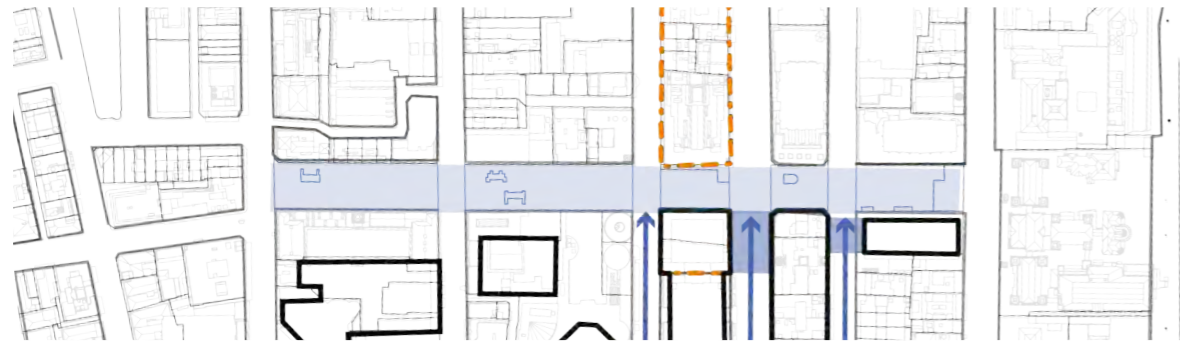
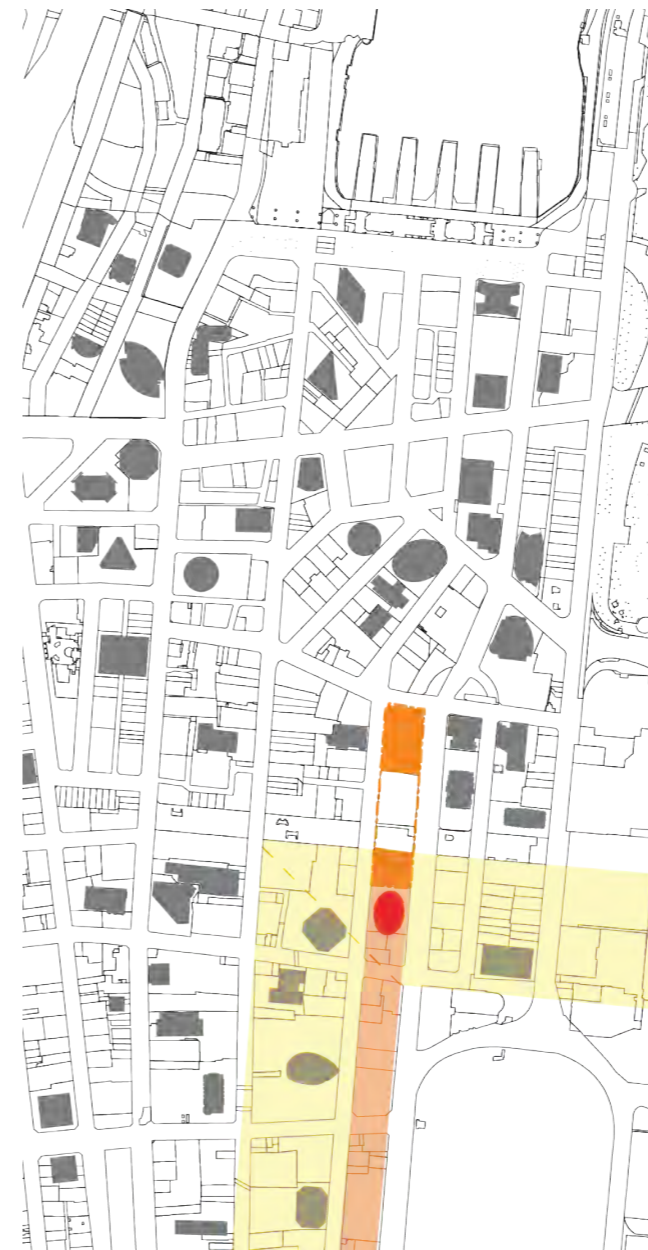


Jahn Gehl proposed threshold entries to Martin Place to enhance the importance of this space in context of the city in his CoS Urban Design Study 2015.



The zero setback to the towers on Elizabeth and Castlereagh Streets create this threshold and support the character of Martin place on either side of the MLC centre.



The relationship between the sun access plane and the block between Elizabeth Street and Castlereagh Street ensures that the podium towers are only viable north of Market Street and prevent the impact of towers for this part of the city.

- Site
- Sun access plane
- Towers
- Tower in site block alignment



The bend in the streetline of Castlereagh and Elizabeth Street at Hunter Street ensures the setback non-compliances do not increase the enclosure of the street for the North Site.

- Site
- Site lines
- Proposed setback
- Towers which obstruct views
- Towers

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.4.3 Tower Setbacks - Elizabeth and Castlereagh Streets

Analysis

The tower setbacks to Elizabeth Street and Castlereagh Street are a significant opportunity to provide legibility to the urban morphology of the city and accentuate the importance of Martin Place as a major public space.

Despite its significance in the city, Martin Place, is in effect a pedestrianised street, meaning that it is only differentiated in its formal structure from the other streets in the city through its pedestrianisation and the activities that take place there. In order to increase its differentiation or 'specialness' when moving through the city, other built form design strategies are required.

One design strategy is the creation of thresholds, or the differentiation of one space from another by creating a narrowed entry. The use of zero setbacks for the towers defining the edges of Martin Place have the capacity to achieve this effect and create a more distinctive character to the public space of Martin Place. This strategy is proposed by Jan Gehl in his 2015 design proposal for Martin Place which also argues for a greater emphasis in making a distinct entry to Martin Place.

This design strategy is also applicable for the northern site which forms the northern threshold to Martin Place, the southern threshold to Chifley Square as well as defining an important transition in the city street network.

When considering this strategy in terms of the overall spatial enclosure of the city at high level it is important to note the impact of the Sun Access Plane. This means that that there are very few towers of significant scale in the block between Elizabeth and Castlereagh Streets until Park Street. The result of this amplifies the role of the towers as thresholds to Martin Place and Chifley Square. As a consequence tower forms can not be built to result in an overly enclosed quality to the surrounding streets when viewed from the public domain

The change in street geometry at Hunter Street also means that there are no long views down Elizabeth or Castlereagh Street and the zero setback does not result in an overly enclosed quality to the street.

The Solar Impact Reports for: MARTIN PLACE, Sydney, Australia. prepared by PSN Matter demonstrate that the overshadowing impact of this reduced setback is within the anticipated range of impacts described by the built form of the Solar Access Plane.

The wind analysis prepared by CPP also demonstrates that the wind impact of this reduced set back is not significant, with the wind conditions in the public domain anticipated as being well within required standards.

Principles

— Zero set back to Castlereagh and Elizabeth Streets is recommended for the reasons outlined in this report.

— 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.

— Model corners of tower on the North Site for enhanced solar access, daylight to the public domain and wind performance.



— Martin Place South



— Martin Place North

Photographic montages of Martin Place street walls showing general character

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.5 Street Wall Articulation

Overview

Street wall articulation is a key supporting factor to street wall height and is critical to the definition and enclosure of urban public domain. Typically, considered built form articulation reinforces the spatial character of these urban spaces.

The proposal is developed from the study of existing conditions and aims to reinforce and support the existing spatial characteristics of the public domain surrounding the precinct.

3.3.3.5.1 Street Wall Articulation - Martin Place

Analysis

The predominately heritage listed character of the architecture of Martin Place has resulted in the retention of largely traditional masonry and terra cotta clad architecture with fenestration consisting of a high ratio of wall to window or solid to void. (These facades typically have vertically proportioned windows in contrast to more contemporary architecture. These buildings are also characterised by façade ordering devices that provide a tripartite (base, middle and top) composition with a variety of scaling devices and materials that enhance the geometric configuration of the architecture. 50 Martin Place is an excellent example of these attributes and as it is located directly opposite the southern site, forming its counterpoint, is an important reference to the design of the southern podium.

The MLC centre, the new building at 30 Martin Place, the current building occupying the South Site and 52 Martin Place are more contemporary buildings that do not follow these patterns and could be considered to not support to the same degree, the general character of Martin Place.

Principles

_The Martin Place façade of the southern building is to respond to the articulation and principal datum lines of 50 Martin Place.

_The Martin Place façade of the southern building is to respond to the general solidity of 50 Martin Place as well as the other key heritage buildings of Martin Place.

_Awnings are not to be used on the Martin Place frontage.

_Appropriately scaled openings are recommended for the Metro Station entrance onto Martin Place



Hunter Street South



Hunter Street North

Photographic montages of Hunter Street street walls showing their varied character

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.5.2 Street Wall Articulation - Hunter Street

Analysis

The architecture of Hunter Street, including Chifley and Richard Johnson Square is considerably more diverse than that of Martin Place and offers a greater flexibility for design options to articulate the built form of the North Site.

The architecture of this area includes the important heritage buildings such as Emil Sodersten's City Mutual Life Building (1936) and Felix Tavener's Qantas House (1950) as well as the architecture of Kohn Pedersen Fox with Travis McEwen and examples of the work of Foster + Partners and Rogers Stirk Harbour + Partners.

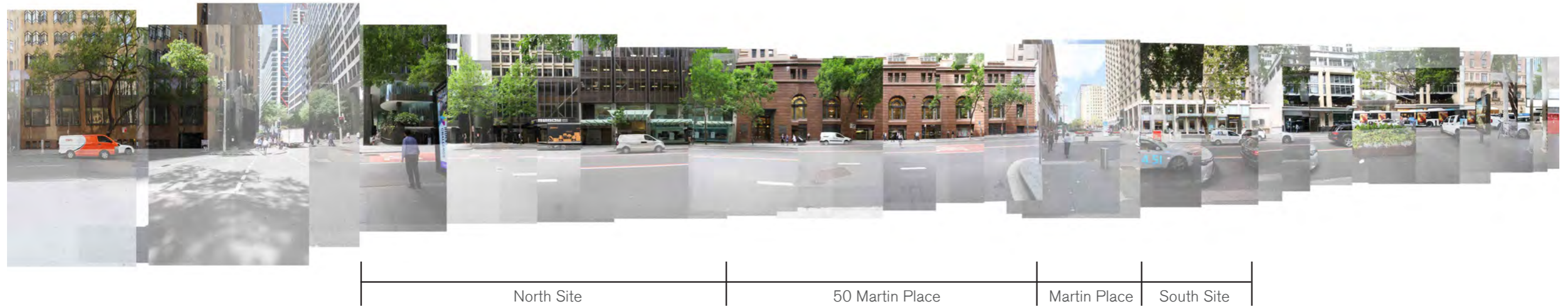
Principles

— The Hunter Street façade of the North Site is to respond to the articulation and principal street wall height or other key datum lines of 50 Martin Place.

— The Hunter Street façade of the North Site is to respond to the articulation and principal street wall height of the former Qantas House.

— The Hunter Street façade of the northern site is to respond to the articulation of the 'reverse podium' alignment of 8 Chifley and the Deutsche Bank building.

— The north east view from Chifley Square down Elizabeth Street an important view in the context of the city, and the detailed design of the northern building is to respond to it.



Castlereagh Street East



Elizabeth Street West

Photographic montages of Elizabeth and Hunter Streets street walls showing their varied character and relationship to 50 Martin Place

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.5.3 Street Wall Articulation - Elizabeth and Castlereagh Streets

Analysis

Elizabeth and Castlereagh Streets both connect the more consistent architecture of Martin Place with the more diverse architecture of Hunter Street. The diverse and oblique views down and across these streets make these connections explicit requiring a considered architectural response in relation to these two conditions. 50 Martin Place forms a critical component in these views.

The oblique views of the South Site available down and across Martin Place ensure a strong relationship is required between the Martin Place podium façade and the facades to Elizabeth and Castlereagh streets.

Similarly the views down these streets require a considered relationship between 50 Martin Place and the connected new northern building.

_The architectural form and expression of the North Site's tower should allow 48-50 Martin Place to be understood as a distinct and independent architectural element in the Elizabeth and Castlereagh Street streetscapes.

_The North Site's tower should allow the historic north-east and north-west lift overrun towers of 48-50 Martin Place to be understood visually as distinct forms.

_A considered transition between the North Site's tower and 50 Martin Place is required.

_Elizabeth Street between Martin Place and Chifley Square is a rare 'full block' elevation design opportunity. This elevation is required to be a contributory visual experience in the city.

Principles

_The façade podium articulation of the South Site's tower is to extend from the Martin Place façade to both the Elizabeth and Castlereagh Streets to ensure the three dimensional integrity and solidity of the podium is maintained.

_Provide a zone of articulation between the tower and the podium on the South Site 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. This is also to return to the side elevations of Elizabeth and Castlereagh streets for the extent of this architectural language.

_The articulation of the base of the North Site's tower is to respond to the architectural language of 50 Martin Place.

3 Urban Framework

3.3 Key Urban Design Issues

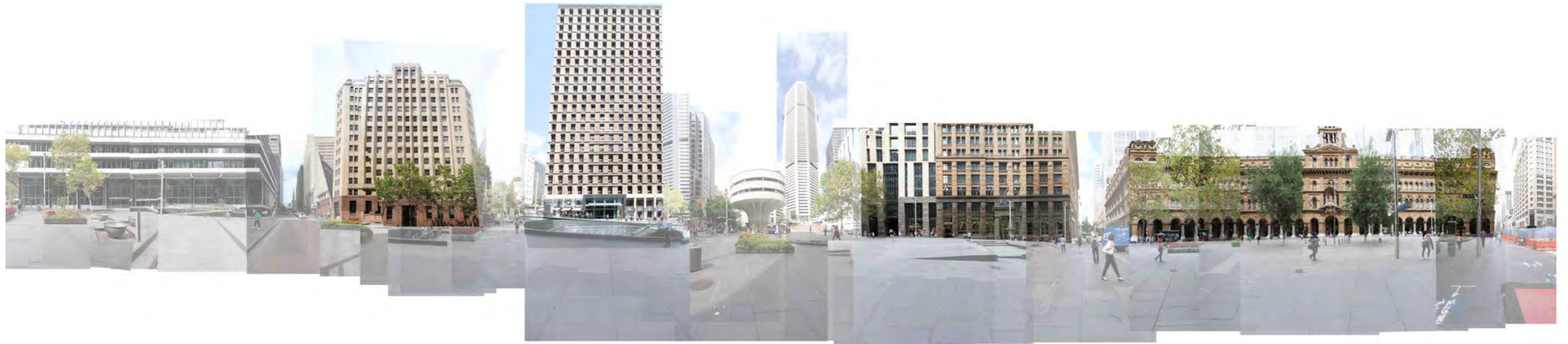
3.3.3 Built Form

3.3.3.6 Street Wall Materiality

Overview

Street wall materiality can be a key supporting factor to street wall height and articulation, and is critical to the definition and enclosure of urban public domain. Typically, considered built form materiality reinforces the spatial character of these urban spaces.

The proposal is developed from the study of existing conditions and aims to integrate, reinforce and support the existing spatial characteristics of the public domain surrounding the precinct.



Martin Place South



Martin Place North

Photographic montages of Martin Place street walls showing their consistent material character

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.6.1 Street Wall Materiality - Martin Place

Analysis

The predominately heritage listed character of the architecture of Martin Place has resulted in a predominantly masonry architecture. This materiality is usually earth toned in colour with the majority of these buildings constructed in Sydney sandstone. 50 Martin Place is an exception to this, being clad in a deep pink glazed terracotta tile.

The MLC building, the new building at 20 Martin Place, and the Reserve Bank buildings are more contemporary buildings that do not follow this material palette including colour tone and could be considered to not support to the general character of Martin Place.

Principles

— The Martin Place façade of the South Site is to respond to the materiality of 50 Martin Place as well as the other heritage structures.

— The materiality of the South Site's tower over is to respond to its context in the city skyline and to support its articulation from the building's podium.



Hunter Street South



Hunter Street North

Photographic montages of Hunter Street street walls showing their varied material character

3 Urban Framework
3.3 Key Urban Design Issues
 3.3.3 Built Form

3.3.3.6.2 Street Wall Materiality - Hunter Street

Analysis

The materiality of the architecture of Hunter Street, including Chifley and Richard Johnson Square is considerably more diverse than that of Martin Place and offers a greater flexibility for material options to support the built form of the North Site.

The materiality of this area includes the sandstone (with granite entry) of Emil Sodersten's City Mutual Life Building, the predominantly glass with sandstone elements in the architecture of Felix Tavener's Qantas House, the granite and glass of Chifley Tower and the predominantly glass and metal of the architecture of Foster + Partners and Rogers Stirk Harbour + Partners.

Principles

— The materiality of the lower sections of the Hunter Street façade of the North Site is to respond to the materiality of 50 Martin Place.

— The materiality of the North Site's tower is to respond to its context in the city skyline.



— Hunter Street looking West



— Phillip Street looking South



Castlereagh Street East



Elizabeth Street East

Photographic montages of Elizabeth and Hunter Streets street walls showing their varied material character and relationship to 50 Martin Place

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.6.3 Street Wall Materiality - Elizabeth and Castlereagh Streets

Analysis

Elizabeth and Castlereagh streets both connect the more consistent materiality of Martin Place with the more diverse materiality of Hunter Street. The diverse and oblique views down and across these streets make these connections explicit requiring a considered material response in relation to these two conditions. 50 Martin Place forms a critical component in these views.

The oblique views of the South Site available down and across Martin Place ensure a strong relationship is required between the materiality of the Martin Place podium façade and the facades to Elizabeth and Castlereagh streets.

Similarly the views down these streets require a considered material relationship between 50 Martin Place and the connected new North Site's tower.

Principles

— The podium façade materiality of the South Site's tower is to extend from the Martin Place façade to both the Elizabeth and Castlereagh Street facades, to ensure the three dimensional integrity and solidity of the podium is maintained.

— There is greater flexibility for the materiality of the South Site's tower over as the tower is required to respond to the skyline of the city.

— The articulation of the base of the North Site's tower is to respond to the architectural materiality of 50 Martin Place.

— The materiality of the North Site's tower over is to respond to its context in the city skyline.



The approximate site footprint of the proposed towers in the context of the city with towers of generally equivalent footprint.

3 Urban Framework

3.3 Key Urban Design Issues

3.3.3 Built Form

3.3.3.7 Scale

Overview

The use of scale, proportion, materials and articulation in the tower architecture is critical to successfully integrate these larger buildings within both the city skyline and within the public domain. The creation of a 'landmark' buildings can be and in these cases must be compatible with their urban role in Sydney.

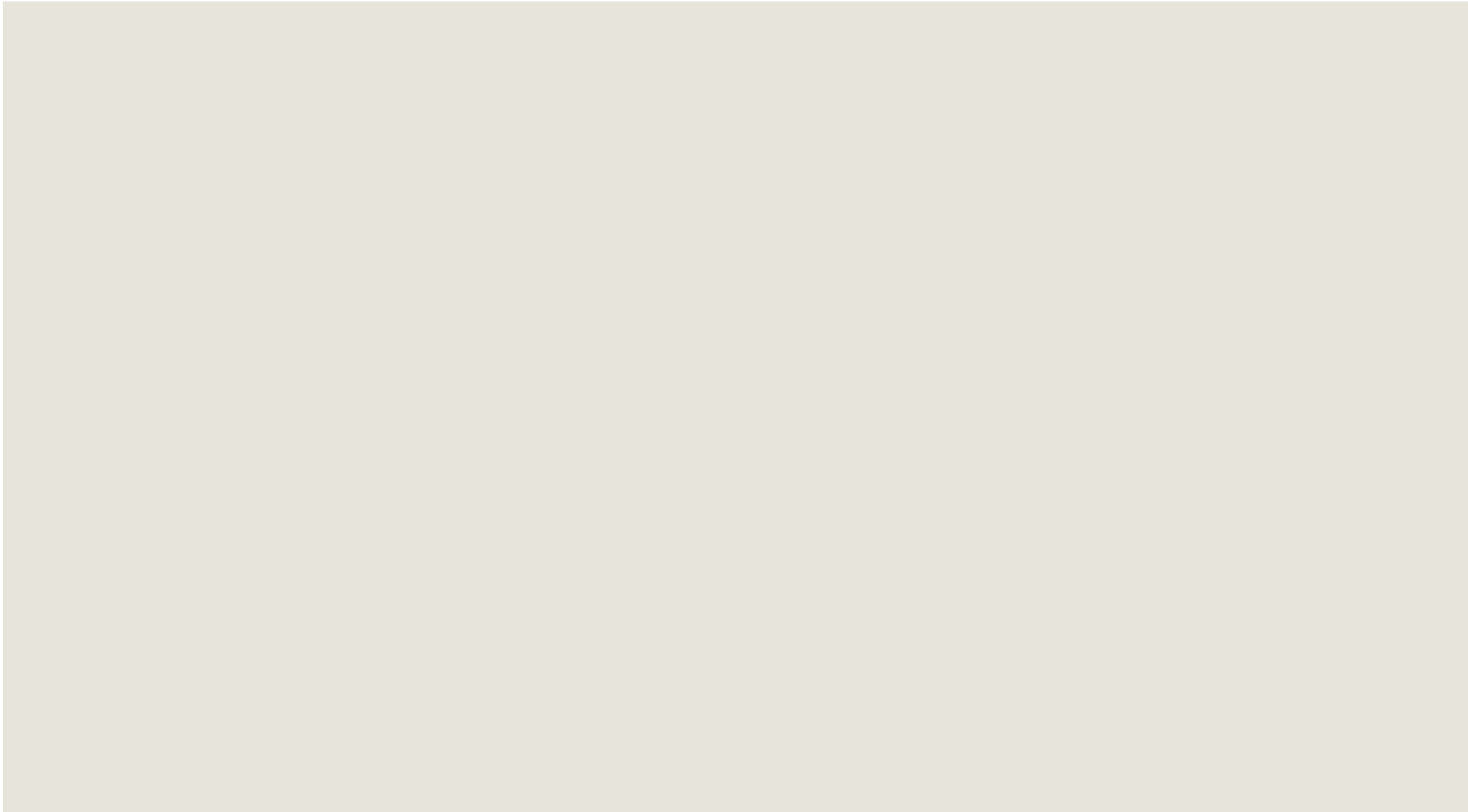
The analysis of the buildings in their context, the distances at which they are viewed, as well as their fabrication typically provides clues for their appropriate articulation.

Analysis

The review of the footprints of the towers in the context of the city demonstrates that the tower on the South Site is relatively conventional when compared to the scale of typical Sydney towers. The northern tower will have one of the larger commercial office tower floorplates in Sydney. The size of the consolidated site provides an important opportunity to deliver the type of office space that is in high demand in the financial services sector and in a location that is very well suited to it. The scale of the North Site's tower requires a nuanced approach to the detailed design and massing to ensure the built form of the tower is appropriately integrated into the city.

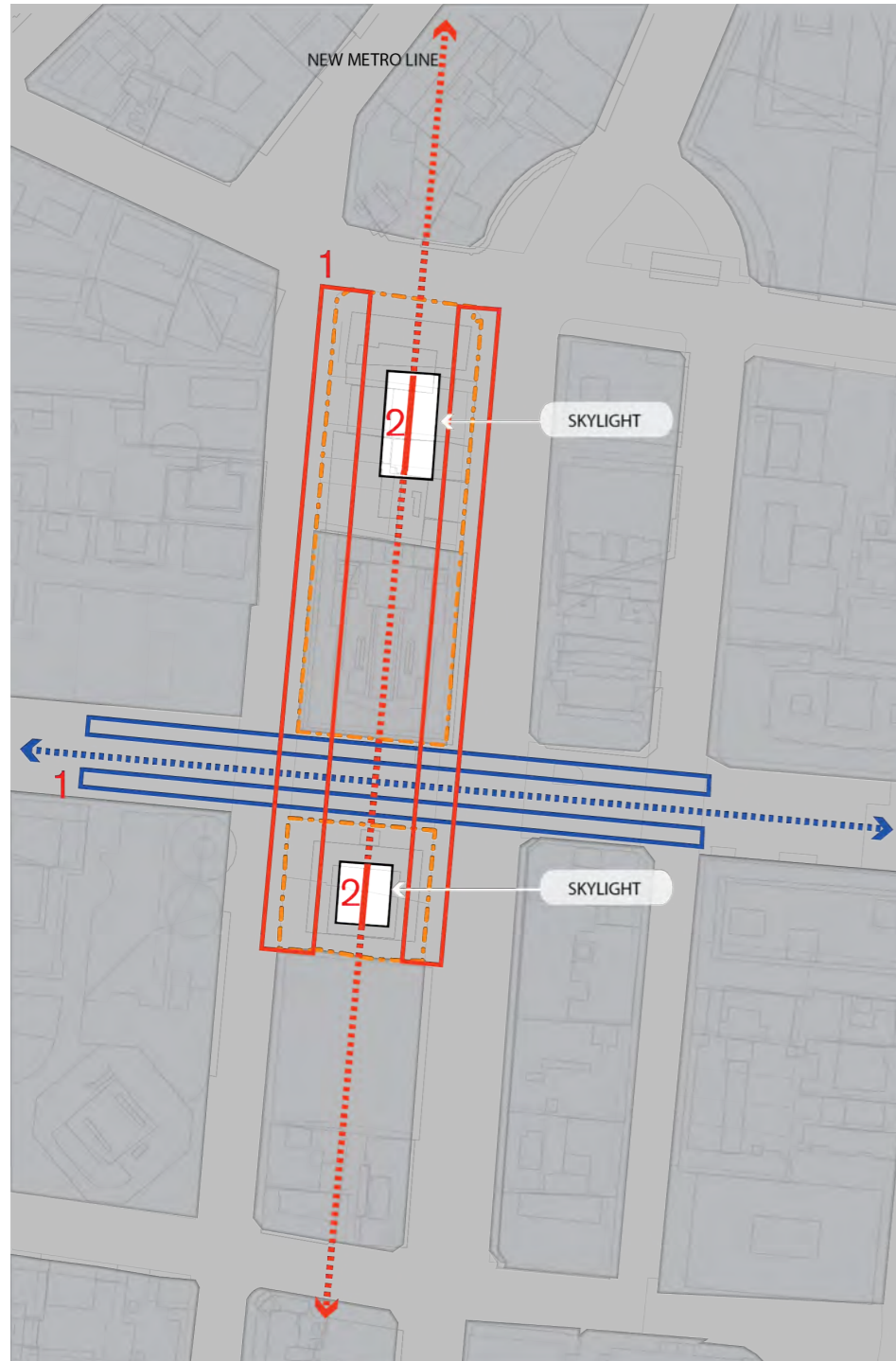
Principles

_ Tower architecture to have appropriate vertical and horizontal articulation to enhance scale.



Graphic Representation of Development Principles

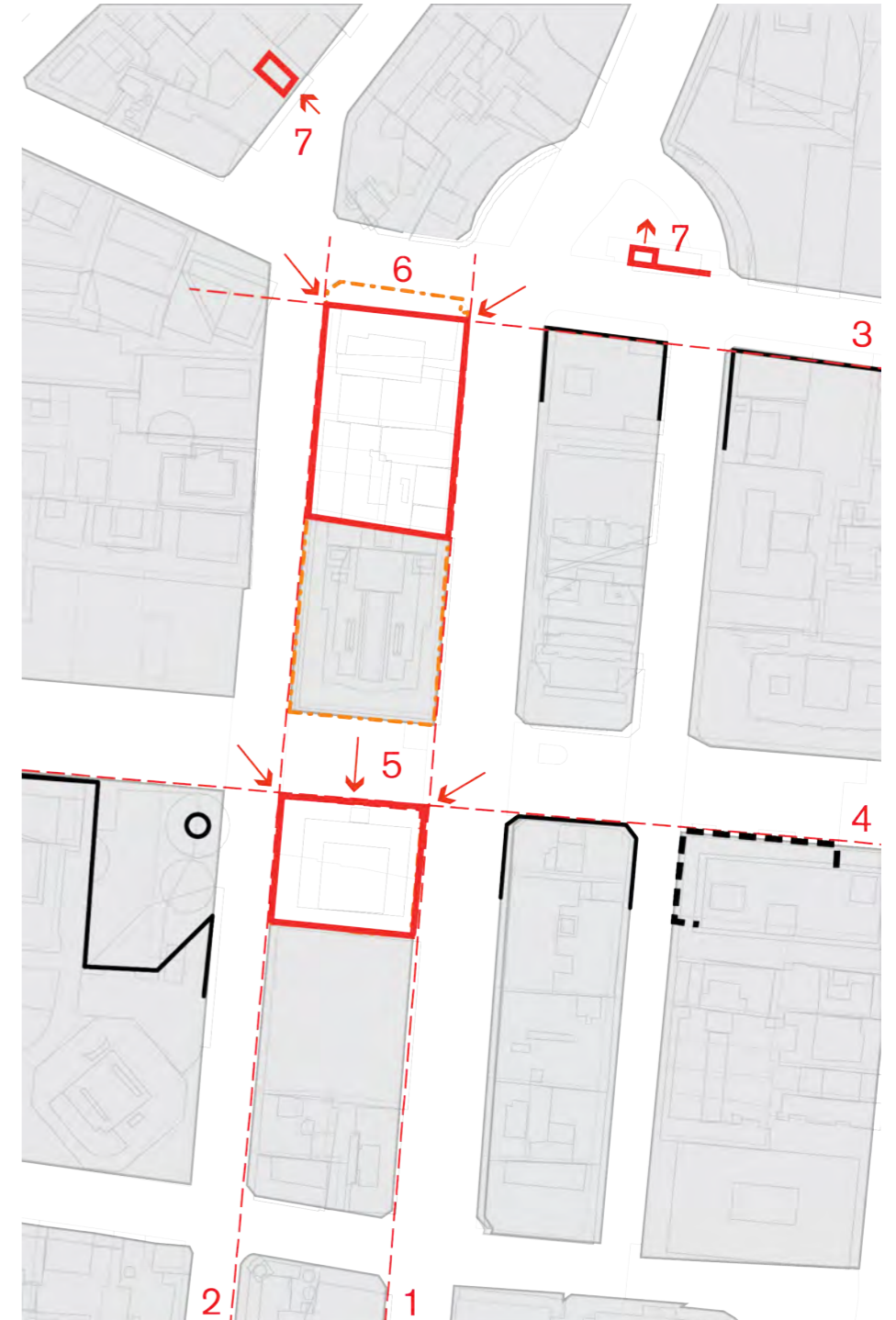
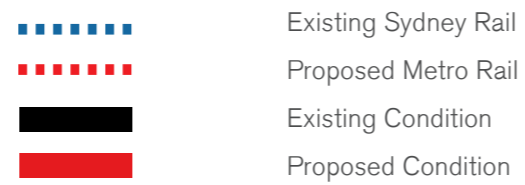
04



Urban design principles - below ground

Controls

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



4 Development Principles

Urban design principles - street level

_Controls

1. Align with street wall on Elizabeth Street
2. Align with street wall on Castlereagh Street
3. Match the general alignment of the street wall to the east on Hunter Street
4. Align with street wall 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



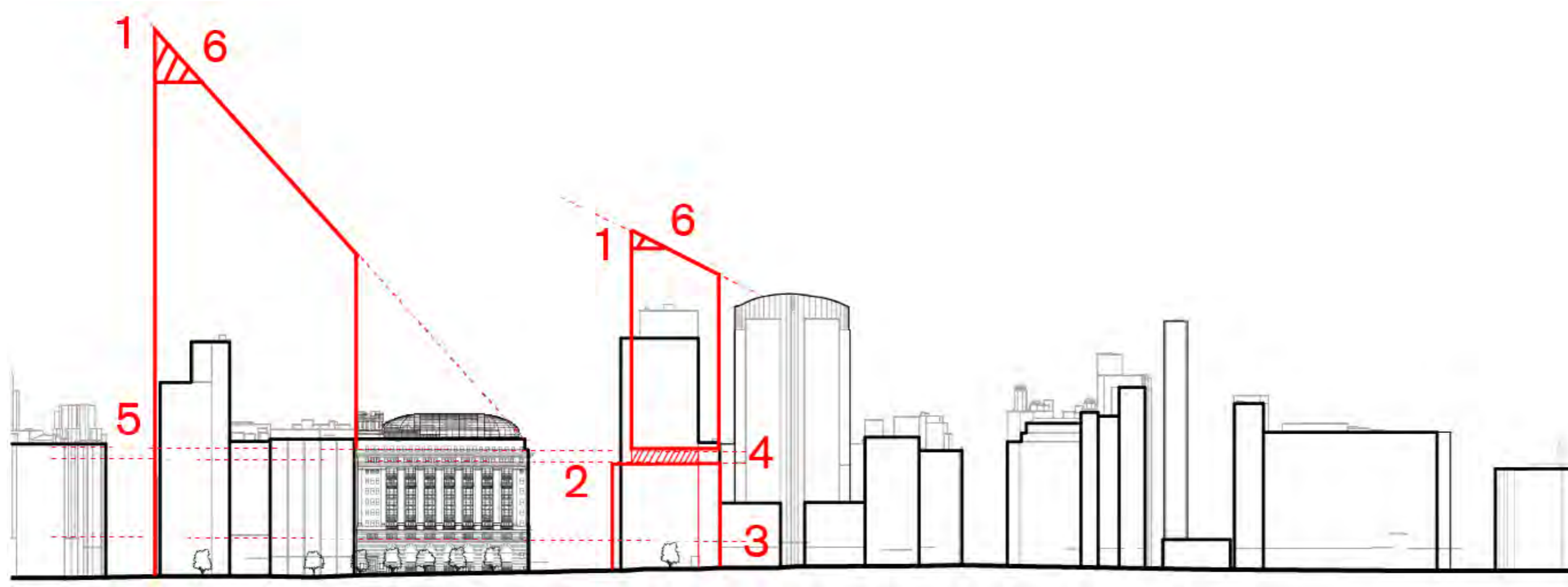
Urban design principles - tower level

_Controls

1. Northern setback for South Site to align with north face of RBA
2. Northern face of North Site to match the general alignment of towers to the east on Hunter Street
3. Zero setback to Castlereagh Street
4. Zero setback to Elizabeth Street
5. Building heights defined by SAP

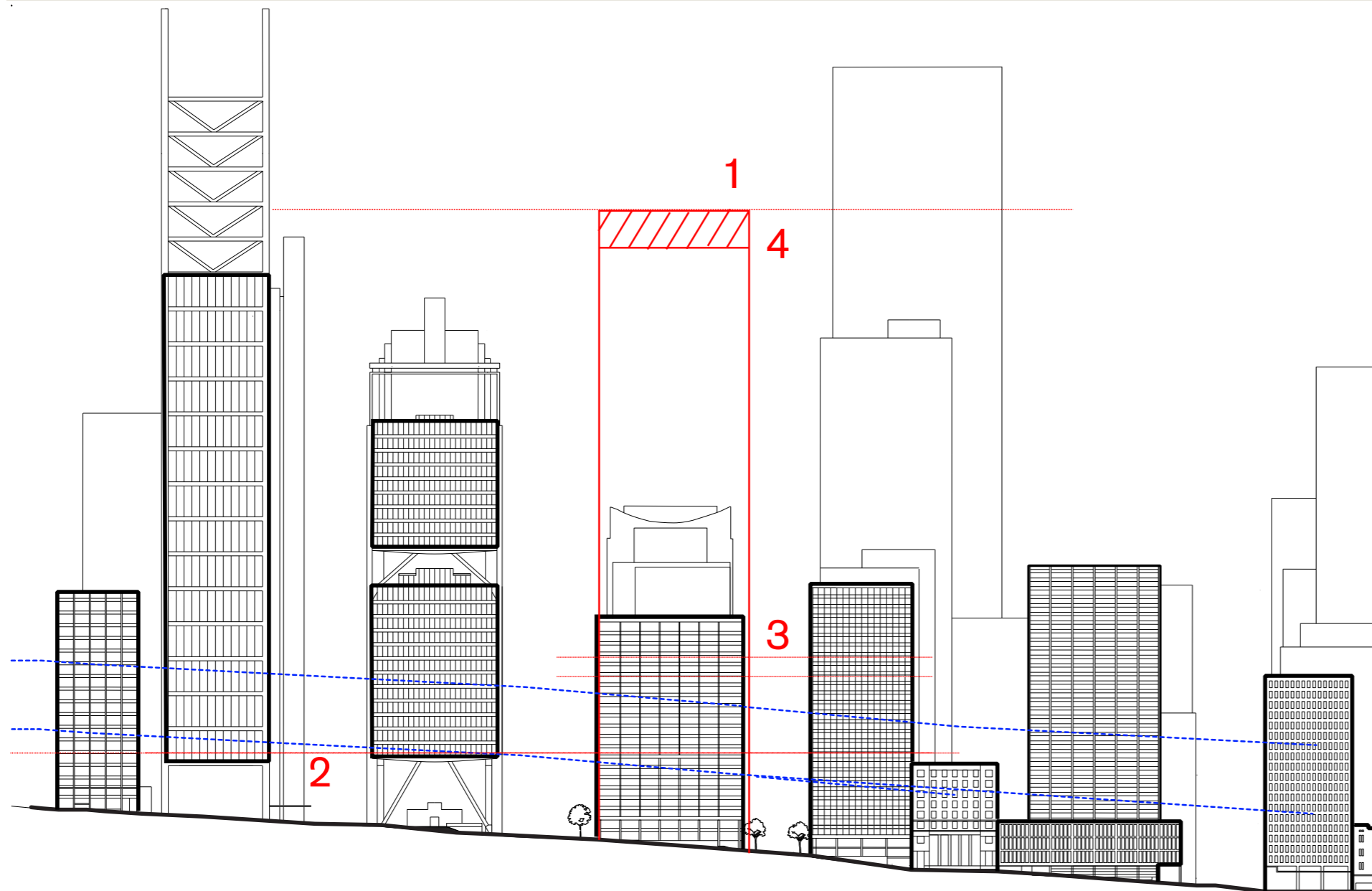


Proposed Condition



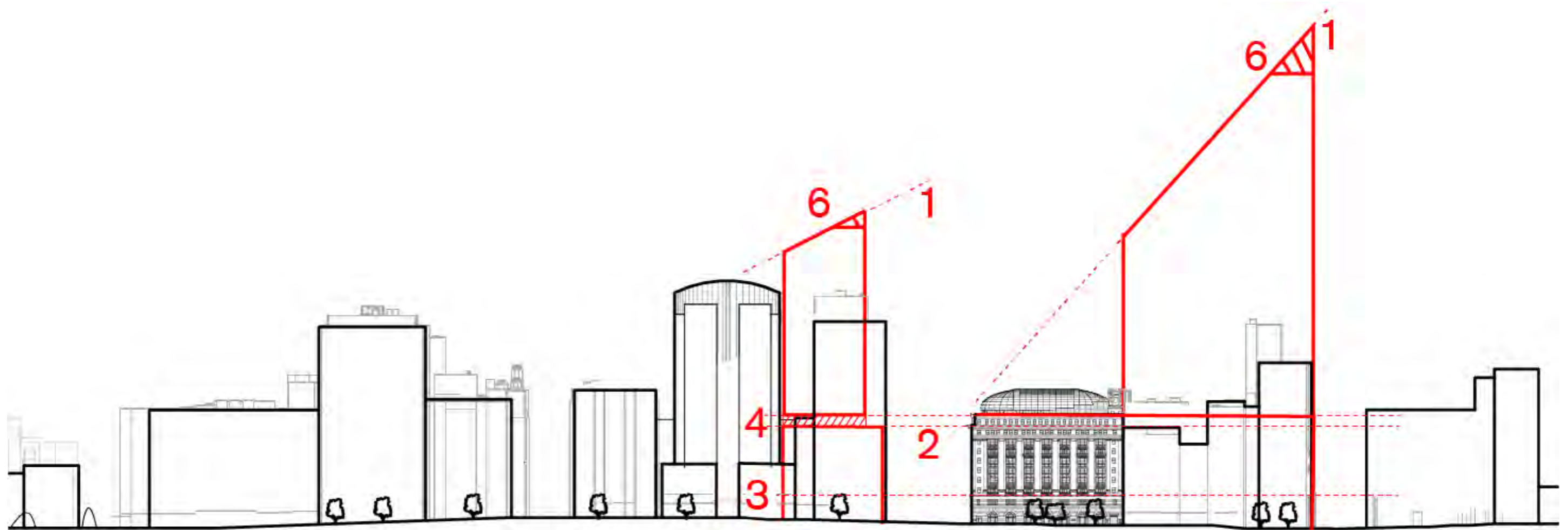
_East Elevation Design Principles

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



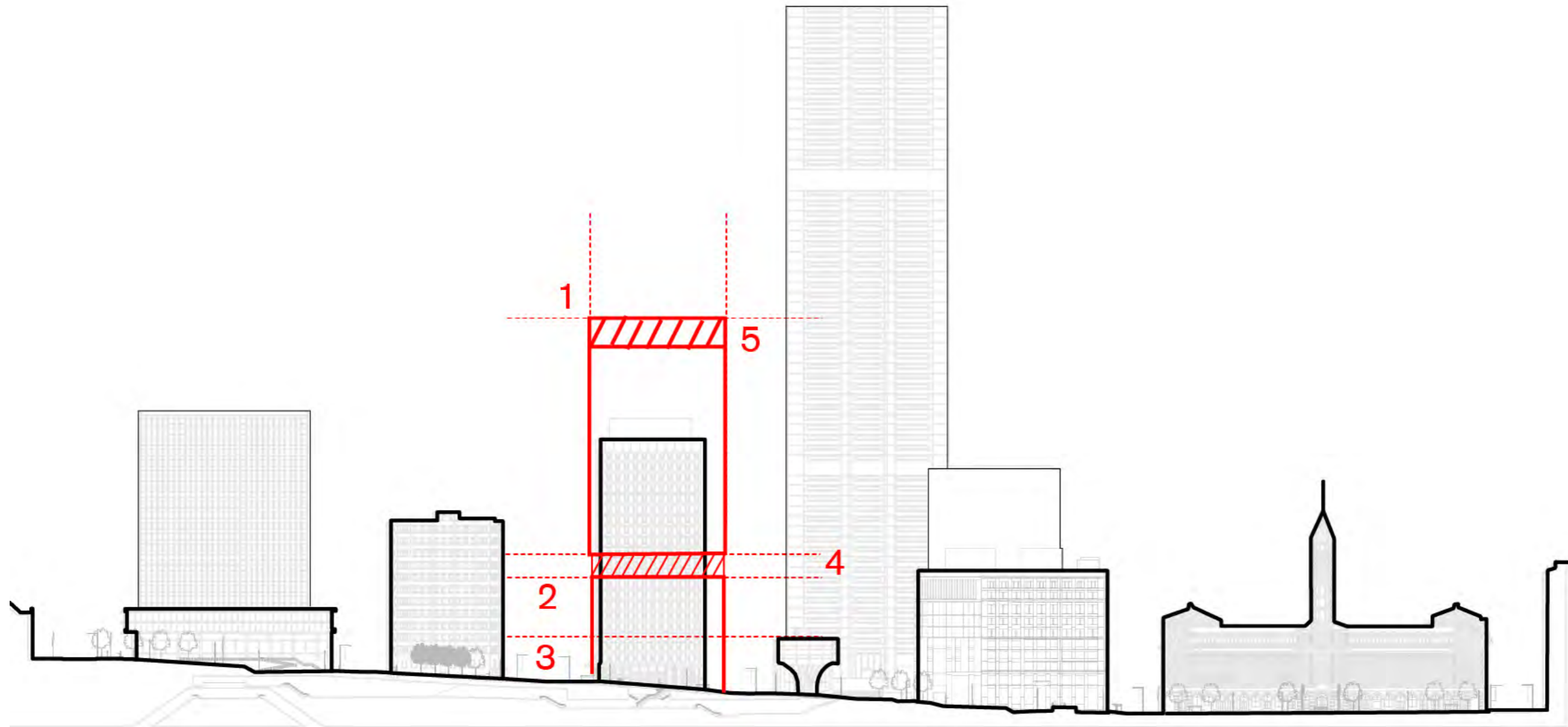
_South Elevation Design Principles

1. Building heights defined by SAP
2. Base of northern tower to respond to the reverse podium of 8 Chifley and Deutsche Bank
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



_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 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. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design