

2

Imagery & Visuals



North Tower

North Tower imagery and visuals

Note: JPW presentation for North Tower under separate cover



5

Questions & Discussion

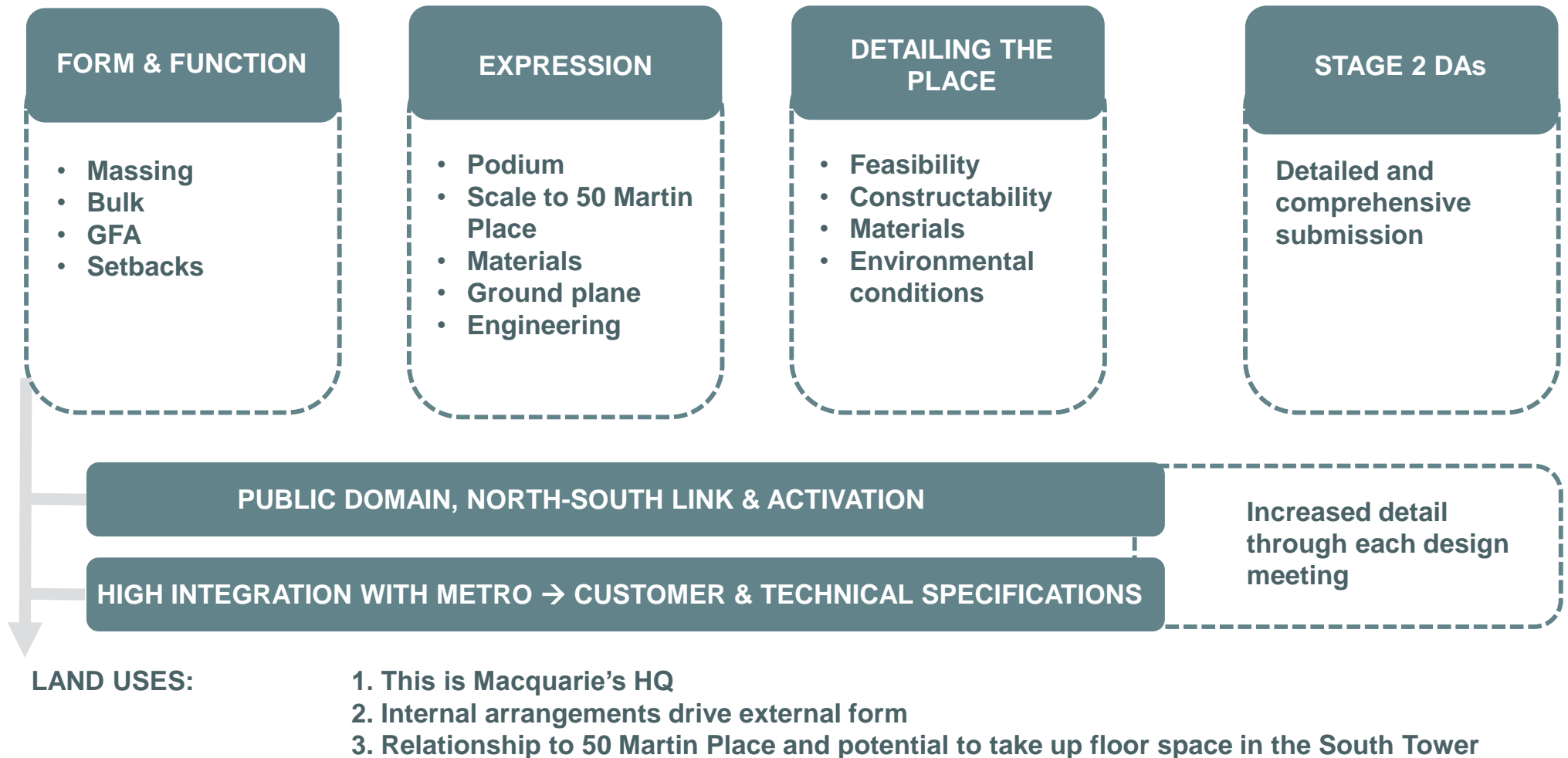


6

Forward Agenda

Review of the design development process

The Design Review Panel underpins the design excellence process and will ensure the highest standard of architectural, urban and landscape design



DRP 03 Forward Agenda - Expression

Proposed agenda for OSD DRP 03 Expression scheduled for 15 May 2018

Agenda Item	Details	Presenter
1. Introduction	<ul style="list-style-type: none">Where we got to at OSD DRP 02	Anthony Henry, Macquarie
2. Response to DRP feedback	<ul style="list-style-type: none">Response and analysis	
3. South Tower	<ul style="list-style-type: none">Refresher to site design approachKey diagrams to explain buildingDatum linesPodium/tower – plans, sections, images of outcome of the processSketch form – where we were to changes being madeNext steps	Alec Tzannes, Tzannes
4. Wind and sun studies	<ul style="list-style-type: none">North Tower and South Tower analysis	Paul van Ratingen, JPW Alec Tzannes, Tzannes
5. Questions & discussion	<ul style="list-style-type: none">Panel questions and discussion	Facilitated Panel Chair
6. Next steps & OSD DRP forward agenda	<ul style="list-style-type: none">OSD DRP 04 Forward Agenda	Panel Chair/Anthony Henry, Macquarie



7

Next Steps

Metro Martin Place

Sydney Metro and Over Station Development Design Review Panels

DRP #03

15 May 2018



Sydney Metro Martin Place Station

Sydney Metro DRP & Over Station Development DRP Agenda

Agenda Item	Details	Presenter	Duration
1. Opening	<ul style="list-style-type: none"> Welcome Introduction and Panel Process overview Current and Forward Agendas 	Peter Poulet, Government Architect Anthony Henry, Macquarie	10 mins
2. Response to DRP Feedback	<ul style="list-style-type: none"> Response to Metro DRP Feedback Response to Over Station Development DRP 01 & 02 	Anthony Henry, Macquarie	10 mins
Metro DRP			
3. Ground Plane Update	<ul style="list-style-type: none"> Update on Metro station design OSD interface and integrated development Ground plane and public domain 	Matthew Cochrane, Grimshaw	30 mins
4. North Tower Design Update	<ul style="list-style-type: none"> Through Site Link Tower to Ground 	Paul van Ratingen, JPW	20 mins
5. Panel Questions/Clarifications		Peter Poulet, Government Architect	15 mins
6. Panel Review		Peter Poulet, Government Architect	10 mins
OSD DRP			
7. South Tower – Form, Function and Expression	<ul style="list-style-type: none"> Tower and podium Articulation Materials 	Alec Tzannes, Tzannes	30 mins
8. Wind Study and Sun Study – North and South Towers	<ul style="list-style-type: none"> Wind study results Sun study results 	Anthony Henry, Macquarie	20 mins
9. Panel Questions/Clarifications		Peter Poulet, Government Architect	15 mins
10. Panel Review		Peter Poulet, Government Architect	10 mins
Feedback			
11. Chair Summary / Closing Statements	<ul style="list-style-type: none"> Metro DRP Summary OSD DRP Summary 	Peter Poulet	10 mins

DRP Forward Agenda – Detailing the Place

Proposed agenda for Metro DRP and OSD DRP scheduled for 5 June 2018

Agenda Item	Details	Metro DRP	OSD DRP
1. Opening	<ul style="list-style-type: none"> Welcome and introductions Agenda overview 	✓	✓
2. Response to DRP Feedback	<ul style="list-style-type: none"> Response to Metro DRP Feedback Response to Over Station Development DRP 03 	✓	✓
3. Forward Agendas	<ul style="list-style-type: none"> Forward Agendas for 18th June 	✓	✓
Metro DRP			
4. Ground Plane Update	<ul style="list-style-type: none"> Elizabeth Street and Castlereagh Street public domain North Tower podium South Tower podium TBA (pending DRP feedback) 	✓	n/a
5. Panel Questions/Clarifications	<ul style="list-style-type: none"> Macquarie to respond to any aspect of the presentation 	✓	n/a
6. Review and Summary	<ul style="list-style-type: none"> Panel feedback and Chair Summary 	✓	n/a
OSD DRP			
7. South Tower Design Update	<ul style="list-style-type: none"> TBA (pending DRP feedback) 	n/a	✓
8. North Tower Design Update	<ul style="list-style-type: none"> TBA (pending DRP feedback) 	n/a	✓
9. Detailing the Place	<ul style="list-style-type: none"> Feasibility Constructability Materials Environmental Conditions 	n/a	✓
10. Panel Questions/Clarifications	<ul style="list-style-type: none"> Macquarie to respond to any aspect of the presentation 	n/a	✓
11. Review and Summary	<ul style="list-style-type: none"> Panel feedback and Chair Summary 	n/a	✓
Feedback			
10. Chair Summary/Closing Statements	<ul style="list-style-type: none"> Chair Summary 	✓	✓



2

Response to Metro DRP and OSD DRP Feedback

Metro and OSD DRP – Open Items

Macquarie has undertaken a first pass to attribute the Open Items to the relevant DRP

Metro DRP Open Items

South Tower

- Extent of podium enclosure at street level
- Extent of podium ground level integrated into public domain or as transition space to the station
- Tower materials and articulation

North Tower

- Retail activation
- Pedestrian movements
- Through site link

Common Open Items

Public Domain and Amenity

- Wind impacts
- Solar access

OSD DRP Open Items

North Tower

Form and mass

- Transition between podium and 50 Martin Place
- Greater vertical expression of tower
- Resolve discontinuous cutback at Level 5

Architectural expression

- Appropriateness of podium to 50 Martin Place
- Further celebration of the tower to ground - Hunter St
- Oculus - relationship to 50 Martin Place
- Singularity of expression to resolve the tension between formal elements
- Resolution of the transition from stone base to structural columns on Hunter St

More information







- Materials and details for the facade
- Lift pits on Hunter St
- Details for canopies
- Detailing of the louvres
- Width of footpath along Hunter St
- Vehicle access - Metro and others
- Pedestrian modelling





Through site link



- Detail of material palette
- Publicness of the connection
- Open up access on Castlereagh St
- Awnings

Macquarie Response to Metro DRP Open Items

Macquarie is working towards closing out both Sydney Metro DRP and OSD DRP open items












Metro DRP Open Items	Macquarie's Response
 Extent of podium enclosure at street level	<ul style="list-style-type: none"> North Tower – Design principles and design rationale presented by JPW as part of this DRP (including varied glazing setbacks/line depths, soffit treatments) South Tower – Design principles and design rationale presented by Tzannes as part of this DRP
 Extent of podium ground level integrated into public domain or as transition space to the station	<ul style="list-style-type: none"> Design principles, benchmarks and design rationale presented by JPW and Tzannes as part of this DRP
 Tower materials and articulation	<ul style="list-style-type: none"> Further design development to be presented by JPW and Tzannes as part of this and future DRP(s)
 Retail analysis	<ul style="list-style-type: none"> Proposed to be presented at next DRP(s)
 Pedestrian modelling	<ul style="list-style-type: none"> Addressed by SSI and Stage 1 SSD DA
 Through site link	<ul style="list-style-type: none"> Design principles, benchmarks and design rationale presented by JPW as part of this DRP

Metro DRP and OSD DRP Common Items	Macquarie's Response
  Wind impacts	<ul style="list-style-type: none"> Wind modelling underway and will be presented as part of this DRP Preliminary results demonstrate wind conditions at station entrances are suitable for standing and walking Preliminary results are consistent with Stage 1 SSD DA consent conditions
  Solar access	<ul style="list-style-type: none"> Shadowing analysis underway for Hyde Park and Martin Place and will be presented as part of this DRP Preliminary results demonstrate compliance with Stage 1 SSD DA consent

-  Metro DRP Open Item
-  OSD DRP Open Item

Macquarie Response to OSD Open Items

Macquarie is working towards closing out both Sydney Metro DRP and OSD DRP open items

OSD Open Items	Macquarie's Response
 Oculus form and geometry (curvature and proportions)	<ul style="list-style-type: none"> o Further design development to be presented by JPW as part of future DRP(s).
 Transition between tower and podium	<ul style="list-style-type: none"> o North Tower – Design principles and design rationale presented by JPW as part of this DRP (including varied glazing setbacks/line depths, soffit treatments) o South Tower – Design principles and design rationale presented by Tzannes as part of this DRP (including simplification of detailing, plant room relocation, and interstitial space dimensions)
 Podium architecture and relationship to 50MP (including dome)	<ul style="list-style-type: none"> o Further design development to be presented by JPW as part of this and future DRP(s).
 Form and expression on Castlereagh Street and Elizabeth Street corners	<ul style="list-style-type: none"> o North Tower – Design principles and design rationale presented by JPW as part of this DRP (including varied glazing setbacks/line depths, soffit treatments)
 Vertical expression of tower Level 5 cutback	<ul style="list-style-type: none"> o Further design development to be presented by JPW as part of this and future DRP(s)
 Hunter Street entrance, façade and elevation, particularly columns	<ul style="list-style-type: none"> o Further design development to be presented by JPW as part of this and future DRP(s)
 Elizabeth Street façade	<ul style="list-style-type: none"> o Further design development to be presented by JPW as part of this and future DRP(s)
 Louvre expression	<ul style="list-style-type: none"> o Louvre locations rationalised. JPW to present as part of this DRP.
 Awnings/canopies expression	<ul style="list-style-type: none"> o CoS DCP minimum requirements reflected in the animation. JPW has commenced exploring various design options.
 Pedestrian modelling	<ul style="list-style-type: none"> o Addressed by SSI and Stage 1 SSD DA
 Through site link (materials, character/operation, access, awnings)	<ul style="list-style-type: none"> o Design principles, benchmarks and design rationale presented by JPW as part of this DRP

 Metro DRP Open Item

 OSD DRP Open Item



3

Metro DRP - Ground Plane Update



Ground Plane Update

The Station Design and Precinct Plan is required as part of the CSSI Consent and is the responsibility of the Sydney Metro DRP

Note: Grimshaw presentation for Martin Place Station under separate cover

An architectural rendering of a city street scene. In the foreground, a wide, paved street with a crosswalk is visible. Pedestrians are walking on the sidewalks. To the left, a modern building with a brown, textured facade and large glass windows is shown. In the background, a prominent, curved, glass-clad skyscraper (the San Francisco City Center) rises above other buildings. The sky is clear and bright. A large, semi-transparent teal banner is overlaid across the middle of the image, containing the page number and title.

4

Metro DRP - North Tower Design Update



North Tower Design Update

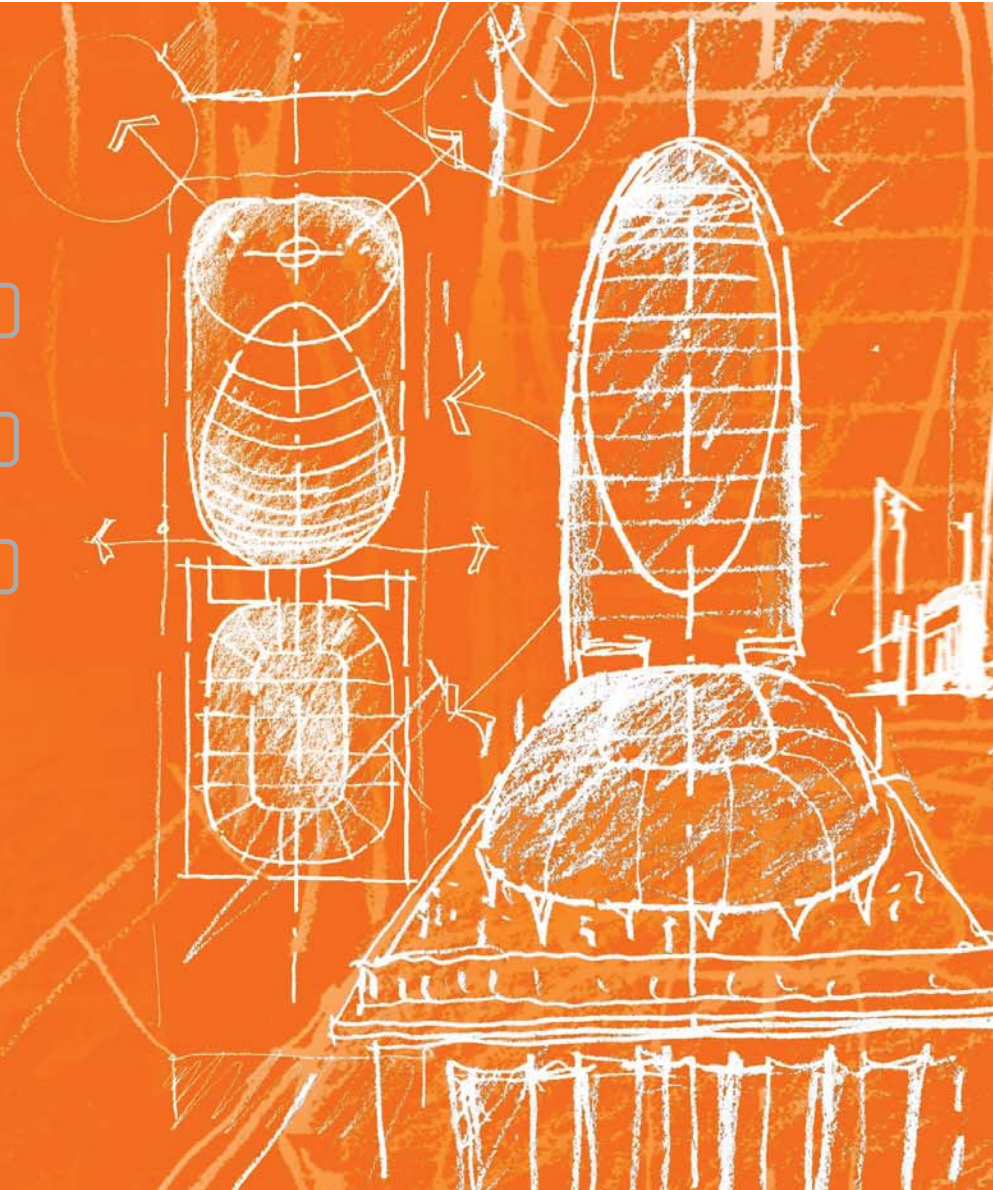
JPW has further developed designs for the north south link and tower to ground in the North Tower

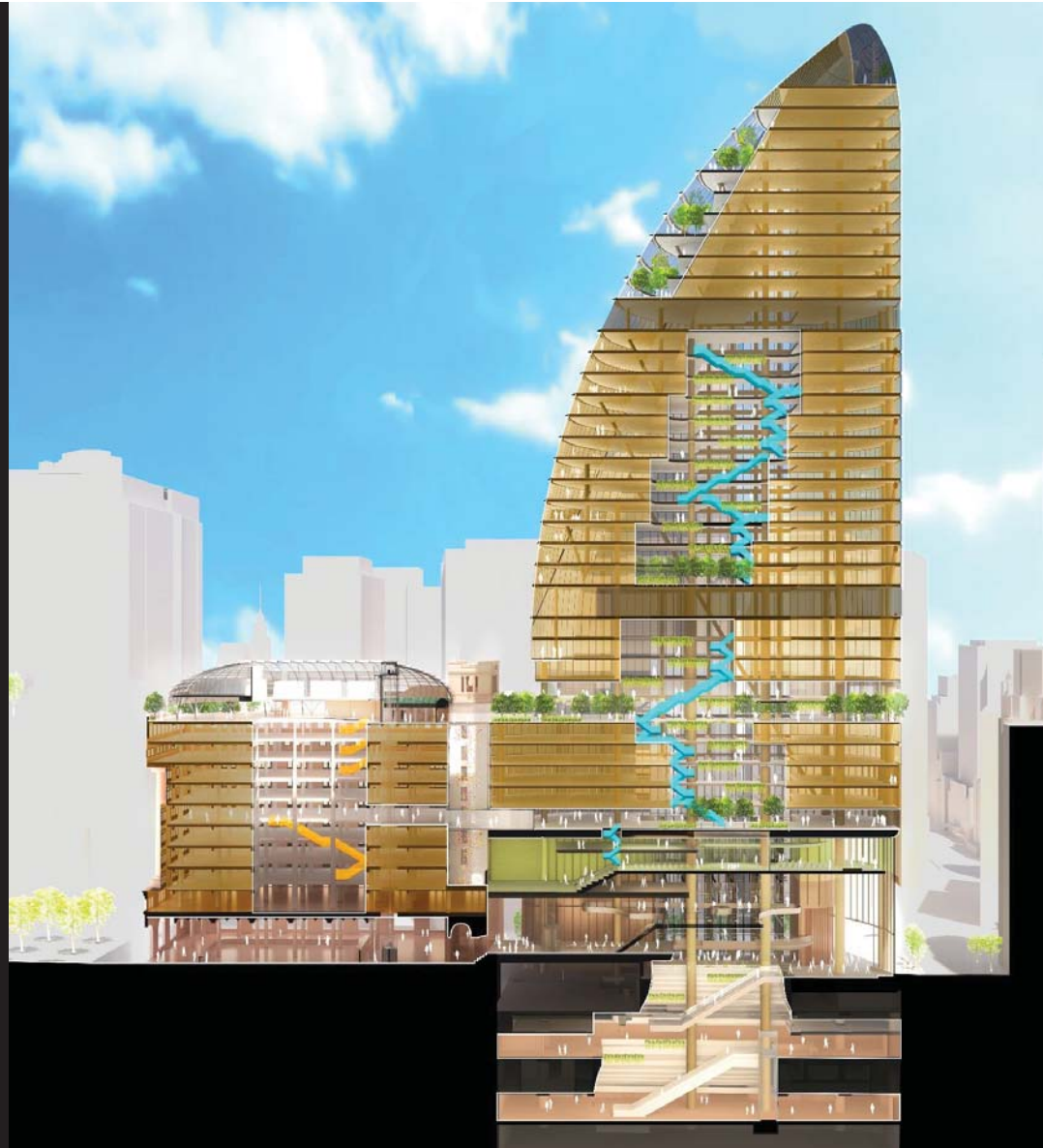
Note: JPW presentation for North Tower Design Update under separate cover

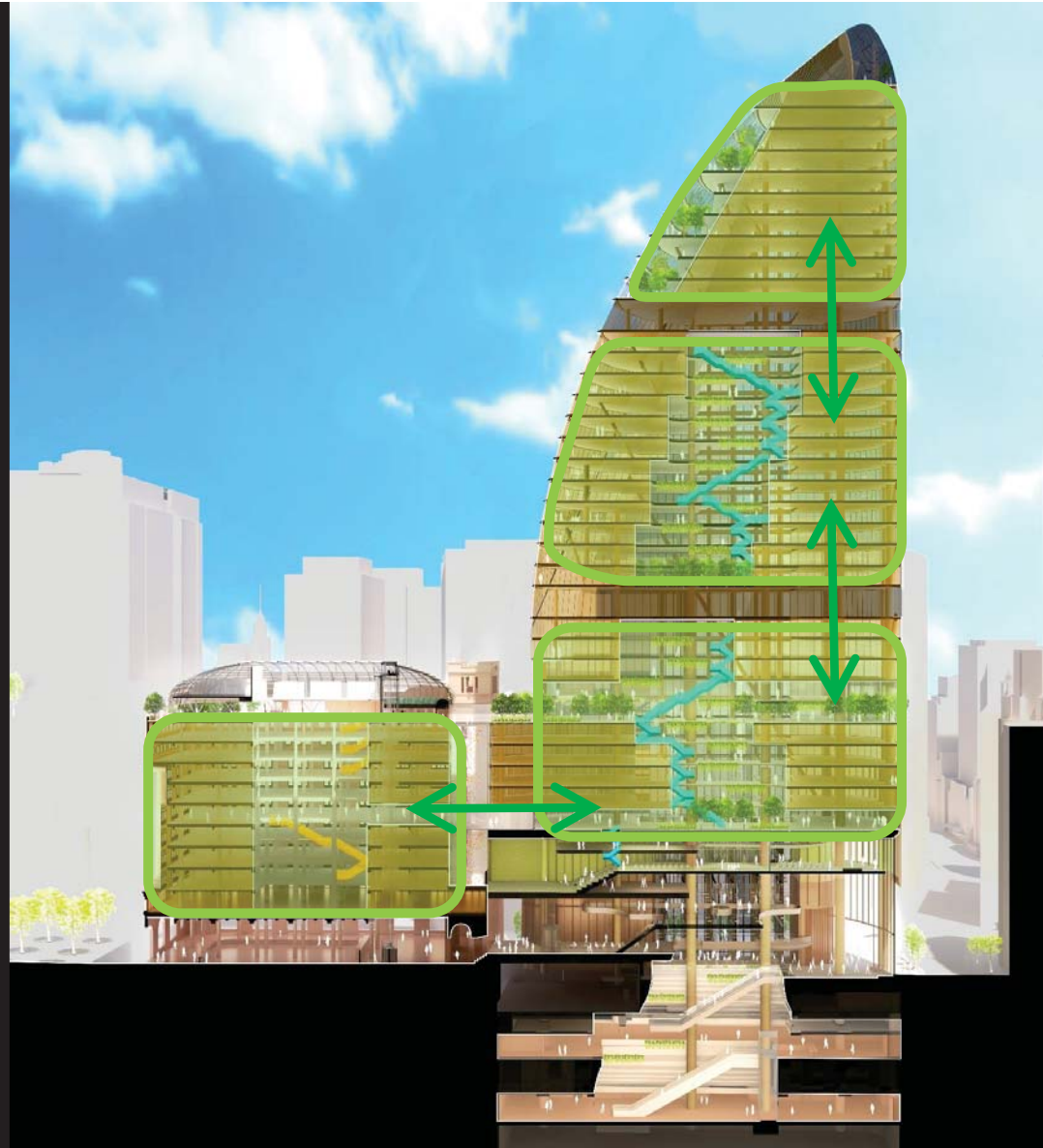
NORTH TOWER

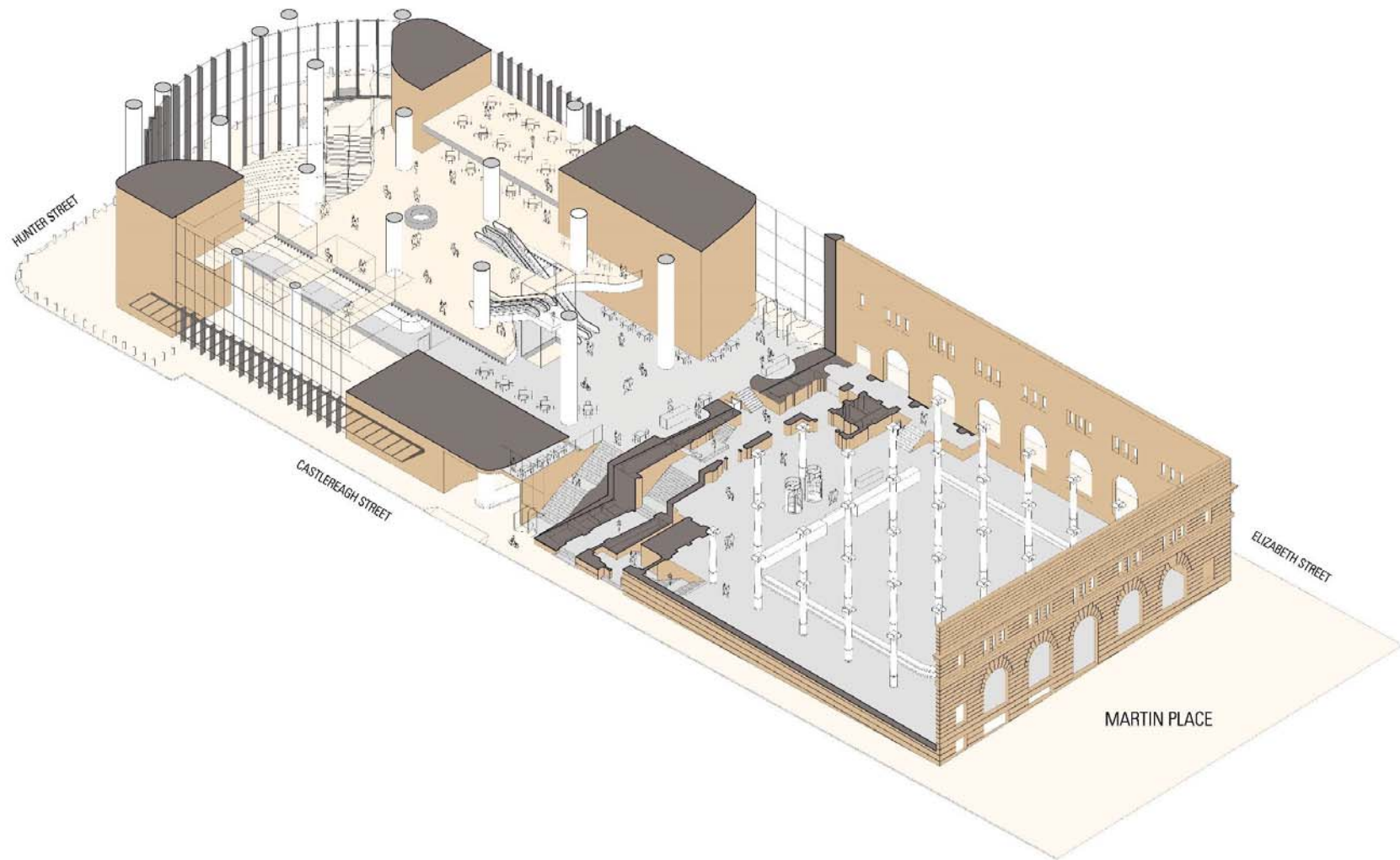
OSD DRP discussion

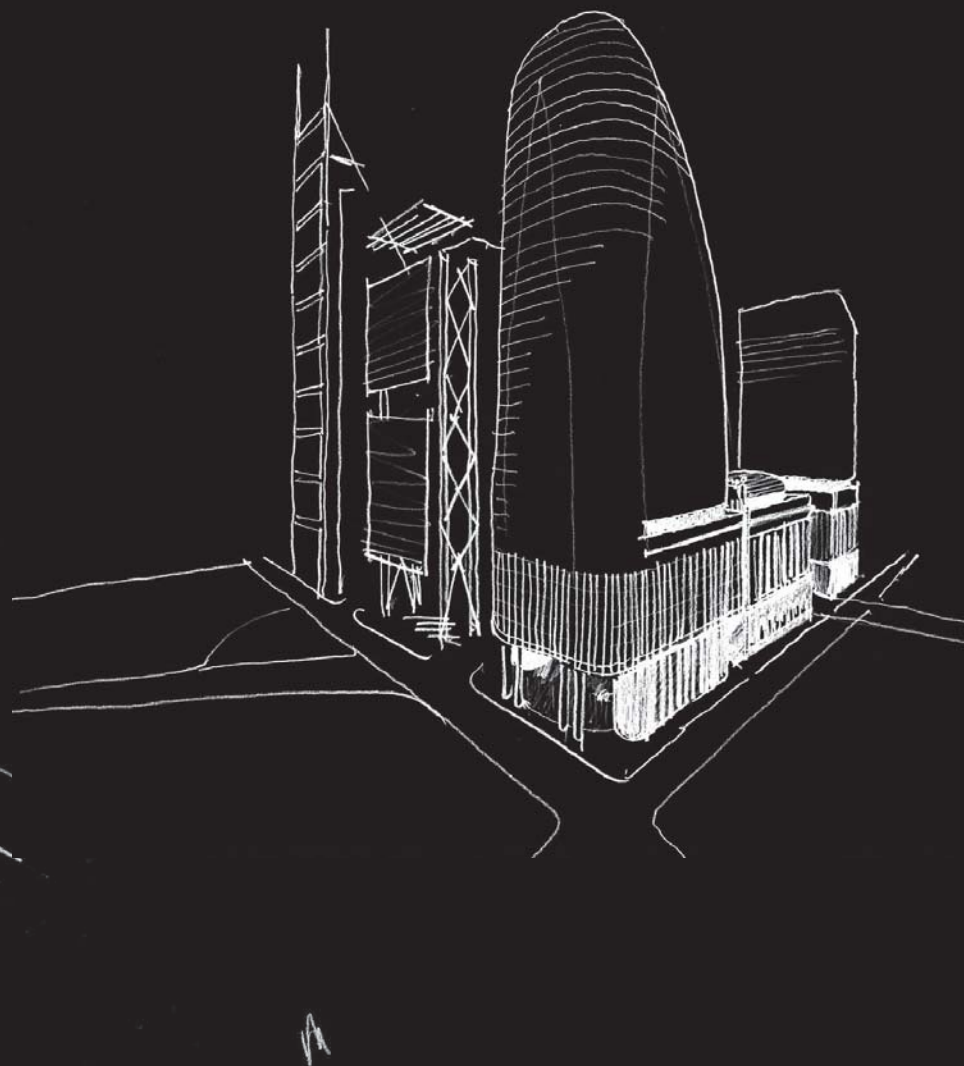
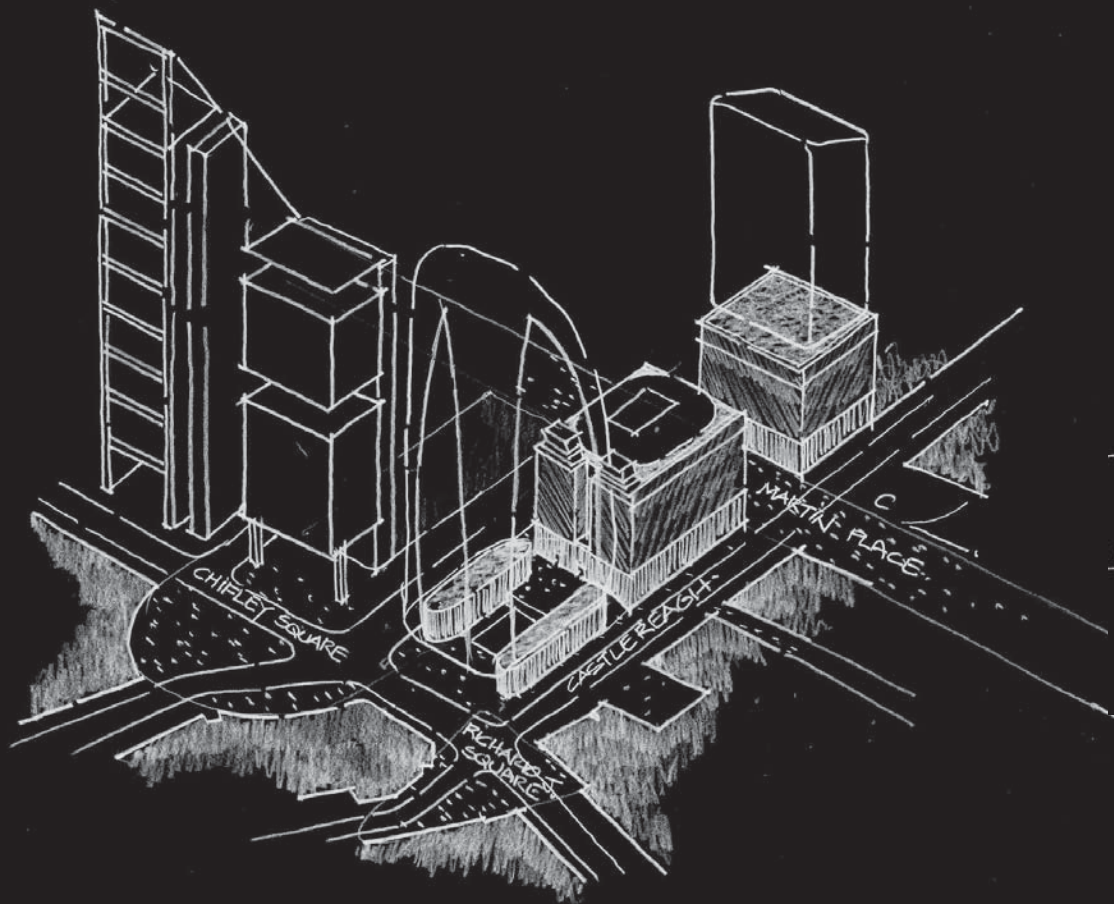
- Functional Brief and Urban Response
↓
DRP Feedback
- Building Expression and Organisation
↓
DRP Feedback
- Materials, Finishes and Detailing
↓
DRP Feedback

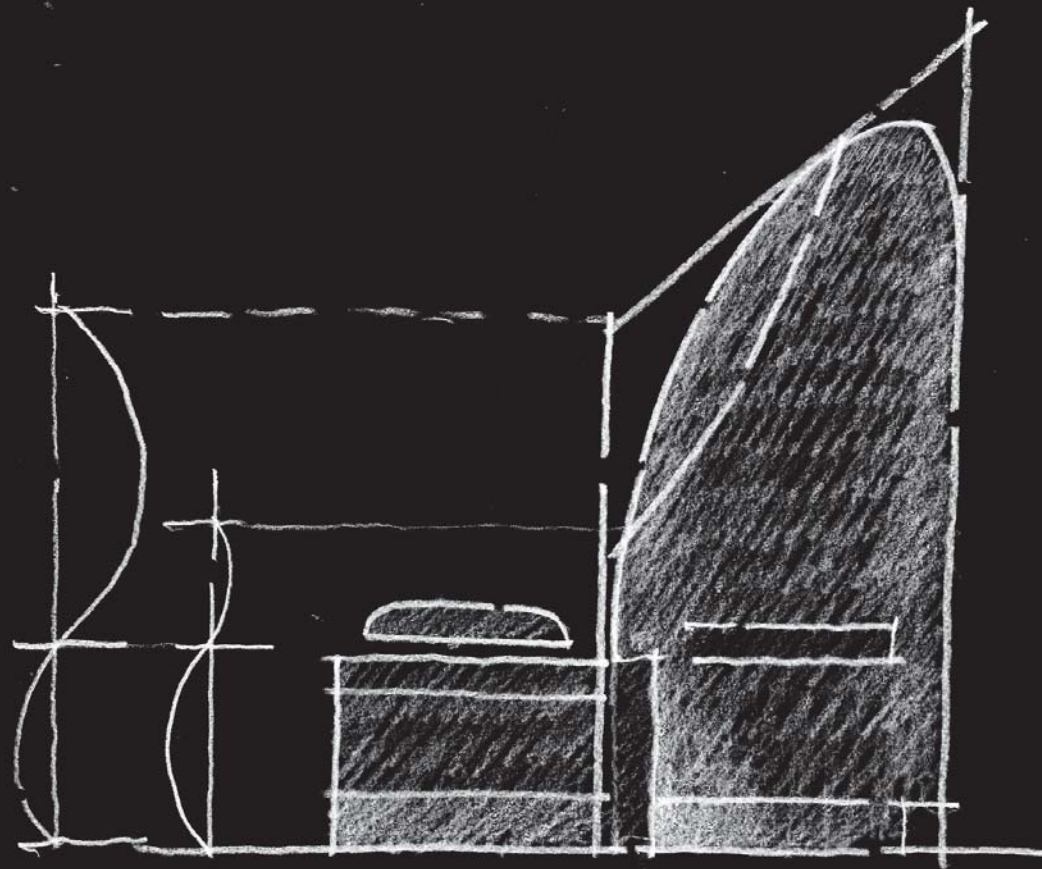
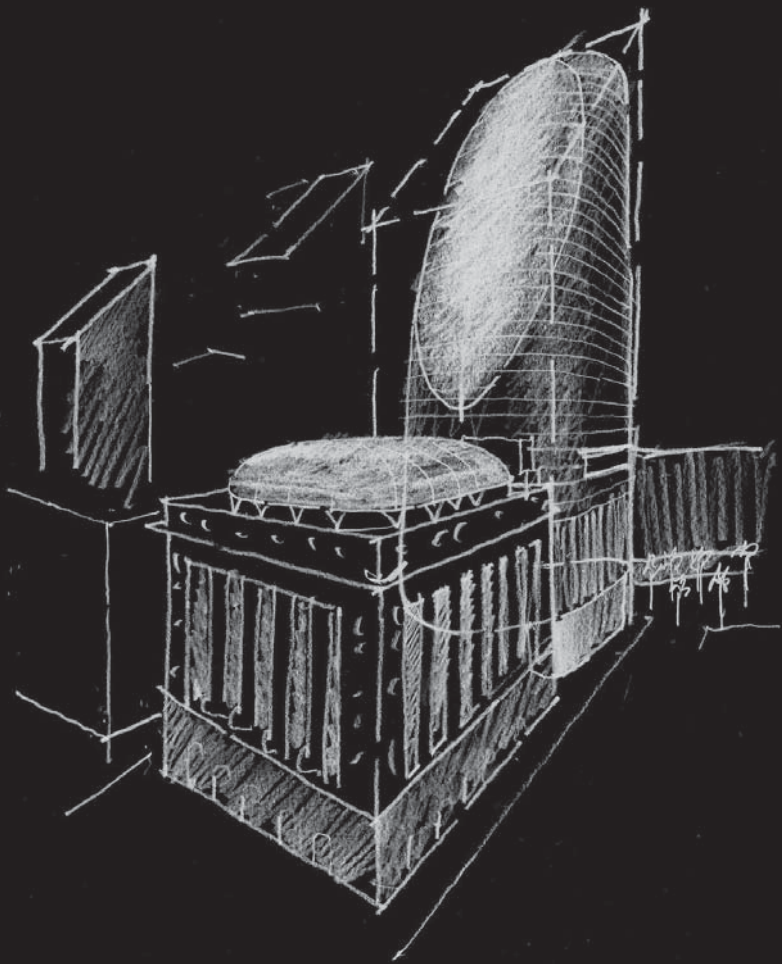


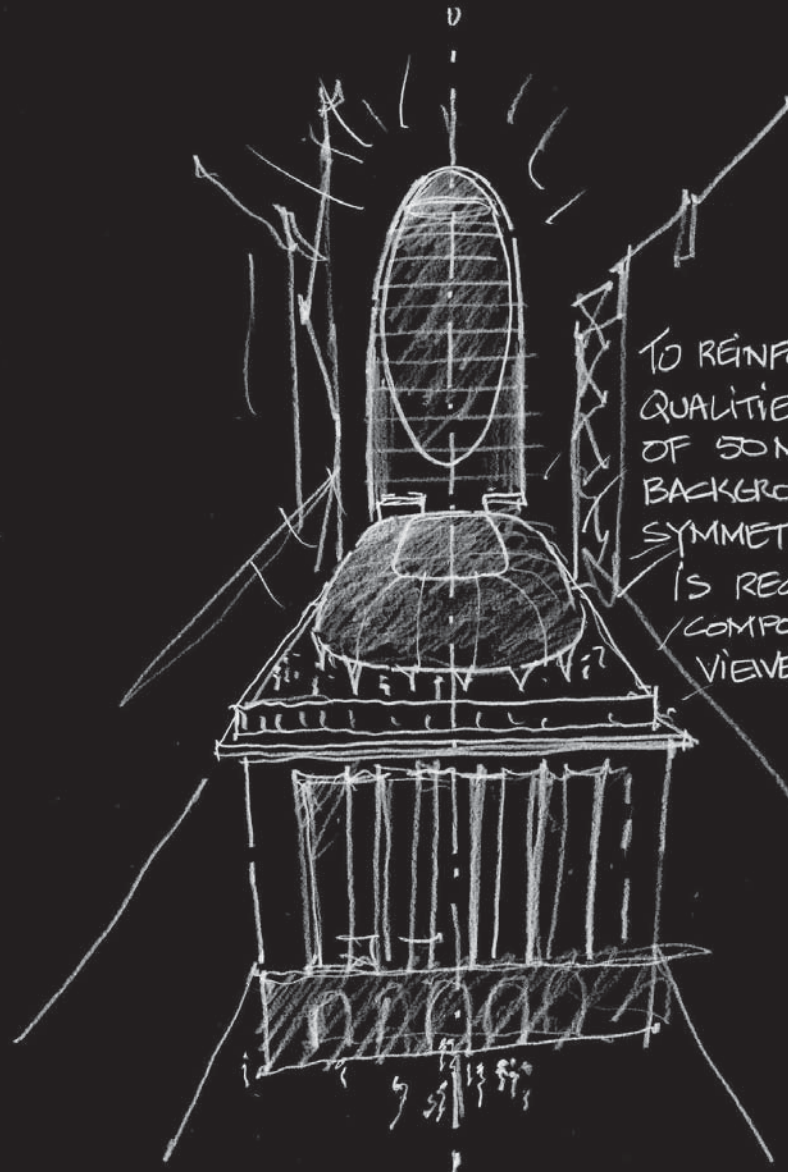
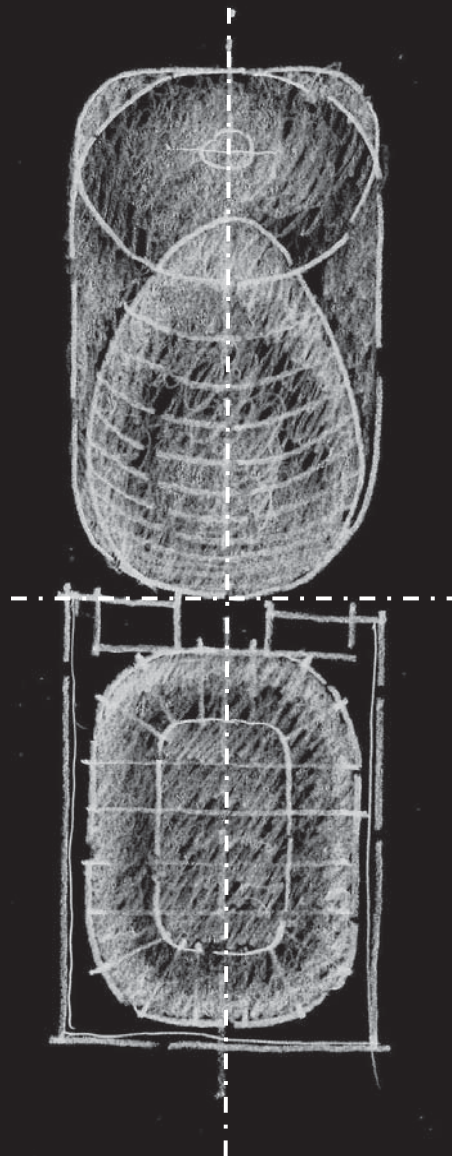




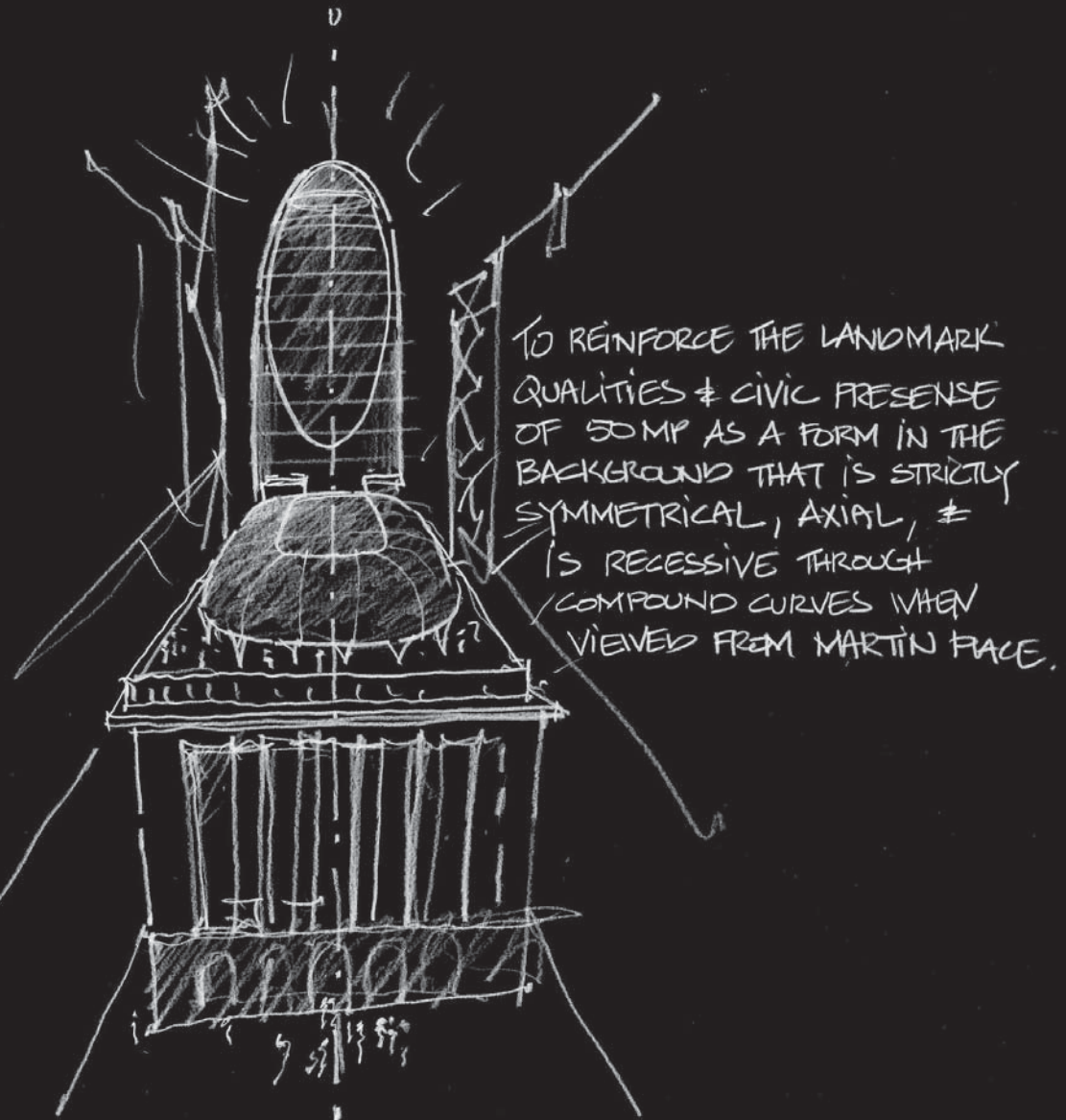
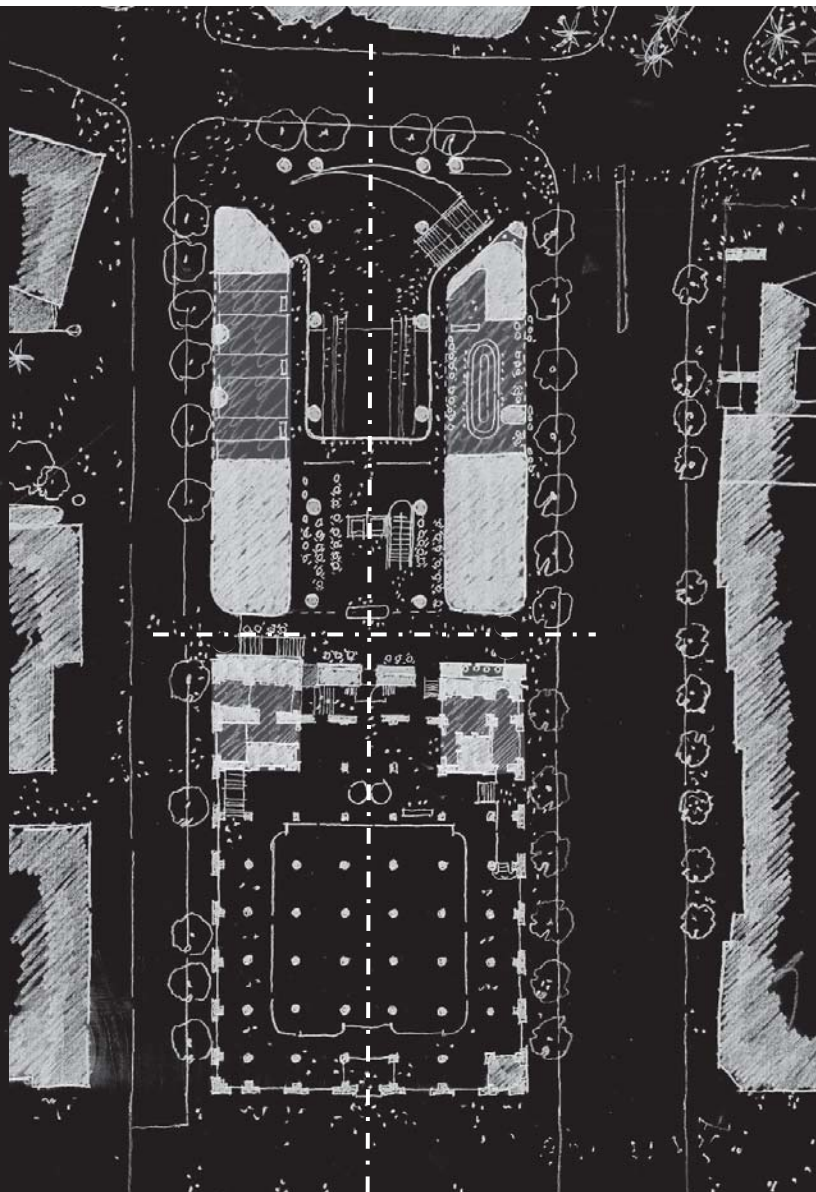


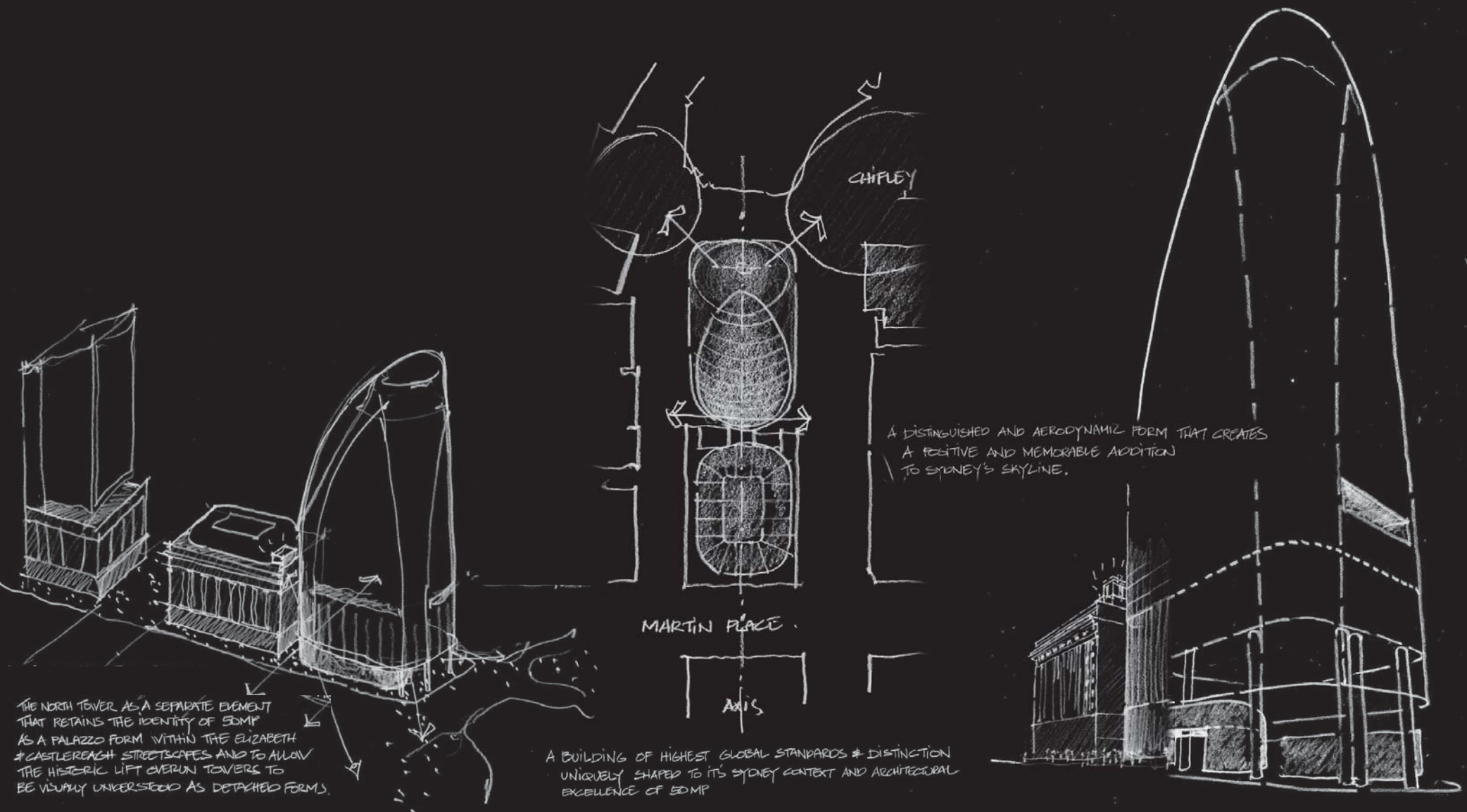


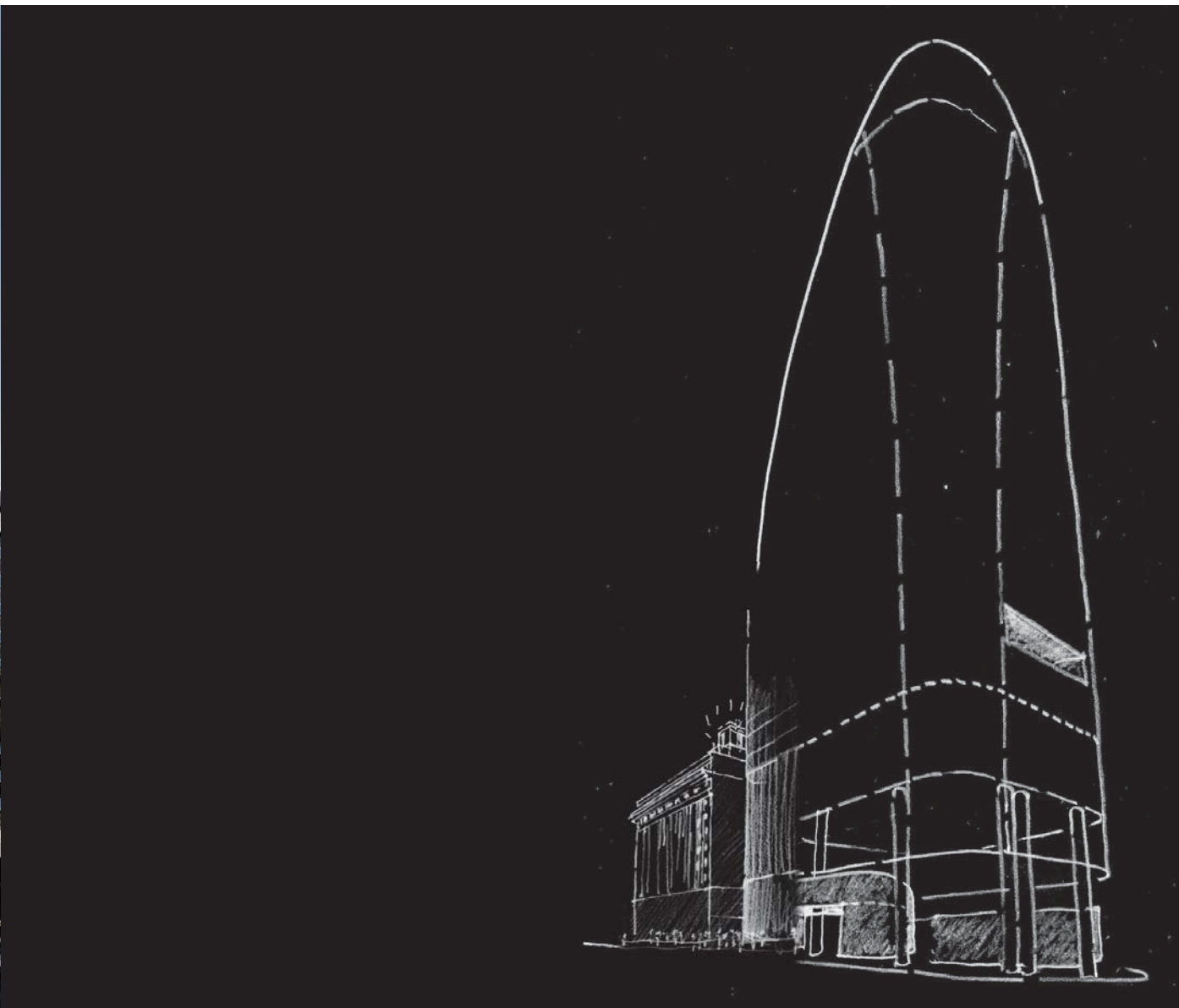


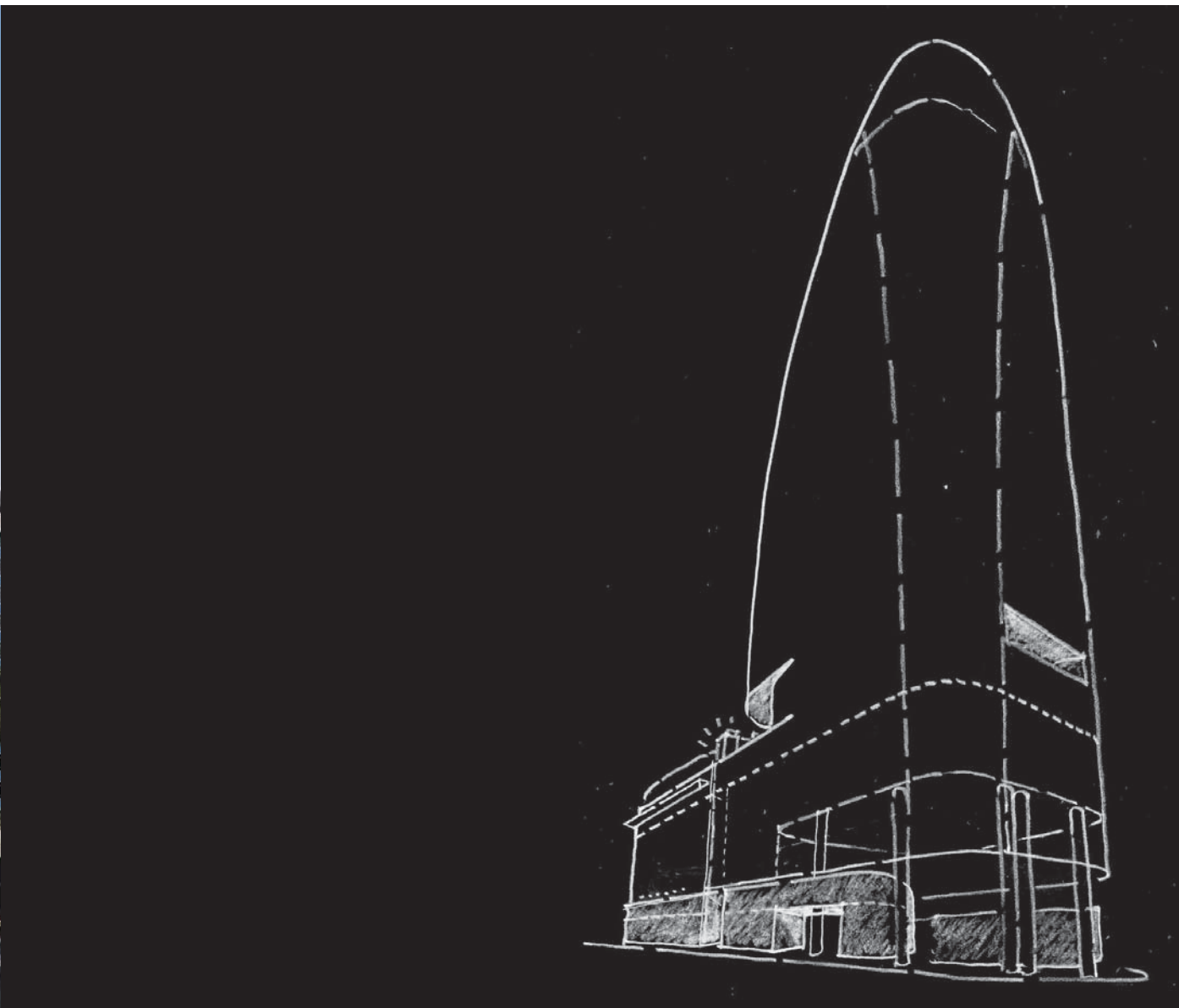


TO REINFORCE THE LANDMARK
QUALITIES & CIVIC PRESENCE
OF SOMIP AS A FORM IN THE
BACKGROUND THAT IS STRICTLY
SYMMETRICAL, AXIAL, &
IS RECESSIVE THROUGH
COMPOUND CURVES WHEN
VIEWED FROM MARTIN FACE.









50 Martin Place Interface

Design Principles

- Deemphasized rather than celebrated/expressed
- Negative infill curtain wall detail that allows the 50MP cornice and capital return details to be read from the street.
- Continuity of base



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50 Martin Place Interface

Design Principles

- Deemphasized rather than celebrated/expressed
- Negative infill curtain wall detail that allows the 50MP cornice and capital return details to be read from the street.
- Continuity of base



Awning

Design Principles

- Simple, attached, transparent
- Allows the visual continuity of heavy masonry base with the Beaux Arts 50 MP.
- Consideration of awning extending over TSL entrances



Podium Development

Design Principles

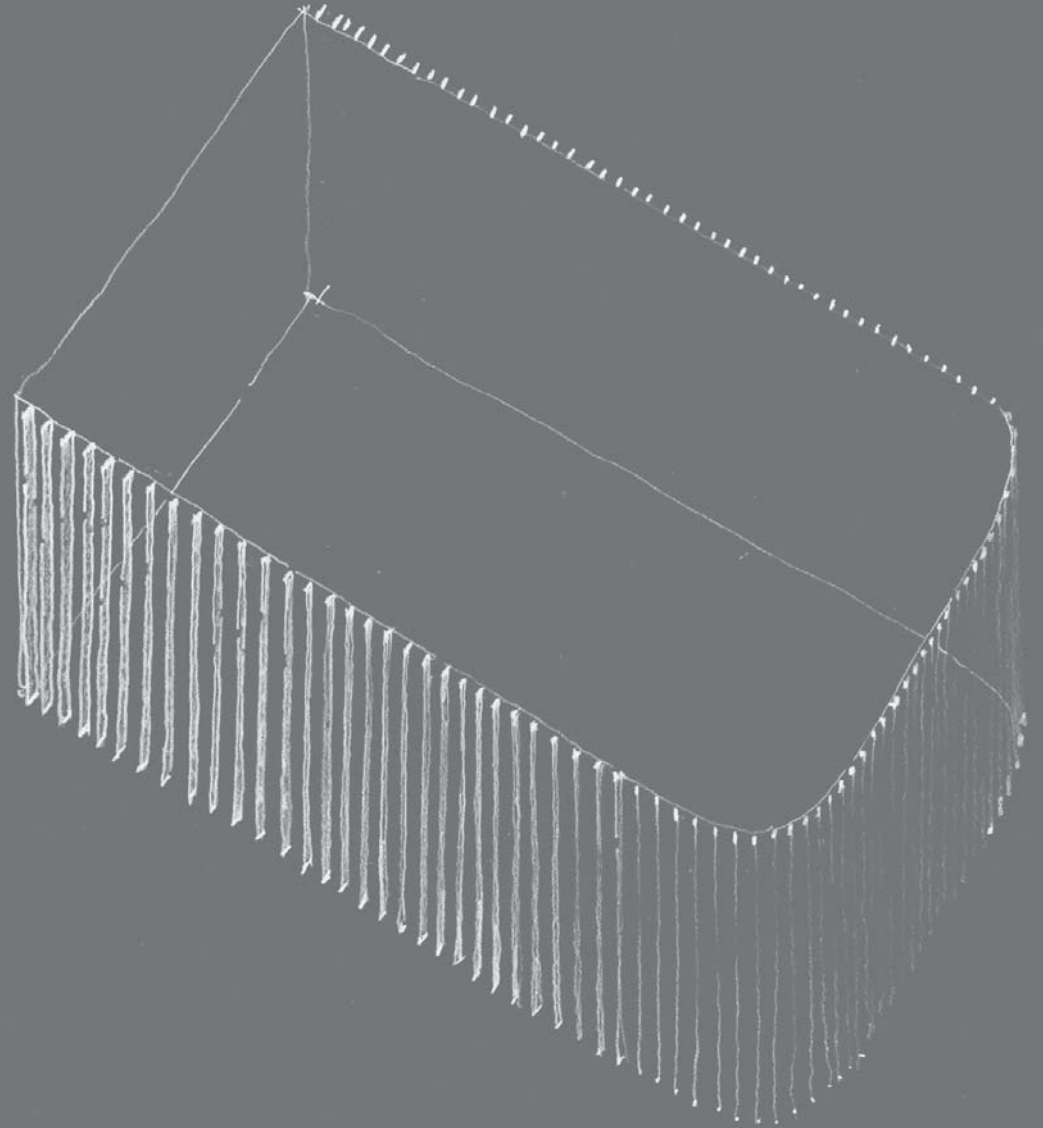
- varied glazing setback/fin depth to respond to tower, podium, and location



Podium Development

Design Principles

- varied glazing setback/fin depth to respond to tower, podium, and location



Podium Development

Design Principles

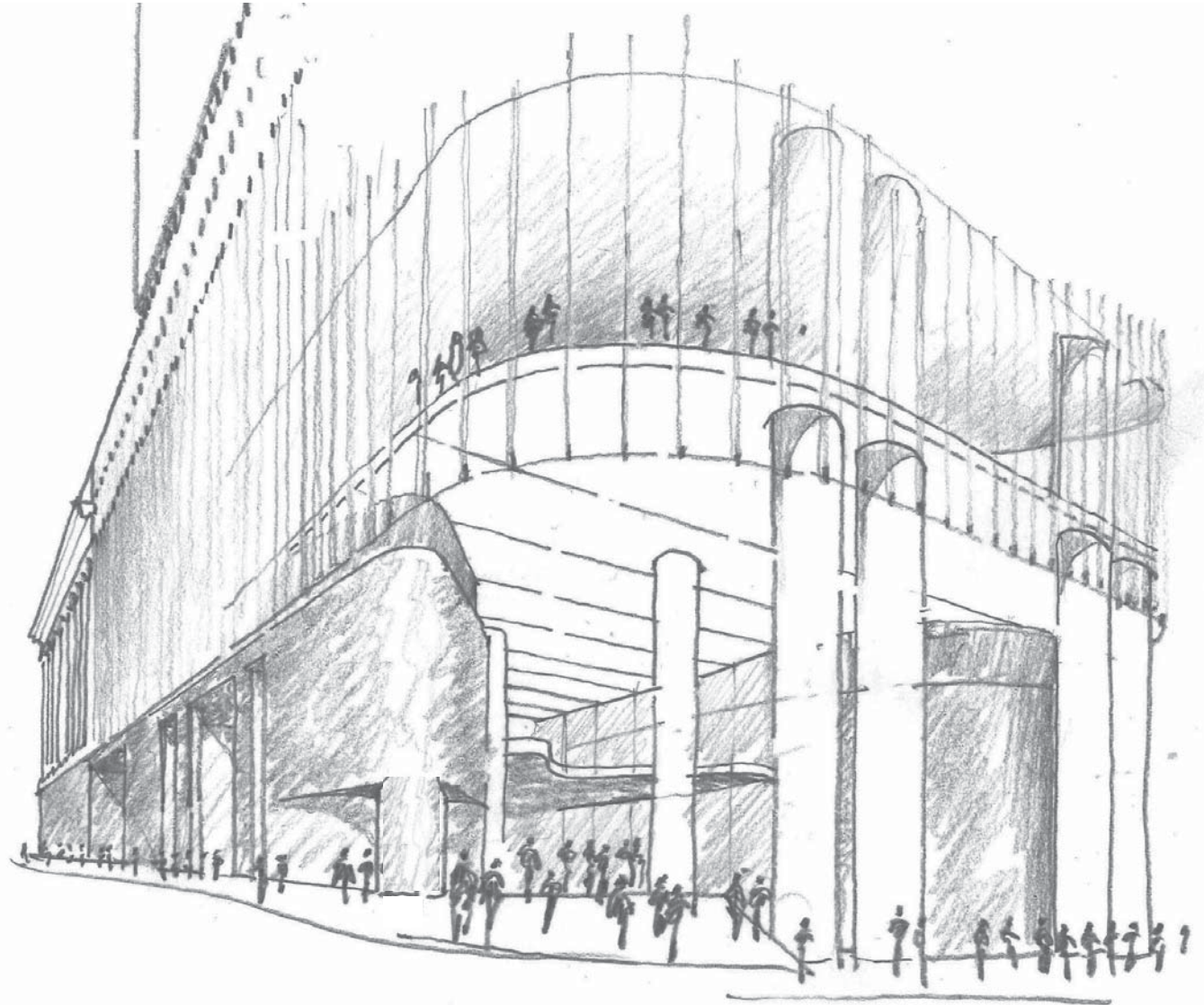
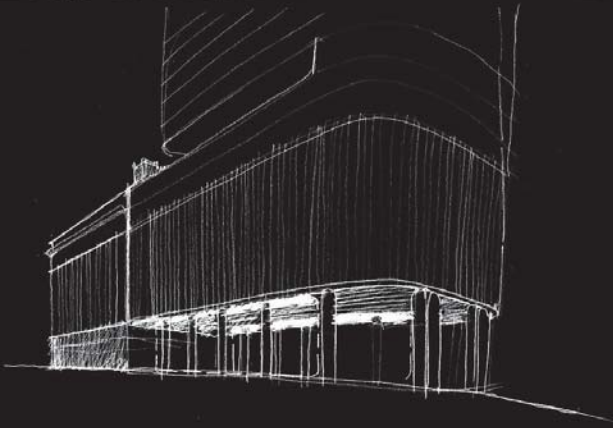
- varied glazing setback/fin depth to respond to tower, podium, and location



Podium Development

Design Principles

- Tower Soffit as unifying ceiling over public spaces
- Tower Soffit as one of three distinctive ceilings across precinct

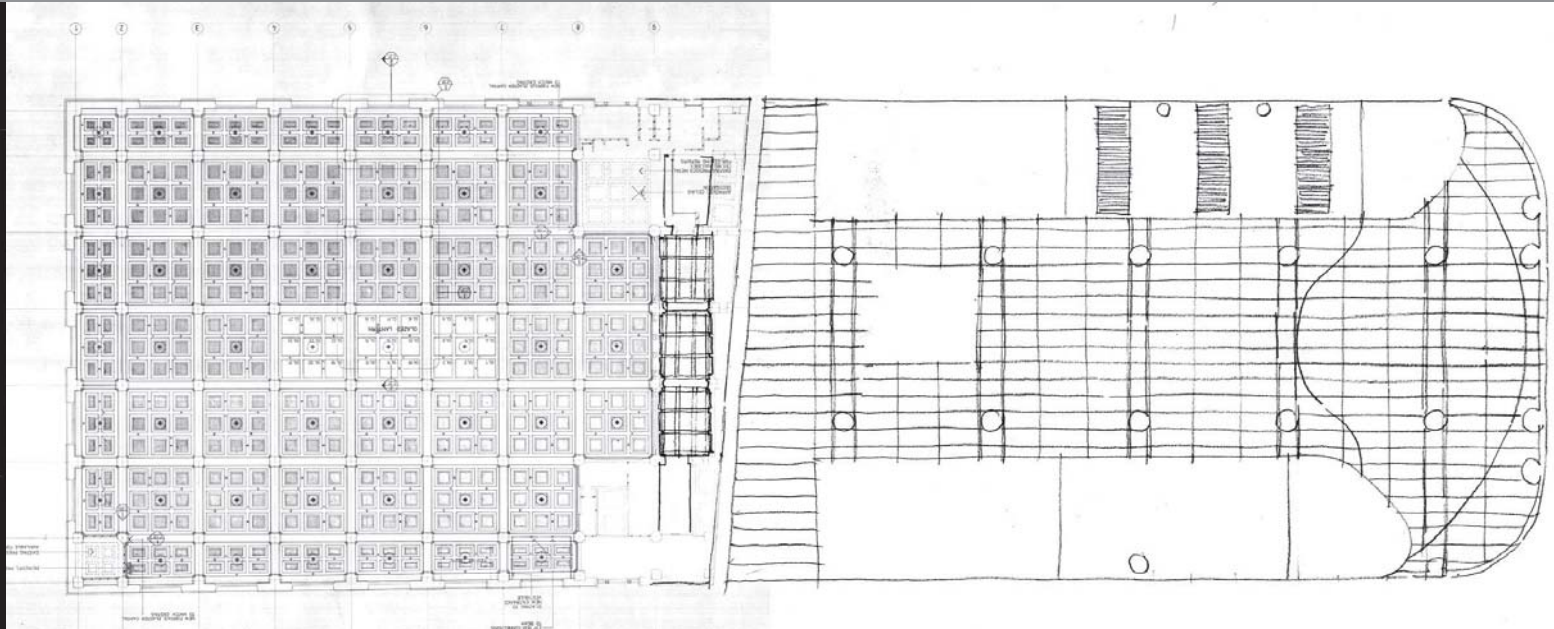


ELIZABETH / HUNTER

Podium Development

Design Principles

- Tower Soffit as unifying ceiling over public spaces
- Tower Soffit as one of three distinctive ceilings across precinct



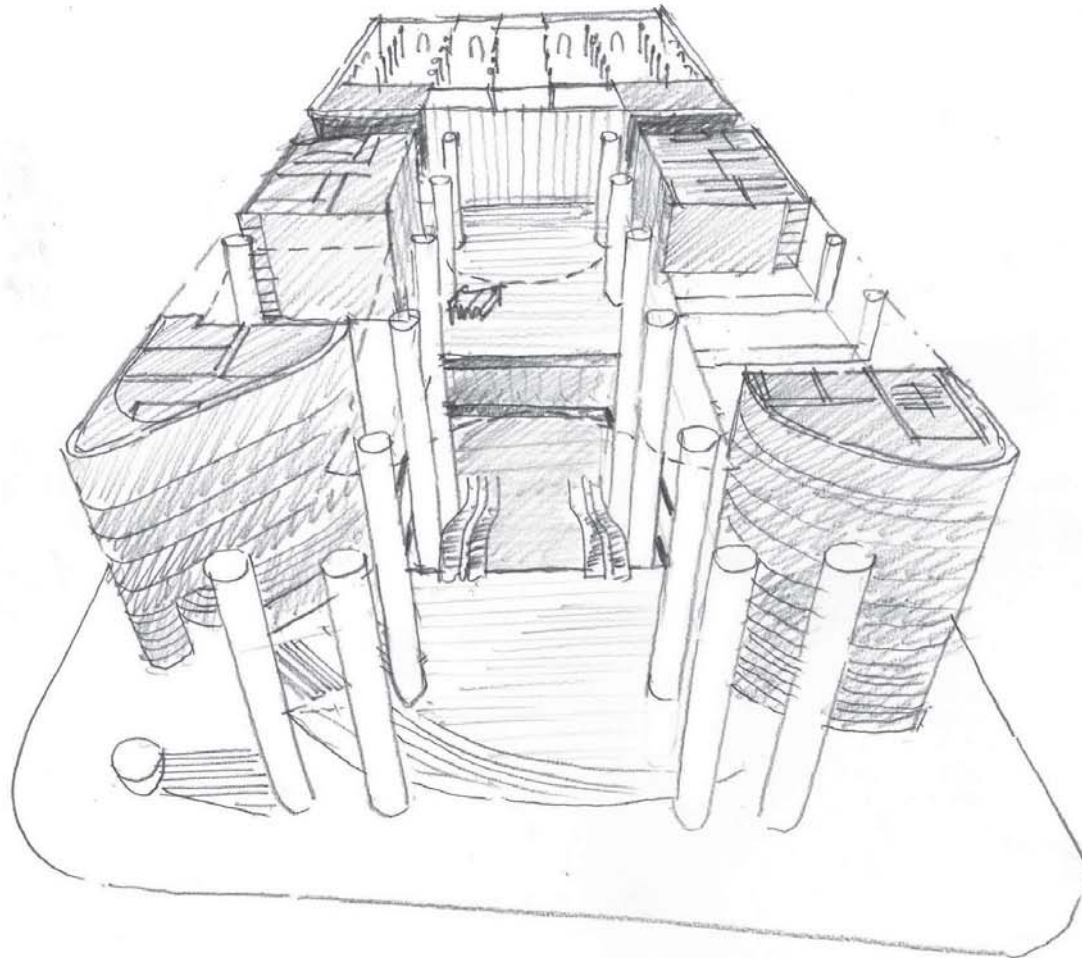
Podium Development

Design Principles

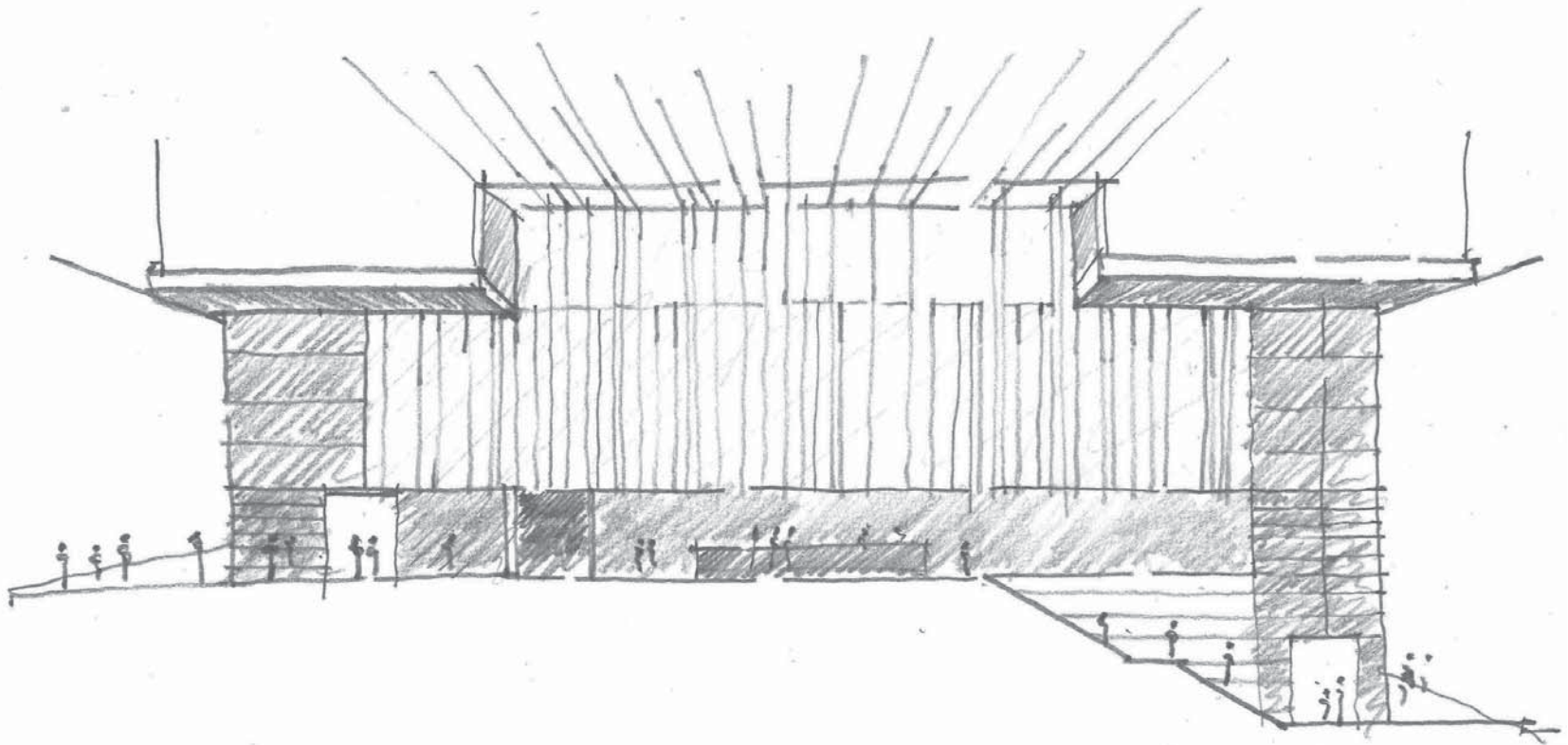
- Tower Soffit as unifying ceiling over public spaces
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Podium Development

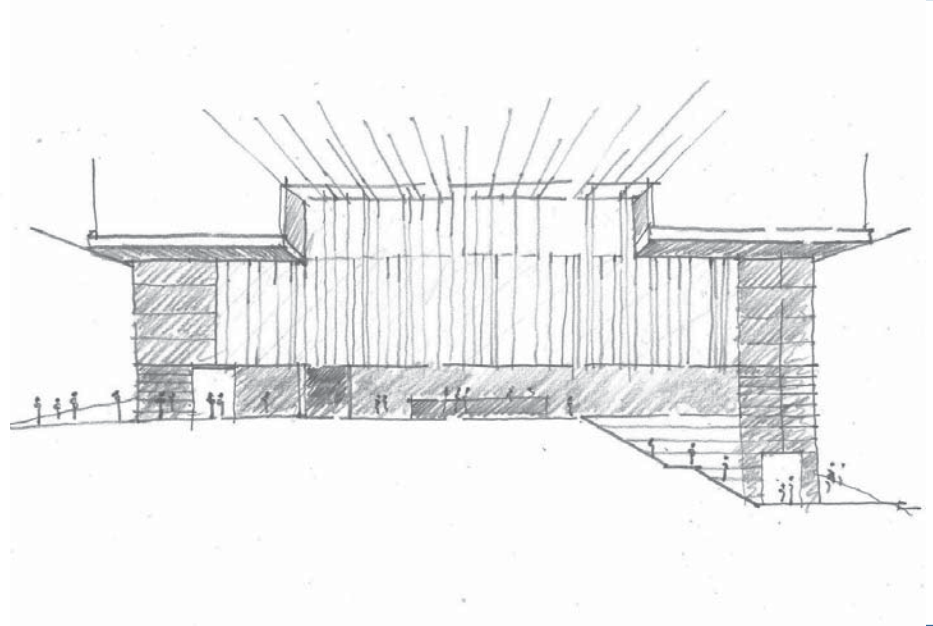
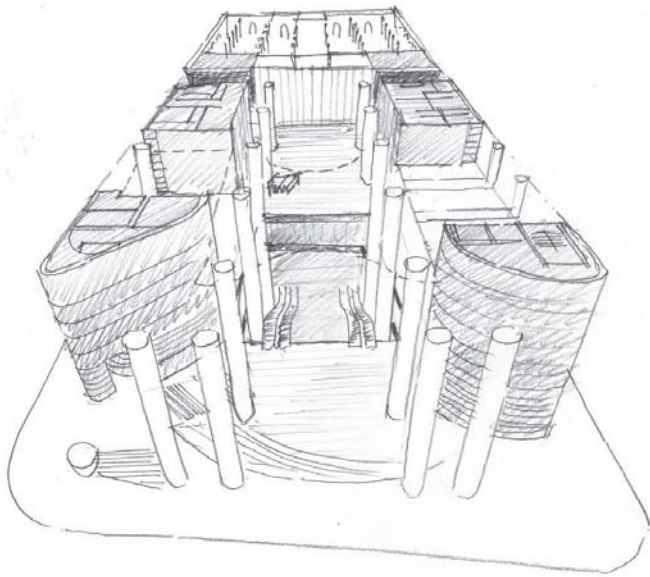


Podium Development





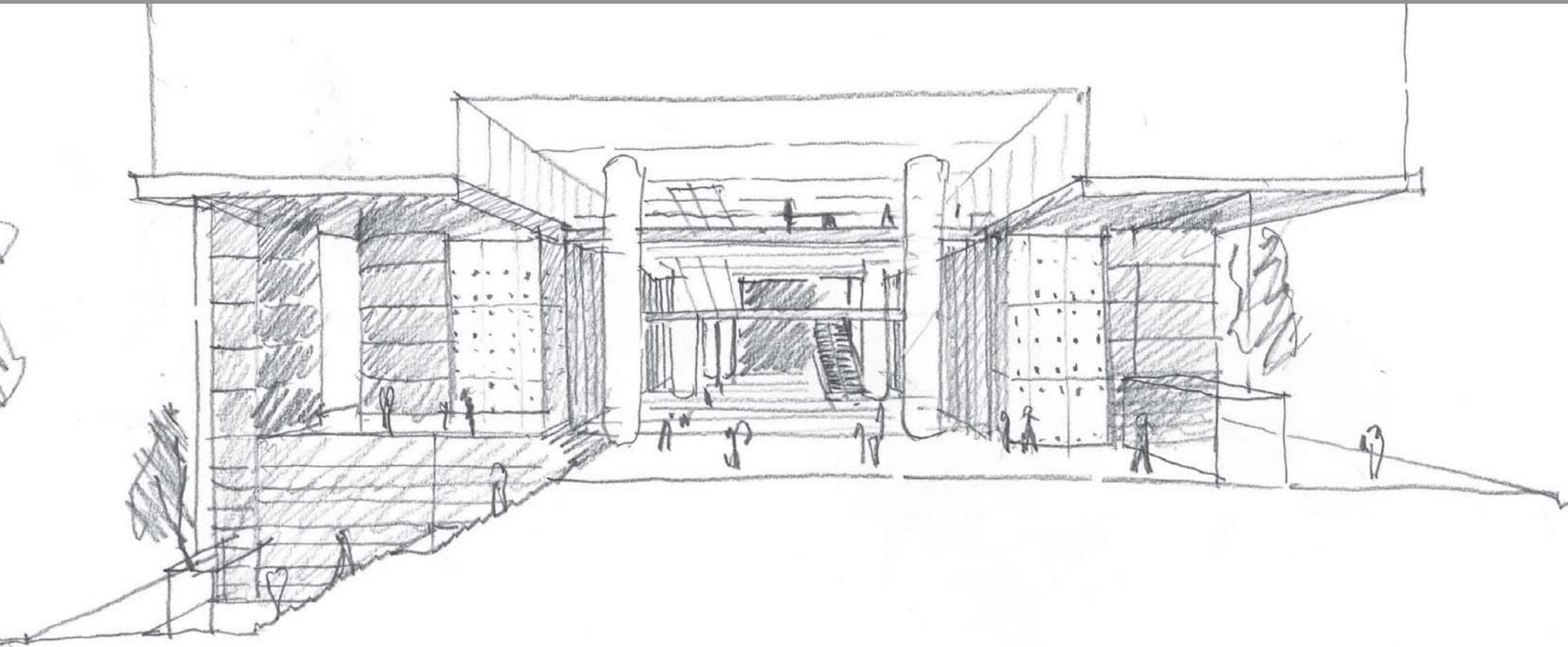
Podium Development



Through-Site Link

Design Principles

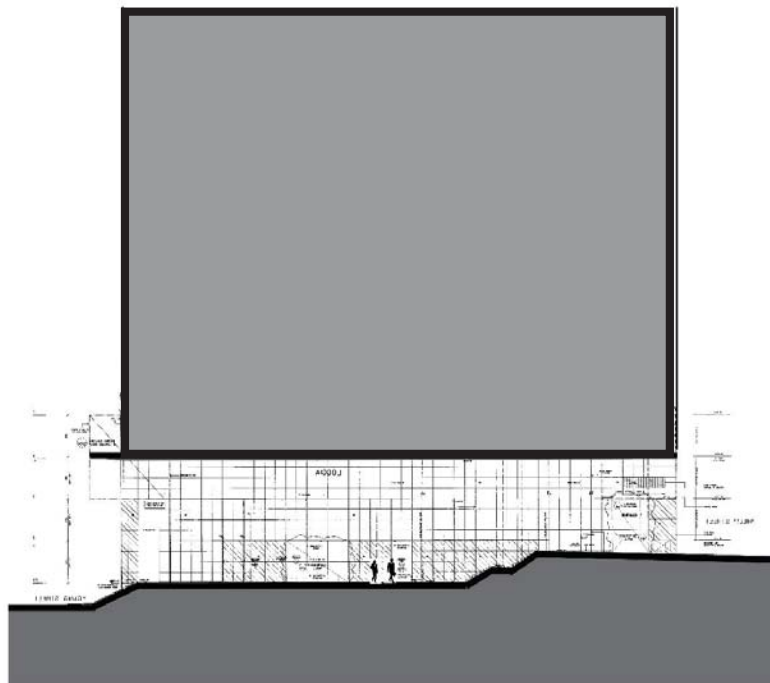
- Through-Site Link - interesting, active, multi-layered, interconnected and overlapping spaces



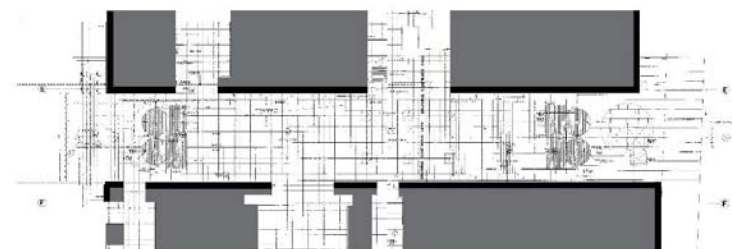
THROUGH SITE LINK GOVERNOR PHILLIP TOWER



GOVERNOR PHILLIP TOWER 8.3m/12.0m

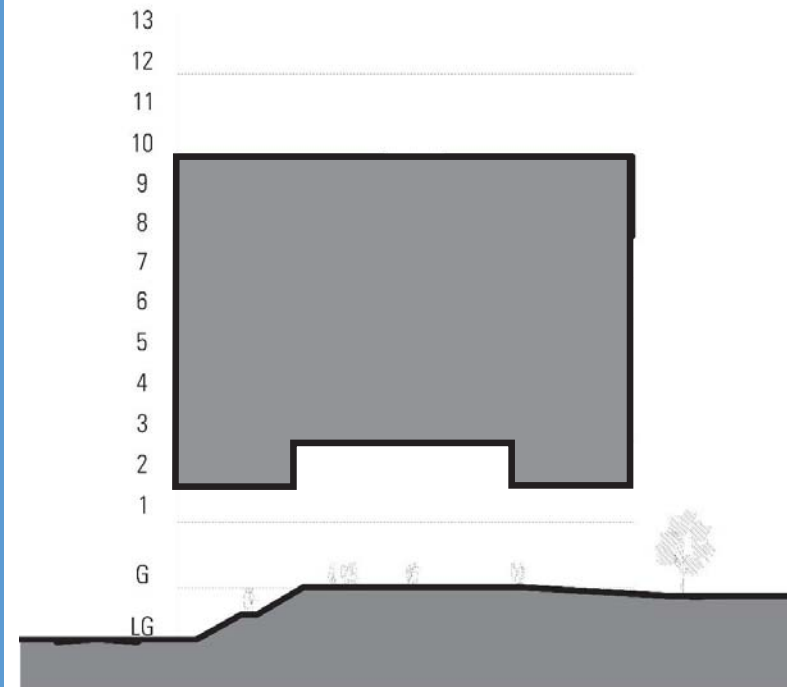


LONG SECTION

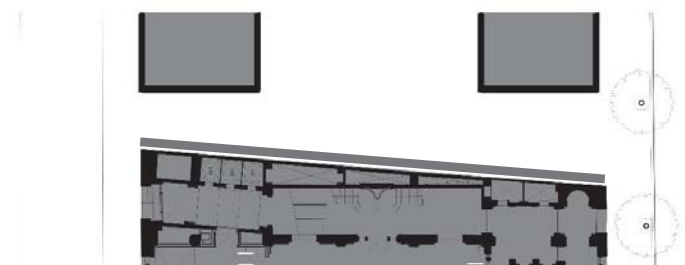


PLAN

NORTH TOWER 9.0m/13.0m



LONG SECTION

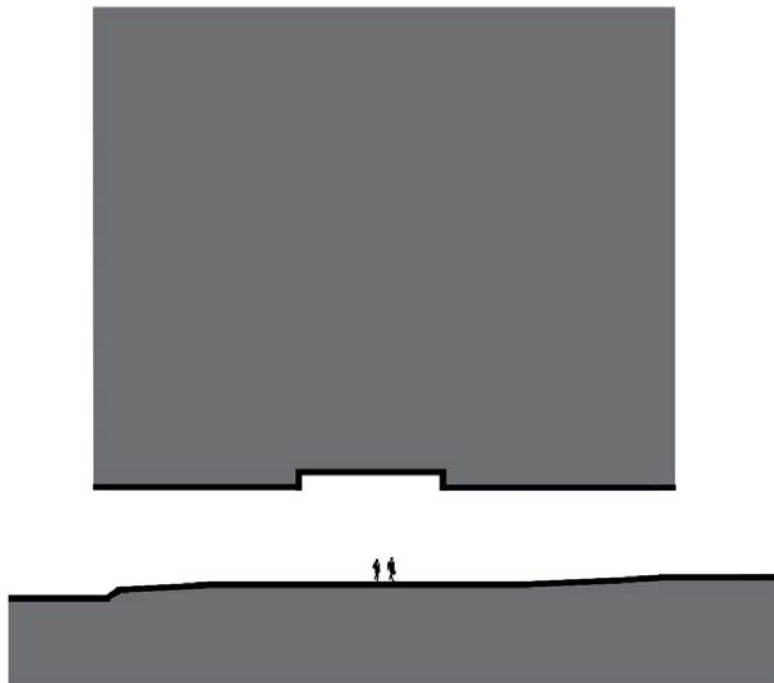


PLAN

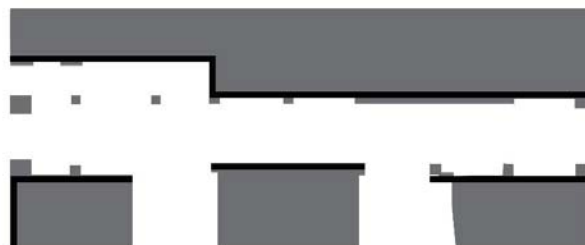
THROUGH SITE LINK 5 MARTIN PLACE



5 MARTIN PLACE 5.5m/8.0m

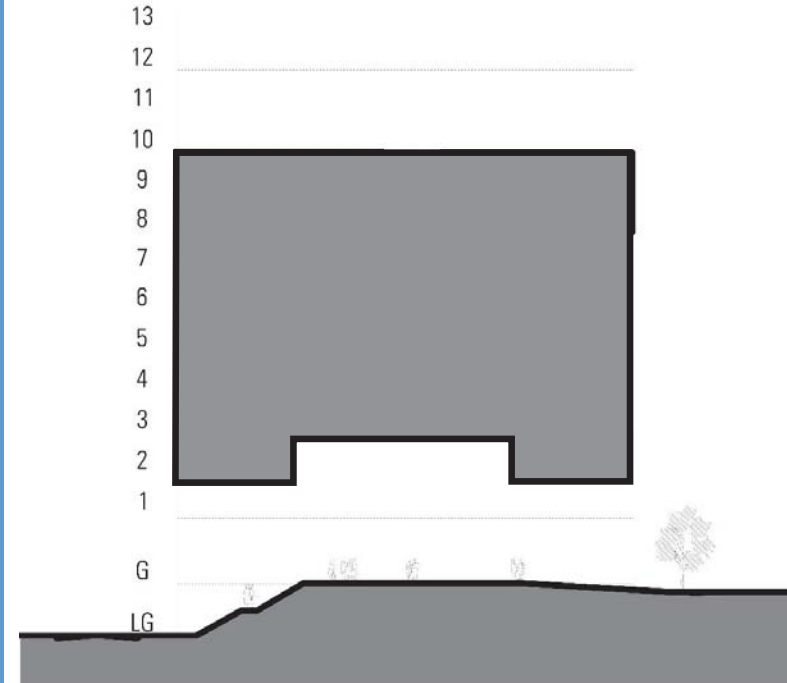


LONG SECTION

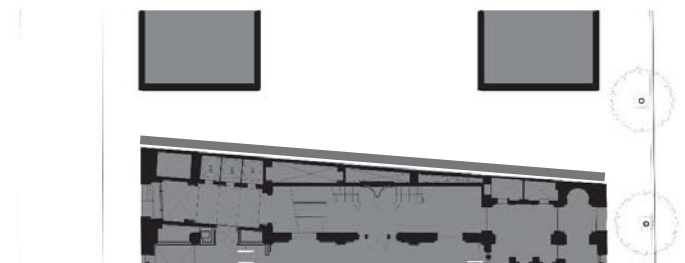


PLAN

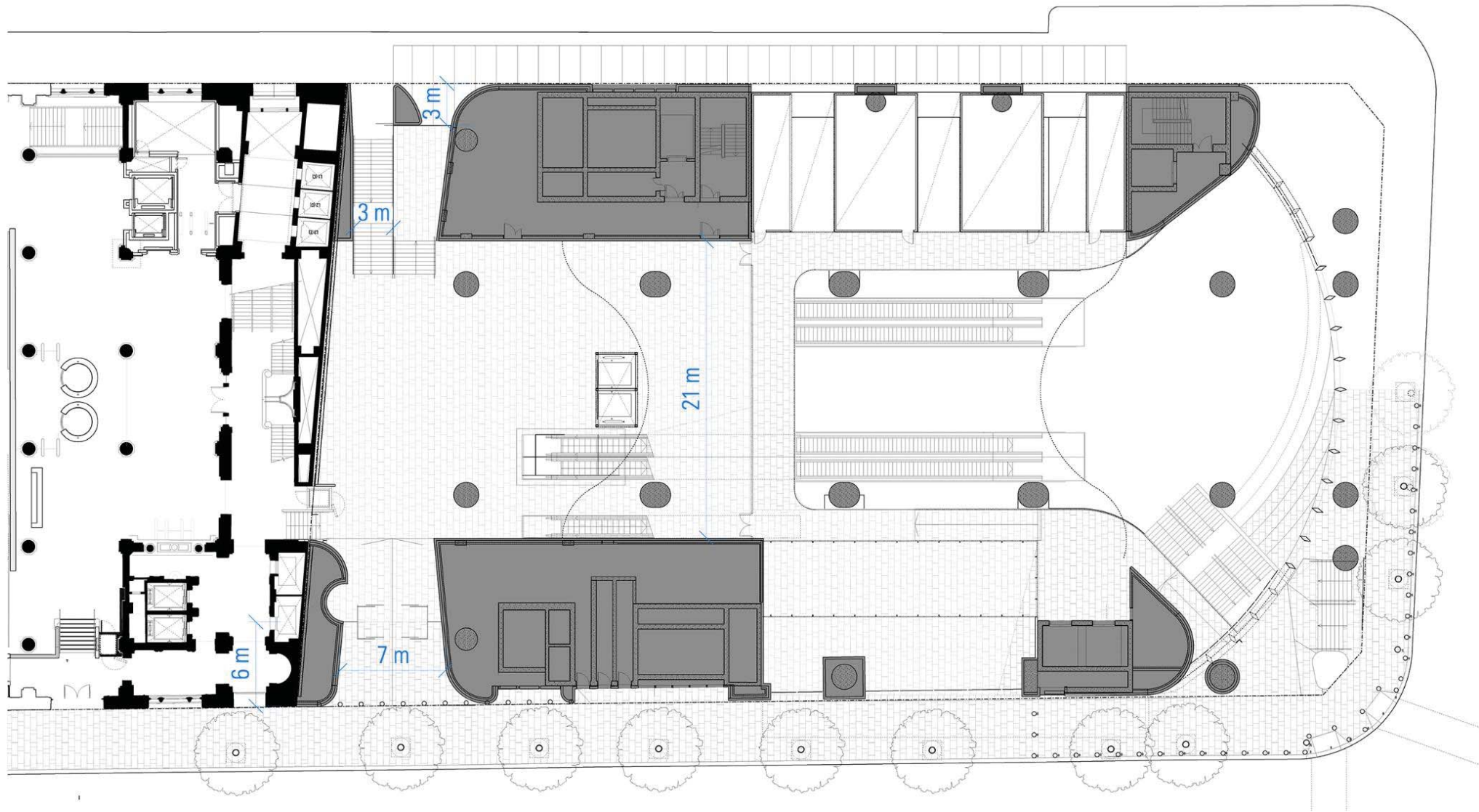
NORTH TOWER 9.0m/13.0m

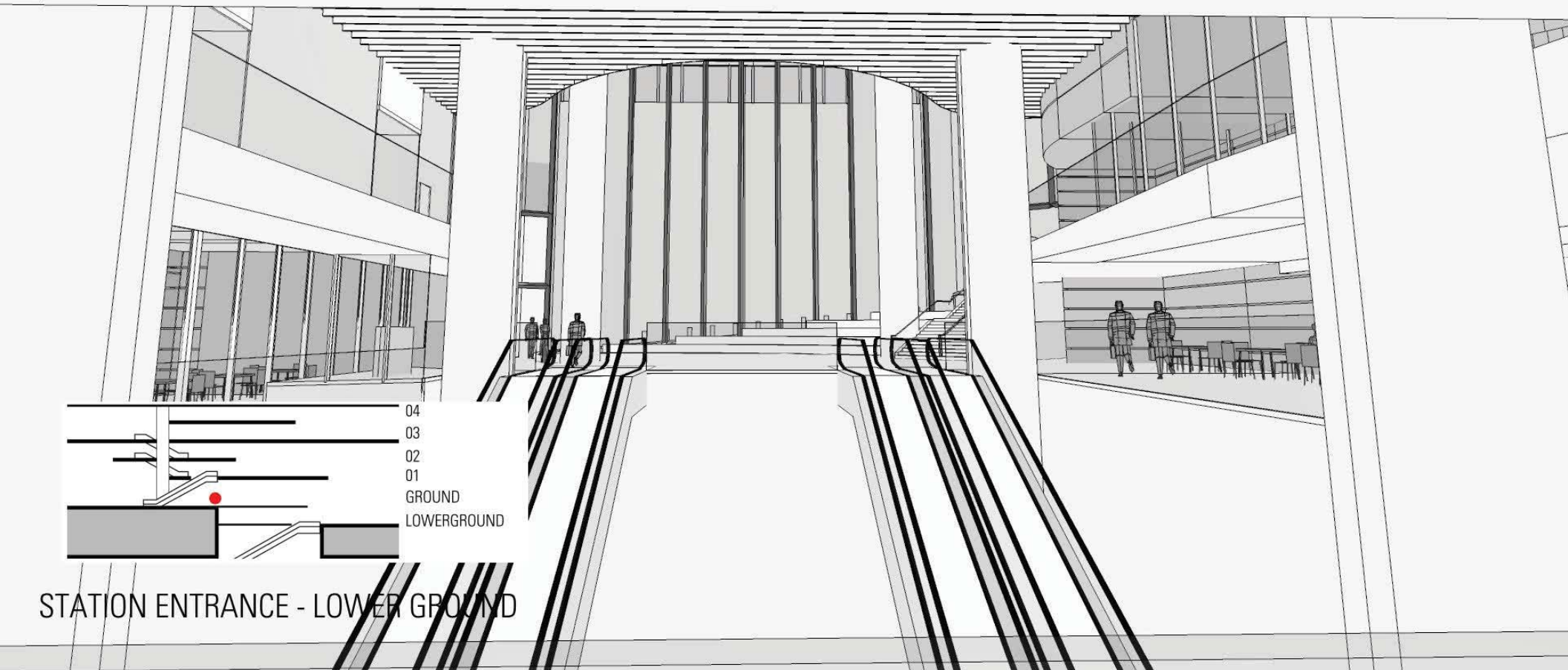


LONG SECTION



PLAN





04
03
02
01
GROUND
LOWERGROUND

STATION ENTRANCE - LOWER GROUND



5

Metro DRP - Questions and Review



6

Metro DRP – Panel Feedback

An architectural rendering of a city street scene. In the foreground, a wide, paved street with a few pedestrians is visible. To the left, a modern building with a brown, textured facade and large glass windows stands prominently. In the background, a tall, curved glass skyscraper rises above the other buildings. The sky is clear and bright. A semi-transparent teal banner is overlaid across the middle of the image, containing the page number and title.

7

OSD DRP - South Tower Form, Function and Expression

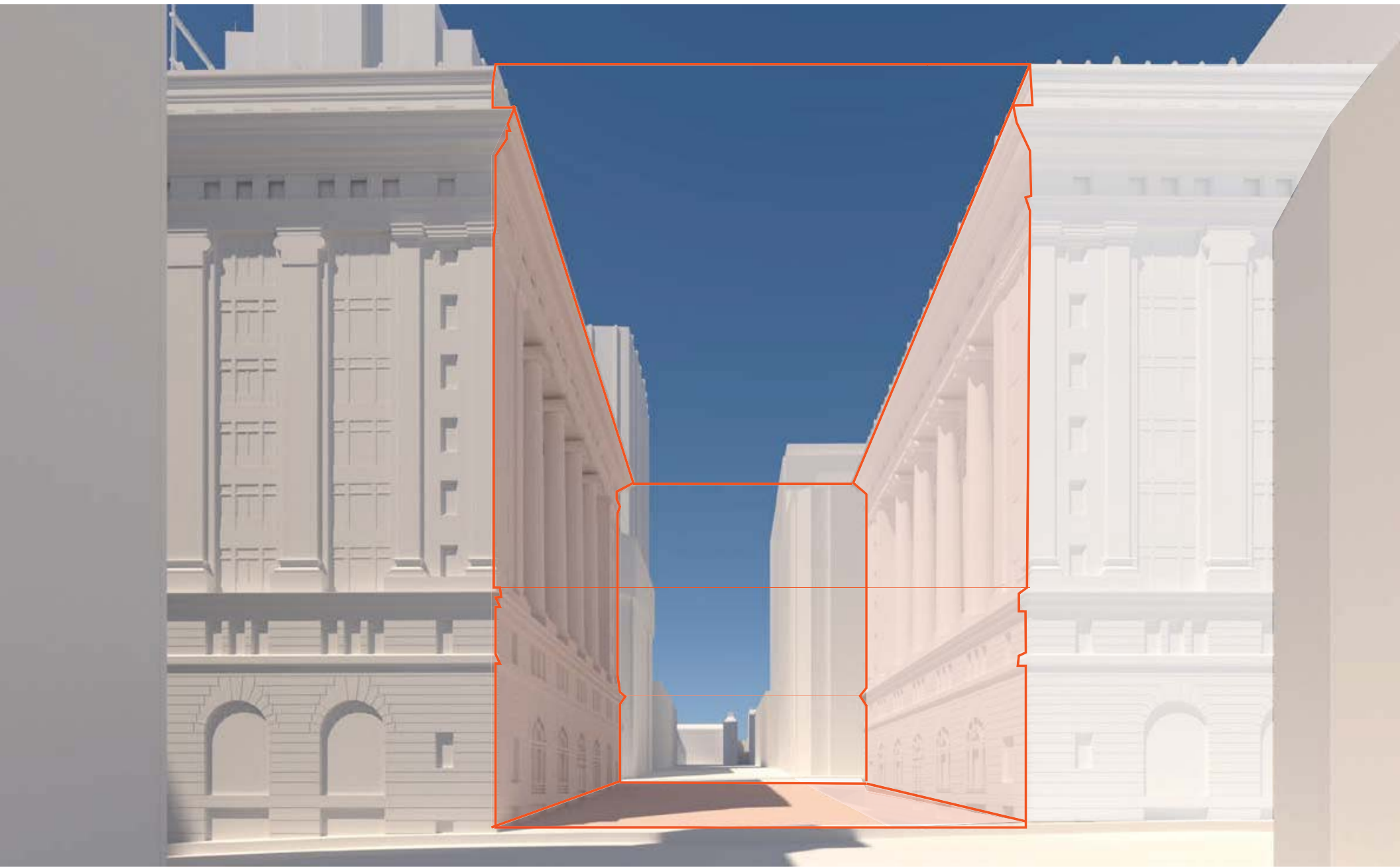
South Tower – Form, Function and Expression

- Refresher to site design approach
- Key diagrams to explain building
- Datum lines
- Podium/tower – relationship to 50MP, building and ground plane sections
- Sketch form – where we were to changes being made
- Next steps

Note: Tzannes presentation for South Tower under separate cover

15 May 2018







MATERIALITY



SCALE



MONUMENTAL BASE



CORNICE



GRAND ORDER



CURVED AND STRAIGHT



ARTICULATION AND ADDRESS











1 Recessed Panel - Secondary and Hydr Panel

Panel Detail - Panel Material Panel

Detail Section - Secondary Panel

Material Detail Section

2 Panel Trim - Perforated

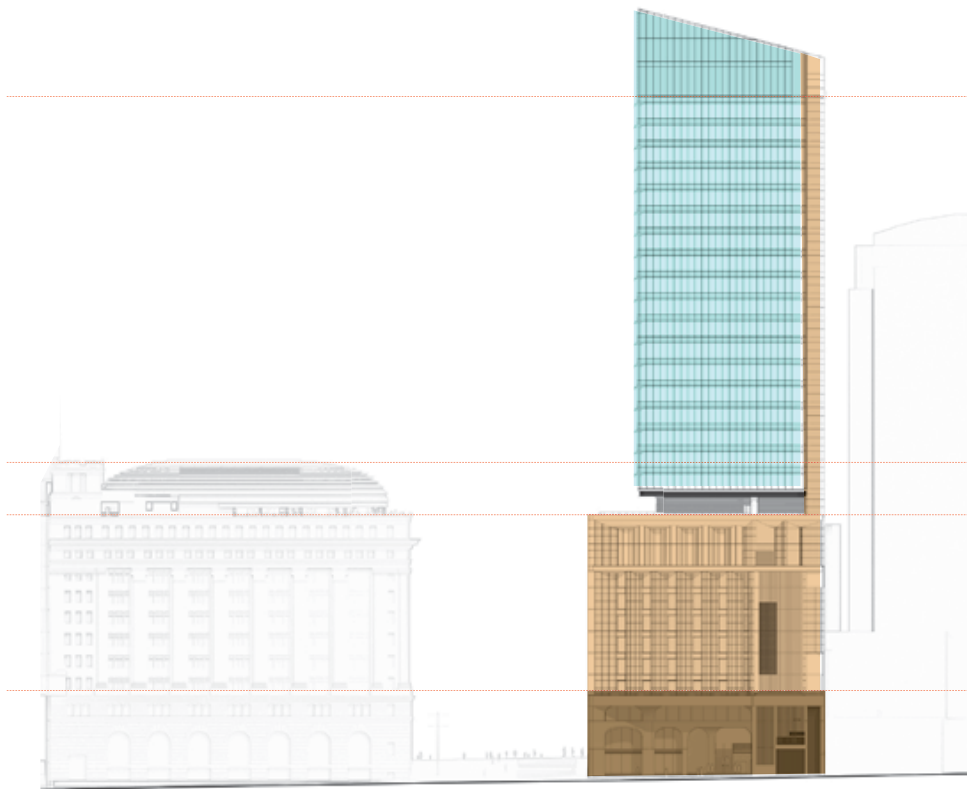
Length 10 Panel Detail

Panel Detail

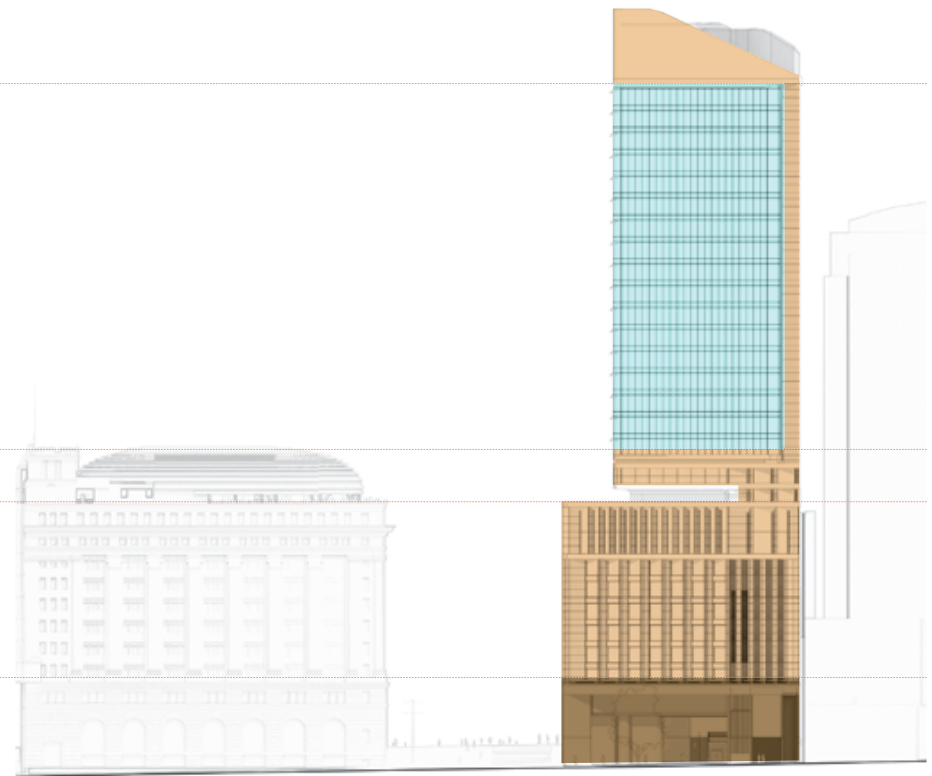
3 Detail Study - Detail Detail Detail

Detail Detail Detail

Simplification of detailing and GLAR

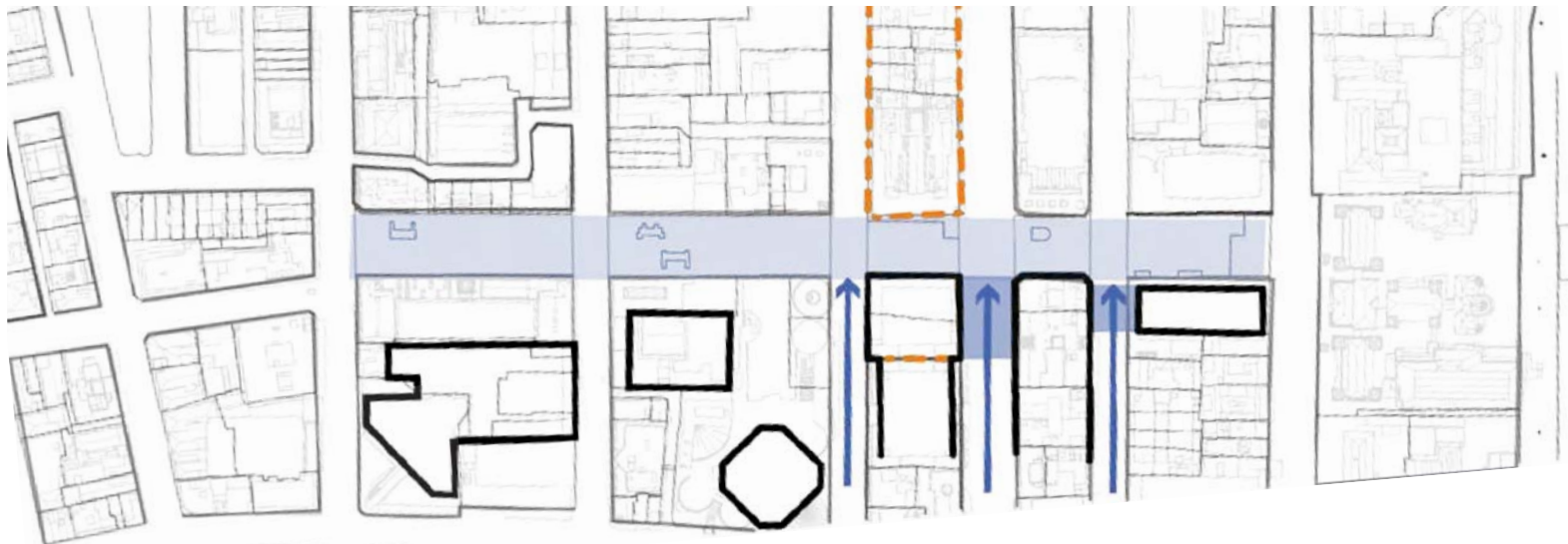


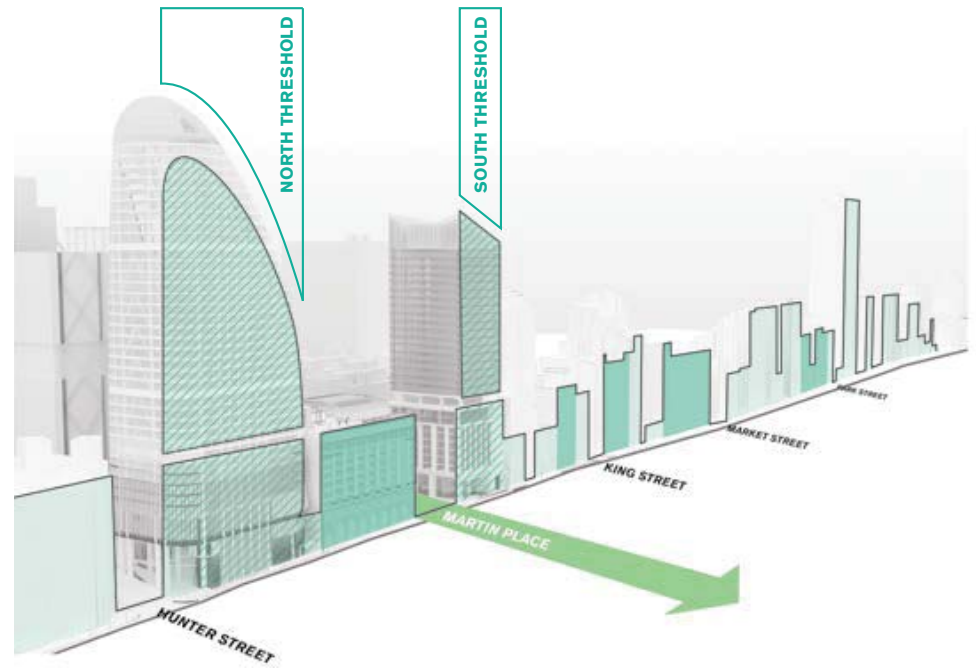
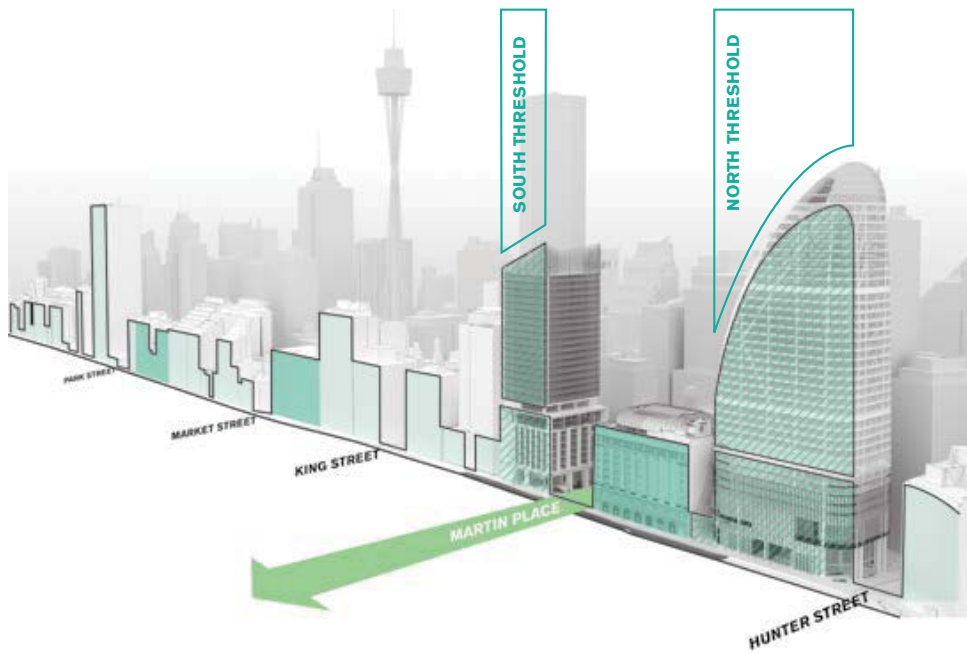
PREVIOUS DESIGN



CURRENT DESIGN

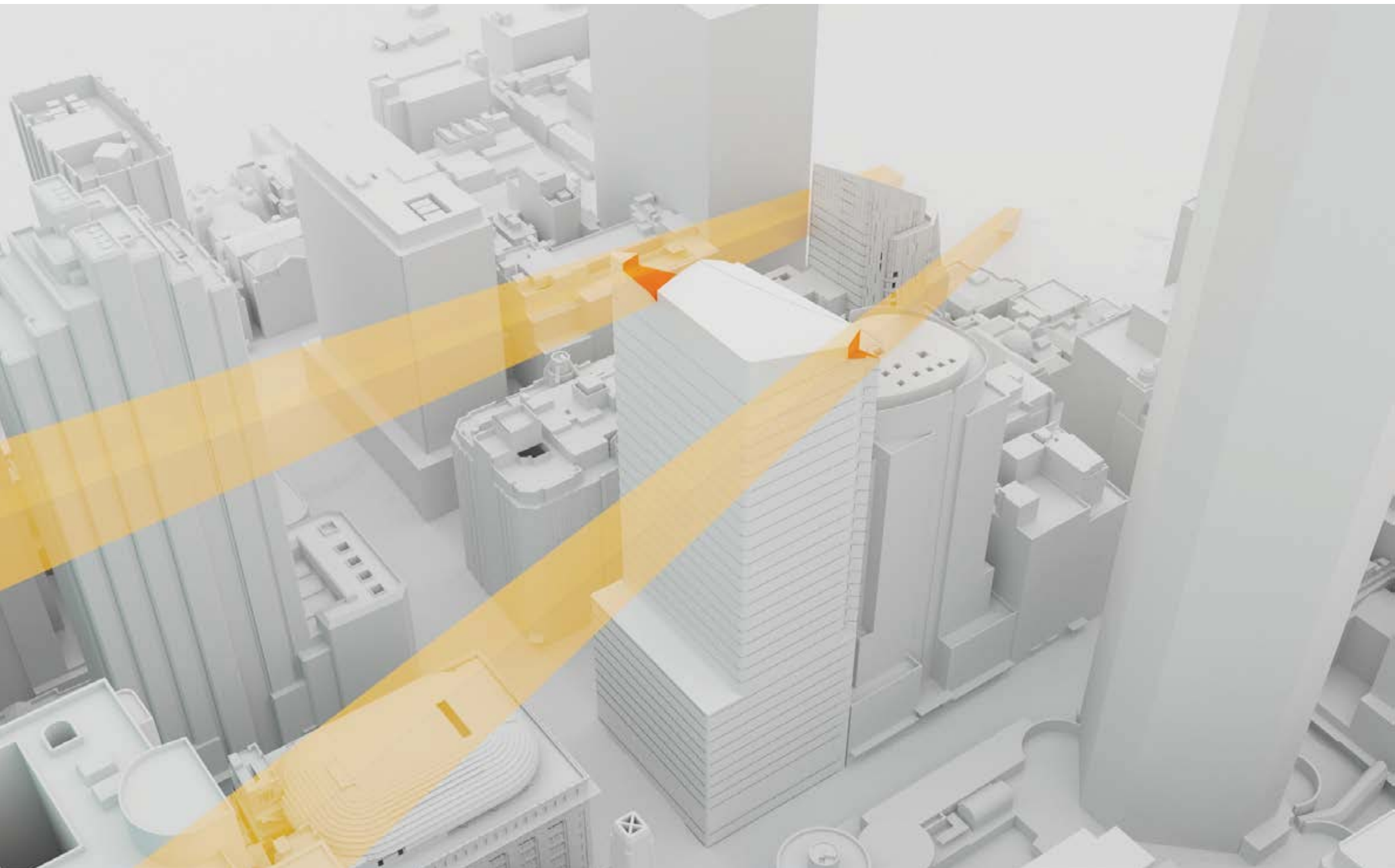
Jan Gehl 2015











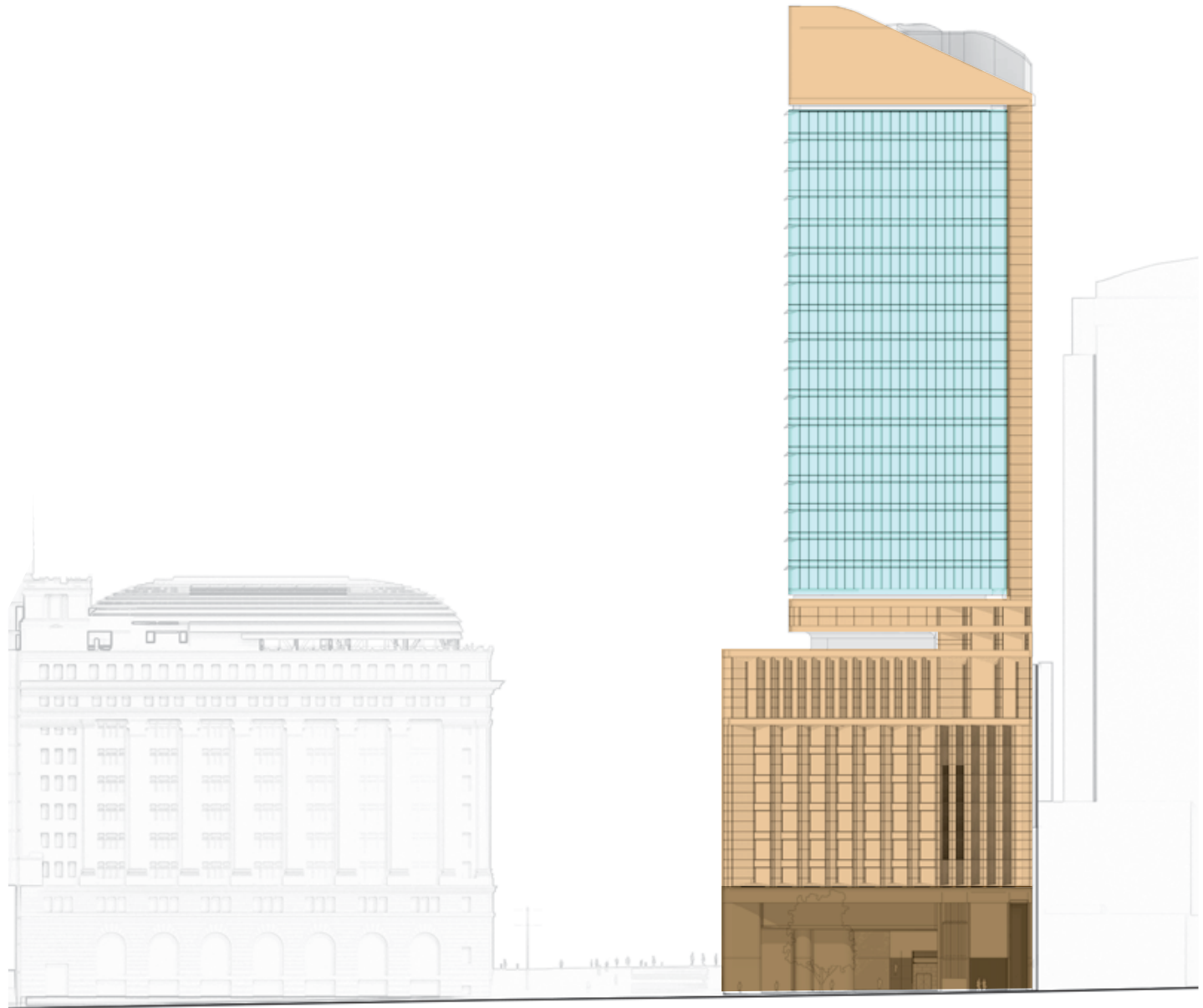
L28

L11

L10

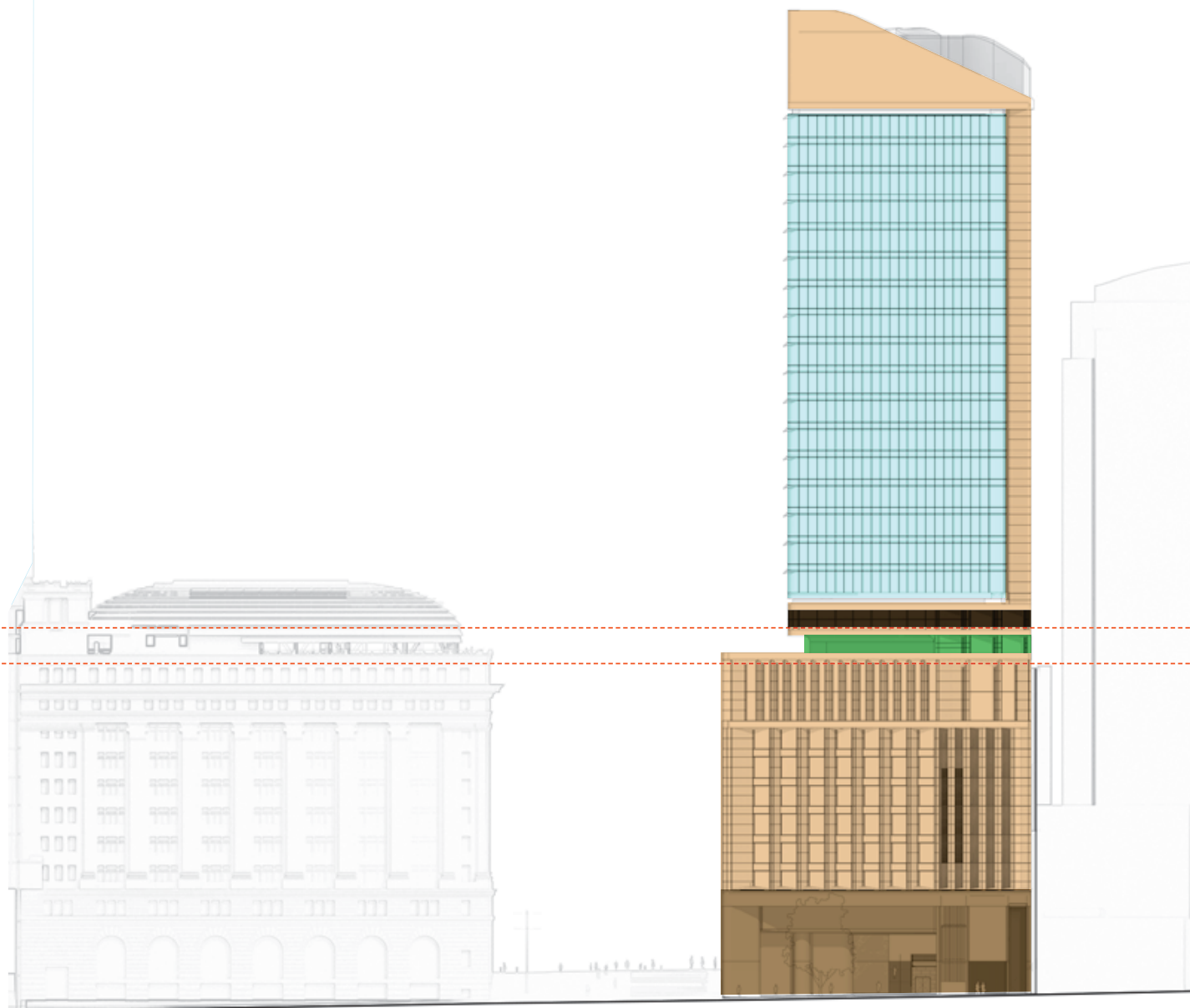
L00

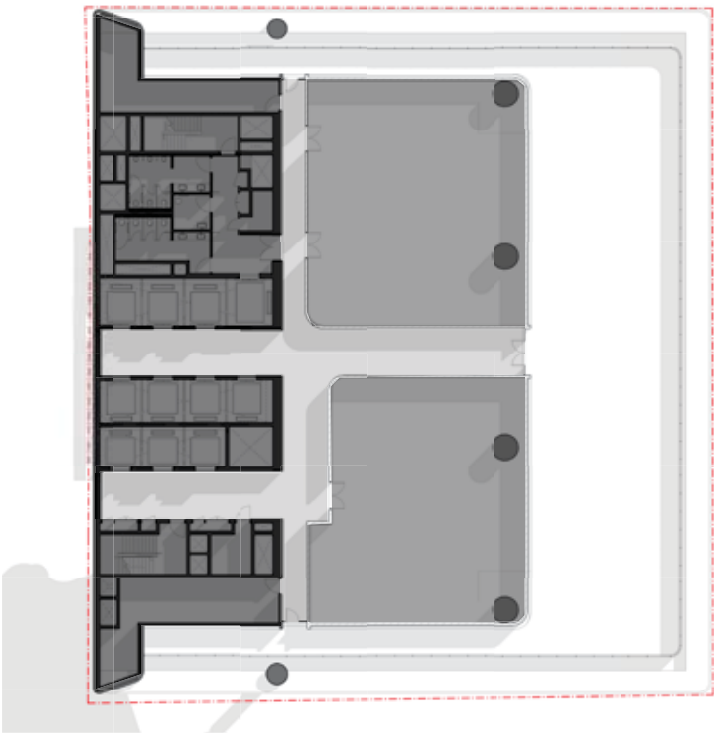
L01



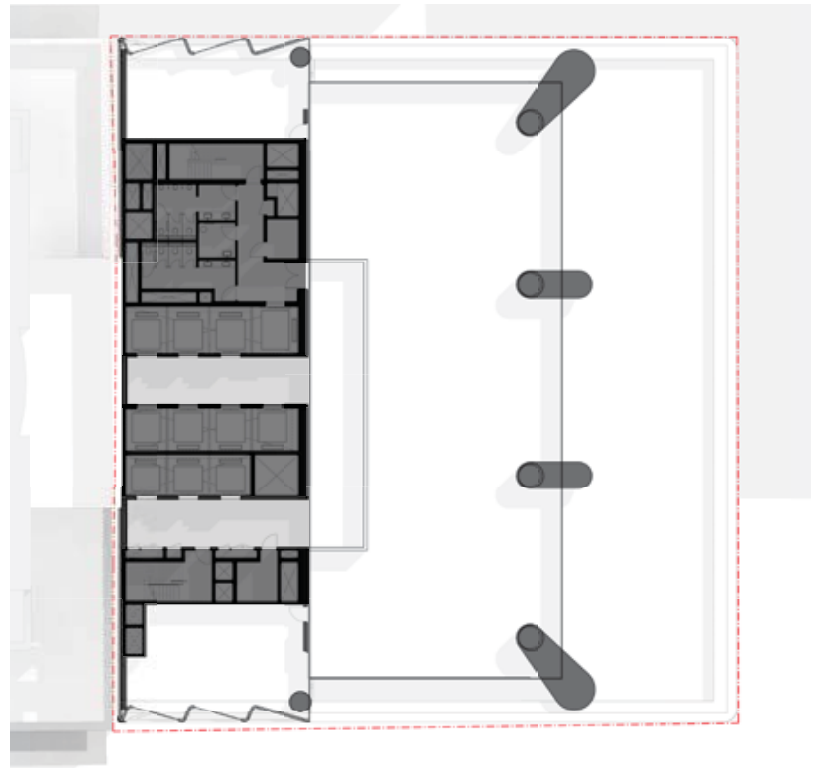
RELOCATE PLANT TO LEVEL 10

ACTIVATE L00 PODIUM TERRACE LEVEL

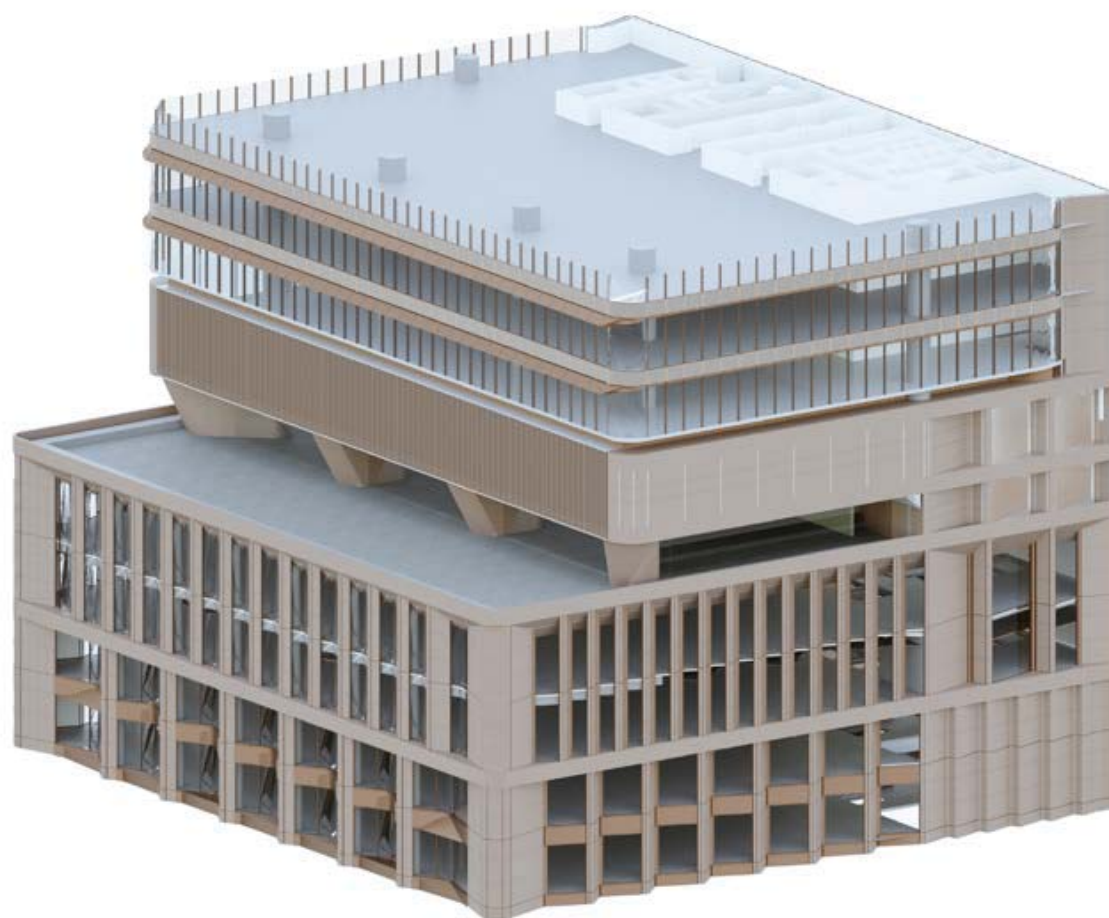




PERFORMANCE DATA



CONSTRUCTION DATA

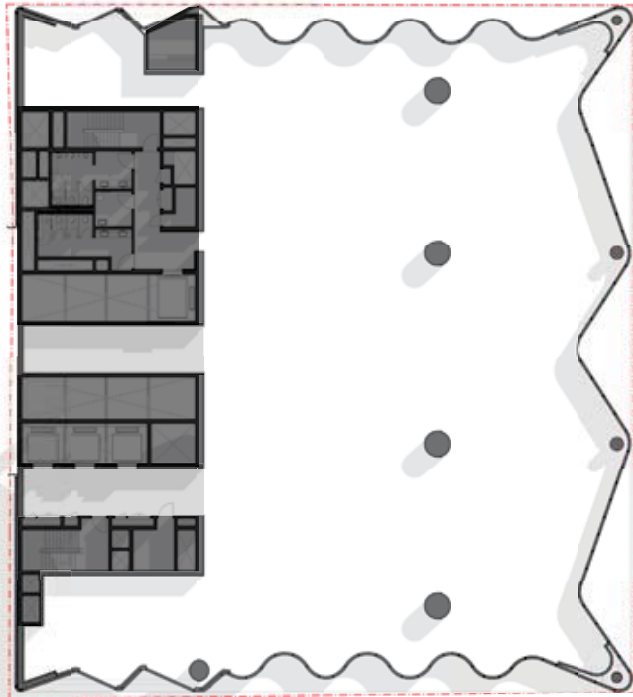




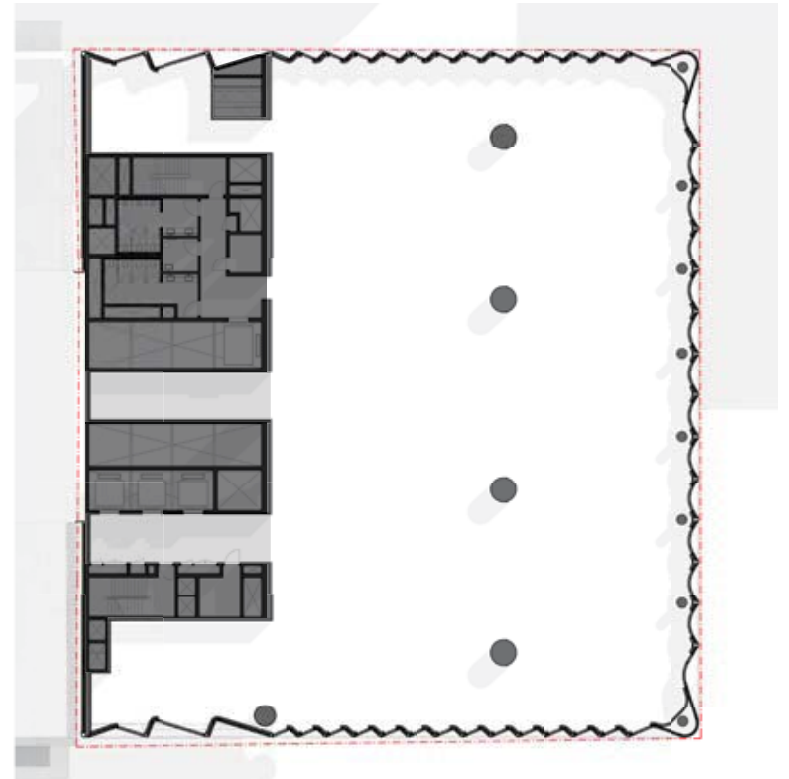
PROPOSED DESIGN



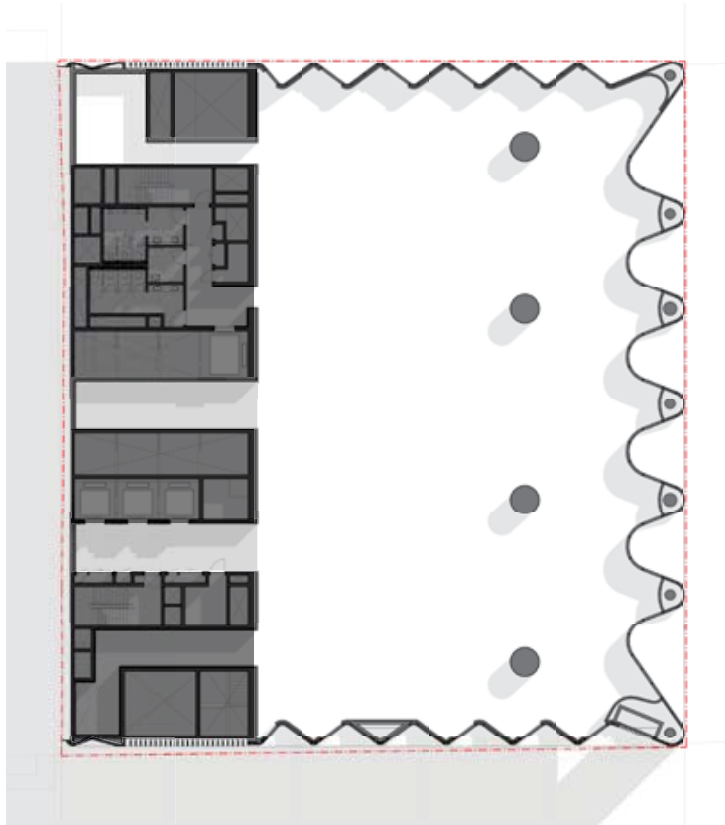
REVISED DESIGN



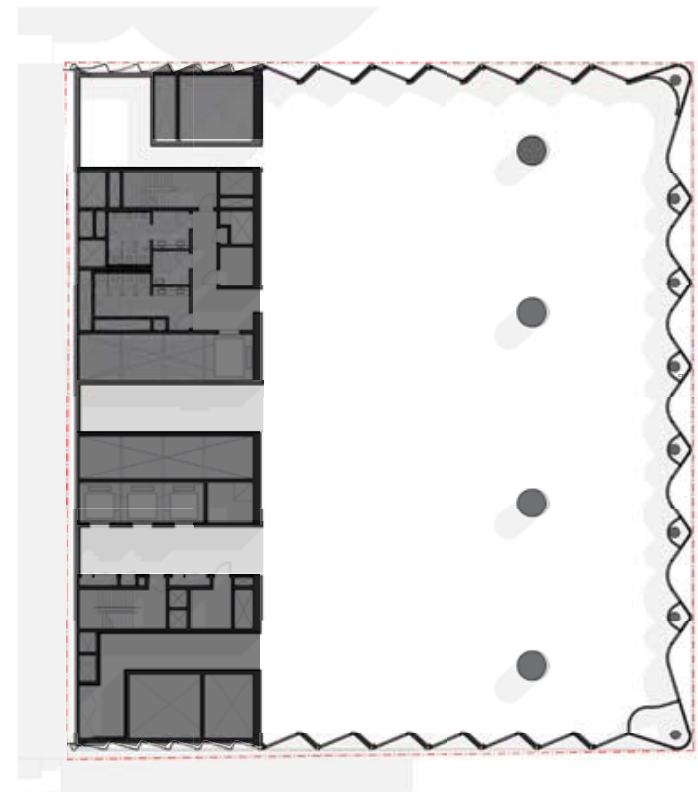
PXXXXX DXXXX



CXXXXX DXXXX



Previous Design



Current Design