Context
Listed Heritage Buildings

1

Martin Place

Constructed in phases starting in 1891, Martin Place consists of a street scape bounded by Macquarie Street and terminated by George Street and is characterised by commercial buildings. Martin Place has historic and aesthetic significance for ability to evidence the development of Victorian and Inter-war Sydney as a prestige address for institutional buildings.

2

MLC Building

38-46 Martin Place

Constructed between 1936 and 1938, the former MLC Building occupies a prominent position on the corner of Martin Place and Castlereagh Streets, Sydney. The building has been maintained in good condition since the substantial renovations of the late 1980s.

3

Former Government Savings Bank of NSW

48-50 Martin Place

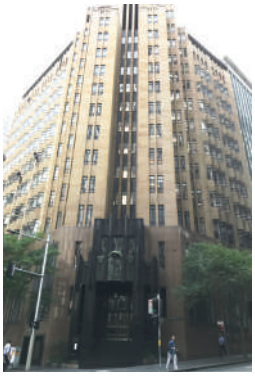
Constructed between 1925 and 1928, the building fronts Martin Place on the south, Elizabeth Street on the east and Castlereagh Street on the west. Externally the building displays monumental civic scale and precise, symmetrical detailing utilising classical motifs.

4

Richard Johnson Square

Small paved square on the north-west corner of Hunter and Bligh Streets, containing an obelisk monument on tiered plinth. Richard Johnson Square is historically and culturally significant as an important example of 20th century civic planning and the site of the first church service held in NSW.

5



6

7

8

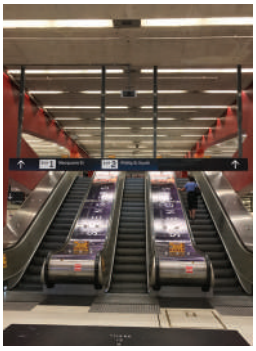
Text source: NSW Office of Environment & Heritage Former Savings Bank of NSW photo supplied by JPW

City Mutual Building

9

60-66 Hunter Street

Constructed in 1936, the former "City Mutual Life Assurance" building is one of the best intact example of Art Deco style applied to a commercial office building in the Sydney CBD.



Martin Place Station (below)

Constructed between 1973 and 1979 Martin Place Railway Station consists of an underground complex, accessed via stairs from Martin Place and then banks of three escalators to the concourse level. Pedestrian access is via arcades constructed at the same time as the station and leading to adjacent office and retail plazas.

Qantas House

10

68-96 Hunter Street

Constructed between 1955 and 1957, the former Qantas House is distinguished by its graceful, segmented, curved facade. It is located on the western side of Chifley Square which itself is located at the intersection of Elizabeth, Hunter and Phillip Streets in Sydney.

Reserve Bank

65 Martin Place

The Reserve Bank is a 22 storey high rise tower of Post War International Style, which occupies a full block on Martin Place. It has historic importance for its ability to exemplify a post war cultural shift within the banking industry. This shift led away from an architectural emphasis on strength and stability towards a contemporary design.

Chifley Square

11

Constructed between 1957 and 1993 the square is characterised by large-scale high-rise tower buildings interspersed with lower scale development. The curved form of the Square and the recent additionof Aurora Place to the east, visible within this setting, create a unique urban landscape within the Sydney CBD and provide a visual relief in the intensely built up area of CBD.

GIO Building

60-70 Elizabeth Street

The former GIO/Sun Newspaper building is historically significant as the last of the major newspaper buildings to be erected in the City. It is associated with the Sun Newspaper, an afternoon daily in Sydney from 1910 until the 1980s.

Flat Building (demolished)

12

7 Elizabeth Street

Constructed between 1939 and 1940, the heritage item consists of a 10-storey apartment building, designed to contain 54 flats with two shops at ground floor level and a basement restaurant.

APA Building

53-56 Martin Place

The construction of the APA building marked the beginning of the development of the eastern end of Martin Place and Phillip Street as a major commercial and professional precinct. It was designed and constructed for the former Australian Provincial Assurance Association Lt.

Image sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

Context
Existing Land Uses

A mixed use development integrating Metro, commercial and retail spaces will align with the diverse character of the Precinct.

The predominant building uses in the area surrounding the North Site are commercial, financial and institutional, media, food and beverage and retail.

Martin Place and Chifley Square are centres of finance in the CBD. 50 Martin Place is a significant existing financial building that will remain in operation as a bank as part of the proposal. This will be enhanced through the connection with the North Tower to form a consolidated Macquarie global headquarters.

MIXED USE COMMERCIAL/RETAIL
FINANCIAL AND INSTITUTIONAL BUILDINGS
RESIDENTIAL/HOSPITALITY
RETAIL
RETAIL - FOOD AND BEVERAGE
MEDIA/SPECIAL USE / ENTERTAINMENT
COMMERCIAL/OFFICE USE BUILDINGS

Existing Use And Proposed Development Plan

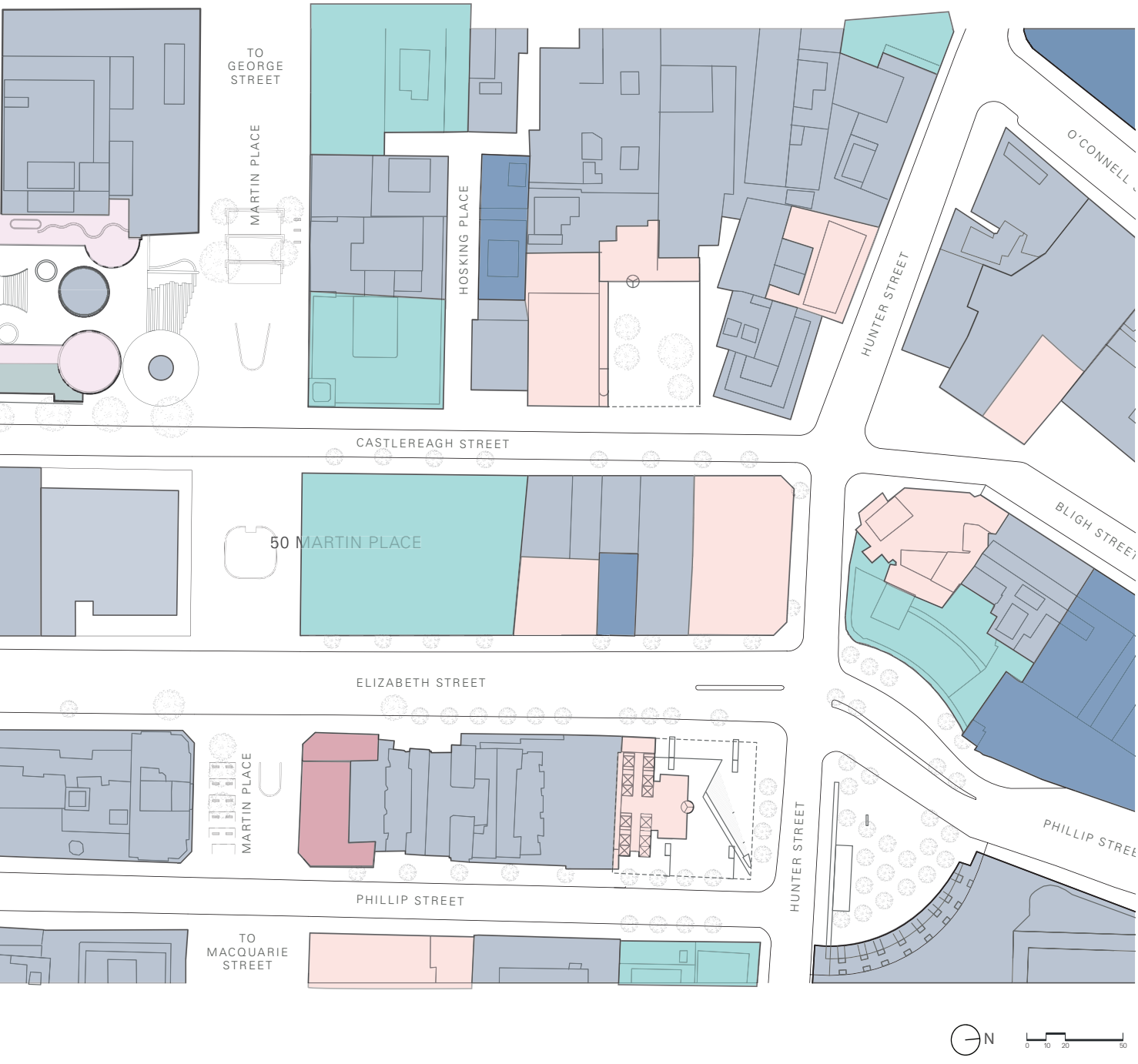


Image sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

Context
Public Domain

The proposal can significantly improve public domain permeability and activity through the improved relationship of interior and exterior ground levels and increased active street frontages.

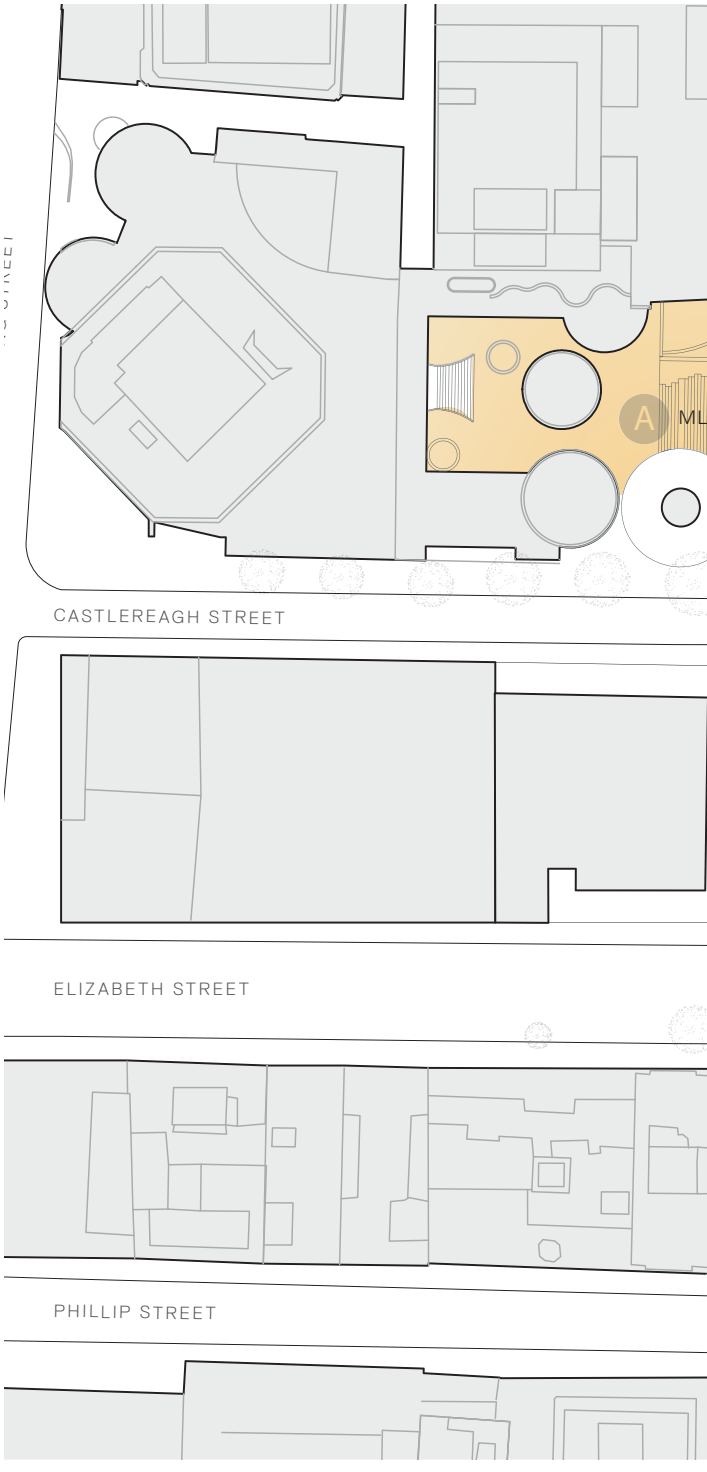
The North Site occupies the northern half of a city block, which is dominated by the imposing 50 Martin Place to the south.

Elizabeth Street is on average ~32m wide (building face to building face) with ~4.5m wide footpaths. Castlereagh Street is nearly half the width of Elizabeth Street at ~18.5m wide and has narrower footpaths of ~3.75m, although this is widened locally at the northern end.

50 Martin Place with its solid masonry base and use as a secure banking chamber precludes opportunities for street activation around the building. The banking chamber is open to the public during banking business hours.

The northern corners of the North Site are characterised by busy traffic junctions that lead to important open public spaces in the heart of the city; Chifley Square to the northeast and the smaller Richard Johnson Square to the north-west.

The proposal will provide a legible, easy to use integrated transport interchange including appropriate scaling of public domain for predicted pedestrian movements and convenient and intuitive pathways between public spaces.



Existing Public Realm Conditions

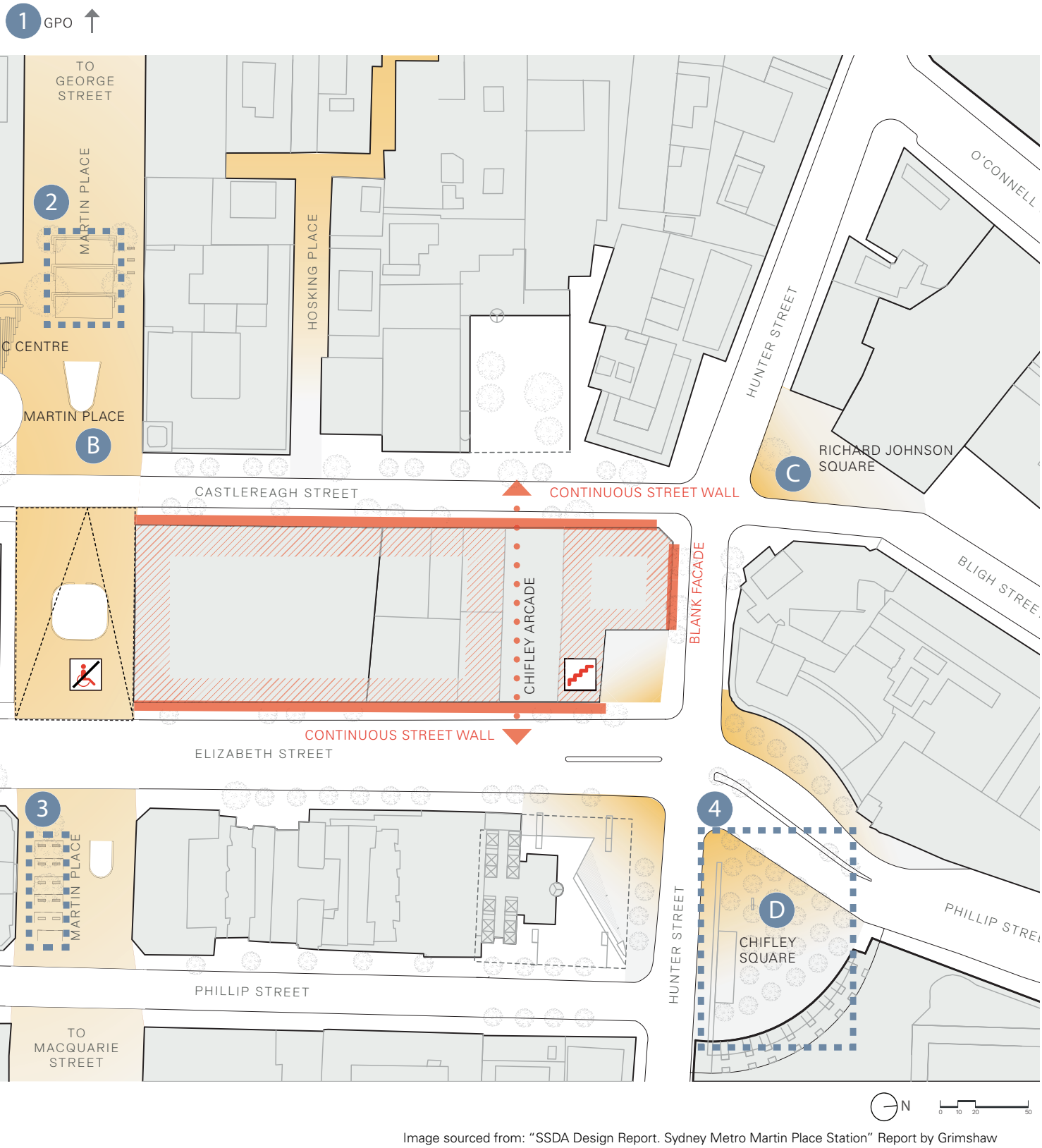


Image sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

A

MLC Centre

Inaugurated in 1977, the MLC design is considered one of Harry Seidler's definitive works. Its particular landscape with tiered-spaces, temporary seats and a number of cafés, makes it a notable addition to Martin Place public realm.

B

Martin Place

Martin Place was built in phases beginning in the early 1890s. Today, Martin Place consists of a pedestrian thoroughfare linking Macquarie Street and by George Street. It is characterised by commercial buildings. Martin Place has historic significance for its ability to evidence the development of Victorian and Inter-war Sydney, and as a prestige address for institutional buildings.

C

Richard Johnson Square

The pocket square is a great public space and resting area, located in a focal point on the north-west corner of Hunter and Bligh Streets. The square hosts an obelisk monument to Richard Johnson, to commemorate the site of the first church erected in Australia. The square is listed in the LEP Heritage List.

D

Chifley Square

The famous square with distinct grove of palm trees is located in one of the busiest areas of the CBD and creates a great counterpart to Martin Place. It hosts Ben Chifley's sculpture and the Lightwall Crucimatrilux, designed by Simeon Nelson in the 1990s.

1

GPO Colonnade

The General Post Office building was built in stages, starting in 1866, under commission of NSW state and designed by James Barnet. The Colonnade and steps provide covered access and an opportunity for seating off the Martin Place boulevard.

2

Martin Place, multi-tiered podium

Combined with temporary seating, the podium space allows for multi levelled seating + social activation of the middle of boulevard.

3

Martin Place, public seating

Small zone located next to 53 Martin Place allowing for relief under shade.

4

Chifley Square, public seating

Chifley Square provides a clear public space within the dense urban grid of the CBD. Characterized by its palm trees, plenty of benches and temporary seat make it a great place for resting and socialising.

Images sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

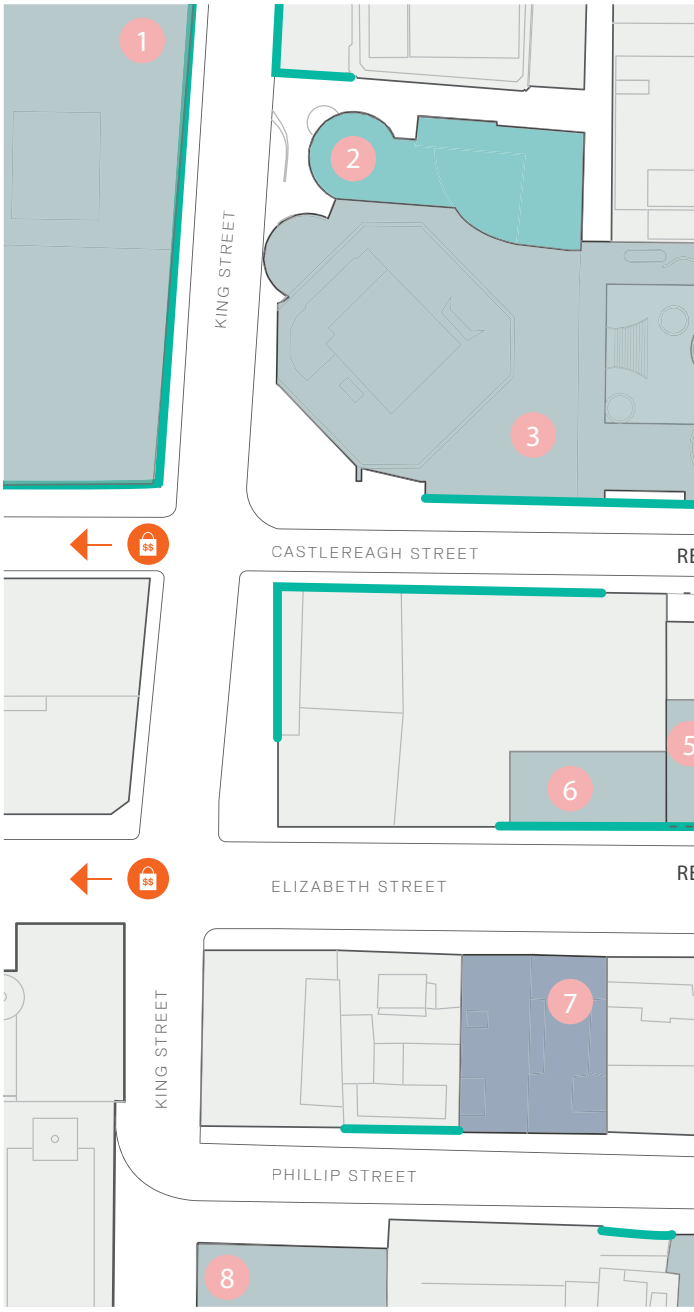
Context
Active Frontages

The North Site currently lacks active street frontages. The proposed North Tower has the opportunity to increase active street frontages and ground plane permeability through the consolidation of the site into an integrated Metro and OSD Precinct.

ACTIVE FRONTAGES

PUBLIC ART ELEMENTS

1 PITT STREET SHOPPING PRECINCT
2 THEATRE ROYAL
3 MLC CENTRE - FOOD & BEVERAGE
4 ASTON APARTMENTS
5 MARTIN PLACE EARLY LEARNING CENTRE
6 UNIVERSITY OF NEWCASTLE
7 TRAVELODGE HOTEL
8 SUPREME COURT
9 RESERVE BANK OF AUSTRALIA
10 CHANNEL 7 STUDIOS
11 CHIFLEY SQUARE LANDSCAPE PLANTING
12 CHIFLEY PLAZA
13 BEN CHIFLEY SCULPTURE
14 LIGHT WALL - CRUCIMATRILUX, CHIFLEY SQUARE
15 SYDNEY SOFITEL WENTWORTH
16 PUBLIC ART - P&O WALL FOUNTAIN
17 HERITAGE ITEM: RICHARD JOHNSON OBELISK
18 RADISSON BLUE PLAZA HOTEL
19 CTA COMMERCIAL TRAVELLERS ASSOCIATION



Existing Local Amenities And Character Analysis

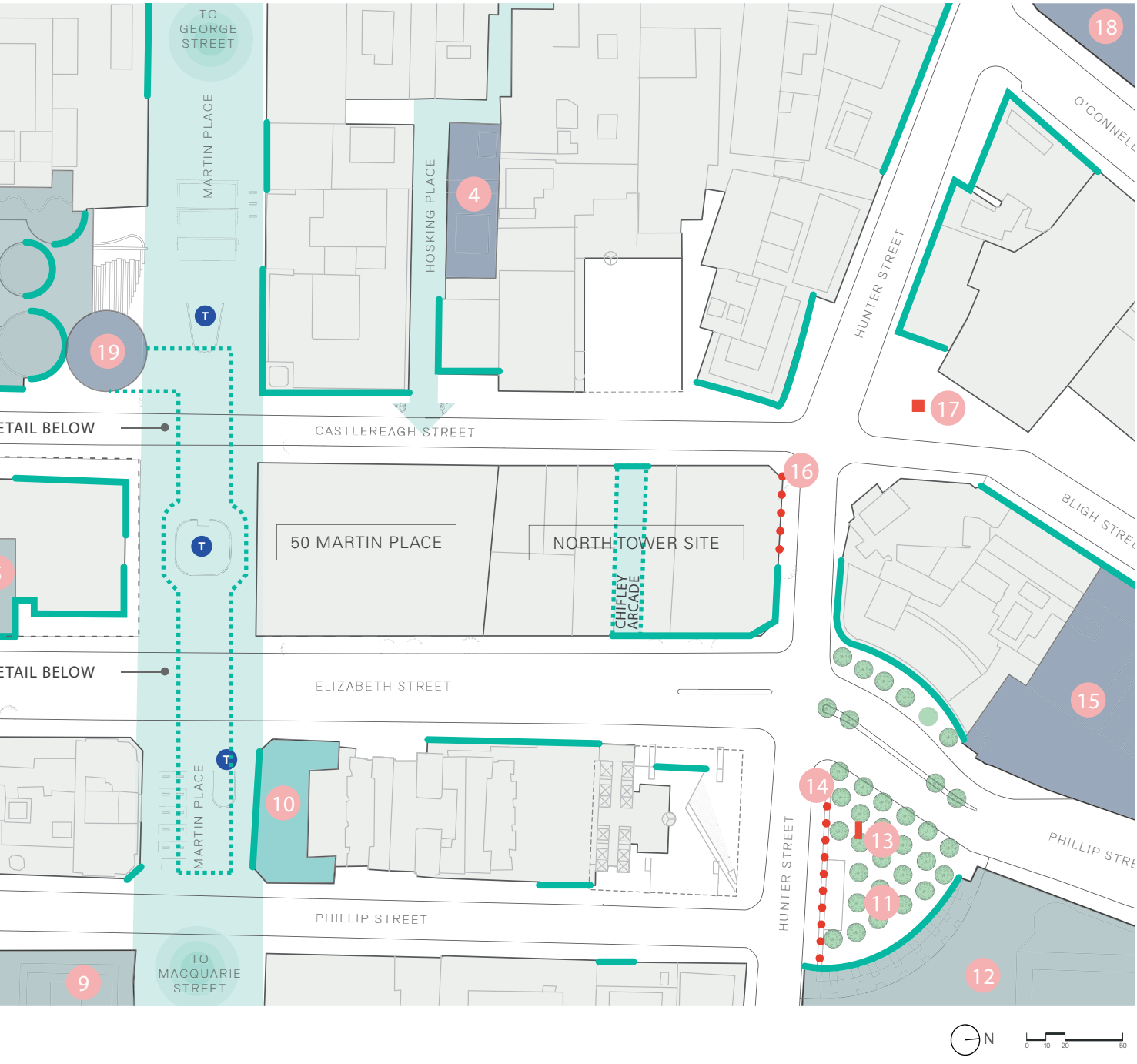
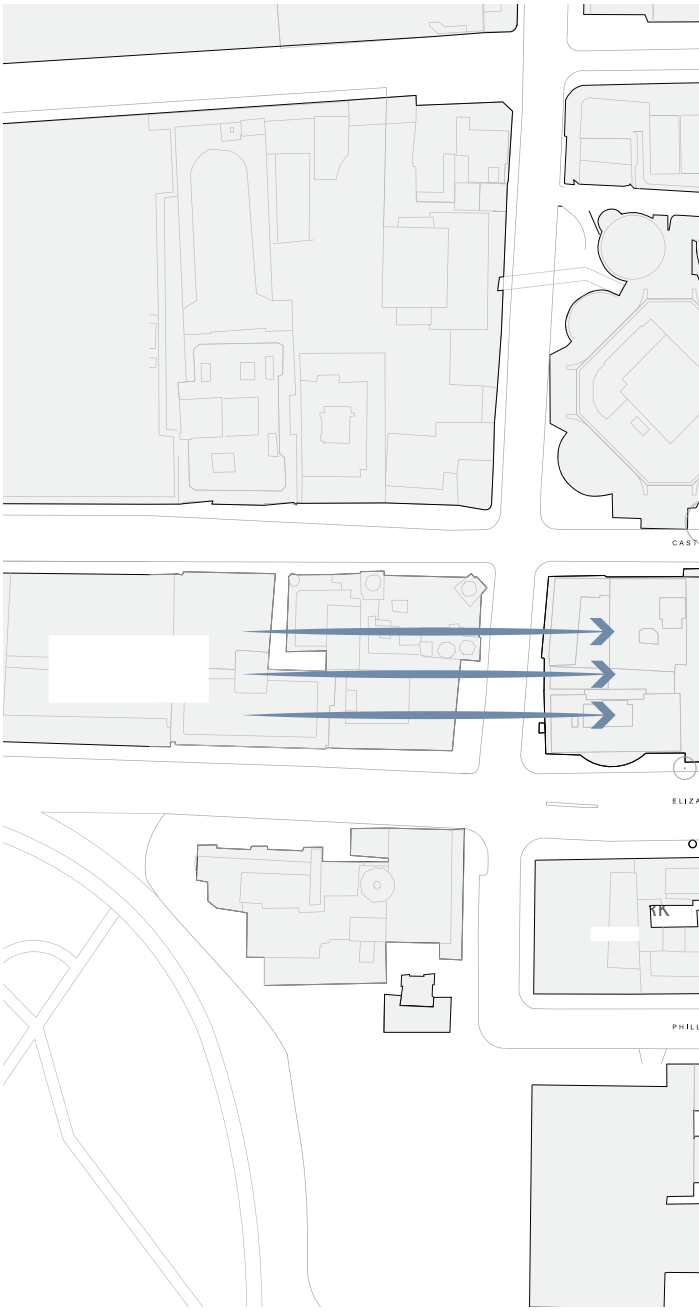


Image sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

The improvement of ground plane amenity in terms of flood conditions, wind impacts and protection of solar access to Martin Place are critical to the design of the North Tower.

Solar access is affected by the surrounding tall buildings, which will result in overshadowing of parts of the North Site, the Precinct and adjacent areas such as Martin Place. Winds are also influenced by the surrounding tall buildings, which provide some shielding effects. The most frequent strong winds are from the south, with north-easterly winds occurring more frequently in the summer and north-westerly winds in the winter.

The city centre location has significant noise levels resulting from continual traffic and a lively public realm. Some areas of the North Site can be affected by flooding however, this is mostly isolated to the northern end of the site, along Hunter Street with potential for some minor flooding along the northern ends of Castlereagh Street and Elizabeth Street.



Site Analysis Of Existing Conditions

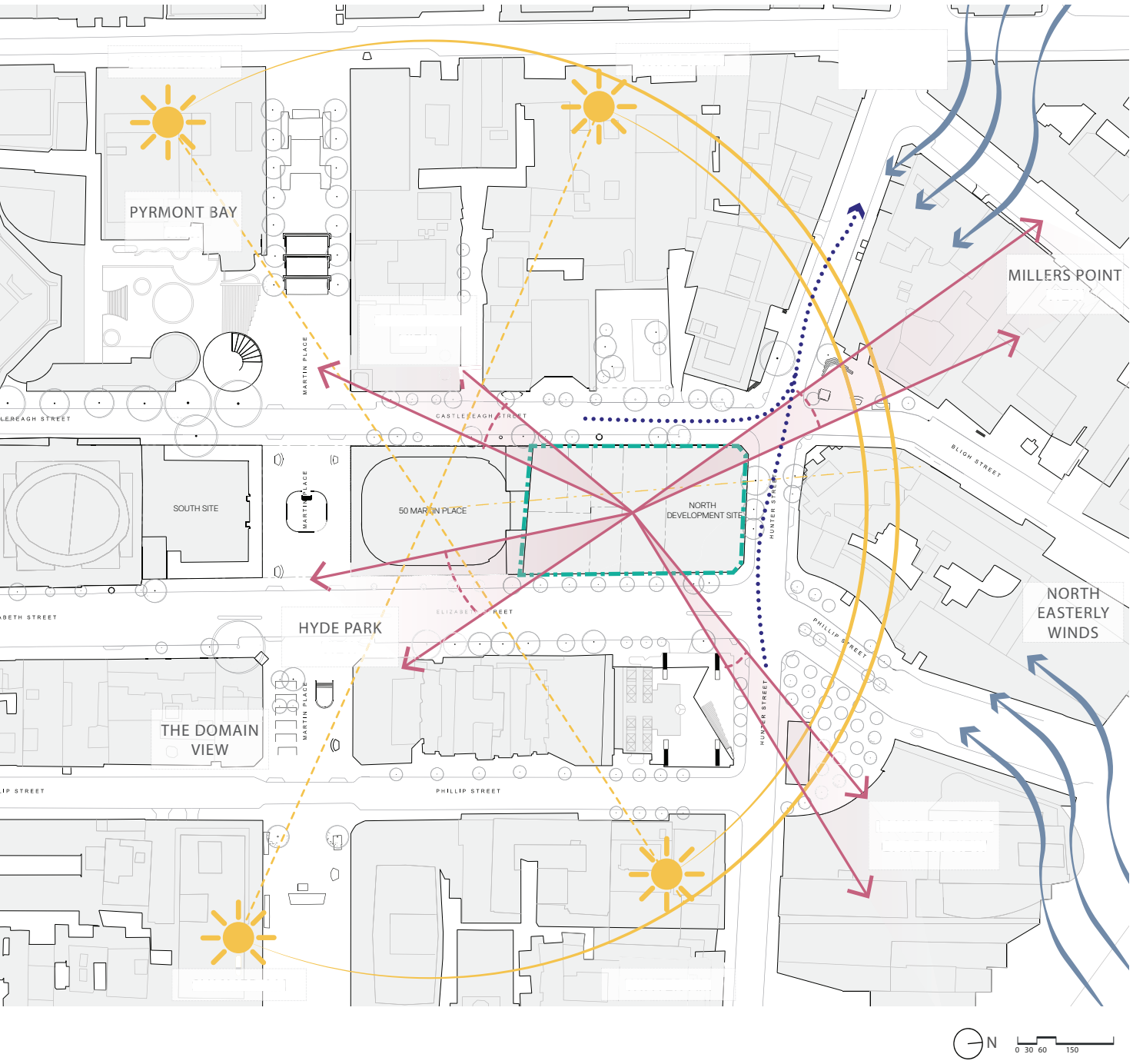
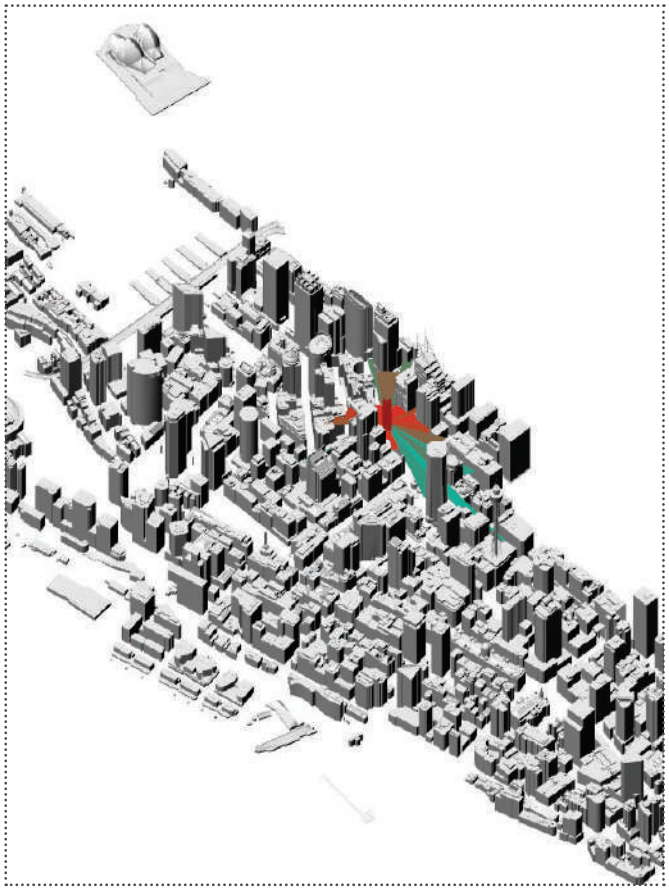


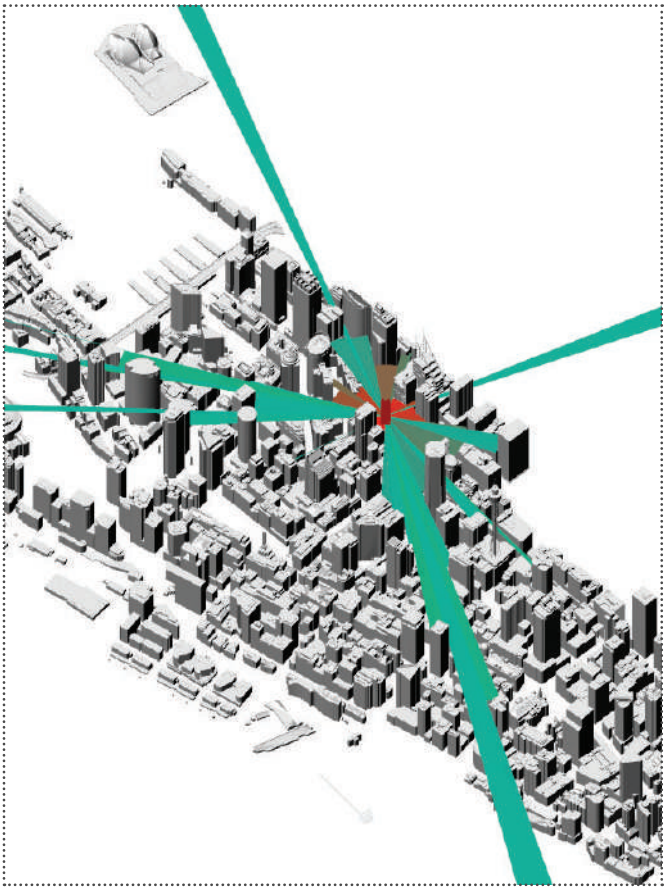
Image sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

Context
View Opportunities

Maximising views are a key factor in the design of the workplace interiors. Access to views inform the configuration of the floor plates, including location of core and atria to take advantage of the views at all levels.

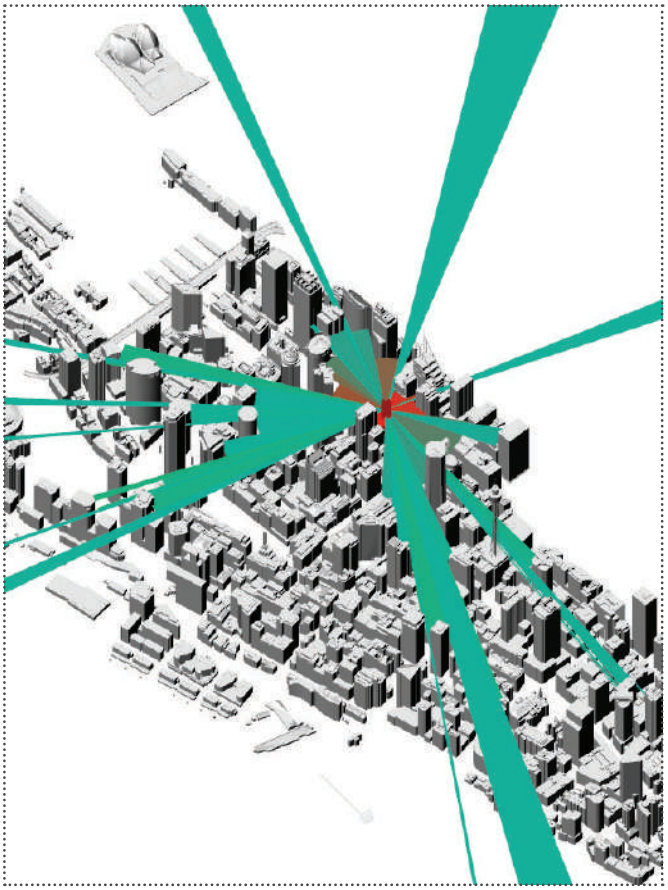


~10th Floor



~15th Foor

Viewshed analysis for the North Site indicates that distant views are relatively limited below ~15th floor level. Above this height, view lines begin to open up in various directions. These views continue to expand, so that by the ~20th floor level wide-ranging views are available in every direction, demonstrating the benefit in exploiting the North Site's building height opportunities, for enhanced occupant amenity. Much broader view opportunities are available by the ~37th floor level, and the crown of the building will be visible from the Harbour and beyond.



~20th Floor

~37-40th Floor

Image sourced from: "SSDA Design Report. Sydney Metro Martin Place Station" Report by Grimshaw

PLANNING F

RAMEWORK

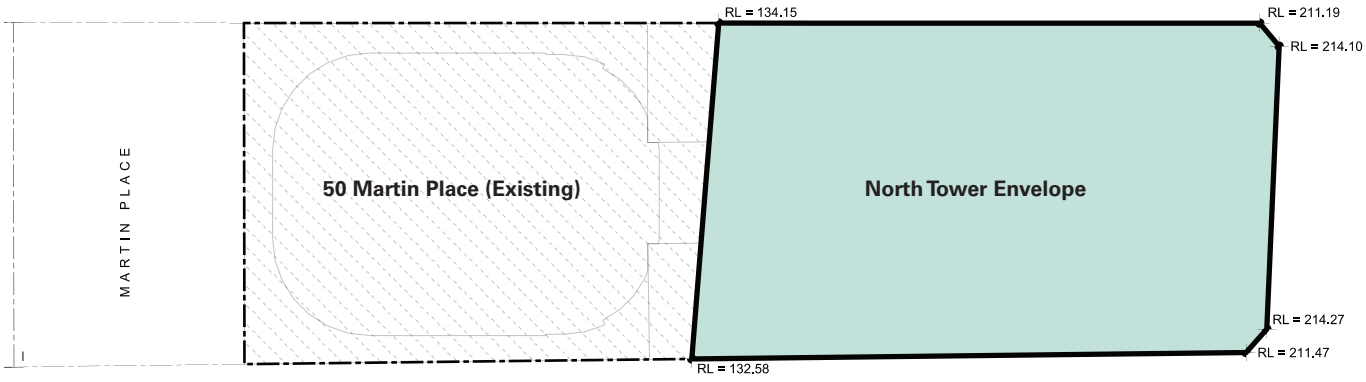
Planning Framework
Stage 1 SSD DA Envelope

A Stage 1 SSD DA Application was submitted in 2017 and was generally compliant with all requirements of the SLEP. In addition a Planning Proposal was also lodged seeking amendment to the SLEP to enable greater floor space for the North Site. The Planning Proposal was approved in April 2018, resulting in new planning controls which revised the allowable floor space.

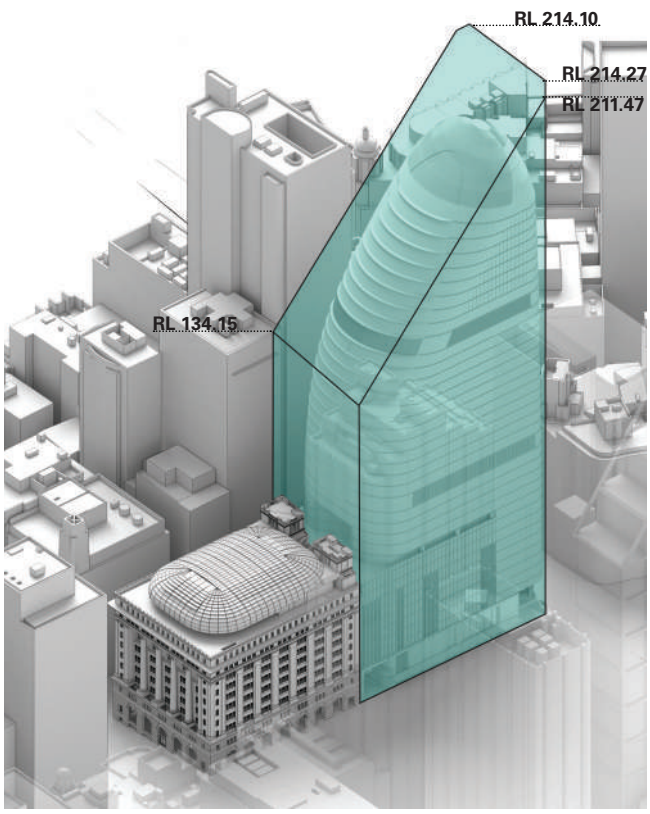
The approval of the Stage 1 SSD DA and Planning Proposal established a site-specific DCP based on "The Urban Design of Sydney Metro Martin Place Station Precinct" Urban Design Report prepared by Tzannes.

The Stage 1 SSD DA envelope is defined by the surveyed boundary, extruded until it is intersected by the Martin Place SAP as defined in the Sydney LEP 2012. There are no setbacks.

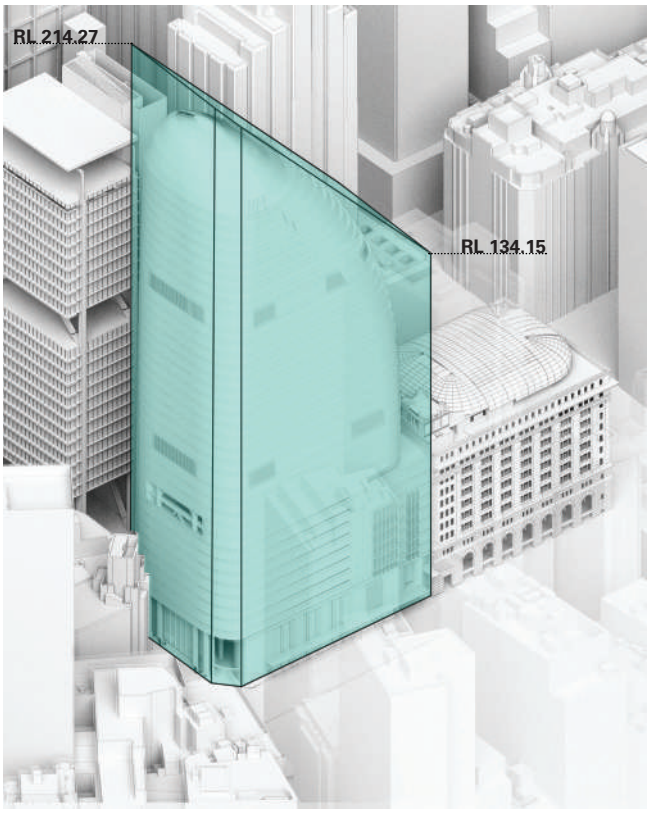
The diagrams represent the approved Stage 1 SSD DA envelope for the North Tower. The envelope is approved with conditions. The maximum height is RL 214.27 at the north east end of the site [nominally 190m above the Elizabeth Street footpath level] sloping to maximum height of RL 134.115 at the south west end of the site [nominally 115m above the Castlereagh Street footpath level].



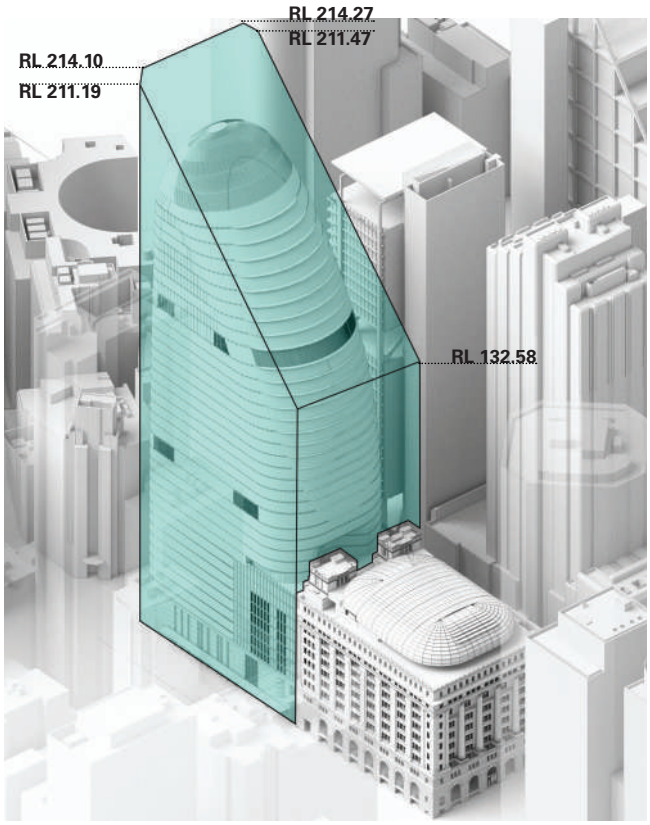
Plan of Approved Stage 1 SSD DA North Tower envelope



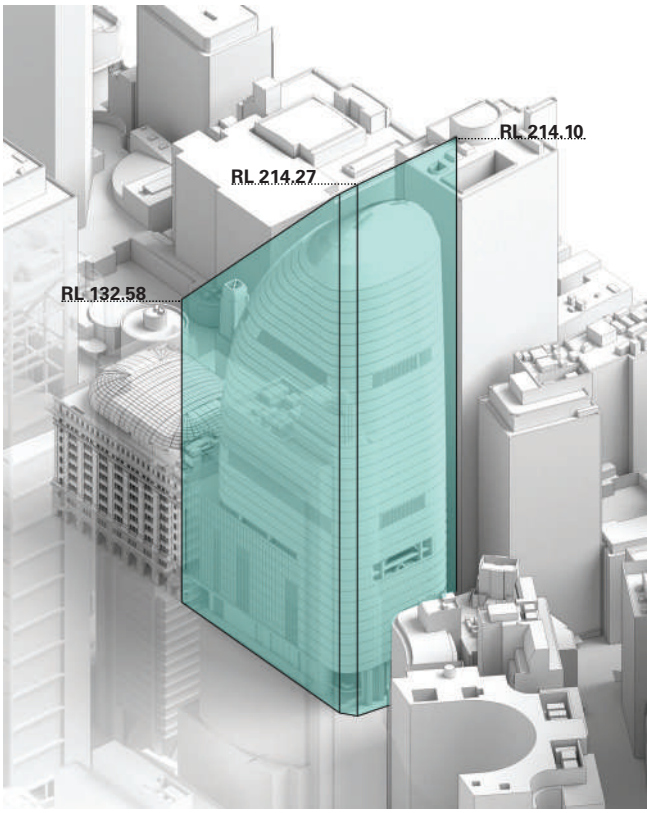
Stage 1 SSD DA Envelope, Elizabeth Street south east corner



Stage 1 SSD DA Envelope, Castlereagh Street north west corner



Stage 1 SSD DA Envelope, Castlereagh Street south west corner



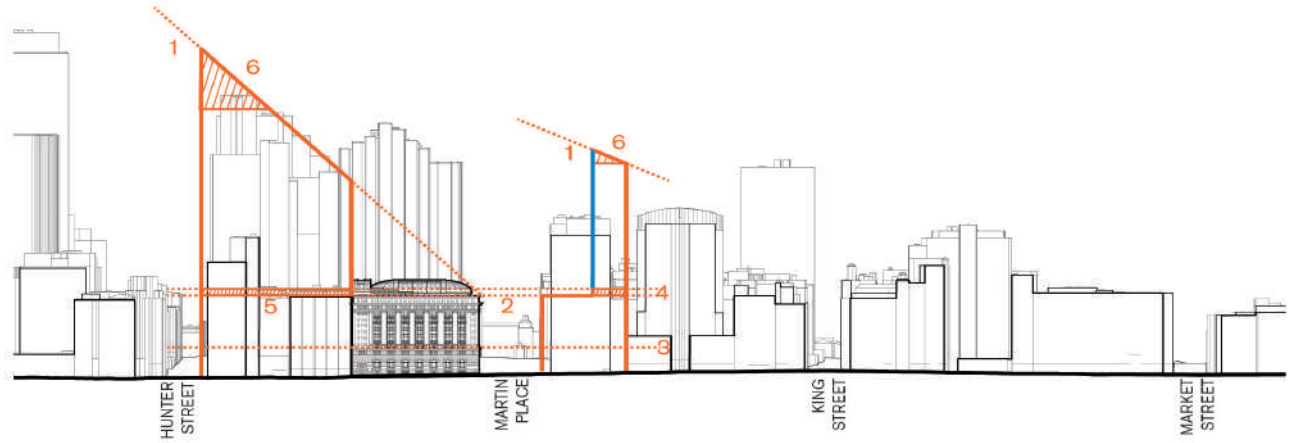
Stage 1 SSD DA Envelope, Elizabeth Street north east corner

The Sydney Metro Martin Place Station Precinct SSD DA Consolidated Design Guidelines have been approved as part of the Stage 1 SSD DA for the North Tower. The consolidated design guidelines derive from various perspectives including heritage, urban design and metro design standards and provide a benchmark to guide the Design Excellence process as well as the Site Specific Design Review Panel for both the Metro and the OSD.

They provide consolidated design guidelines to guide the new Metro at Martin Place Sydney as a precinct including its buildings, associated public open space and publicly accessible private land. Specifically, the guidelines are consolidated from the following key sources.

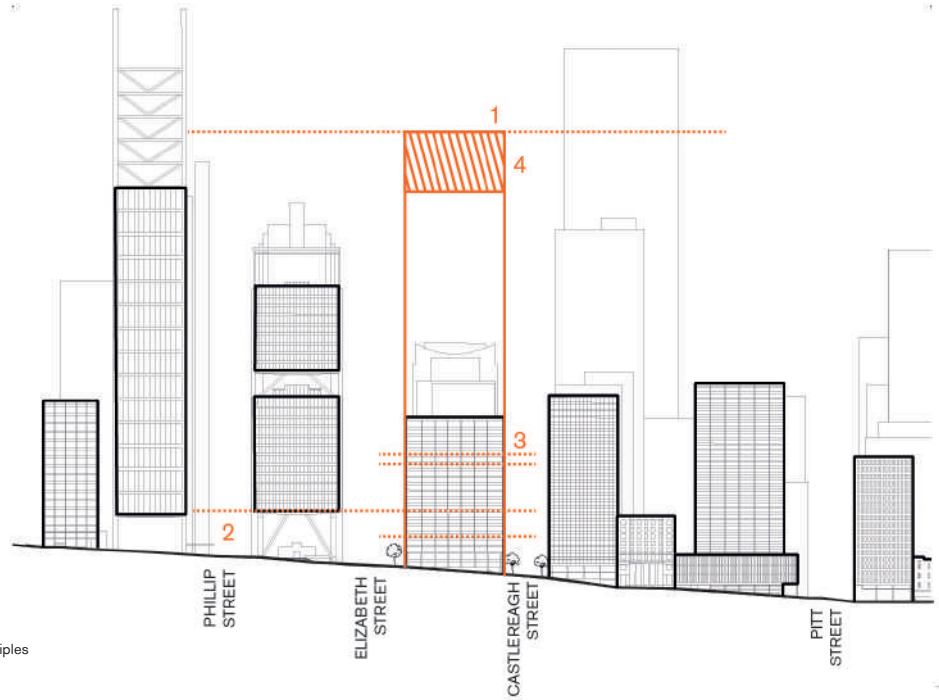
+ Urban design objectives and principles from 'The Urban Design of Sydney Metro Martin Place Station Precinct' by Tzannes;
+ Heritage design principles from 'Sydney Metro Martin Place Station Precinct, State Significant Development Application, Statement of Heritage Impact' by TKD Architects; and
+ The 'Sydney Metro City and Southwest Chatswood to Sydenham Design Guidelines'.

A compliance table outline the compliance of the Stage 2 SSD DA with these guidelines is included in Appendix 4.



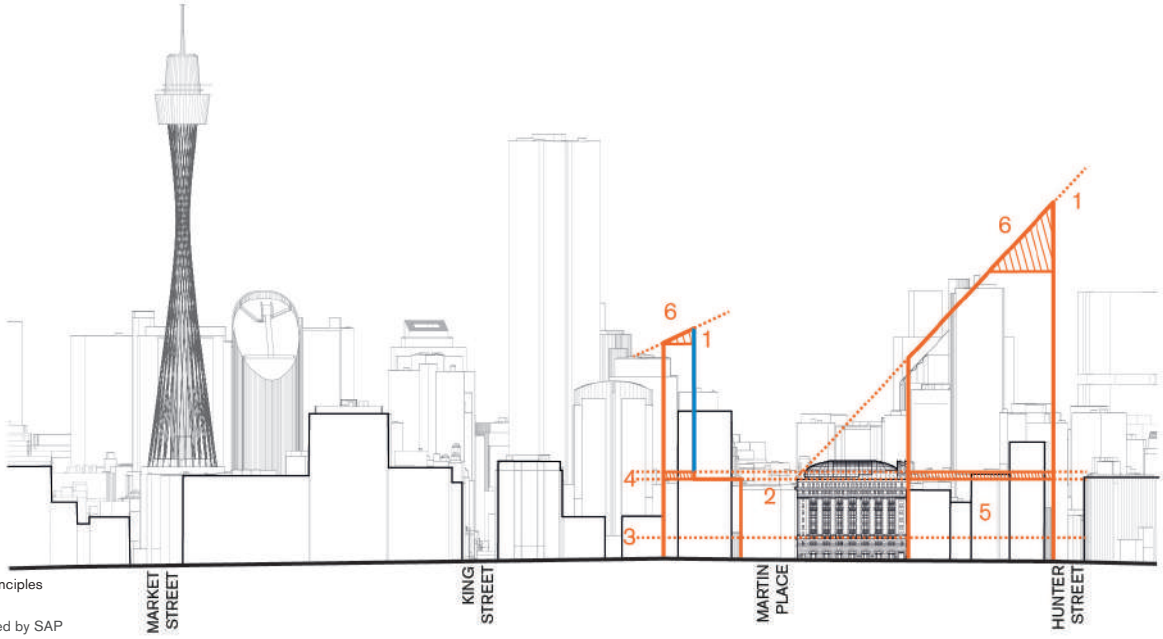
West Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



North Site North Elevation Design Principles

1. Building heights defined by SAP
2. Base of northern tower to respond to the reverse podium of 8 Chifley and Deutsche Bank building
3. Base of northern tower to respond to height and articulation of 50 Martin Place
4. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



East Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design

Graphic representation of development principles, extracted from Consolidated Guidelines Report

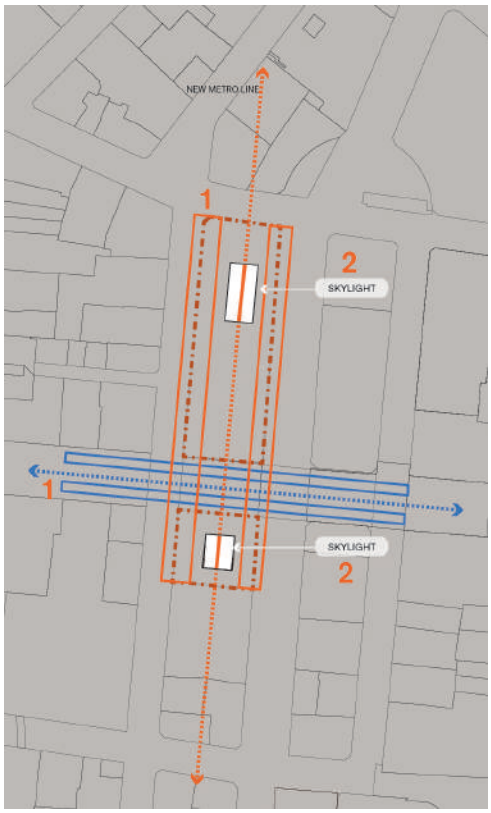


Diagram illustrating urban design principles for below ground

Urban design principles - below ground

Controls

1. Align circulation with street network over
2. Bring natural daylight into station concourse

Legend

- Existing Sydney Rail
- Proposed Metro Rail
- Existing Condition
- Proposed Condition

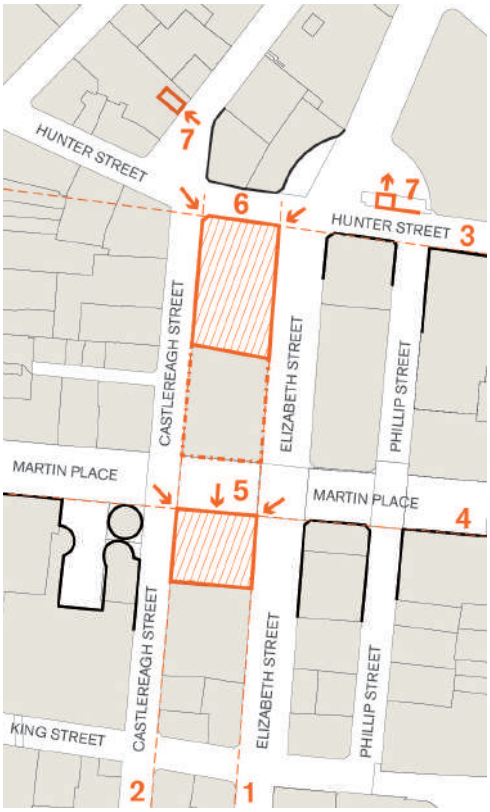


Diagram illustrating urban design principles for street level

Urban design principles - street level

Controls

1. Align with streetwall on Elizabeth Street
2. Align with streetwall on Castlereagh Street
3. Match the general alignment of the streetwall to the east on Hunter Street
4. Align with streetwall on Martin Place
5. Entries to South Site from Martin Place and corners
6. Entries to North Site from corners
7. Limit impacts on Chifley and Richard Johnson Squares of new Metro entries

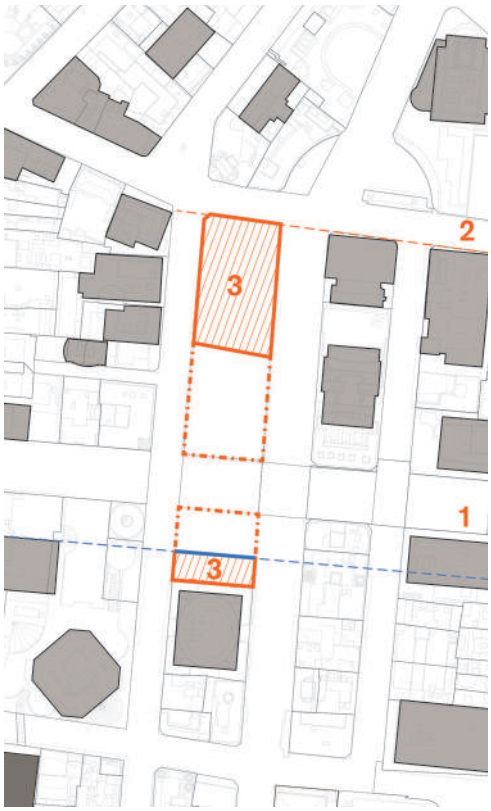


Diagram illustrating urban design principles for tower level

Urban design principles - tower level

Controls

1. Note: A compliant 25m Northern setback for South Site. This is not a Principle.
2. Northern face of North Site to match the general alignment of towers to the east on Hunter Street
3. Building heights defined by SAP

Legend

25m setback line in current LEP and DCP Control

Proposed Condition

R
SU

ESPONSE TO
UBMISSIONS

Response to Submissions
Summary

This Response to Submissions section provides specific responses to the Agency Submissions received to SSD 18 9270 - Stage 2 (North Site) from the following agencies:

+ Department of Planning and Environment (DPE)
+ City of Sydney Council (CoS)
+ NSW Government Architect (GAO)

The table below provides directions to locations where the information requested has been addressed in the main body of the original report. No changes have been made to the original report.

The following pages specifically address each of the submissions received and provide greater detail on each item.

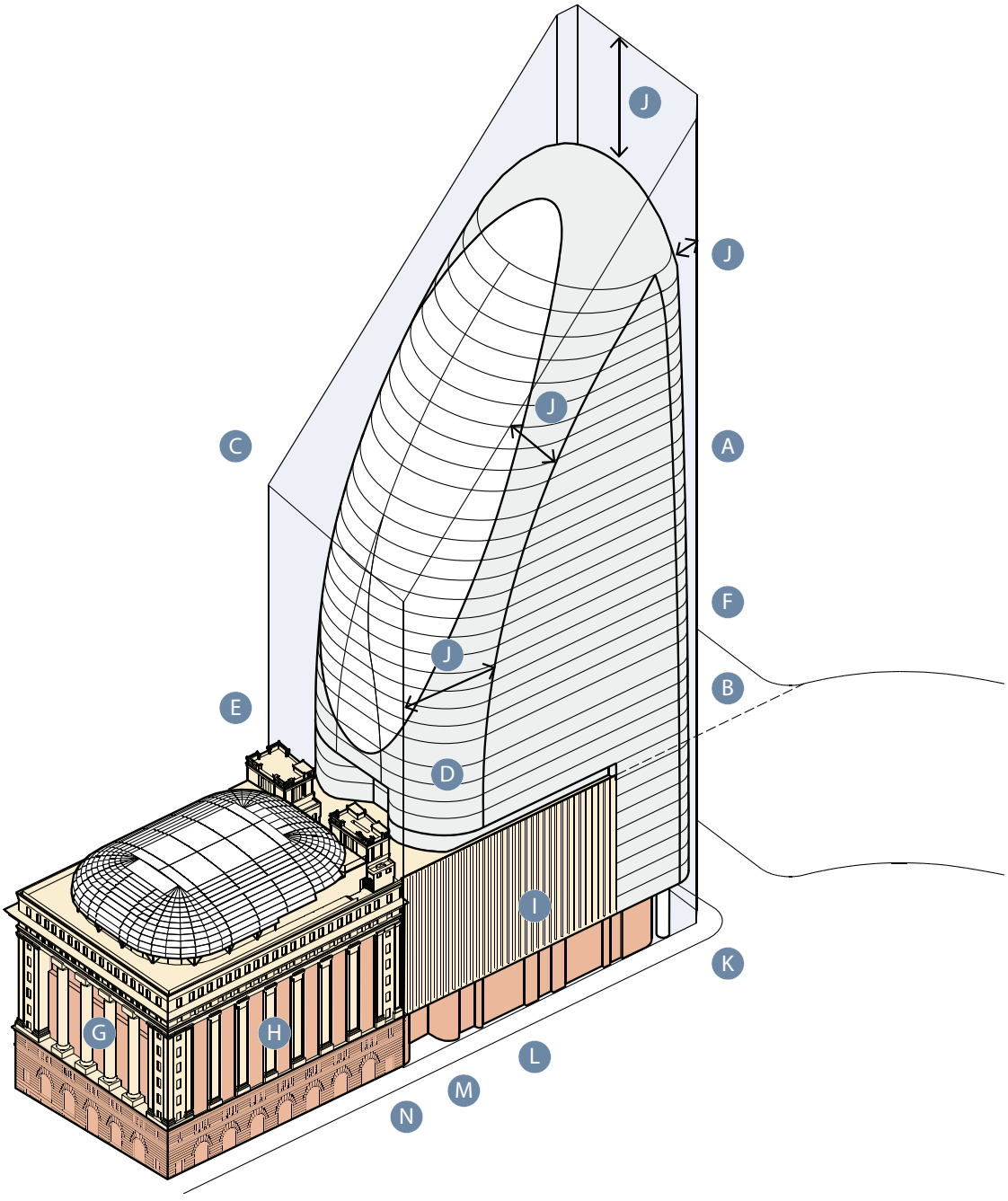


Figure 1. Summary of North Tower Design Principles

The North Tower is uniquely shaped both by its urban context and its interface and relationship with 50 Martin Place. The adjacent diagram summarises the key design principles.

A *The 'tower to ground' building form reinforces the alignment and cluster of Hunter Street Towers*

B *The Hunter Street tower transitions into an articulated podium at the southern boundary that reinforces the street wall and scale of surrounding heritage buildings.*

C *The Tower form and expression is developed to promote a strong visual connection and composition with 50 Martin Place whilst maintaining the identity of each building.*

D *The legibility of 50 Martin Place as a prominent palazzo form is maintained by curving away and setting back the tower component together with a relatively subtle expression of its articulated podium and junction to 50 Martin Place.*

E *The faceted tower glazing and geometry of the southern lens echo the contemporary 50 Martin Place dome and provide daylight and precinct views whilst giving external expression to the innovative workplaces within.*

F *The aerodynamic profile reduces wind impact achieving equal or improved pedestrian conditions to the previous built condition.*

G *Primary Façade – Martin Place. Heavily modelled and articulated frontage.*

H *Secondary Facades – Elizabeth and Castlereagh Streets. Expressed pilasters.*

I *Tertiary Façade – Contemporary glazed curtainwall with expressed aluminium fins of varied depth.*

J *Tower setback within the approved Stage 1 SSD DA Envelope*

K *Chifley Square Metro Entrance*

L *Retail street frontage*

M *Mid-block connection/Elizabeth Street OSD Entrance*

N *50 Martin Place Elizabeth Street Entrance*

“I. Provide further justifications and illustrate how the detailed design proposals:

a) reinforce the street frontage conditions along Elizabeth and Castlereagh Streets and integrate with the lower scale of 50 Martin Place”

Department of Planning and Environment

1. Building Design

This item is addressed in the following sections:

+ Built Form
+ Street Wall and Street Frontage
+ Relationship to 50 Martin Place

References are made to the relevant Urban Design Guidelines in each section

Figure 1. North Tower and 50 Martin Place viewed from the corner of Elizabeth Street and Martin Place

Built Form

Relevant Urban Design Guidelines

Built Form

2.3.5.1

2.3.8

Podium Streetwalls

2.3.12.1

2.3.12.5

Tower form, scale and setbacks

2.3.13.4

2.3.13.5

Design Intent Summary

+ The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall,and respond to the scale of 50 Martin Place
+ The street frontage conditions are reinforced by an articulated podium which aligns to the 50 Martin Place parapet.

The North Tower is expressed as a tower-to-ground form which transitions to a tower with expressed podium forming along Elizabeth Street and Castlereagh Street to meet sensitively with the adjacent 50 Martin Place podium base and integrate the two buildings together as one city block (Fig.1).

The design differentiates the tower form from the podium via a facade recess at the parapet height of 50 Martin Place. This acknowledges key street wall datums established by surrounding heritage buildings and is further enhanced at a detailed scale by a series of tapering vertical fins that increase in depth as they get closer to 50 Martin Place (Fig.2). The gradation of these fins transition the design from a street wall to a singular tower to ground form with "reverse" podium addressing Hunter Street.

Predominant street wall heights established by the 50 Martin Place parapet are articulated by a recess above podium level on Elizabeth Street, Castlereagh Street and Hunter Street (Fig.2). This key alignment extends through to Qantas House, the City Mutual Building and Chifley Square and to the podium height of the South Tower to create a continuous and unifying datum line and reinforce street frontage conditions (Fig.4&5).

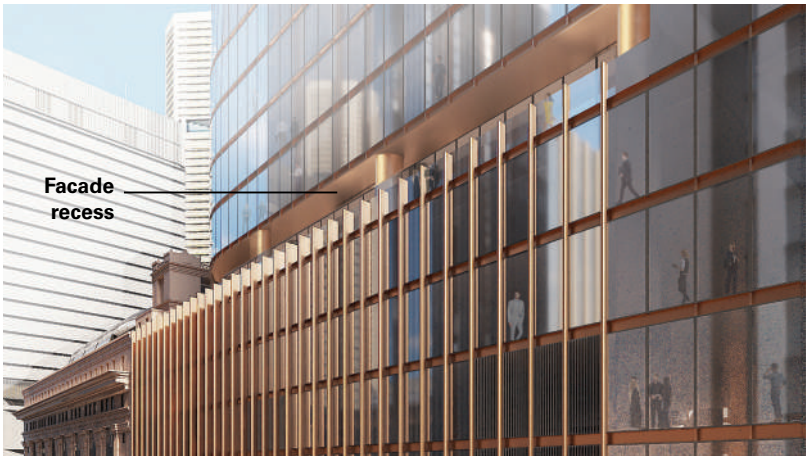


Figure 2. Detail of facade recess and series of tapering vertical fins transitioning the design from a street wall to tower to ground form

Street Wall and Street Frontage
Elizabeth Street and Castlereagh Street

Relevant Urban Design Guidelines

Built Form

2.3.2

2.3.5

2.3.5.1

2.3.8

2.3.9

2.3.10.2

Podium Streetwalls

2.3.12.3

2.3.12.5

Tower form, scale and setbacks

2.3.13.4

2.3.13.5

Design Intent Summary

+ Principal street wall heights of surrounding heritage buildings are expressed in the North Tower podium facade alignment and articulation.

+ Predominant datums and material qualities of 50 Martin Place are reinforced in the North Tower podium base detailing.

The North Tower responds to the street wall character of Elizabeth Street and Castlereagh Street to reinforce the distinctive characteristics of this city block and the street frontage conditions of these two north-south streets (Fig.4&5).

The principal heritage street wall height of 50 Martin Place, Qantas House and the City Mutual building is expressedin the North Tower as a podium through a combination of expressed parapet, materiality and recesses. This alignment is consistent with, and is strengthened by, the consistent height of the South Tower podium (Fig.6).

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.7).

Figure 3. North Tower and 50 Martin Place viewed from the corner of Elizabeth Street and Martin Place showing key street wall alignments

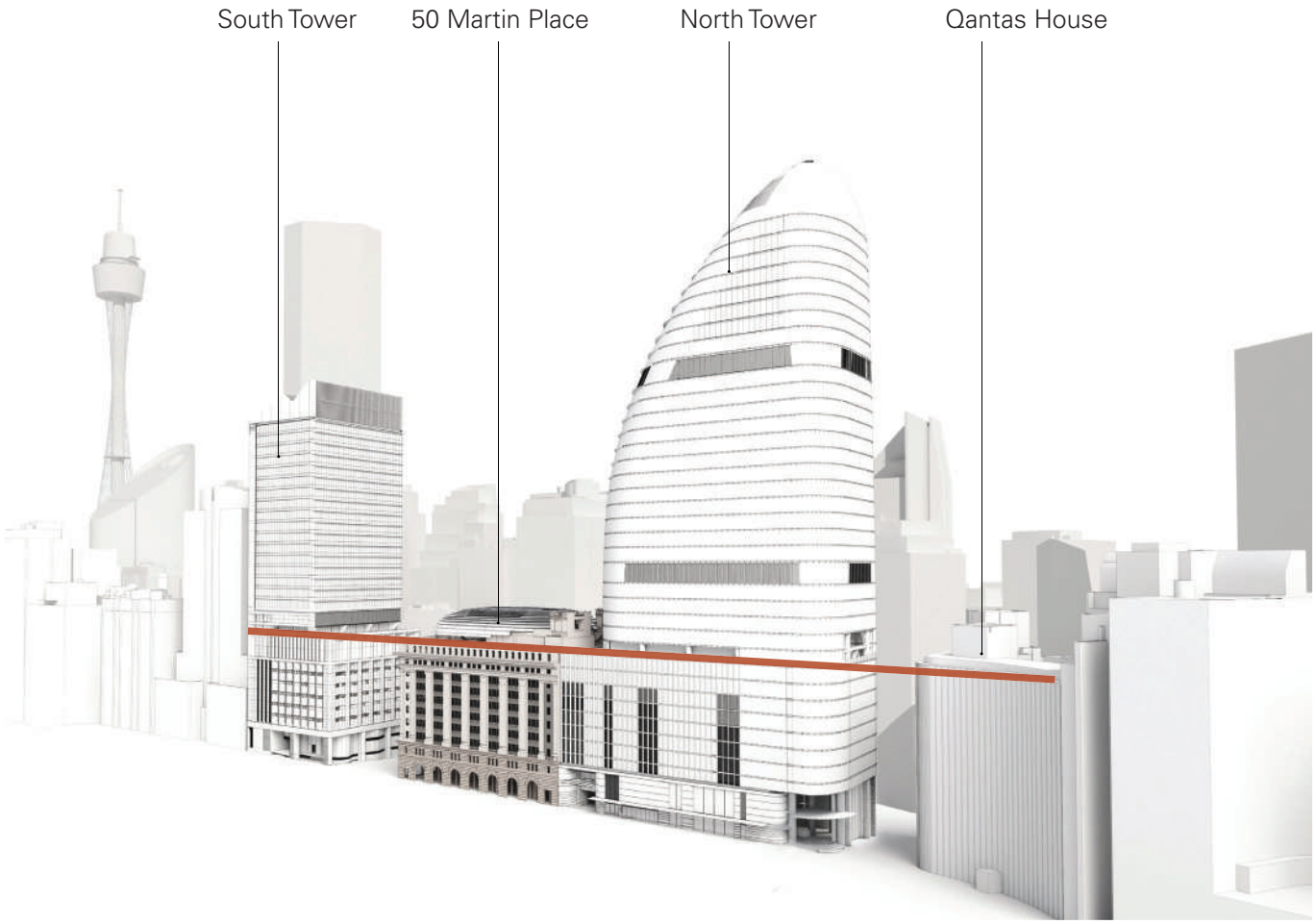


Figure 4. Elizabeth Street - Reinforcing key street frontage podium heights of surrounding buildings

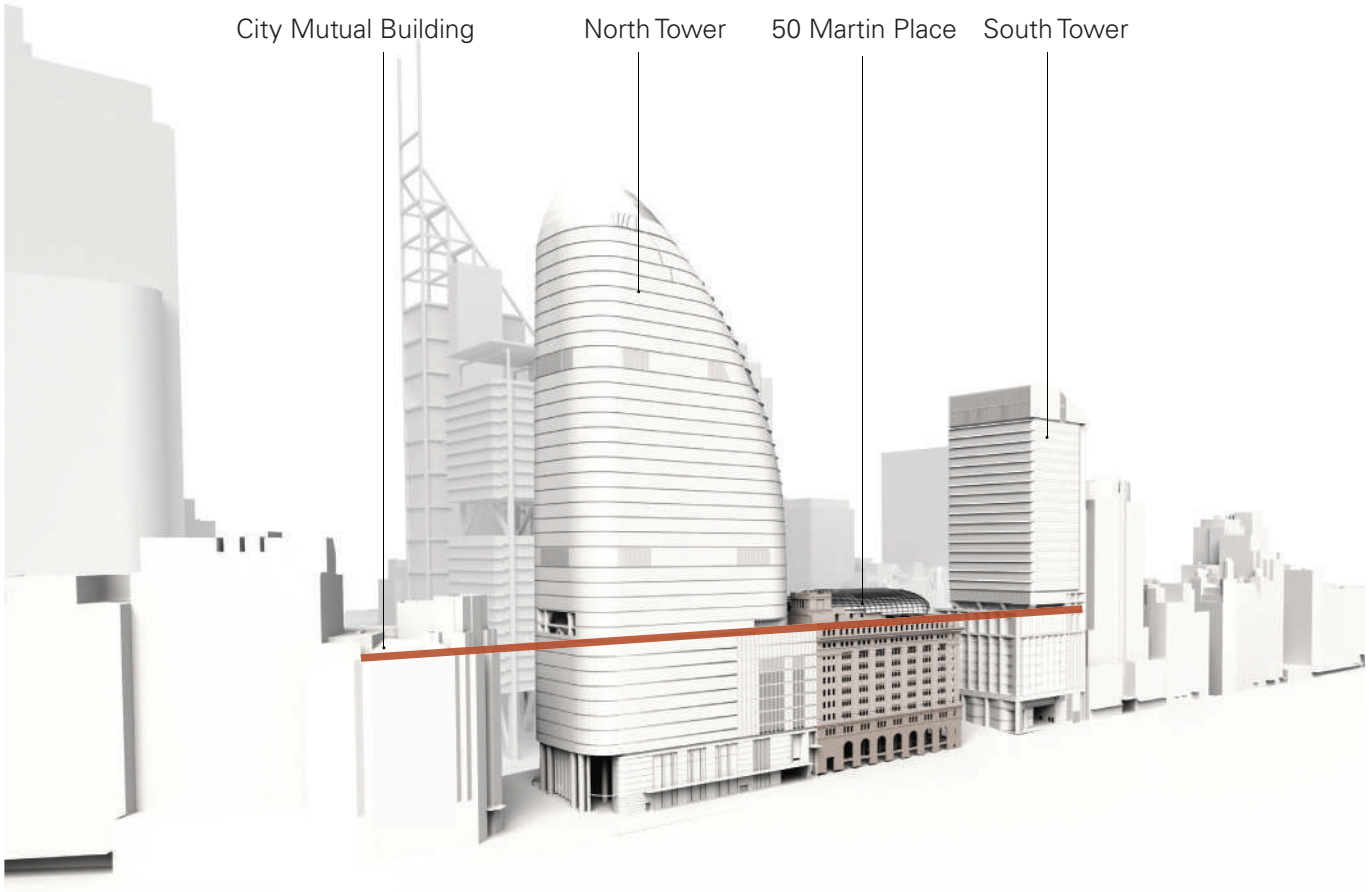


Figure 5. Castlereagh Street- Reinforcing key street frontage podium heights of surrounding buildings

Figure 6. Elizabeth Street - Granite base and fins respond to 50 Martin Place facade podium expression

Figure7. Elements of the podium base reference the rhyhms and material qualities of 50 Martin Place

Figure 8. The tower form tapers progressively away from 50 Martin Place

Figure 9. The faceted, glazed North Tower form relates to the glazed dome of 50 Martin Place

Figure 10. Setback of south facade provides space between 50 Martin Place and the North tower

Relationship to 50 Martin Place

Relevant Urban Design Guidelines

Tower form, scale and setbacks

2.3.13.5

2.3.14.6

2.3.14.8

50 Martin Place

2.3.18.3

Design Intent Summary

+ The tower tapers progressively away from 50 Martin Place above the articulated podium
+ A 6m setback above podium height along the southern boundary to 50 Martin Place integrates the tower with the low scale 50 Martin Place building.
+ The faceted glazing of the tower form relates to the 50 Martin Place glazed dome

The legibility of 50 Martin Place as a prominent palazzo form is maintained by the form and setback of the tower away from 50 Martin Place above the podium, combined with a relatively subtle expression of its articulated podium and junction to 50 Martin Place. Above the articulated podium the tower tapers progressively to the building's crown. As the tower height increases, the southern extent reduces and the radius of the northern corners increases. Both have the effect of reducing the extent of the tower massing (Fig.8).

A 6m setback above podium height along the southern boundary to 50 Martin Place enhances the perception of building separation and provides appropriate space to ensure its distinctive architectural expression and prominence are maintained. The setback further streamlines the form of the tower (Fig.10).

There is also a consistency of faceted curved elements between the North Tower form and the adjacent rounded geometry of the 50 Martin Place glazed dome. (Fig.9).

“I. Provide further justifications and illustrate how the detailed design proposals:

b) mitigate the bulk and form of buildings, including the appropriateness of, and options for, any tower setbacks within the maximum building envelopes (including amendments to approved building envelopes under Amending Concept Proposal SSD 9347 under assessment).”

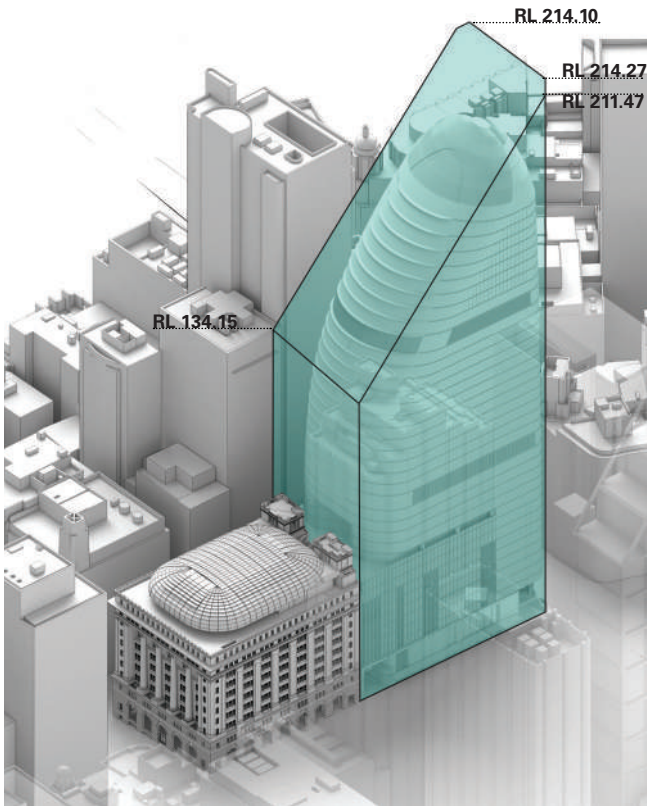
Department of Planning and Environment

1. Building Design

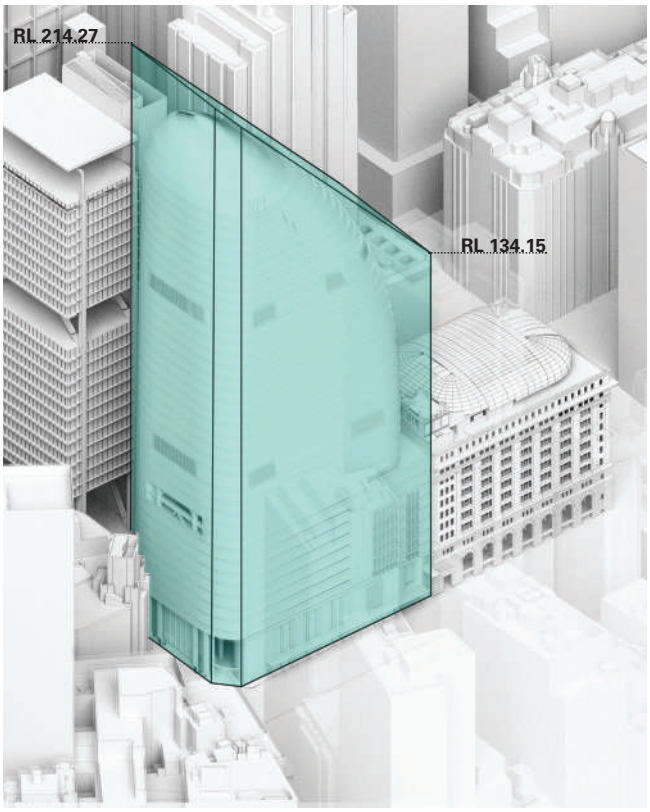
This item is addressed in the following sections:

+ Form, Bulk and Scale,
+ Tower to Ground
+ Massing and Articulation
+ 50 Martin Place Setback

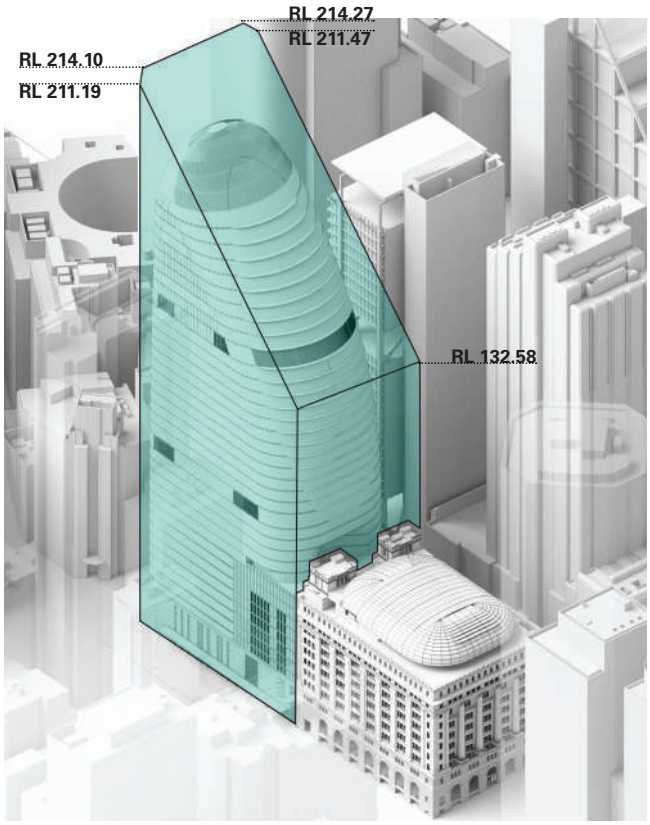
References are made to the relevant Urban Design Guidelines in each section.



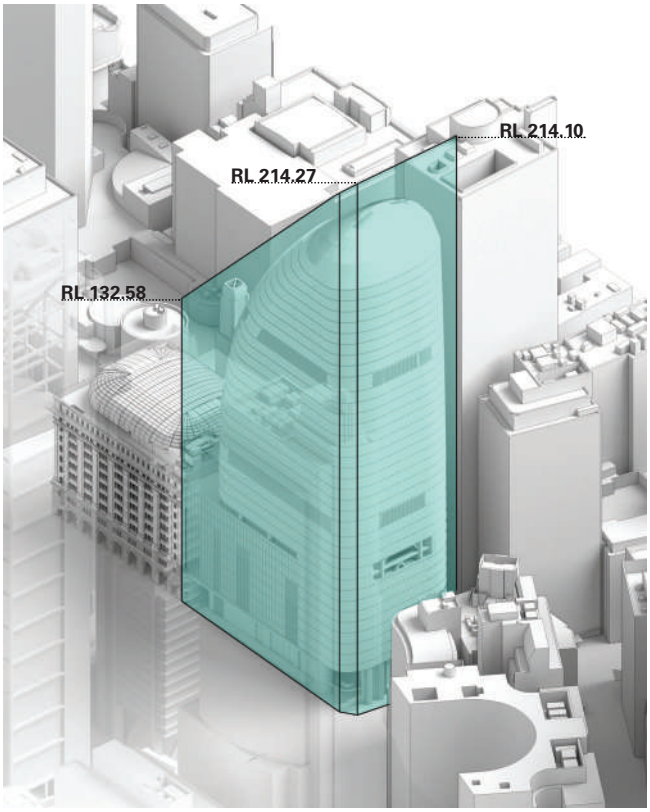
North Tower form within Stage 1 SSD DA Envelope, Elizabeth Street south east corner



North Tower form within Stage 1 SSD DA Envelope, Stage 1 SSD DA Envelope, Castlereagh Street north west corner



North Tower form within Stage 1 SSD DA Envelope, Stage 1 SSD DA Envelope, Castlereagh Street south west corner



North Tower form within Stage 1 SSD DA Envelope, Stage 1 SSD DA Envelope, Elizabeth Street north east corner

Figure 1. Diagrams illustrating reduction of tower form compared to approved Stage 1 SSD DA Envelope

Form, Bulk and Scale

Relevant Urban Design Guidelines

Built Form

2.3.7.1

2.3.16

2.3.16.2

Design Intent Summary

+ The proposed North Tower form is a distinctive response to and fits wholly within the approved Stage 1 SSD DA envelope.
+ Corners have been modelled and the form tapers at the upper limits to mitigate bulk.
+ A 6m setback from 50 Martin Place reduces the sense of bulk.
+ The North Tower form reinforces a line of towers along Hunter Street at the edge of this cluster of northern CBD towers.
+ Appropriately scaled vertical and horizontal facade elements enhance the sense of scale.

The North Tower is a distinctive, singular double-curved form that imaginatively responds to the SAP for Martin Place which defines the height of the approved Stage 1 SSD DA envelope (Fig.1).

The soft curved geometry resolves the angled form of the Martin Place SAP and enhances the proportional relationship of the tower to the lower scale of 50 Martin Place. (Fig. 2)

Figure 2. Tapering tower form fits wholly within envelope with softened corners anhancing the proportional relationship to 50 Martin Place

The North Tower is expressed as a tower-to-ground form. This is consistent with adjacent towers on Hunter Street - 8 Chifley and Deutsche Bank Place and it forms the third tower in a composition of three towers with these existing neighbours (Fig.3).

Its mass and scale relates to these neighbouring towers and in keeping with these neighbouring buildings, the podium occupies the full north site with no setbacks, to provide consistent built form alignments along Hunter Street, Elizabeth Street and Castlereagh Street (Fig.7).

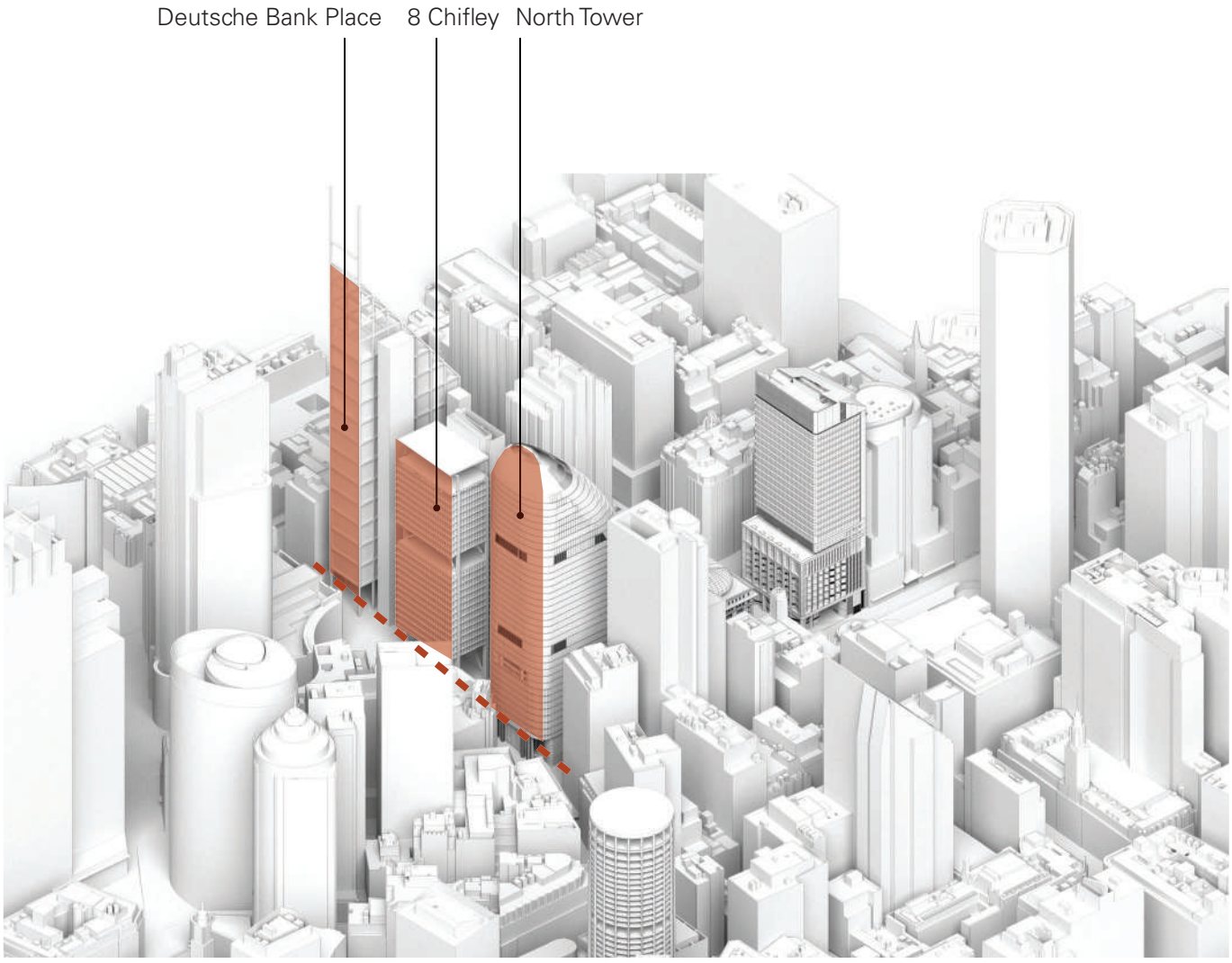


Figure 3. North tower form fits within city context and skyline and reinforces a line of towers along Hunter Street at the edge of a cluster of northern CBD towers

The North Tower form improves upon the approved Stage 1 SSD DA envelope as a result of reduced height, modelled corners on all sides and significant tapering at its upper limits to be slimmest at its peak. To further reduce the sense of bulk, the tower form is set back 6m from 50 Martin Place along the southern boundary. The combination of tapering, modelled corners and the setback assist in streamlining the form and bulk of the tower and provide a transition from 50 Martin Place to the tower elevation on Hunter Street. (Fig.4).

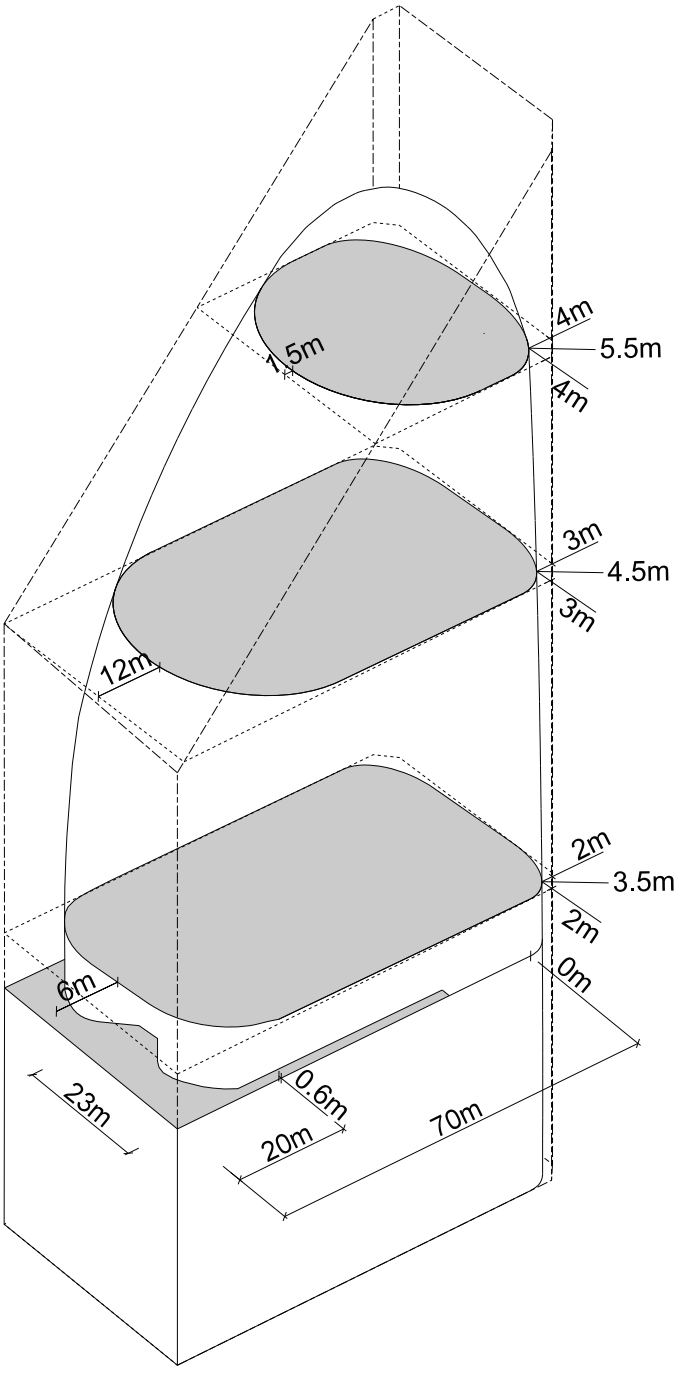


Figure 4. Diagram illustrating reduction of tower form compared to approved Stage 1 SSD DA envelope outlined