

Signage

Two zones for building signage have been identified at high level where they are prominent and where they will not impact tenant views.

Building signage will be subject to future development applications.

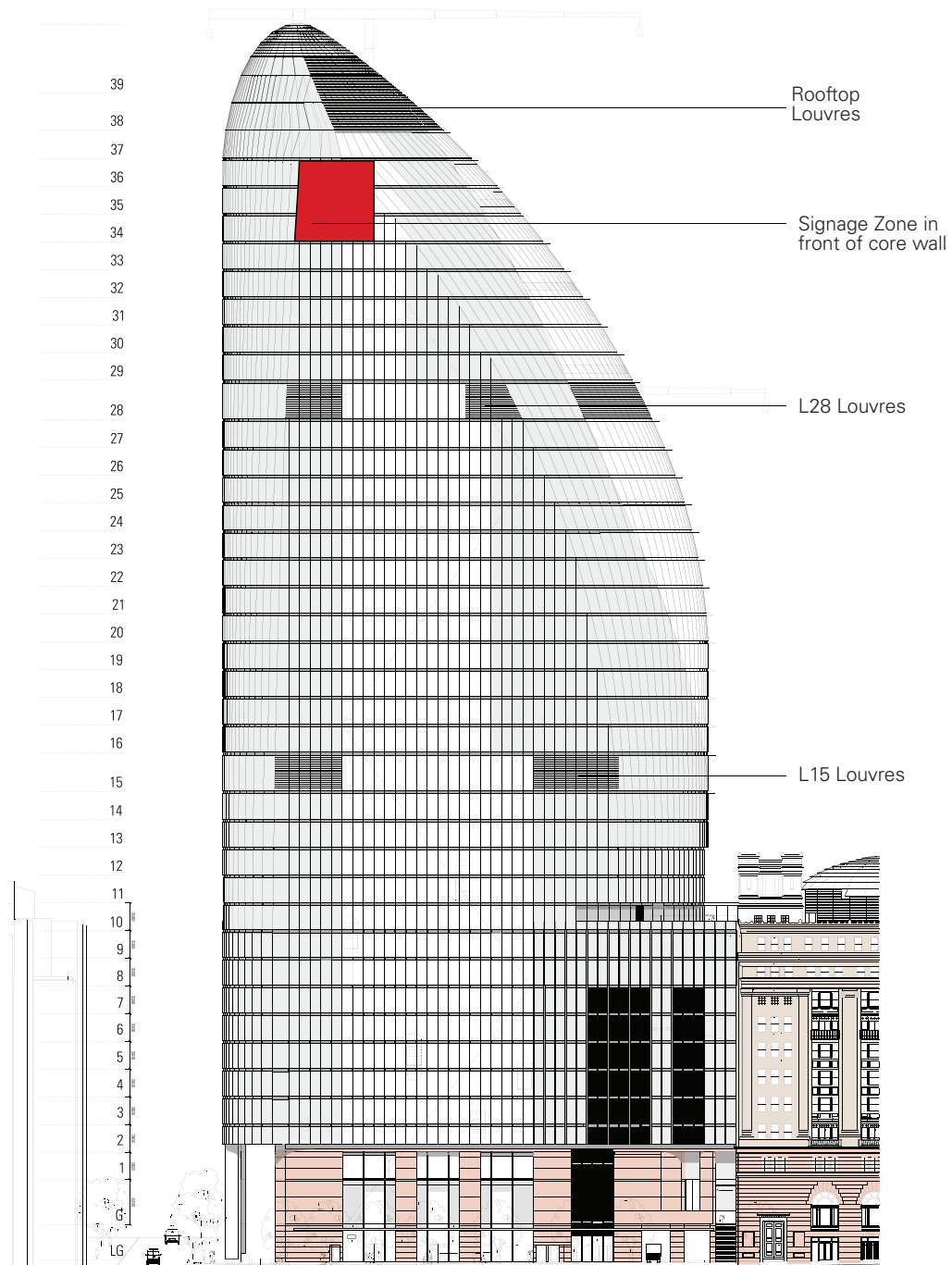


Figure 2. West Facade signage zone

"GANSW supports the improvements to the Hunter Street ground level and entry. In particular, the footpath width and curved stairs which has improved the visual and physical links from Chifley Square and Phillip Street.

The building's interface with Hunter Street is unresolved. We remain concerned about the spaces between the building and columns on the northern elevation.

It appears that no further detailing has been applied to the Castlereagh and Elizabeth Streets frontages which may impact on the ability of the proposal to positively contribute to the street and public realm."

NSW Government Architect

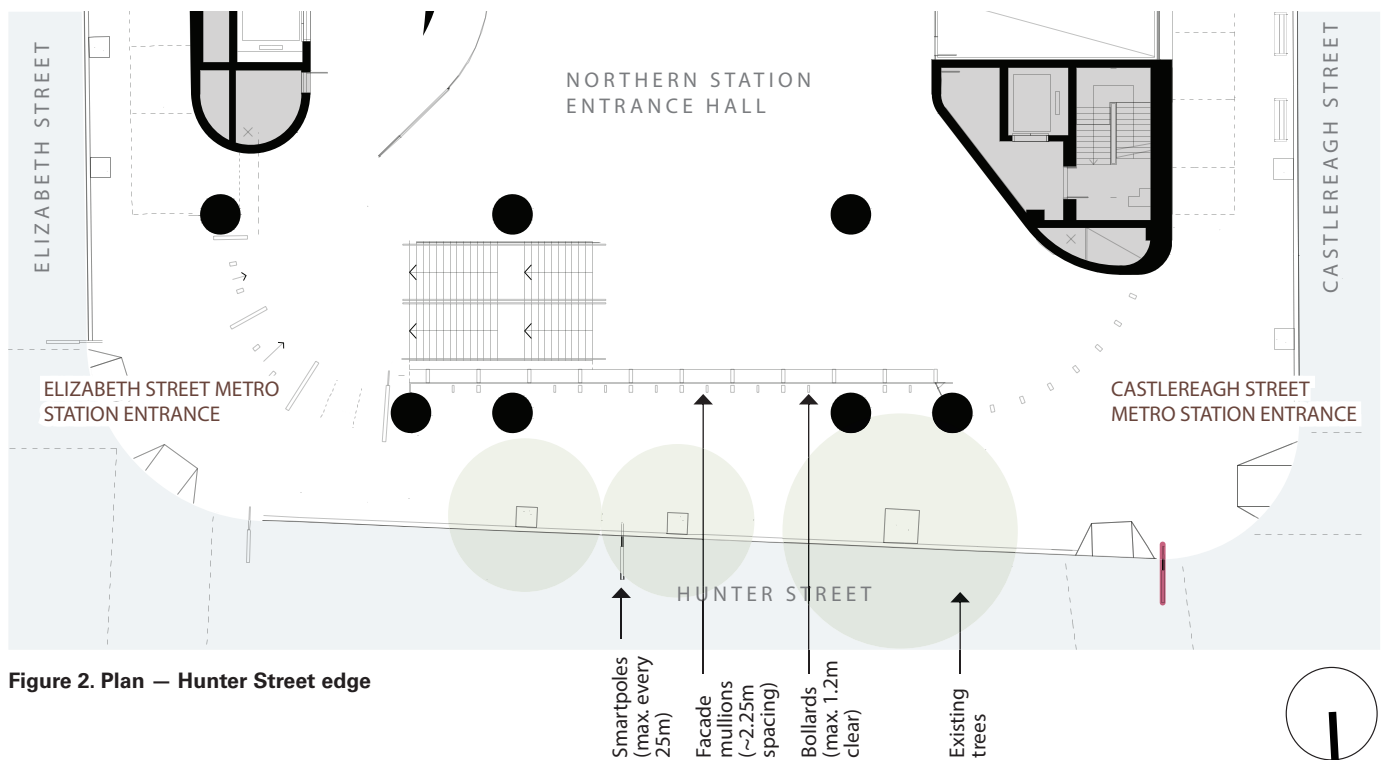
Street level



Previous built conditions of Hunter Street



Figure 1. Elevation - Hunter Street edge



Public Domain Interface

Hunter Street Edge

Relevant Urban Design Guidelines

Public Domain Activation

2.2.11.1

Design Intent Summary

- + The North Tower interface at Hunter Street is minimised to four columns and a 12m tall glass wall to maximise ground plane activation.
- + Clear sightlines between station plaza and footpath are emphasised with minimal clutter
- + The Hunter Street footpath is widened improving pedestrian flow

The Hunter Street façade is designed to enhance and give prominence to the Station entry and to maximise its significance by providing clear wayfinding to the Concourse below. Along Hunter Street the granite walls are discontinued and the structural expression of tower is emphasised with expressed external columns. The commencement of the tower glazing at Level 2 defines a "reverse podium" in response to the neighbouring towers, allowing natural daylight and visual connection to Metro levels and frame the Metro entrance hall on Hunter Street. (Fig.1).

The granite walls along Castlereagh Street and Elizabeth Street stop short from the Hunter Street building edge to punctuate the Metro entrances.

Full height glazing along this edge allows natural daylight and visual connection to the grand Metro entrance space beyond, with minimal clutter on Hunter Street to maximise pedestrian flow paths across the site.(Fig.2,3&4)

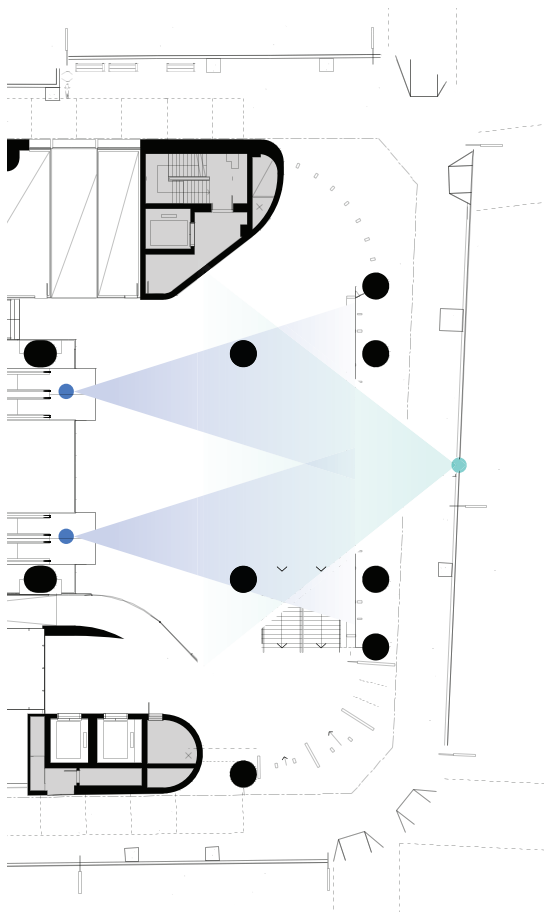


Figure 3. Clear sightlines

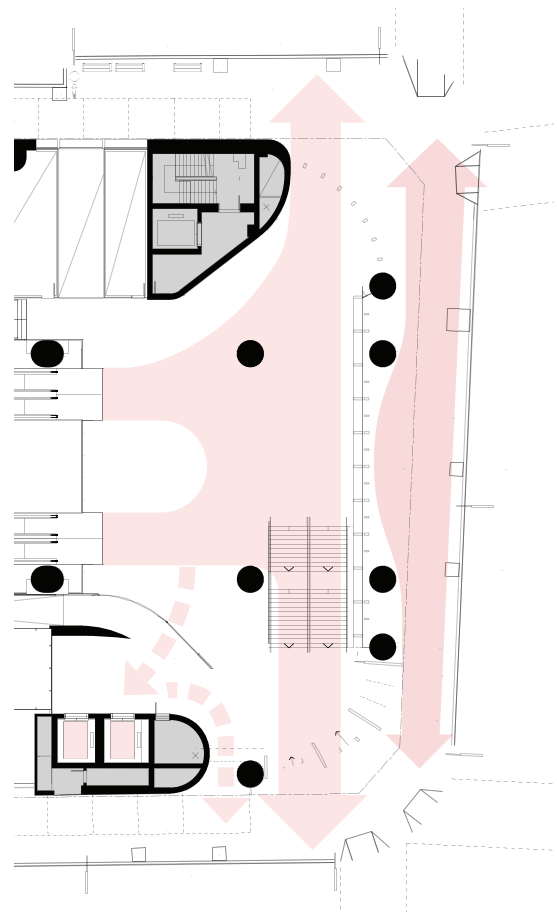


Figure 4. Pedestrian flow



Figure 5. Elizabeth Street public domain interface and relationship to 50 Martin Place

Key street wall alignments

Complementary materials and detailing

Glazed awnings

Vertical fins

Active retail



Figure 6. Castlereagh Street public domain interface and relationship to 50 Martin Place

Active retail

Continuity of stone base

Glazed awnings

Public Domain Interface

Elizabeth Street and Castlereagh Street

Relevant Urban Design Guidelines

Public Domain

2.2.2

Tower form, scale and setbacks

2.3.13.2

Design Intent Summary

- + Active street frontages are maximised along Elizabeth Street, Castlereagh Street and Hunter Street
- + Elements of the podium facade along Elizabeth Street and Castlereagh Street have been developed to reinforce the predominant datums and material qualities of 50 Martin Place

The North Tower responds to the street wall character of Elizabeth Street and Castlereagh Street to reinforce the distinctive street frontage conditions of these two north-south streets. (Fig.1).

At a detailed scale, elements of the podium facade have been developed to reinforce the predominant datums and material qualities of 50 Martin Place. In particular the street wall granite base of the North Tower directly references its monumental masonry base and podium through a series vertical fins that respond to the grand order of 50 Martin Place.(Fig.1&2).



Figure 7. Elizabeth Street and Hunter Street corner Metro entrance public domain interface

PROJECT TEAM

Project Team

Client	Macquarie
Architect - North Tower	JPW
Architect - South Tower	Tzannes
Architect - Metro	Grimshaw
Planner	Ethos Urban
Heritage Architect	TKD Architects
Project Manager	Savills
Contractor	LendLease
Structural + Civil	ARUP
Mechanical + Electrical Services	ARUP
Hydraulic + Fire Services	ARUP
Vertical Transportation	NDY
Communications	NDY
BCA	McKenzie Group
DDA	MGAC
Traffic and Transport	ARUP
Quantity Surveyor	RLB
Land Surveyor	Veris (Formerly Linker)
Modelmaker	Porter
View Impact Studies	Arterra
Shadow Studies	Virtual Ideas
Wind Consultant	CPP
Geotechnical	ARUP

Document Verification

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A	MM	PvR	14/08/2018
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D	MM	PvR	10/09/2018
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F	MM	PvR	08/03/2019
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Contact

Johnson Pilton Walker Pty Ltd ABN 28 095 778 885
Level 10 Plaza Building Australia Square
95 Pitt Street
Sydney NSW 2000
Australia

Telephone +61 2 92595900
jpw@jpw.com.au

Director Paul van Ratingen
Director Matthew Morel
Principal Peter Blome

