

**Unsolicited Proposal:  
Macquarie Group Limited - Sydney Metro Martin Place Station**

**Summary of Assessment**

- The NSW Government has accepted an unsolicited proposal from Macquarie Group Limited to deliver the Sydney Metro Martin Place integrated station development.
- Macquarie Group will work with its project team to deliver the new metro station, retail space, pedestrian connections and the two buildings above the station.
- The proposal offers a unique opportunity to deliver a world class transport, commercial, retail and dining precinct in the heart of Sydney's CBD.
- The proposal includes a unique, new underground pedestrian connection linking Martin Place with Hunter Street, with the potential to extend through to O'Connell Street.
- From a public transport customer perspective, the physical station environment such as the platforms and paid concourse area will essentially be the same as all other new city metro stations with design specifications set by Sydney Metro. The metro station will be owned by the NSW Government.
- Macquarie Group lodged its proposal in February 2016 and it was assessed in accordance with the Government's *Unsolicited Proposals Guide for Submission and Assessment (February 2014)*.
- The Assessment Panel and Steering Committee determined that the proposal satisfied the unsolicited proposal assessment criteria and criteria related to the Sydney Metro City & Southwest project.
- The Assessment Panel comprised Transport for NSW (chair), the Department of Premier and Cabinet, NSW Treasury and Sydney Metro.
- The Steering Committee comprised the Department of Premier and Cabinet (chair), NSW Treasury, Infrastructure NSW, Transport for NSW and Sydney Metro.
- The assessment found that the proposal:
  - Effectively integrated with the Sydney Metro City & Southwest project and could deliver superior customer, product, precinct and public domain outcomes within the project timeline.

- Demonstrated value for money to the State, with appropriate risk allocation.
- Offered assured, high-quality and timely outcomes that are aligned with government aspirations for the new metro station at Martin Place.
- The project is expected to be completed by 2024, consistent with the Sydney Metro City & Southwest timetable.
- Separate to the unsolicited proposal process, the proposal is undergoing a State Significant Development application. Further details can be found at: <http://www.planning.nsw.gov.au/martinplace>

**NSW Department of Premier and Cabinet**  
**12 September 2018**