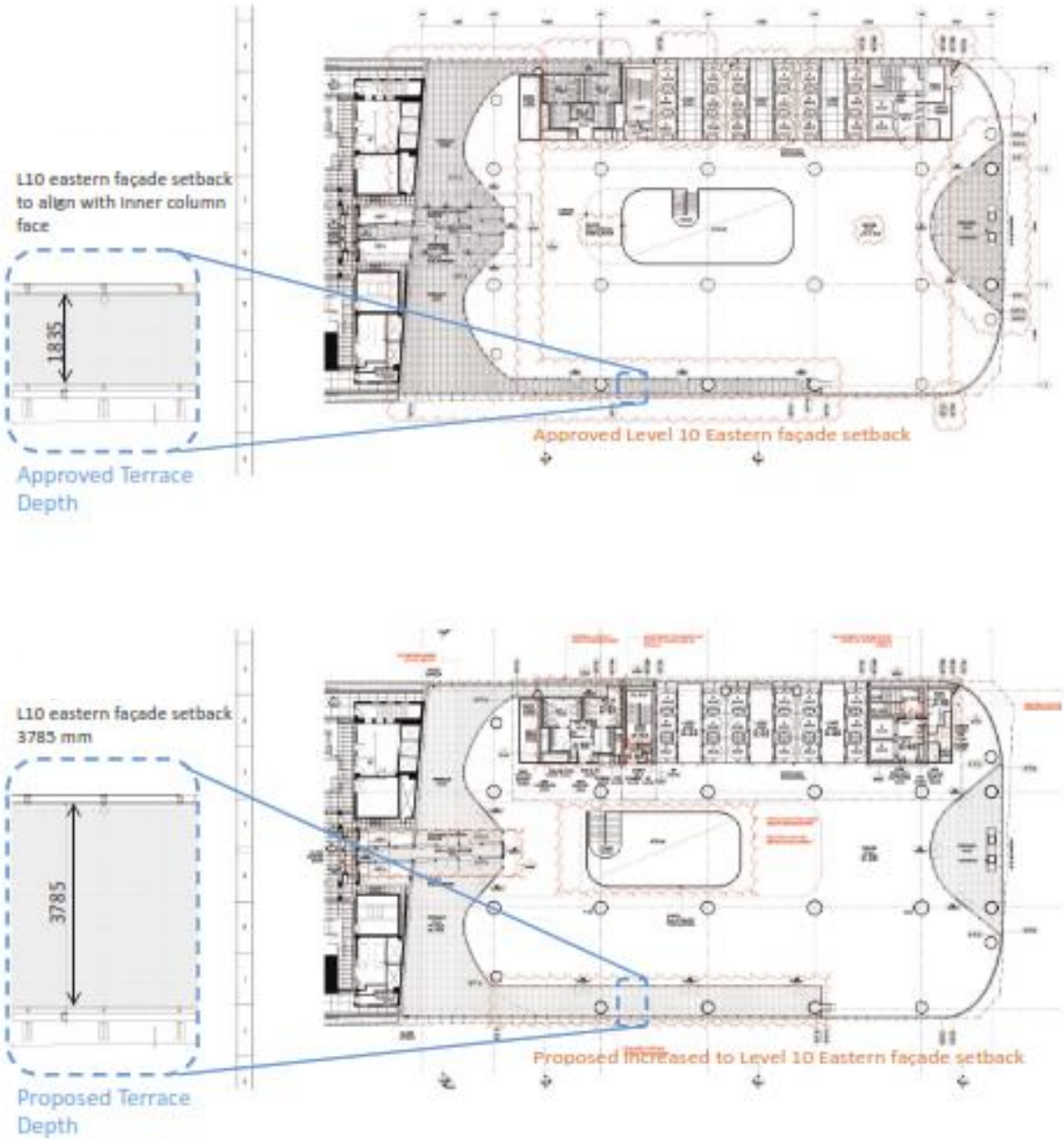
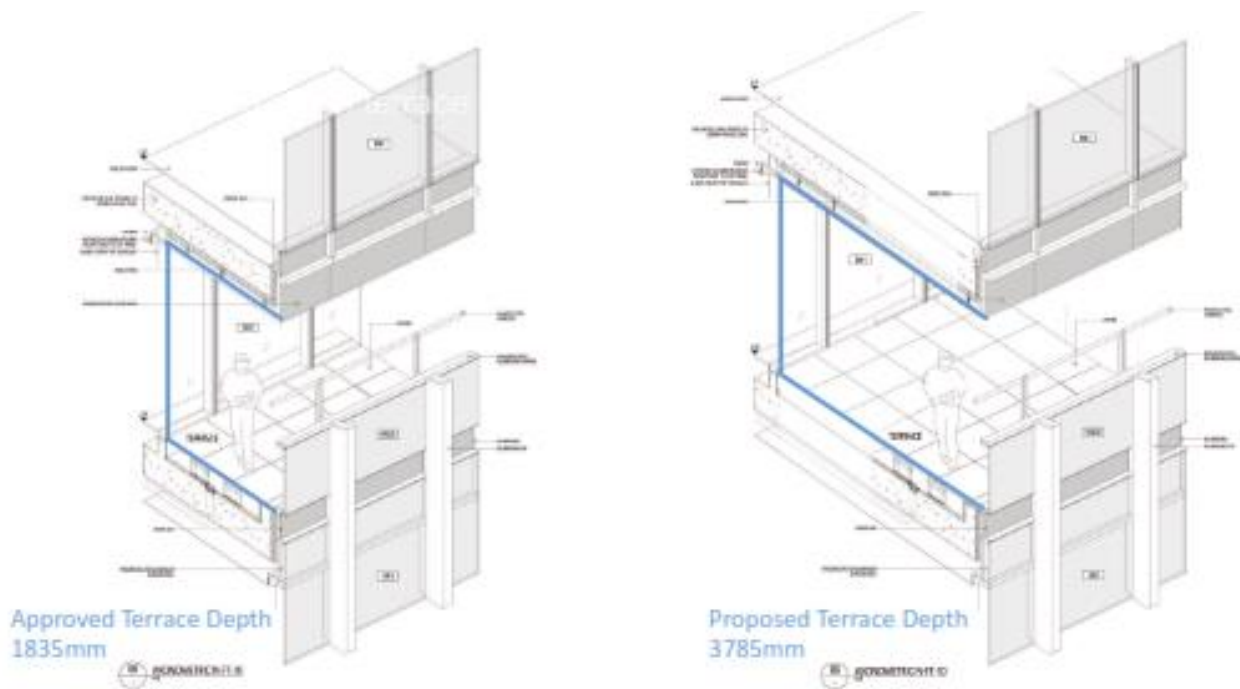


Figure 3 – Comparison of DA approved and proposed Level 10 eastern external terrace depth



2.2. Spandrel relocation

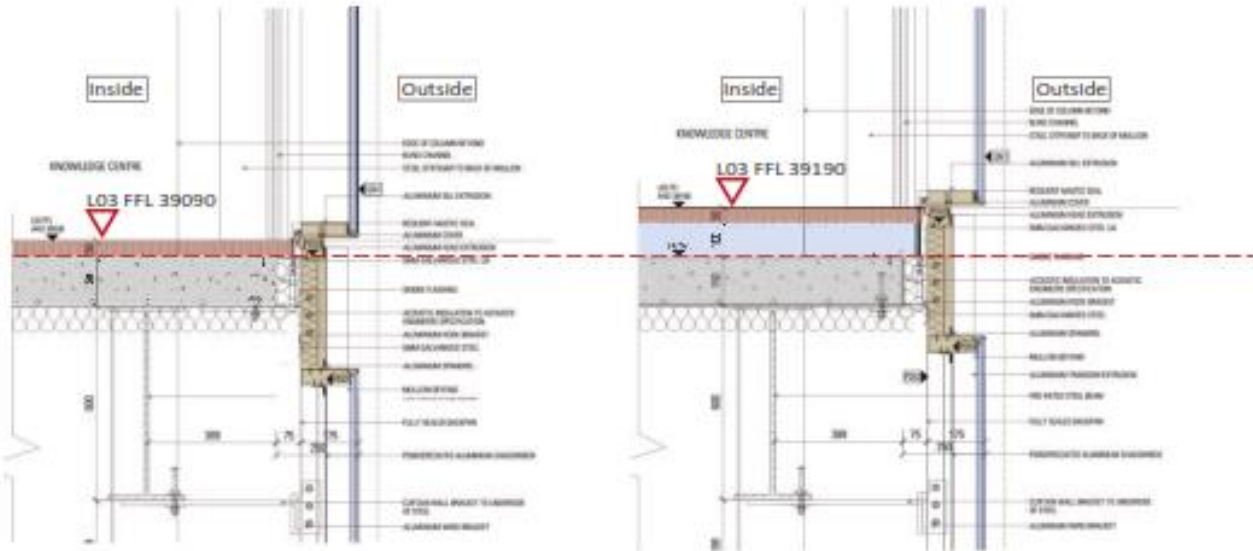
A minor increase in the spandrels on Levels 3 and 4 of the eastern, northern and western facades of the building are proposed to be increased. This amendment responds to the outcomes of a servicing review, which recommended an increase in the floor finishes zone on these Levels 3 and 4 by 100mm. The additional floor finishing requires an increase in the height of the transom, and a subsequent increase in the height of the spandrels on Level 3 and 4. The increase is not discernible in the context of the overall façade.

Figures 5 and 6 illustrate the approved and proposed terrace.

Figure 5 – Comparison of DA approved and proposed Level 3 and 4 spandrel relocation



Figure 6 – Comparison of DA approved and proposed Level 3 and 4 spandrel relocation



3. OSD DRP Meeting and Feedback

3.1 OSD DRP Meeting

The OSD DRP was convened on 5 May 2020 to consider the proposed modifications. The OSD DRP comprised:

- Olivia Hyde, NSW Government Architect's Office (DRP Chair)
- Yvonne von Hartel, peckvonhartel (as nominee of Macquarie)
- Bob Nation, GHD (as nominee of Macquarie)
- John Choi, CHROFI (as nominee of the consent authority)
- Graham Jahn, City of Sydney Council representative

The material presented to the OSD DRP by JPW is provided at **Appendix 1**.

The OSD DRP was also attended by the following project team members and associated stakeholders:

- DPIE and GANSW
 - Russell Hand – Principal Planning Officer, DPIE
 - David Schwebel – Senior Planning Officer, DPIE
 - Emma Kirkman – Principal Design Review, GANSW
- Macquarie
 - Michael Silman – Executive Director, Project Director Metro Martin Place
 - Anthony Henry – Design Director Metro Martin Place
 - Steve Mouldsdales – Project Delivery Manager Metro Martin Place
- LendLease
 - Con Giannoulis – Project Director
 - Cass Golding – Project Manager
 - Daniel Brabant – Project Director
- Design Teams:
 - Paul van Ratingen – Director, JPW
 - Sacha Coles – Director, Aspect Studio
 - Emma Wood – Associate, Aspect
- Savills (strategic planning advisor to Macquarie)
 - Stephanie Ballango – Director
- Ethos Urban (statutory planner)
 - Chris Ferreira – Associate Director

3.2 OSD DRP Feedback

The OSD DRP confirmed its unanimous support for the proposed modifications, noting the positive impact to the approved project arising from the increased Level 10 setback and no discernible impact to the approved project arising from the proposed spandrel relocation. The OSD DRP confirmed the proposed changes do not alter the Panel's conclusion that the development demonstrates design excellence as approved under SSD 9270. The OSD DRP's advice is provided at **Appendix 2**.

4. Next Steps, Timing and Conclusion

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.

The Section 4.55 modification is supported by an Architectural Design Report prepared by JPW that outlines the proposed changes and explains the design principles and rationale for each proposed change. It also describes the benefits of each of the proposed modifications and explains why they constitute an improvement on the original design while continuing to achieve design excellence.

A Landscape Design Statement has also been prepared by Aspect to:

- describe the proposed Level 10 landscape strategy;
- explain the design principles and thinking behind the proposed landscaping strategy;
- describe the strategy's benefits and why it constitutes an improvement on the original design; and
- outlines how the proposed landscaping strategy contributes to the design excellence of the building.

Macquarie is committed to continuing its collaborative relationship with the OSD DRP throughout the assessment and ongoing design development process. Macquarie is also committed to progressing the open DRP items and is proposing to re-engage with the OSD DRP on those matters in August 2020.

Appendix 1

OSD DRP Presentation

An architectural rendering of the Sydney Metro Martin Place development. The image shows a modern building with a facade of vertical, ribbed panels and large glass windows. To the right, a tall, curved glass skyscraper rises into the sky. In the foreground, a street scene is depicted with pedestrians, a silver sports car, and a blue 'M' metro sign. A semi-transparent dark blue banner is overlaid across the middle of the image, containing the project name and date.

Sydney Metro Martin Place

Sydney Over Station Development

Design Review Panel

5 May 2020



01

Preamble and Agenda

Sydney OSD DRP Agenda

Agenda Item		Details		Presenter	Run Time
01.	Preamble	• Purpose of todays DRP presentation		Anthony Henry, Macquarie	2:00 – 2:05pm (5 mins)
OSD DRP North Tower					
02.	Modifications for DRP endorsement	<ul style="list-style-type: none">Modification 1 – <i>Increase depth of L10 eastern external terrace</i>Modification 2 – <i>Introduce raised access floor to L3 + 4 resulting in minor sill realignment</i>	<i>For endorsement</i> <i>For endorsement</i>	Paul van Ratingen, JPW Sacha Coles, ASPECT Studios	2:05 – 2:35pm (30 mins)
03.	Next Steps	<ul style="list-style-type: none">DRP open itemsL10 Landscaping		Anthony Henry, Macquarie	2:35 – 2:45pm (10 mins)
04.	Closing Questions				2:45 – 3:00pm (15 mins)



02

Modifications for DRP Endorsement

Modification 1

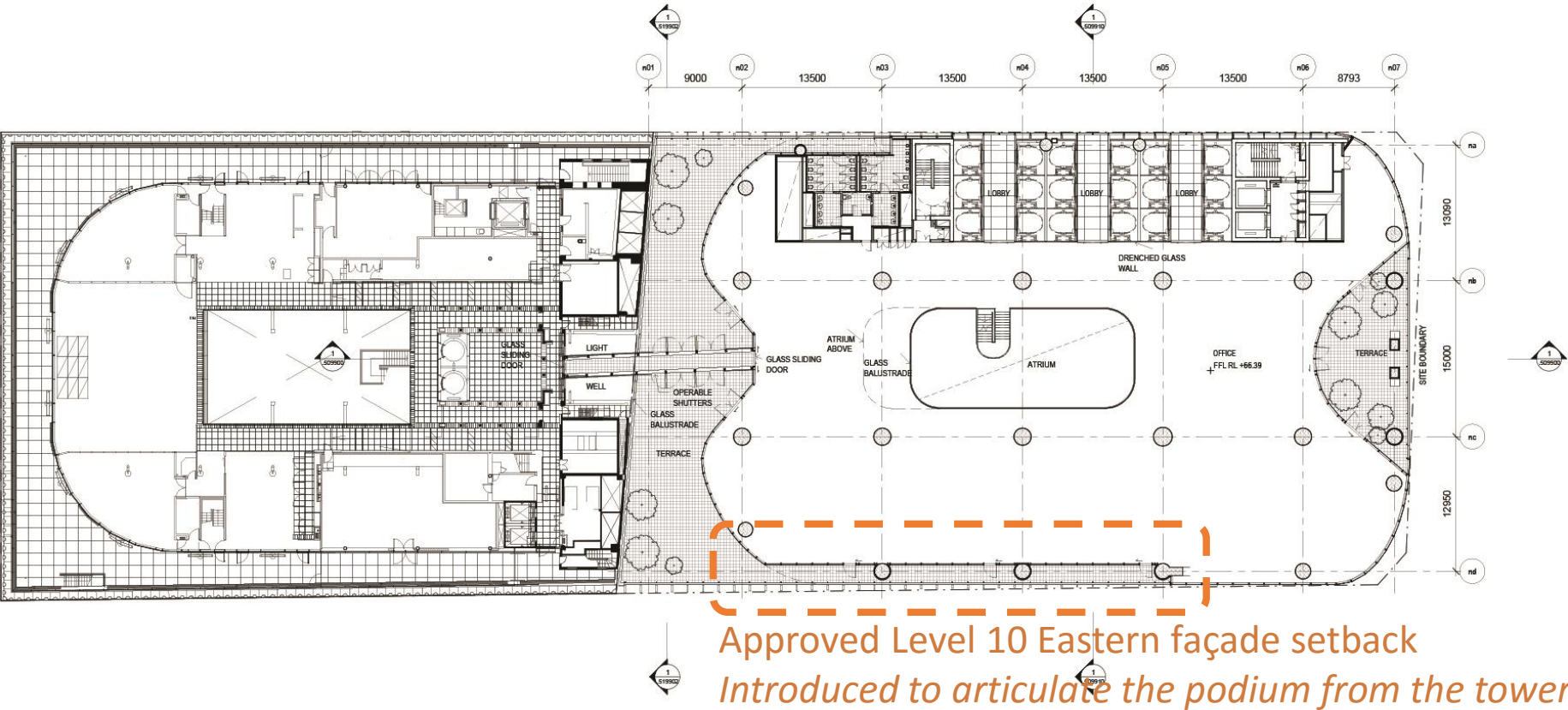
Increase depth of L10 eastern external terrace



L10 eastern
terrace

Modification 1

Increase depth of L10 eastern external terrace



SSD Approved L10
Drawing
L10 eastern façade setback
to align with inner column
face

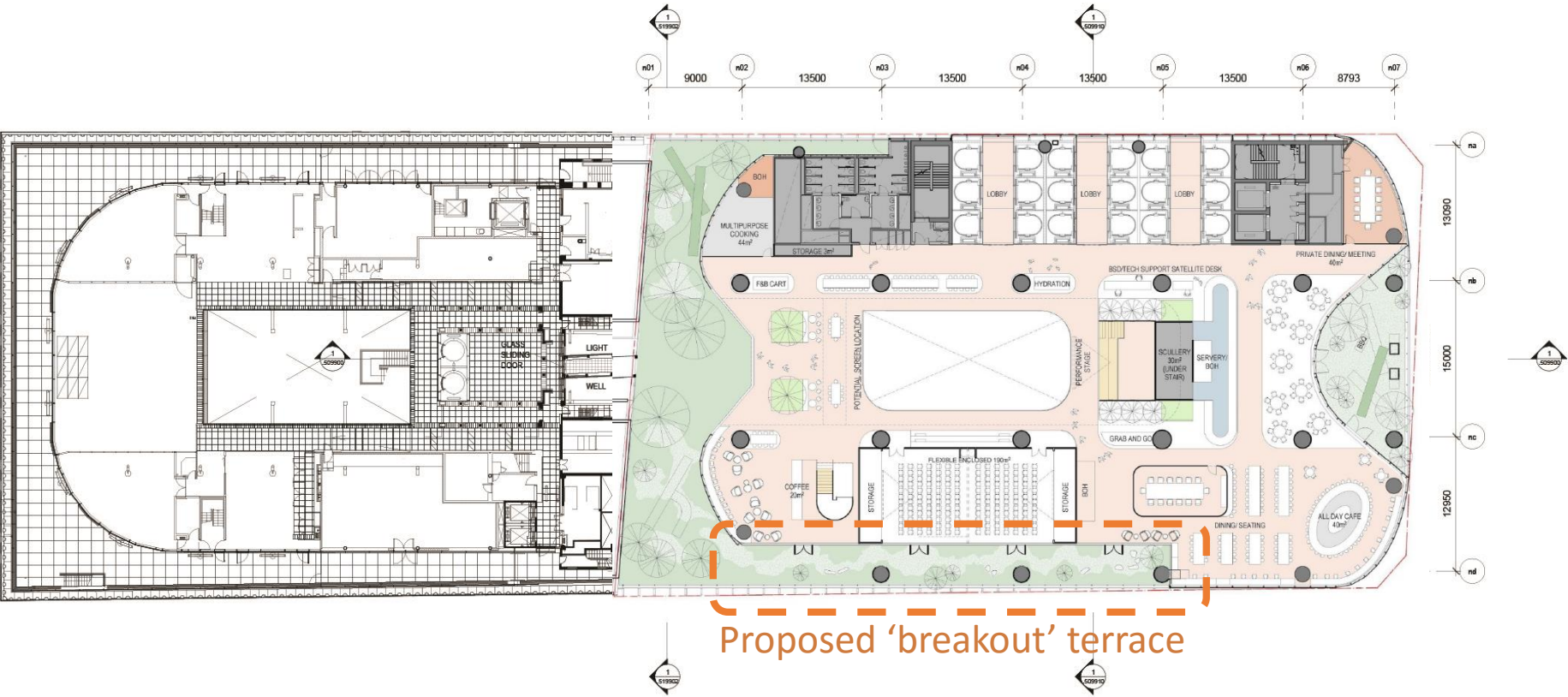
Rev	App	Chd	Revision or reason for issue	Date	Legend
B	PM	PM	Stage 2 DA Draft	05-07-15	
C	PM	PM	Stage 2 DA Draft	13-07-15	
D	PM	PM	Stage 2 DA	03-08-15	
E	PM	PM	Stage 2 DA	07-08-15	
F	PM	PM	Stage 2 DA	23-08-15	
G	PM	PM	Stage 2 DA - Response to Submissions	25-09-15	
H	PM	PM	Stage 2 DA - Response to Submissions	25-09-15	
I	PM	PM	Updated Stage 2 DA Draft	25-09-15	
J	PM	PM	Updated Response to Submissions	27-09-15	

CSO Areas (not for approval)	Scale / North Point	Notes
CSO detail is indicative and subject to separate approval.	1:250 @ A1, 1:400 @ A3	This architectural package describes the North Tower. Refer to Grimshaw for Plans and Towers for South Tower.
Final CSO detail on separate levels to subject to issue of the relevant construction conditions and approved Building Design and Protection Plan.	0 2 4 6 10	Disclaimer Street names, territories and other public domain elements within the project are indicative only and are subject to relevant approvals and detailed coordination with owner and existing underground utilities and infrastructure.

Architect	Architect	Project Title	Client	Stages	Drawing Title
JPW JOHNSON PILTON WALKER	GRIMSHAW	SYDNEY METRO MARTIN PLACE - Integrated station development	Macquarie Group Ltd 50 Bridge Place, Sydney New South Wales 2000 Australia	Stage II SSDA	SYDNEY METRO-MARTIN PLACE LEVEL 10 PLAN GENERAL ARRANGEMENT
Johnson Pilton Walker Pty Ltd ACN 286 779 886 Level 10 Plaza Building Australia Square 100 PM Street Sydney New South Wales 2000 Australia Telephone +61 2 9259 9999 Email info@jpwalker.com.au	Telephone +61 2 9259 0200 Email info@grimshaw.com.au		Client Macquarie Group Ltd 50 Bridge Place, Sydney New South Wales 2000 Australia Telephone +61 2 9252 3033 Email info@macquarie.com.au	Stages J	CSWSMP-MAC-SMN-AT-ORG-DA-301000

Modification 1

Increase depth of L10 eastern external terrace

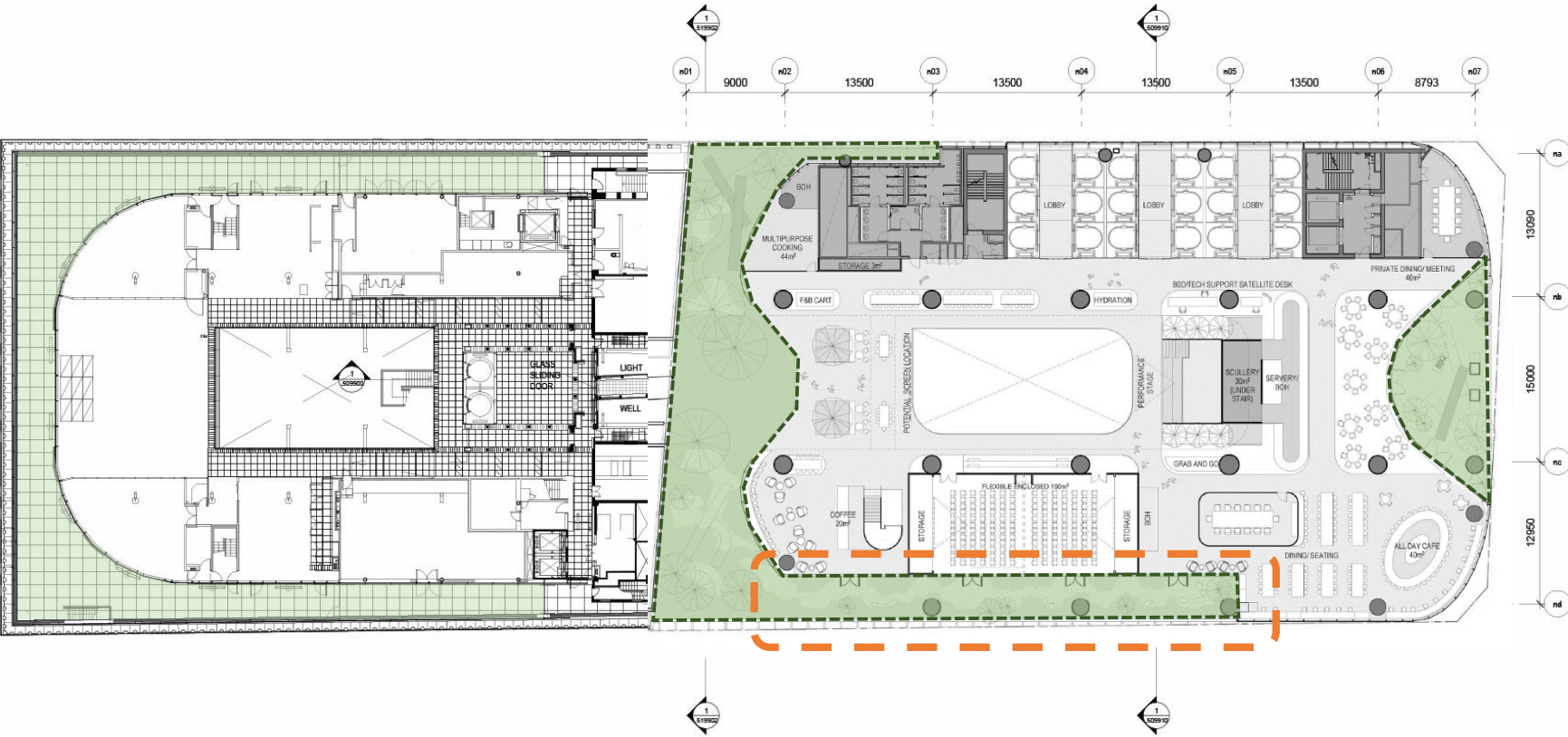


L10 in-progress
sketch fit out and
landscape concept plan

Modification 1

L10 – Landscape Vision

Connect 50 Martin Place and the North Tower through a series of garden spaces



Modification 1

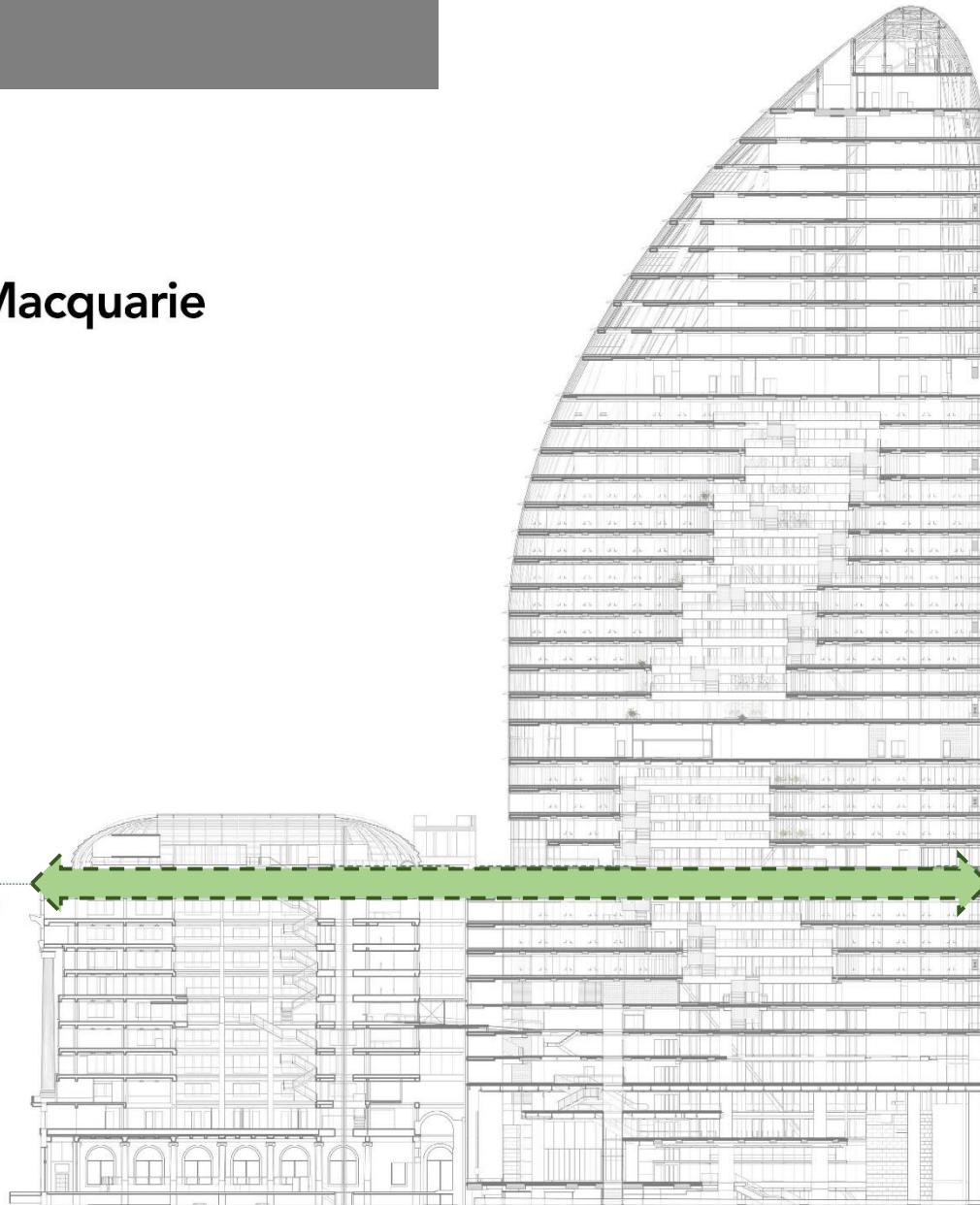
L10 – Landscape Vision



A lush, green oasis
at the heart of Macquarie



Bridge Link
50MP Level 10



External Terraces
Level 10

Modification 1

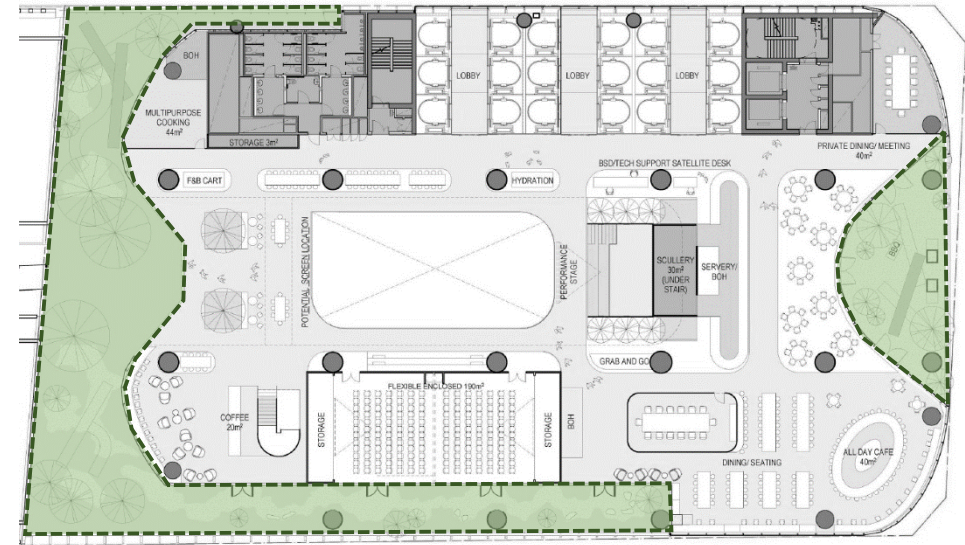
L10 – Landscape Vision

Indigenous plant display

Places to discovery and delight the senses

Places of respite

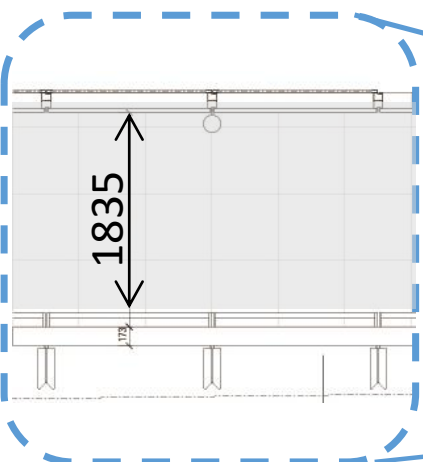
Celebrating culture



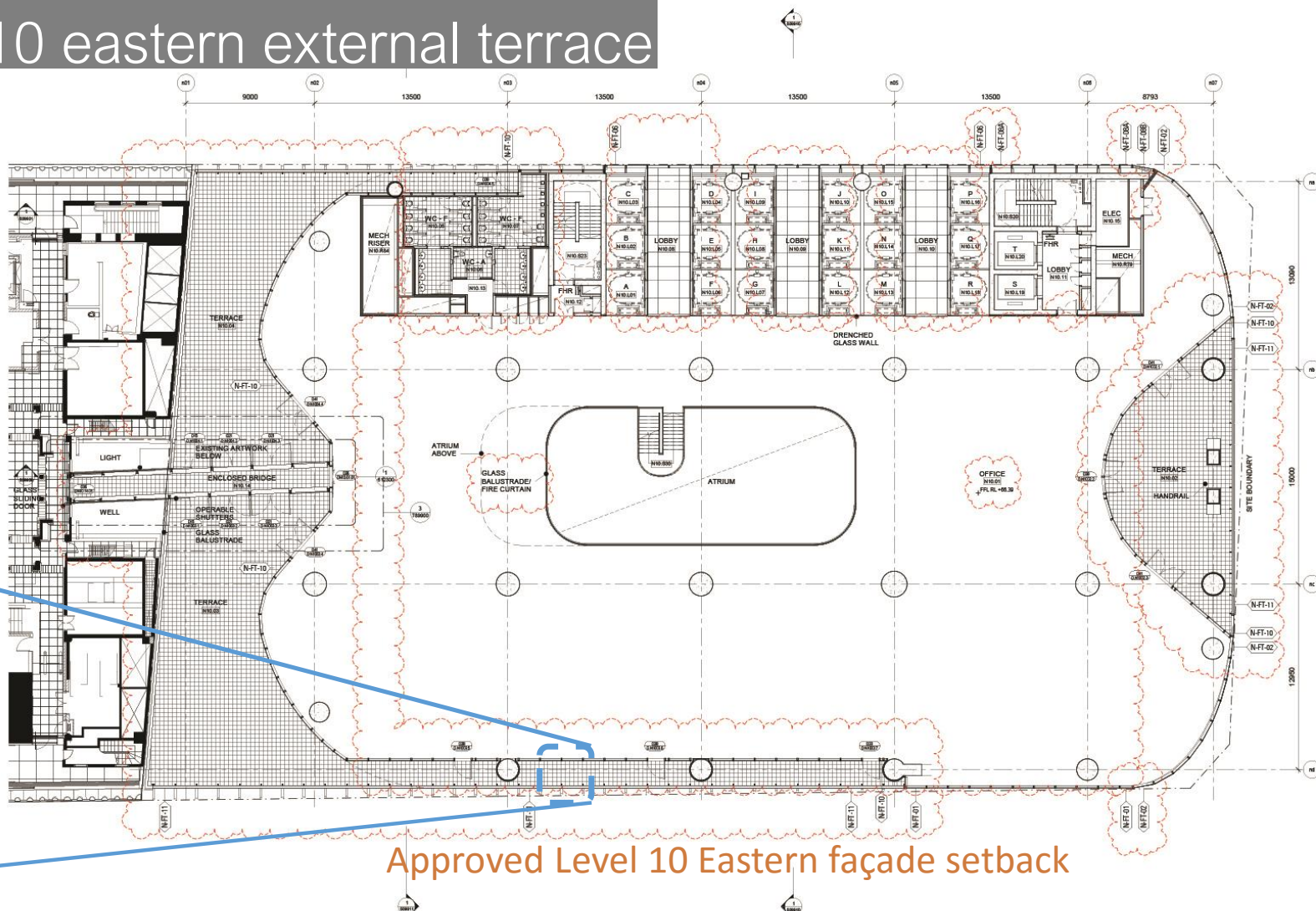
Modification 1

Increase depth of L10 eastern external terrace

Developed Drawing
L10 eastern façade setback
to align with inner column
face



Approved Terrace
Depth



Approved Level 10 Eastern façade setback

DRAWING COLOUR CODED - PRINT ALL COPIES IN COLOUR

NO	DESCRIPTION	DATE	BY	CHKD	APPD
1	North Tower Stage 3 Design	22-05-19	PR22-05-19	MM22-05-19	
2	Stage 3 Design	10-05-19	PR10-05-19	MM10-05-19	
3	APPROVED	18-04-19	18-04-19	18-04-19	
4	INTERIM ISSUE	22-03-19	22-03-19	22-03-19	



DESIGNED BY	JOHANNES PALTOW WALKER	DATE	11-04-19
CHECKED BY	Mark Davidson	DATE	11-04-19
APPROVED BY	Paul van der Pijl	DATE	11-04-19

NOT FOR CONSTRUCTION

SYDNEY METRO - MARTIN PLACE

LEVEL 10 PLAN

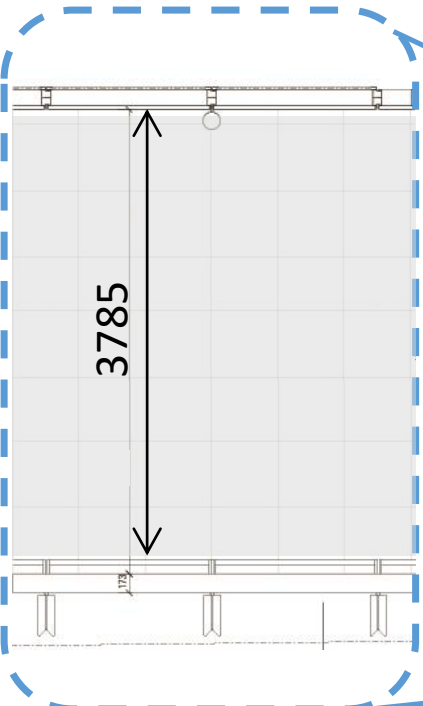
30 General Arrangement

FILE No. 11-04-19
STATUS: NORTH TOWER STAGE 3 DESIGN
DRAWING No. 11-04-19
SYDNEY METRO - MARTIN PLACE

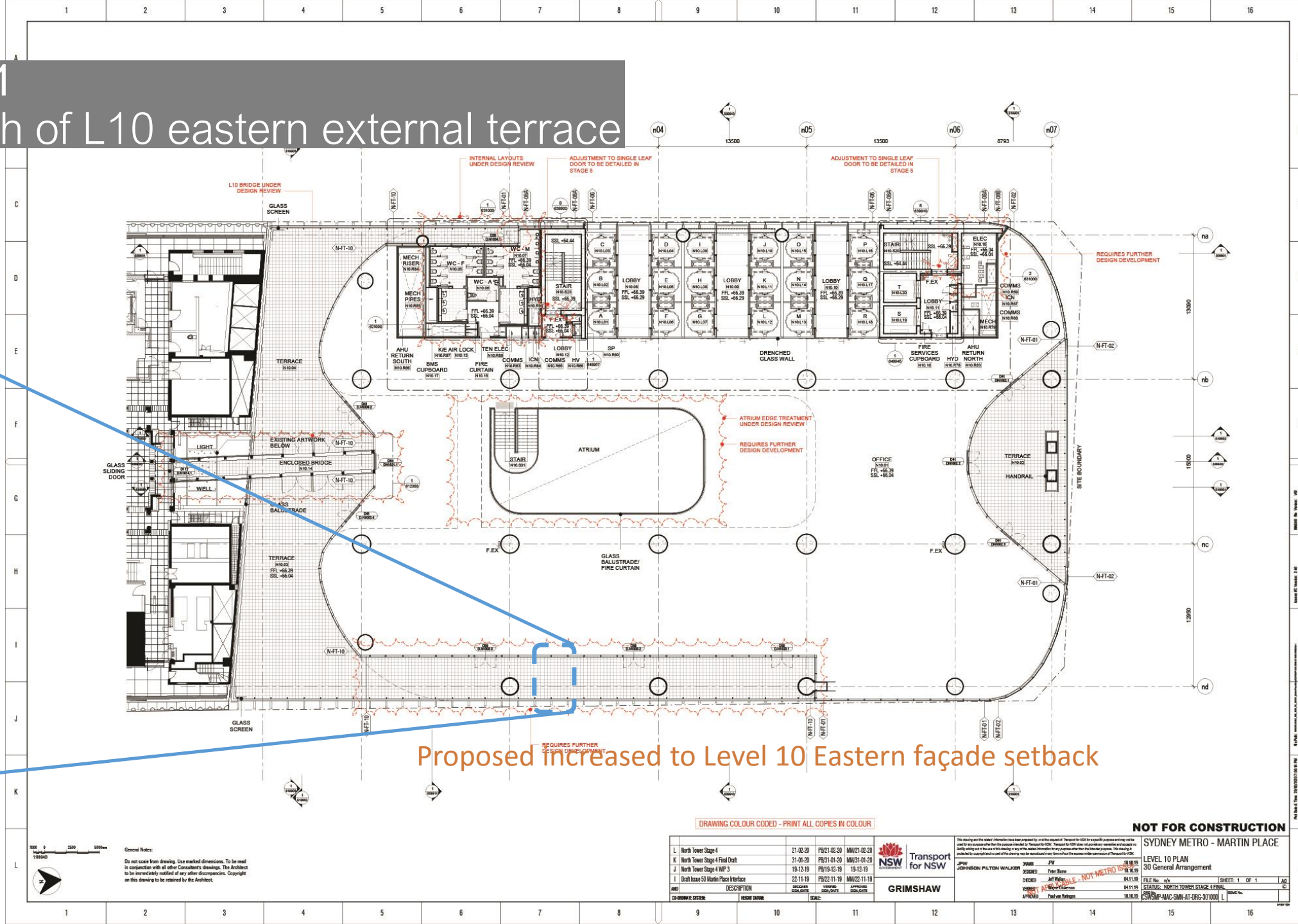
Modification 1

Increase depth of L10 eastern external terrace

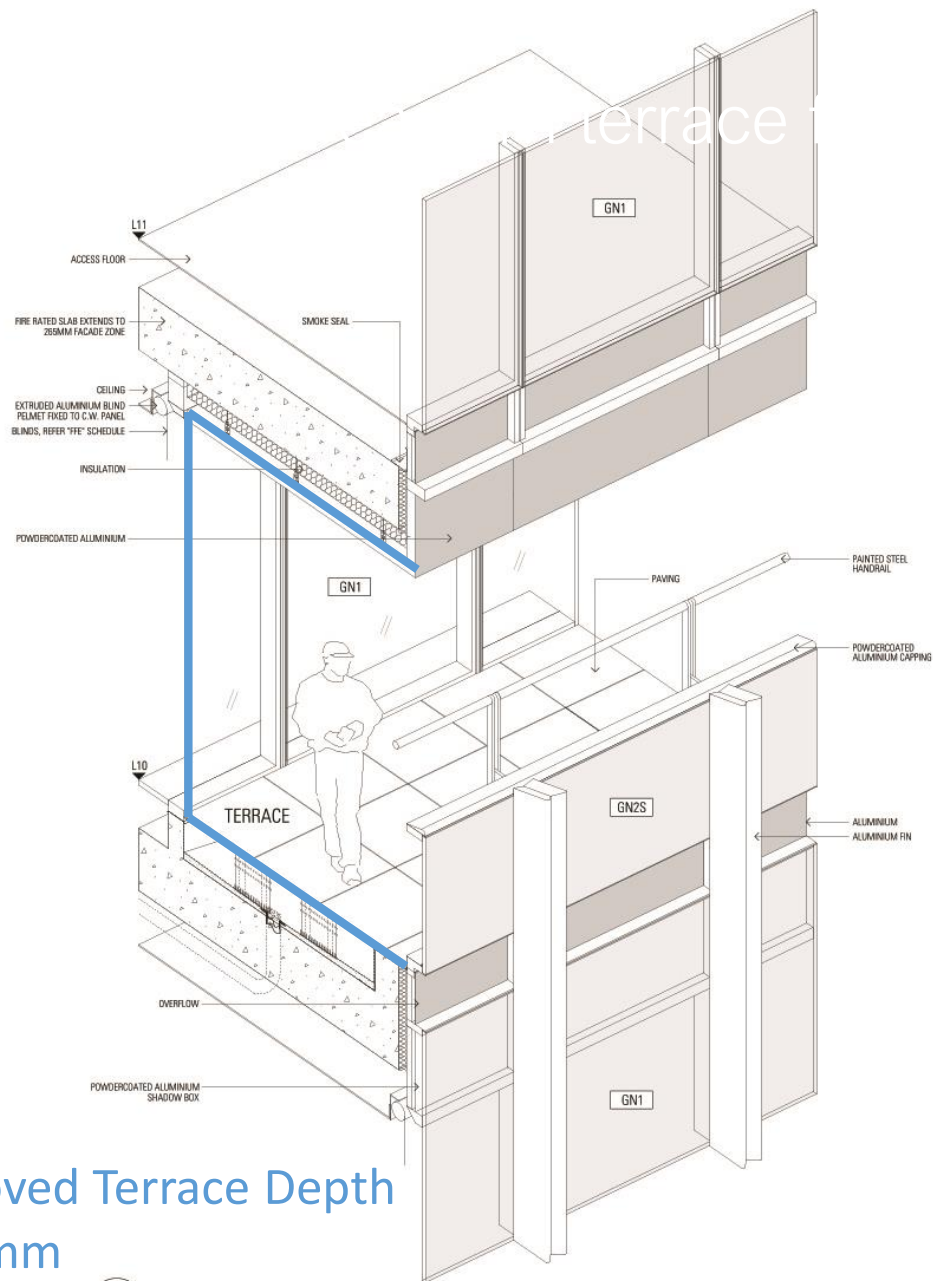
Proposal
L10 eastern façade setback
3785 mm



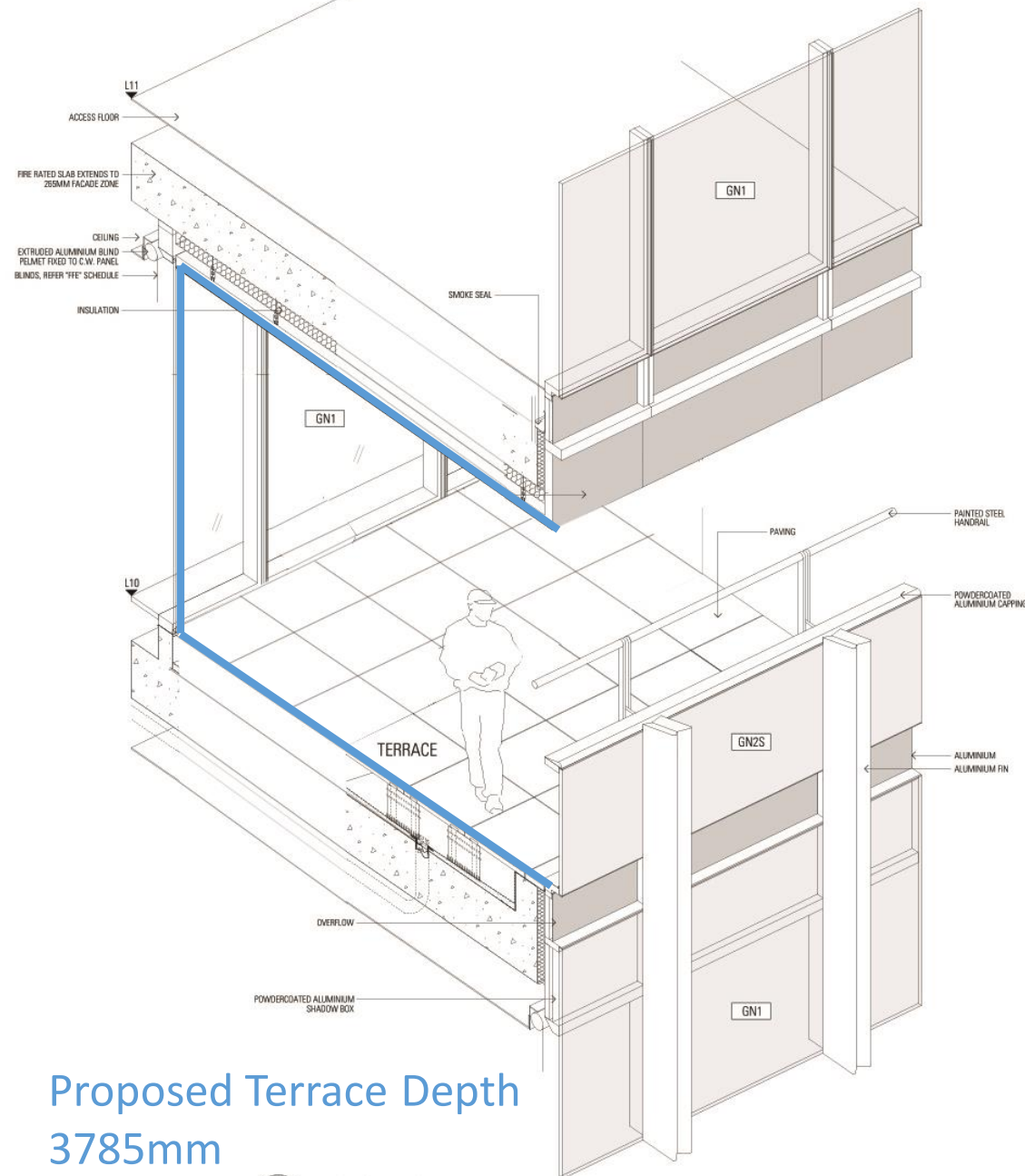
Proposed Terrace
Depth



Approved Terrace Depth
1835mm

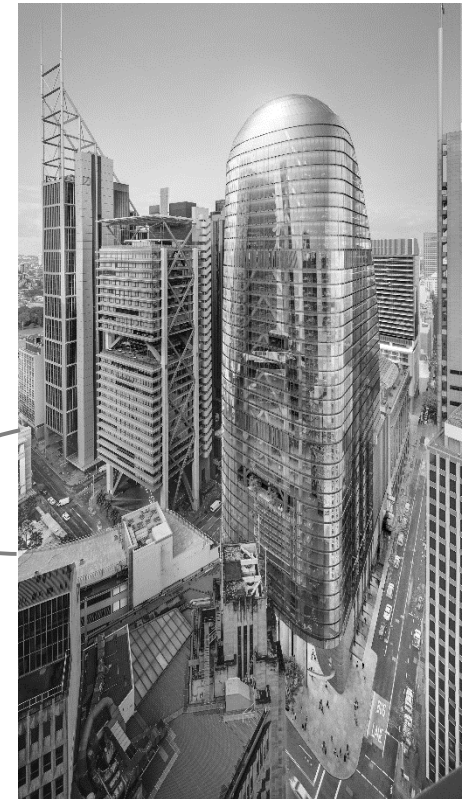


Proposed Terrace Depth
3785mm





'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street



The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall, and respond to scale of 50 Martin Place

Legibility of 50 Martin Place as a prominent palazzo form

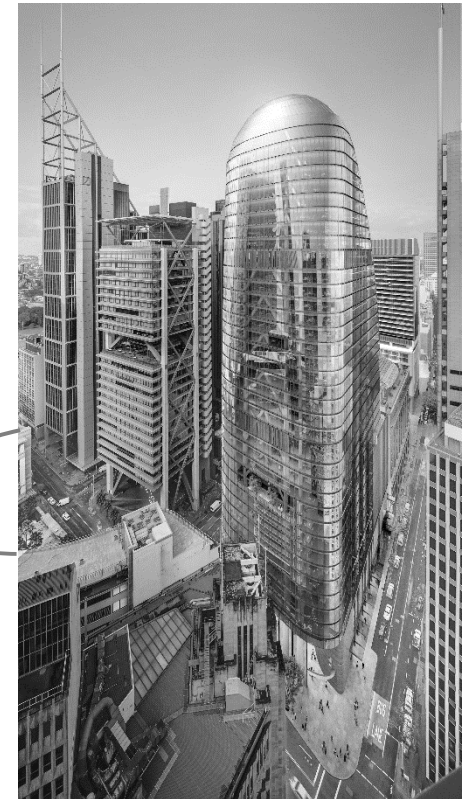


'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street

Deeper recess results in No change to image

The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall, and respond to scale of 50 Martin Place

Legibility of 50 Martin Place as a prominent palazzo form



Recap: Tower form, articulation and interface DRP 08 – 25.02.19





‘Tower to ground’ form responds to the alignment and cluster of existing Towers on Hunter Street

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Legibility of 50 Martin Place as a prominent palazzo form

Recap: Tower form, articulation and interface DRP 08 – 25.02.19





'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street

Deeper terrace results in
No change to image

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Legibility of 50 Martin Place as a prominent palazzo form

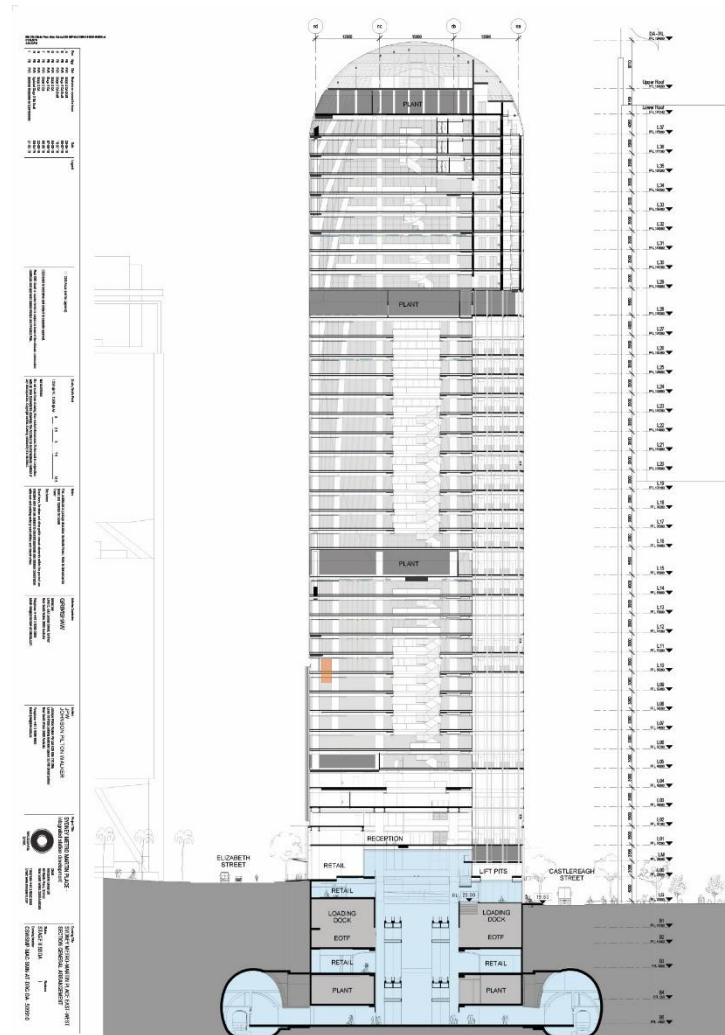
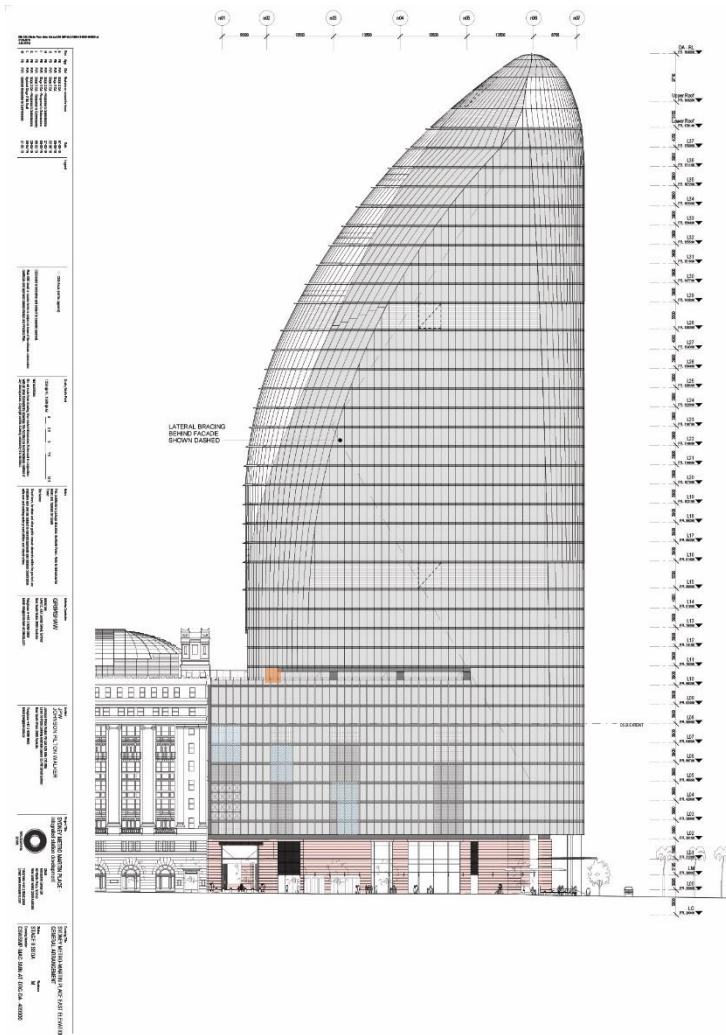
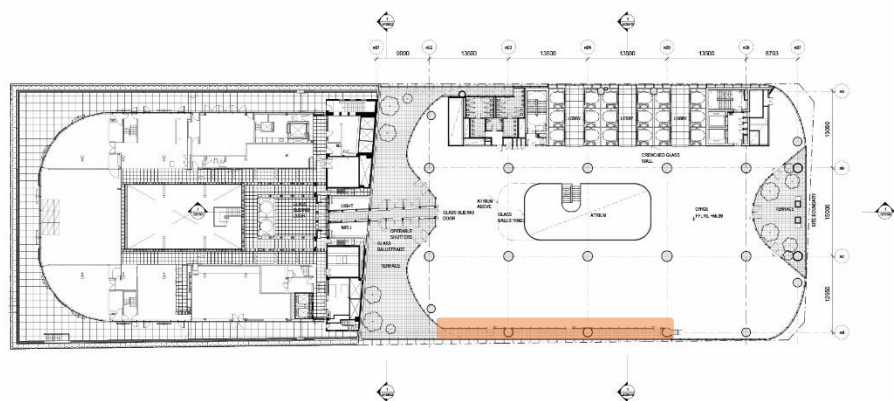
Recap: Tower form, articulation and interface DRP 08 – 25.02.19



Modification 1

Increase depth of L10 eastern external terrace

SSD: Approved Drawing Modification



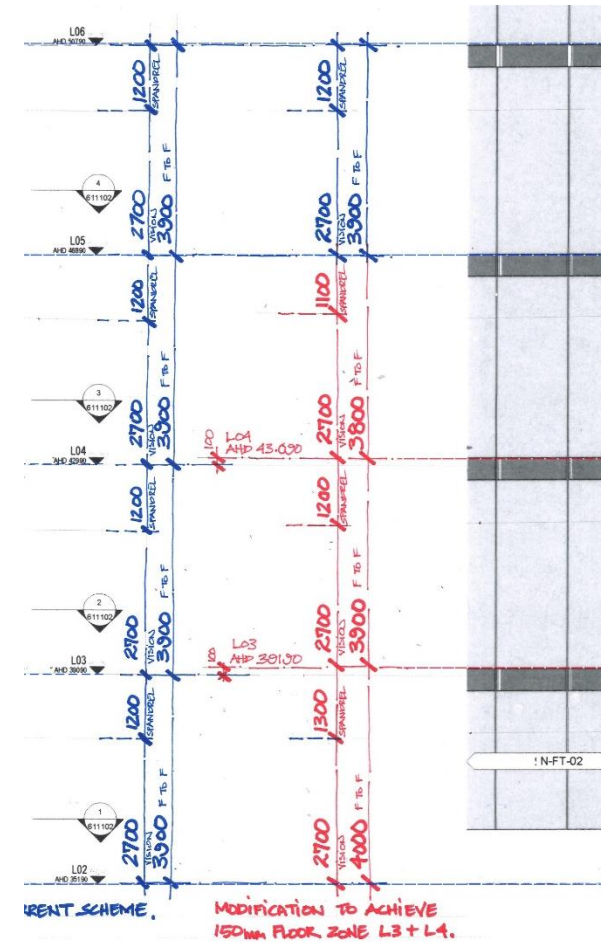
Modification 2

Raised service access floor to Levels 3 & 4



Modification 2

Raised service access floor to Levels 3 & 4

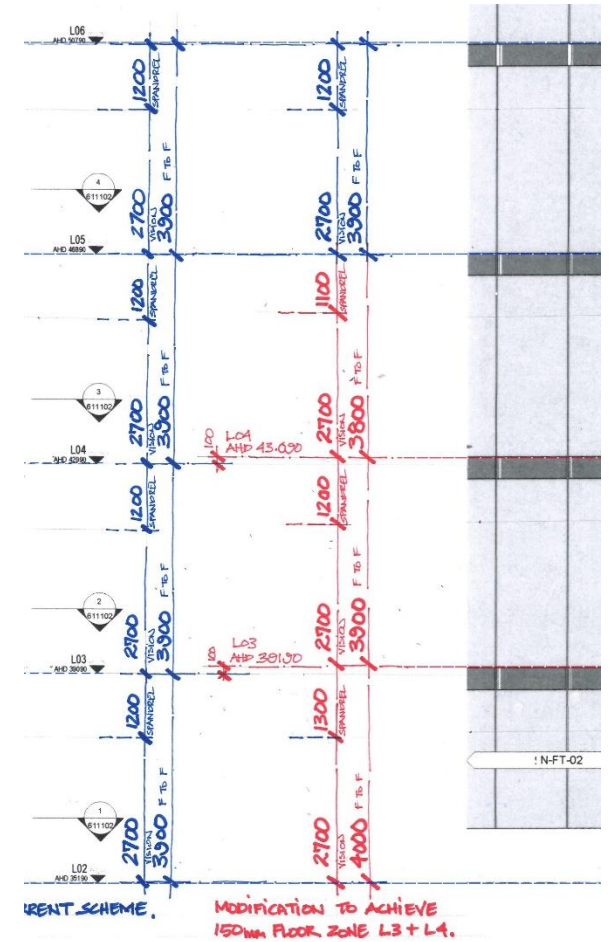


Modification 2

Raised service access floor to Levels 3 & 4

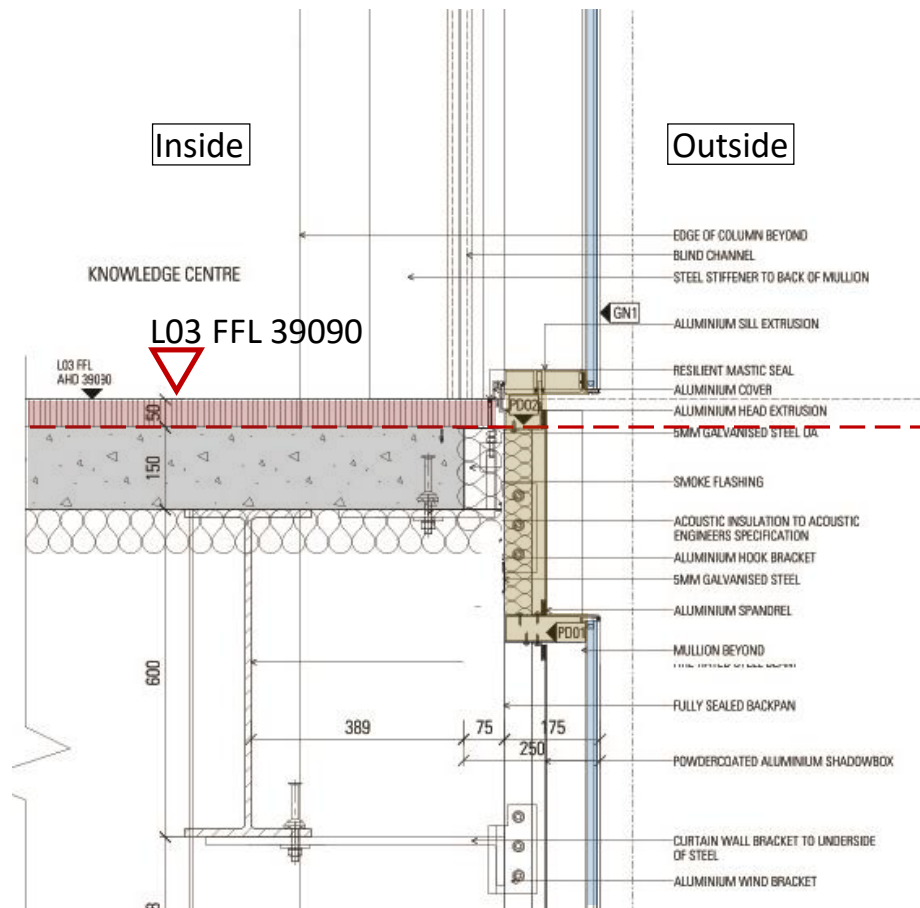


Proposed scheme

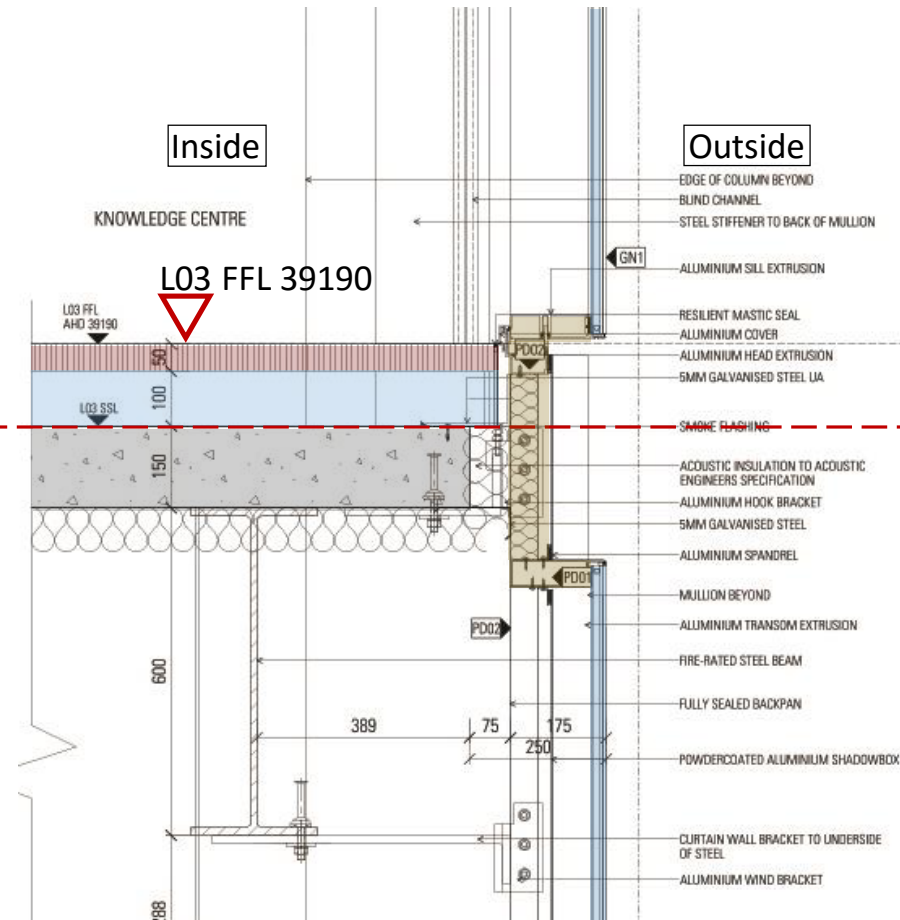


Modification 2

Raised service access floor to Levels 3 & 4



L03 Current Configuration – Floor/Façade Junction (L04 Similar)



Proposed L03 revised configuration – Floor/Façade Junction (L04 Similar)

L03 SSL 39040
(No change)

Modification 2

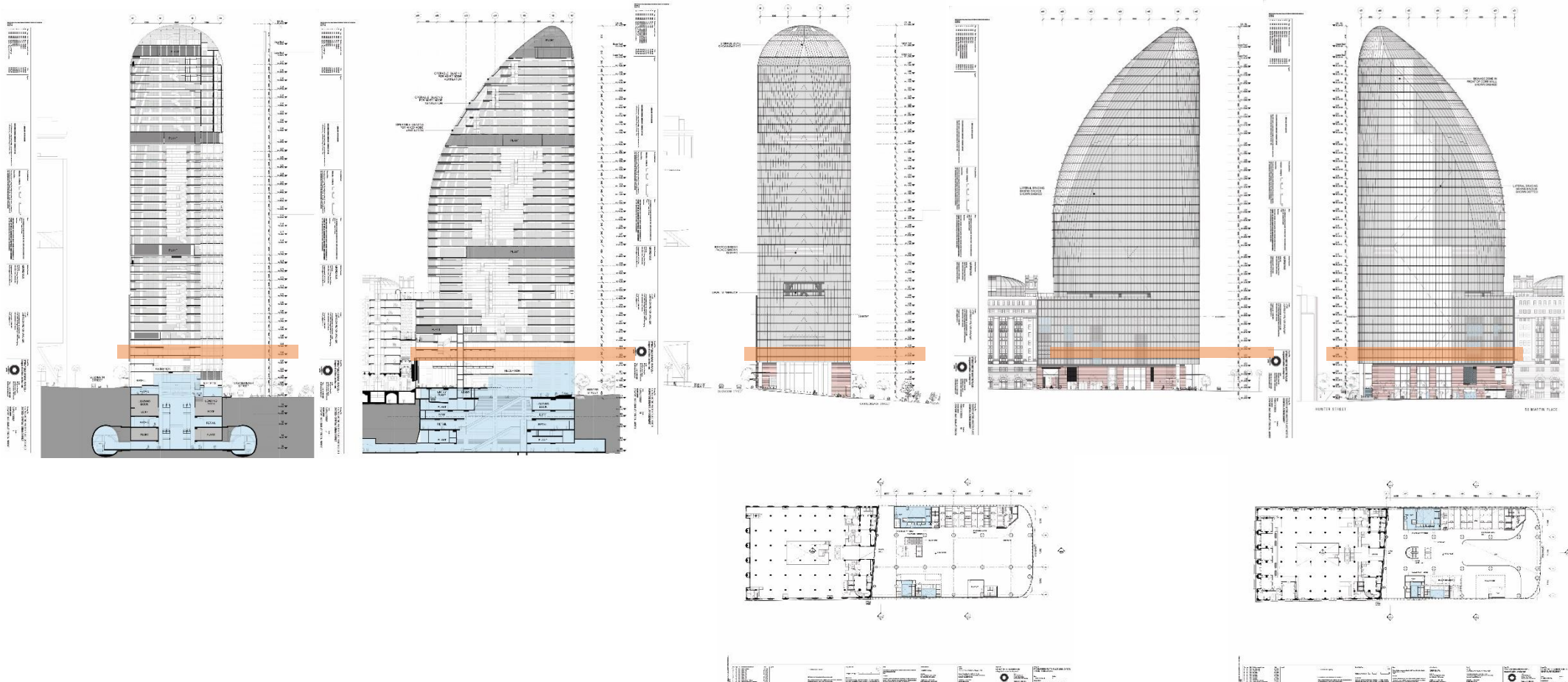
Raised service access floor to Levels 3 & 4



Modification 2

Raised service access floor to Levels 3 & 4

SSD: Approved Drawing Modification



Summary – Seeking DRP endorsement of two modifications

Modification 1	Modification 2
Increase depth of L10 eastern external terrace	Introduce a raised access floor to L3 + 4 resulting in minor sill realignment
<p><i>Requested DRP response</i></p> <p>The purpose of today's presentation is to brief the DRP on this proposed modification to seek formal feedback.</p> <p><i>In response to a separate briefing, the DPIE Planning Secretary has determined that this proposed Modification 1 requires a Modification application and DRP review. Pursuant to Clause B8 of SSD 9270, Macquarie's Modification application is to include a Design Integrity Report that contains both a summary of feedback provided by the DRP; and as applicable, any responses by Macquarie to this advice.</i></p>	<p><i>Requested DRP response</i></p> <p>The purpose of today's presentation is to brief the DRP on this proposed modification to seek formal feedback.</p> <p><i>In response to a separate briefing, the DPIE Planning Secretary has determined that this proposed Modification 2 requires a Modification application and DRP review. Pursuant to Clause B8 of SSD 9270, Macquarie's modification application is to include a Design Integrity Report that contains both a summary of feedback provided by the DRP; and as applicable, any responses by Macquarie to this advice.</i></p>



03

Status Update

Status Update

Open/In progress North Tower DRP items (To be addressed mid/late 2020)

	OSD DRP Items	DRP Raised	Status	DRP for item to be addressed	Category
Materials	The panel notes the proposed material selection continues to be refined in response to the environment and other issues raised by the panel and we look forward to seeing further richness and patina in the selected materials		In progress	mid/late 2020 (Precinct activation and retail strategy)	Architecture
Through site link	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 stone cladding from the outside in, legibility of connections to the station and lobby spaces, accessibility and public character).		Open	mid/late 2020 (Precinct activation and retail strategy)	Urban Design and Architecture
Precinct Retail Strategy	The panel note the presentation of a retail strategy. However the information presented did not provide evidence of a holistic activation strategy to inform the design of retail spaces and their relationship to the public realm and Metro station. The panel note that it is not socially inclusive to suggest that lower price point options are below ground. Further resolution of the strategy and information to demonstrate site-wide resolution of connectivity and social inclusiveness is required.		Open	mid/late 2020 (Precinct activation and retail strategy)	Urban Design and Retail Strategy

Status Update

New items for North Tower DRP items (To be presented mid/late 2020)

	OSD DRP New Items	Status	DRP for item to be addressed	Category
L10 Landscape	A developed L10 Terrace landscape design	To be presented	mid/late 2020	Landscape
L10 covered link	A revised covered link design that responds to the developed L10 landscape design	To be presented	mid/late 2020	Architecture



04

Closing Questions

Appendix 2

OSD DRP Advice

GOVERNMENT ARCHITECT NEW SOUTH WALES

5 May 2020

Michael Silman
Executive Director
Corporate Operations Group

Via email:
Michael.Silman@macquarie.co
m

MARTIN PLACE OSD DRP – SESSION 13 05.05.20

Dear Michael,

As a result of detailed fit out design by Lendlease, two modifications are proposed to the North Tower. DPIE was advised of the changes and requested that as part of the design integrity process the modifications be presented to the DRP for endorsement.

Modification 1 - increase depth of L10 eastern external terrace

The L10 eastern external terrace was introduced to articulate the podium as the tower form transitions to ground, and respond to the scale of 50 Martin Place.

The detailed design of L10 has identified this terrace as a suitable breakout space. Accordingly, the depth of the terrace is proposed to be increased from 1,835mm to 3,785mm. A landscape proposal which supports the use of the terrace as a breakout space is being developed.

The modification is consistent with the original design intent, and materials and detailing will remain the same.

Endorsement

The panel supports the change, noting the positive impact to the approved project.

Modification 2 - introduce raised access floor to L3 and L4

L3 and L4 of the North Tower will be a knowledge centre. The FFL of these floors is proposed to be raised by 100mm to provide service access and enable a flexible fit out.

To ensure the internal change has no significant impact on the façade, the position of the stacked joint between the skirt and L3, and L3 and L4 will be raised by 100mm.

Endorsement

The panel supports the change, noting there is no discernible impact to the approved project.

Open items

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

- materials
- through site link

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New South Wales

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L17, 12 Darcy Street
Parramatta NSW 2150

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

governmentarchitect.nsw.gov.au



- precinct retail strategy
- landscape proposal to L10 terrace
- link between North Tower and 50 Martin Place.

Next steps

GANSW appreciates the project team's efforts in bringing these matters to the Panel and anticipates future review of the project as it develops to ensure design excellence is achieved.

Sincerely



Olivia Hyde
Chair, Martin Place OSD DRP

CC

Panel members – Bob Nation, Graham Jahn, John Choi
Macquarie – Michael Silman, Anthony Henry, Steve Mouldsdale
Lendlease – Con Giannoulis, Cass Golding, Daniel Barbant
Savills – Stephanie Ballango
Ethos Urban – Chris Ferreira
JPW – Paul van Ratingen
Aspect Studio – Sasha Cole, Emma Wood
DPIE – Russell Hand, David Schwebel
GANSW – Emma Kirkman

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