

Martin Place, Overstation Development, North Site

Architectural Design Statement

Rev 01, 28/05/20

JPW
JOHNSON PILTON WALKER
Level 10 Plaza Building Australia Square
95 Pitt Street Sydney NSW 2000 Australia

ARCHITECTURE
URBAN DESIGN
LANDSCAPE
EXHIBITIONS
INTERIORS

Architects Statement

This Architectural Design Statement is prepared as an accompanying document to the The Martin Place, Over Station Development, Design Integrity Report, North Site prepared by Savills, dated May 2020.

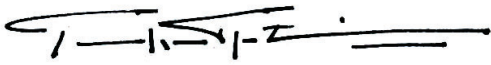
The two proposed modifications addressed in this statement are:

1. Increased depth to Level 10 eastern external terrace; and,
2. Raised service access floor to Levels 3 and 4.

Both modifications are considered to be consistent with the original design intent and do not diminish the building design.

Yours sincerely

Johnson Pilton Walker Pty Ltd



Paul van Ratingen

Director

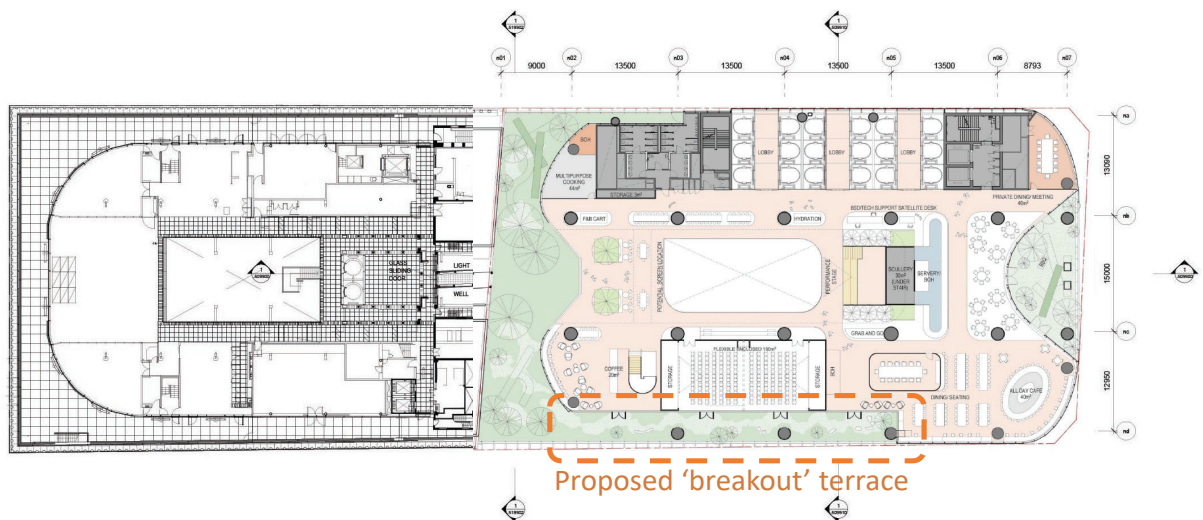
NSW Architects Registration No: 7231

1. Increased depth to L10 eastern external terrace

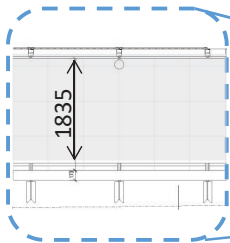
The L10 Eastern Facade Setback was introduced as a recess in the tower curtain wall facade to visually transition the Hunter Street 'tower to ground' form into an articulated podium at the southern boundary as a parapet that aligns to the height of the predominant street wall and respond to the scale of 50 Martin Place.

Macquarie have subsequently developed their approach to their Level 10 Client Floor to more directly integrate the interior with the external landscape terraces including this proposed modification to increase the eastern facade setback as a deeper and more useable landscaped terrace.

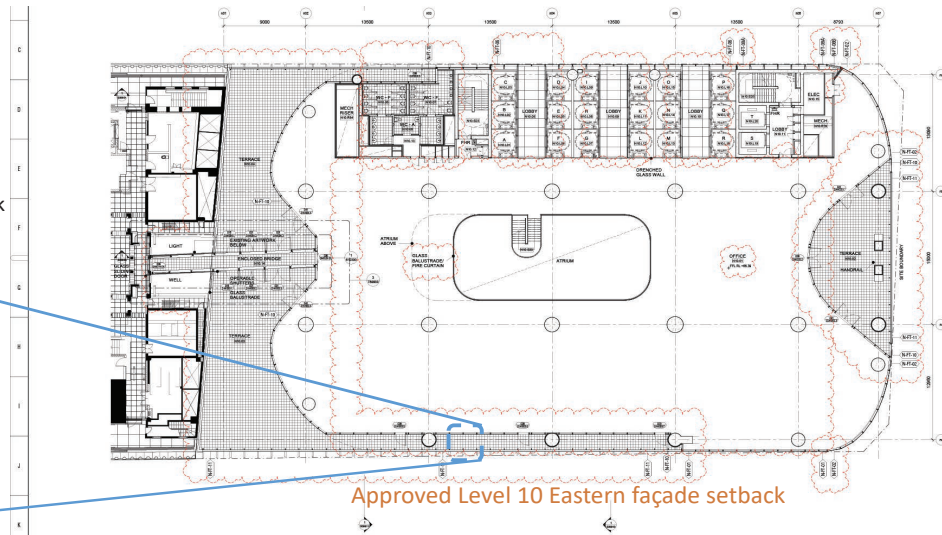
This modification is consistent with the original architectural intent and the deeper setback assists the articulation of the podium and adds to the interest, amenity and uniqueness of this Client Floor.



Developed Drawing
L10 eastern façade setback
to align with inner column
face

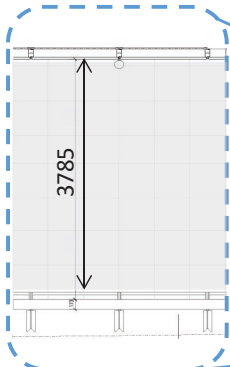


Approved Terrace
Depth

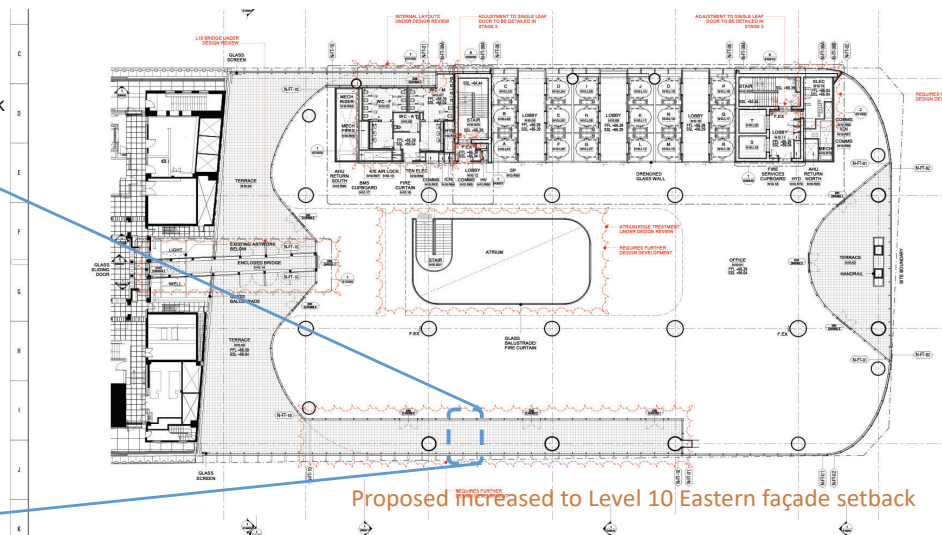


Approved Level 10 Eastern façade setback

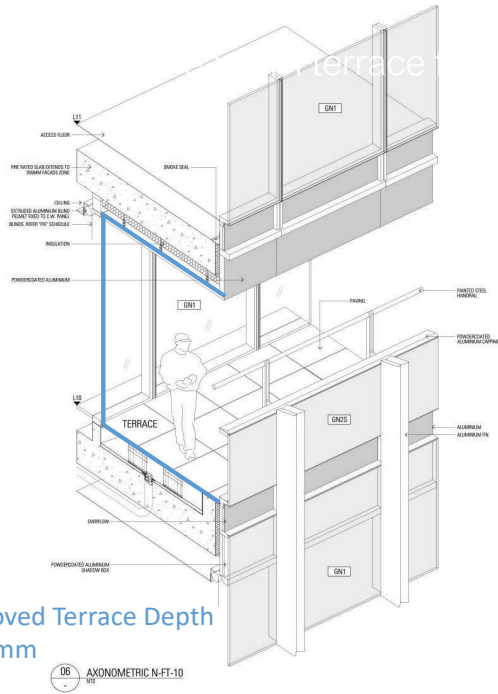
Proposal
L10 eastern façade setback
3785 mm



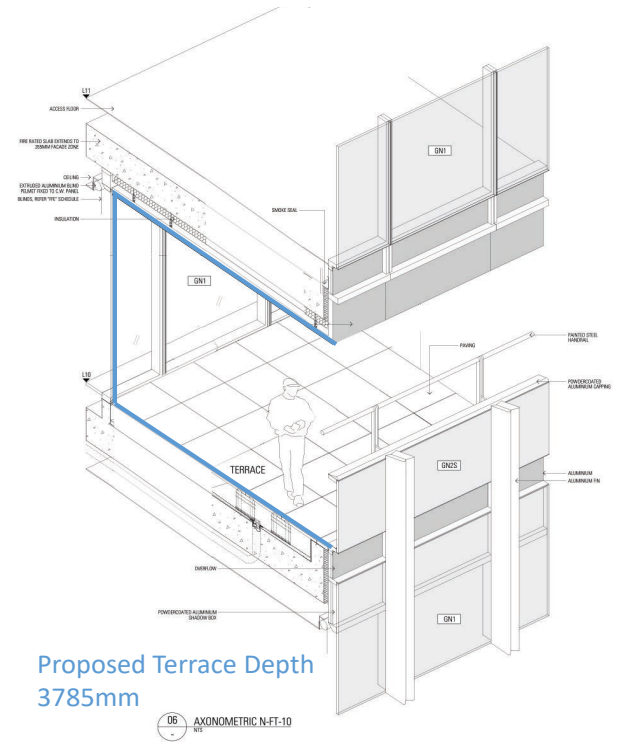
Proposed Terrace
Depth



Proposed increased to Level 10 Eastern façade setback



Approved Terrace Depth
1835mm



Proposed Terrace Depth
3785mm



Recap: Tower form, articulation and interface DRP 08 – 25.02.19

'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street

Deeper recess results in No change to image

The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall, and respond to scale of 50 Martin Place

Legibility of 50 Martin Place as a prominent palazzo form



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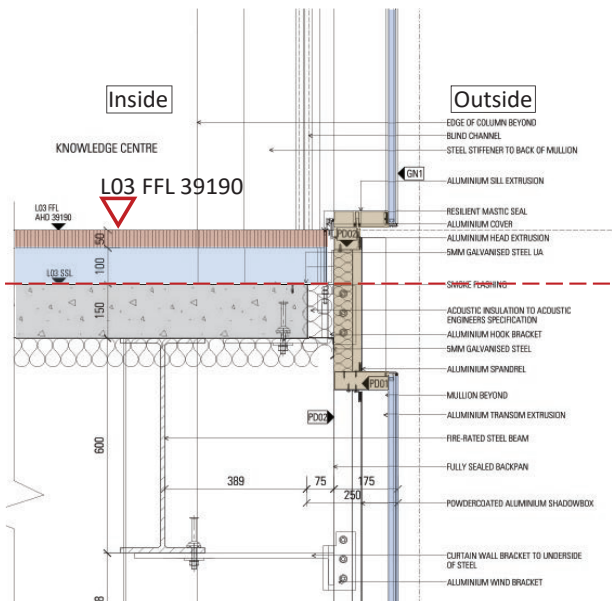
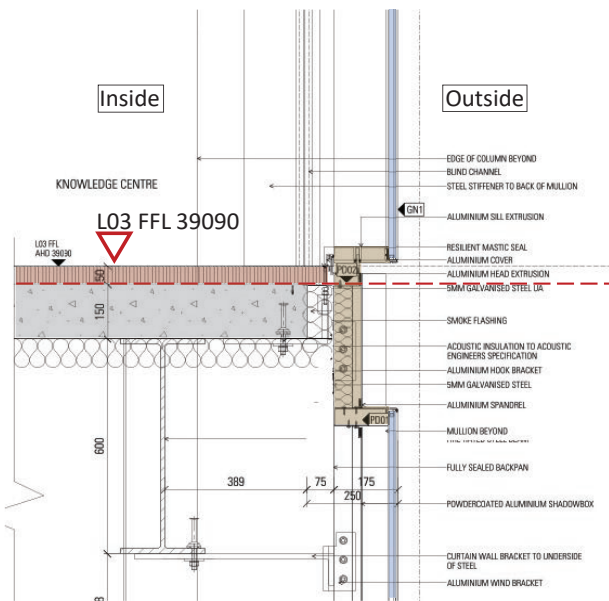
2. Raised service access floor to Levels 3 and 4

The design for the tower curtain wall facade incorporates floor height glass with a recessed aluminium panel that relates to each finished floor level.

Macquarie have subsequently developed their approach to their Level 3 and 4 conference facility and to enable flexibility propose to introduce a 100mm raised access floor to reticulate services through the floor to facilitate different layouts. For consistency in design and detailing the recessed aluminium facade panel is proposed to be adjusted 100mm to align with the raised floor level.

This modification is consistent with the original architectural intent and considered to be imperceptible in the composition.





L03 Current Configuration – Floor/Façade Junction (L04 Similar)

Proposed L03 revised configuration – Floor/Façade Junction (L04 Similar)