

26 March 2021

Jim Betts
Secretary
Department of Planning, Industry and Environment
12 Darcy Street
Parramatta NSW 2150

Attention: Russell Hand (Principal Planning Officer – Key Sites Assessment)

SYDNEY METRO MARTIN PLACE STATION PRECINCT – CONDITION B13 AND B14 (THROUGH-SITE LINK)

Dear Russell,

Macquarie Corporate Holdings Pty Ltd (Macquarie), is seeking to satisfy its requirements under consent condition B13 and B14 of SSD9270 in relation to the Through-Site Link for the Martin Place Station Precinct.

Condition B13 requires the applicant to submit details of the through-site link to the satisfaction of the Planning Secretary and states:

B13. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Planning Secretary further details and strategies to demonstrate the expression and character of the through-site link. The through-site link is to include:

- (a) integration of public art (Metro, heritage and Macquarie-commissioned public art)*
- (b) infrastructure to support public activation, including retail premises*
- (c) function and 'entry experience' requirements to provide a suitable access to a large commercial building*
- (d) safety provisions*
- (e) a level of design finish suitable for a busy publicly accessible space.*

Details of the through-site link addressing points (a) to (e) can be found in **Attachment A**.

In accordance with consent condition B14 when developing the details and strategies above, Macquarie sought the views of and adopted feedback from the Design Review Panel (DRP). Presentations were held to the DRP with DPIE attendance on the 5 May 2020, 15 September 2020 and 20 October 2020. Evidence of the applicant adopting the DRP feedback on the Through-Site link is found in minutes of the DRP session #14 (incorrectly labelled as #13 and held on 19 Sept 2020) and session #16 (held on 20 October 2020). Both sets of minutes can be found in **Attachment B**. The table below reflects the applicant's response to the feedback raised:

Item	DRP Advice (Session #14)	Applicant's response
a) Public Art	<ul style="list-style-type: none"> <i>Precise positioning of the Moebius sculpture suspended above the north station entry requires re-examination to ensure unimpeded sightlines from the eye level from all angles</i> <i>Opportunities for the public to access information about artworks and gain further understanding through physical and digital means should be incorporated</i> 	<p>Location of the Moebius was addressed in Session 16. Height of the sculpture will be mounted approximately 5.8m from the finish floor level.</p> <p>Consideration will be given to the production of printed brochures, digital interpretation using QR codes and interpretive plaque to address public access to information.</p>

b) Infrastructure to support public activation, including retail premises	<ul style="list-style-type: none"> Confirmation is sought on how the number of public WCs proposed has been calculated. Provision of amenities must be sufficient to avoid queues spilling into adjacent public spaces and circulation zones Design of signage, integration with the architecture and ease of wayfinding for members of the public seeking toilet facilities requires clarification and further development. Ensure integration with broader signage strategy and materials palette Details of public seating and fixtures to promote uses as described (meeting place, people watching vantage point, amphitheatre –Town Hall Steps precedent) are requested for future presentation to the DRP 	<p>The applicant reconfirmed and presented the amenities throughout the precinct. Amenities provided will be beyond the NCC provisions.</p> <p>Details of the signage, wayfinding and public seating were also presented in Session 16 to the satisfaction of the DRP.</p>
c) Function and 'entry experience' requirements to provide a suitable access to a large commercial building	<ul style="list-style-type: none"> The suspended landscape donut above the eastern entry requires further explanation Integration of the suspended planter with the awning over, treatment of irrigation, drainage, lighting, and materials need to be clearly explained The overall intention for landscaping, including entry landscaping, should be illustrated in future renders 	<p>The applicant provided further details of the suspended planter including treatment of irrigation, drainage and lighting in Session 16. Render provided in Attachment B.</p>
d) Safety provisions	<ul style="list-style-type: none"> No comment 	N/A
e) A level of design finish suitable for a busy publicly accessible space	<ul style="list-style-type: none"> No comment 	N/A

In Summary, Macquarie is providing the Planning Secretary through this post approval letter and accompanying attachments the evidence of the through-site link in accordance with condition B13 and seeks to discharge consent condition B13 and B14 of SSD9270.

Should you have any queries about this matter, please do not hesitate to contact the undersigned on 0414 297 189.

Yours sincerely,



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Attachment A – Details of the through-site link

Attachment B – DRP #14 and DRP #16 Minutes confirming discharge

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