

# **Martin Place, Over Station Development, North Site**

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## **Architectural Design Statement**

**22/04/22**

**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

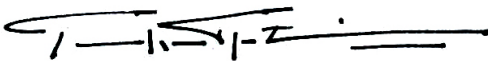
This Architectural Design Statement has been prepared as an accompanying document to the submission of a S4.55 Application. The following changes are proposed:

1. Reorientation of Level 1 lobby;
2. Relocation and rearrangement of plant and services over various levels;
3. Reduction of BMU door extent;
4. Minor adjustments to internal atriums and inter-tenancy stairs;
5. Minor increase in Level 10 terrace balustrade height;
6. Structural column realignment and removal on Levels 29-34;
7. Minor changes to eastern façade to include exhaust on Level 11, hatch and generator flues on Level 28
8. L15 & L28 Lift Motor Room Facade Panels change from Clear Glazing to Louvres

These changes 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. Reorientation of Level 1 lobby**

The approved design contains an elevated lobby with secure access into the glazed lift core. This revision comprises a reorientation of the revolving doors and an extension of the full height glazing to the northern end. Additional turnstiles and an interconnecting stair from Level 1 to Level 2 are also included.

This is a client initiated revision to increase the Level 1 lobby floor area and integrate Level 2 uses within the lobby enclosure.

This modification is consistent with the original architectural intent and the changes are contained entirely within the proposed building and as such will not have any impact on the built form.



## **2. Relocation and rearrangement of plant and services over various levels**

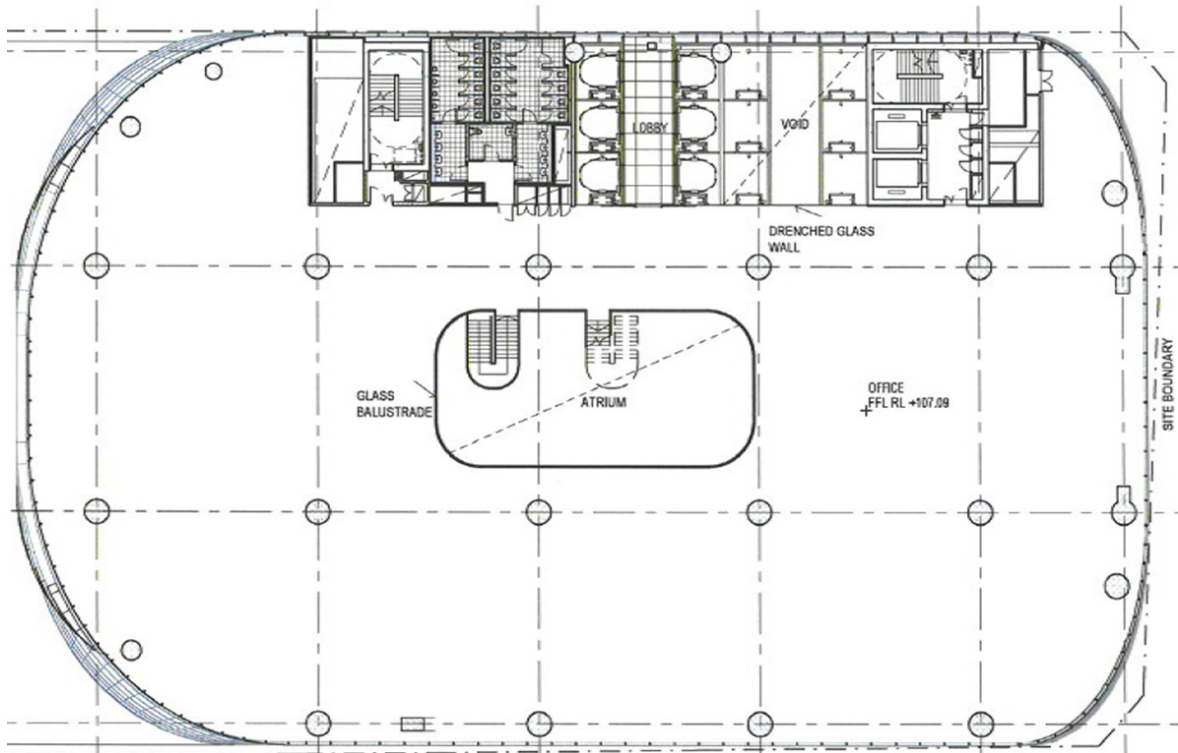
The approved design incorporates amenities, fire stairs, and services within the western core. There are major plant elements located on Level 5,6,15, 28 and the roof levels.

During the design development process there have been a number of minor changes to these plant elements and back of house areas:

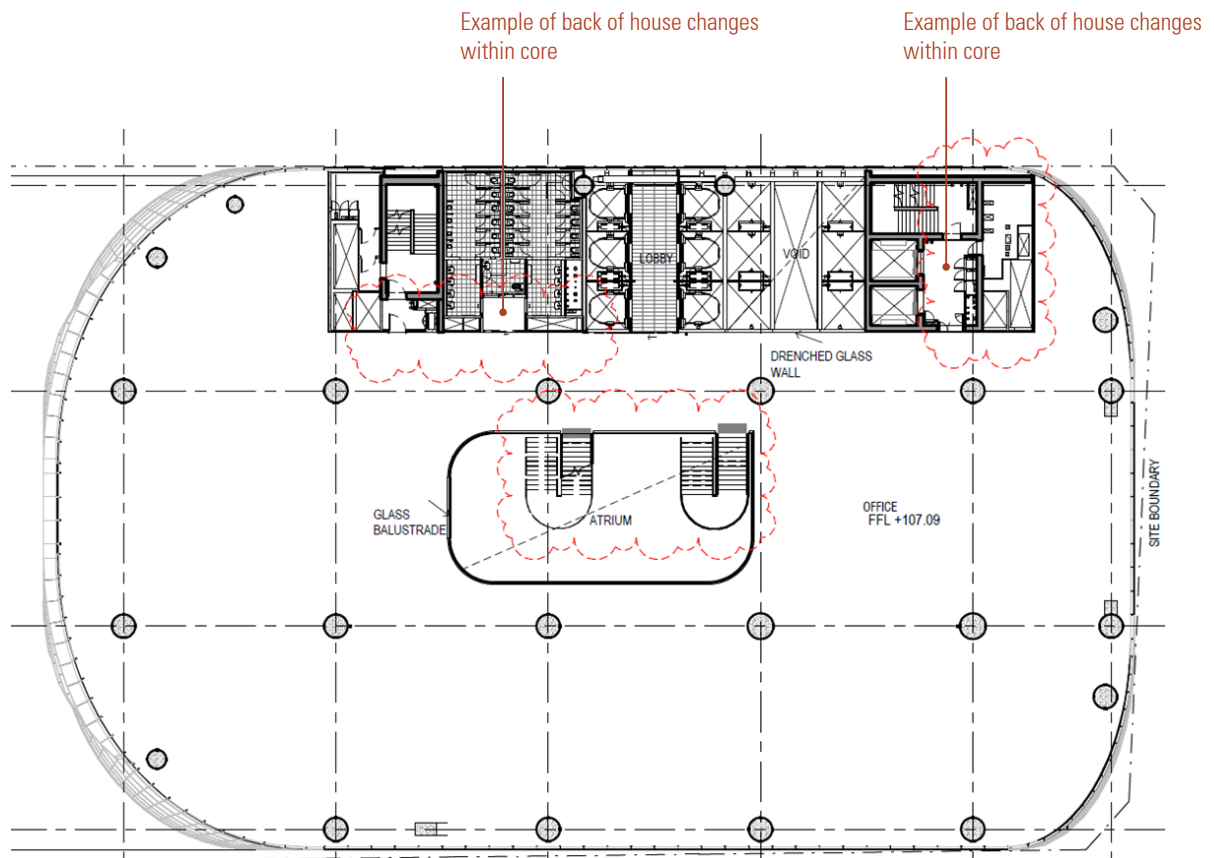
- Minor changes to cupboard doors and internal walls related to back of house amenities, goods lift lobbies and fire stair lobbies;
- Minor changes to the high rise fire stair setouts;
- Minor adjustments to the plant areas on Level 28, Lower Roof and Upper Roof; and
- Relocation of tenant plant previously approved on Level 5 to Level 6.

These changes are consistent with the original architectural intent and are minor in nature. The changes are contained entirely within the proposed building and as such will not have any impact on the built form

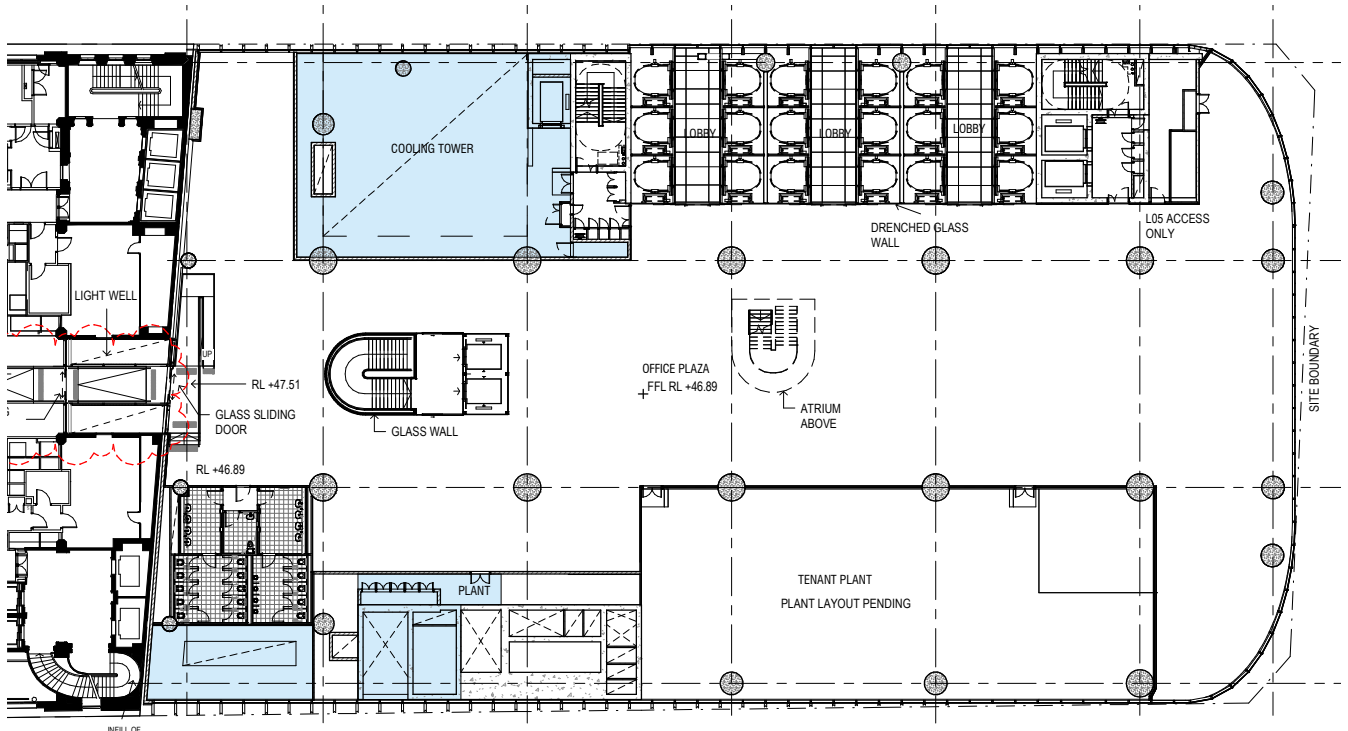
## 2.1 Proposed Drawings



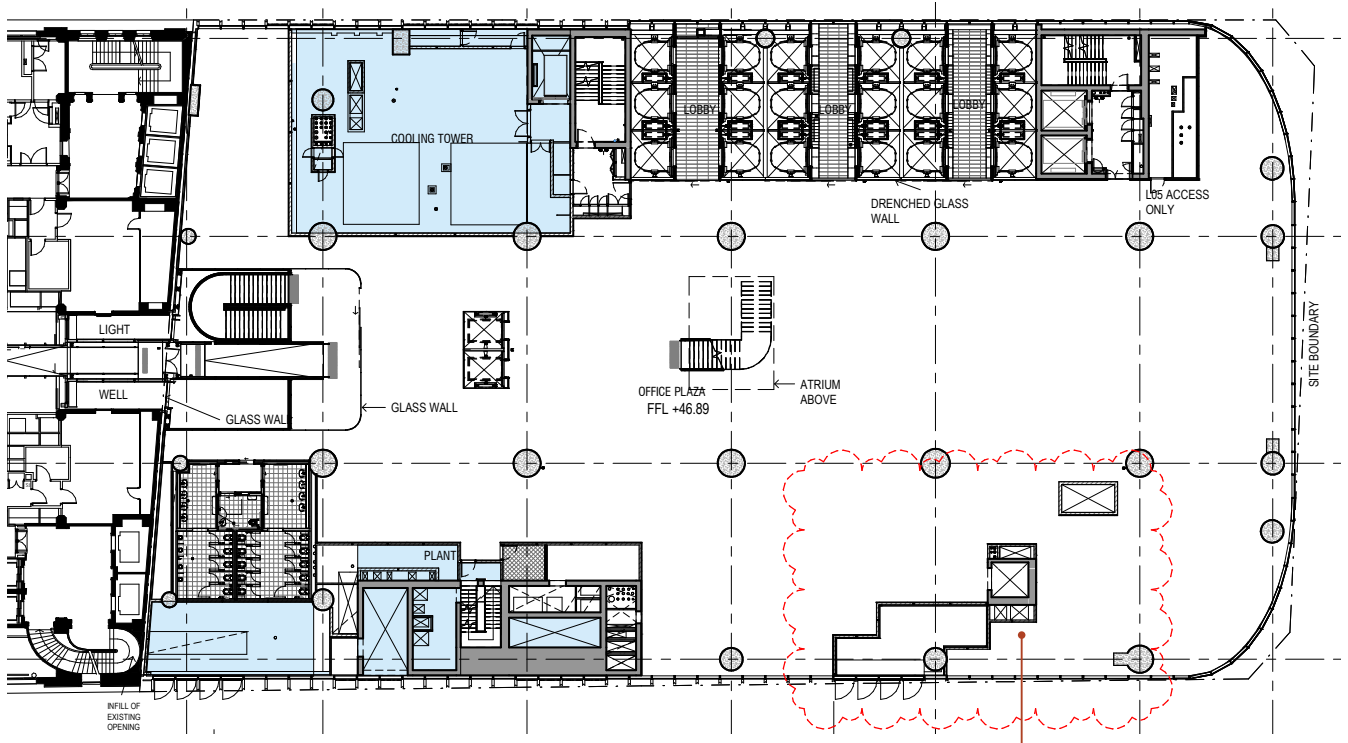
**Approved SSDA Level 20 Plan**  
Typical example floor



**Proposed Level 20 Plan**  
Typical example floor

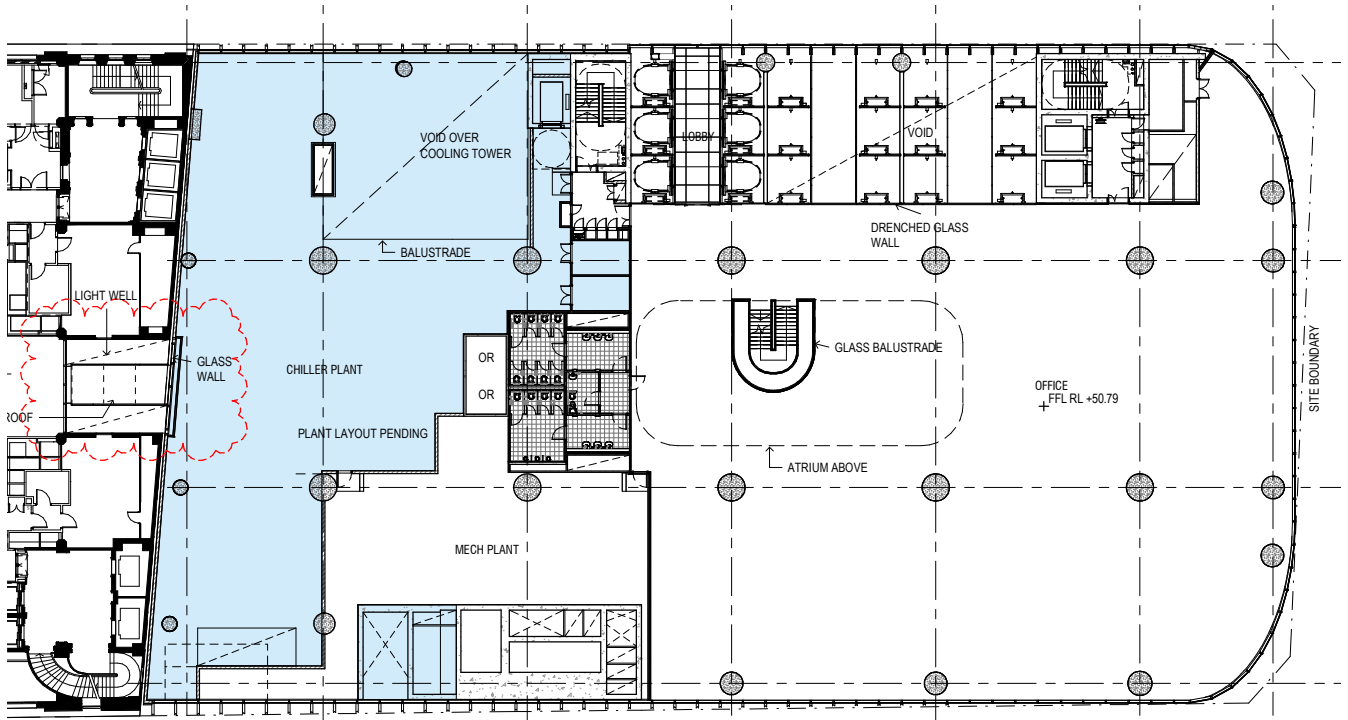


**Approved SSDA Level 5 Plan**

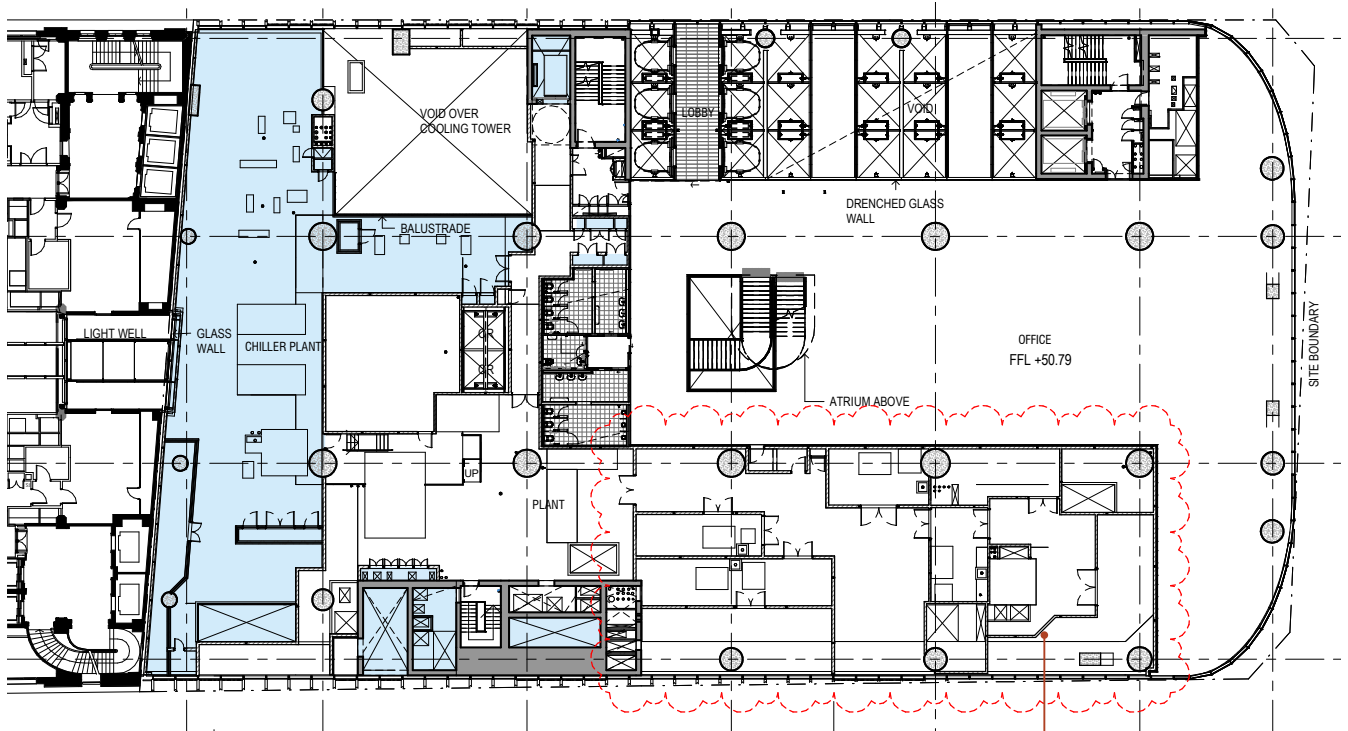


**Proposed Level 5 Plan**

Revised plant elements

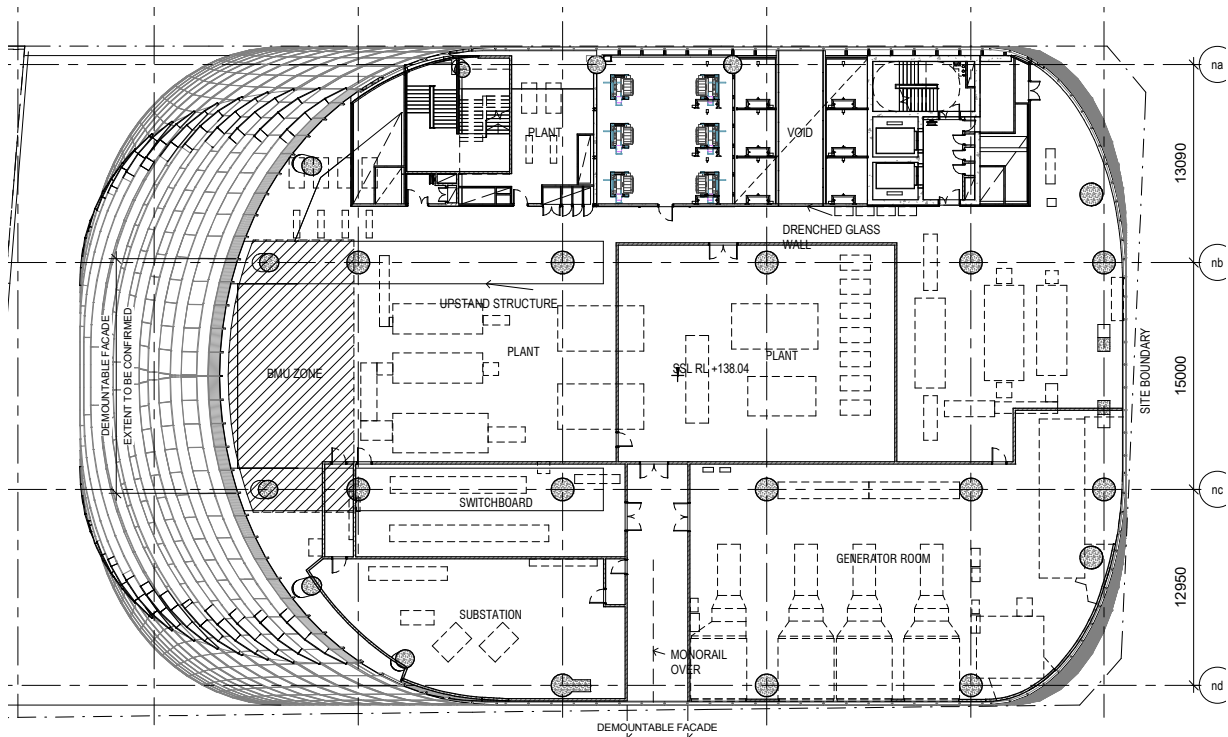


**Approved SSDA Level 6 Plan**

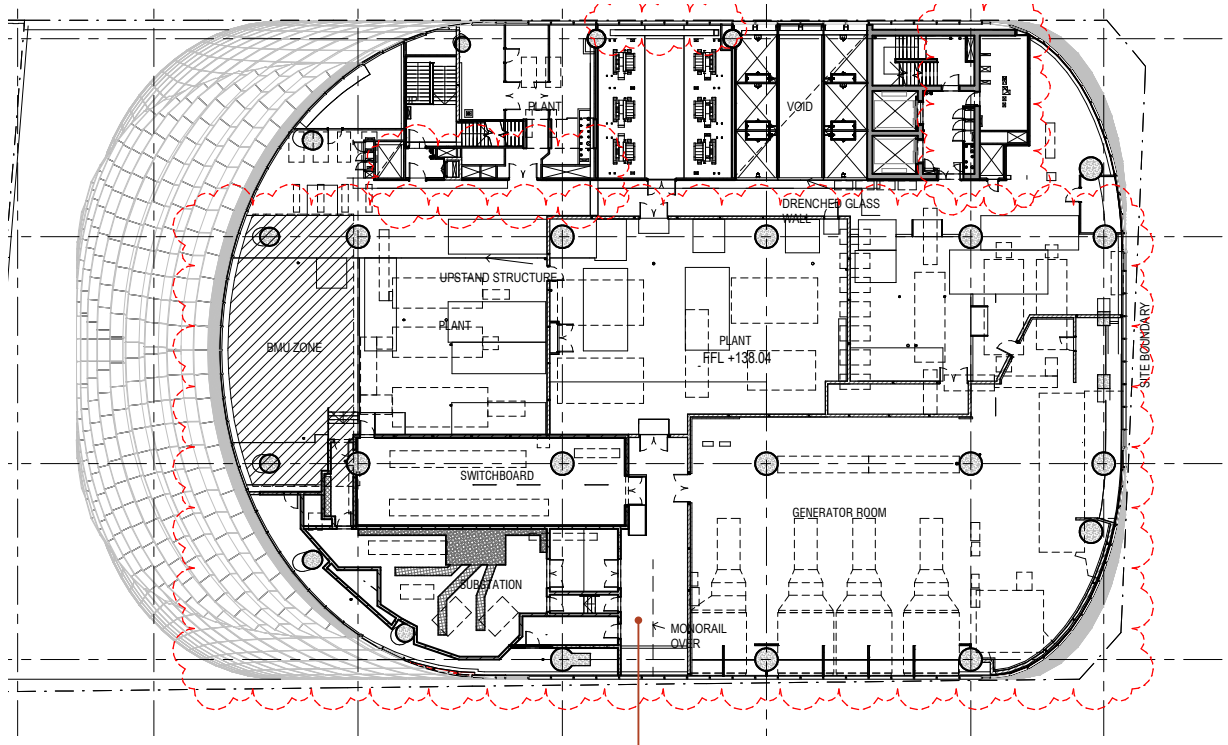


**Proposed Level 6 Plan**

Plant elements relocated from Level 5

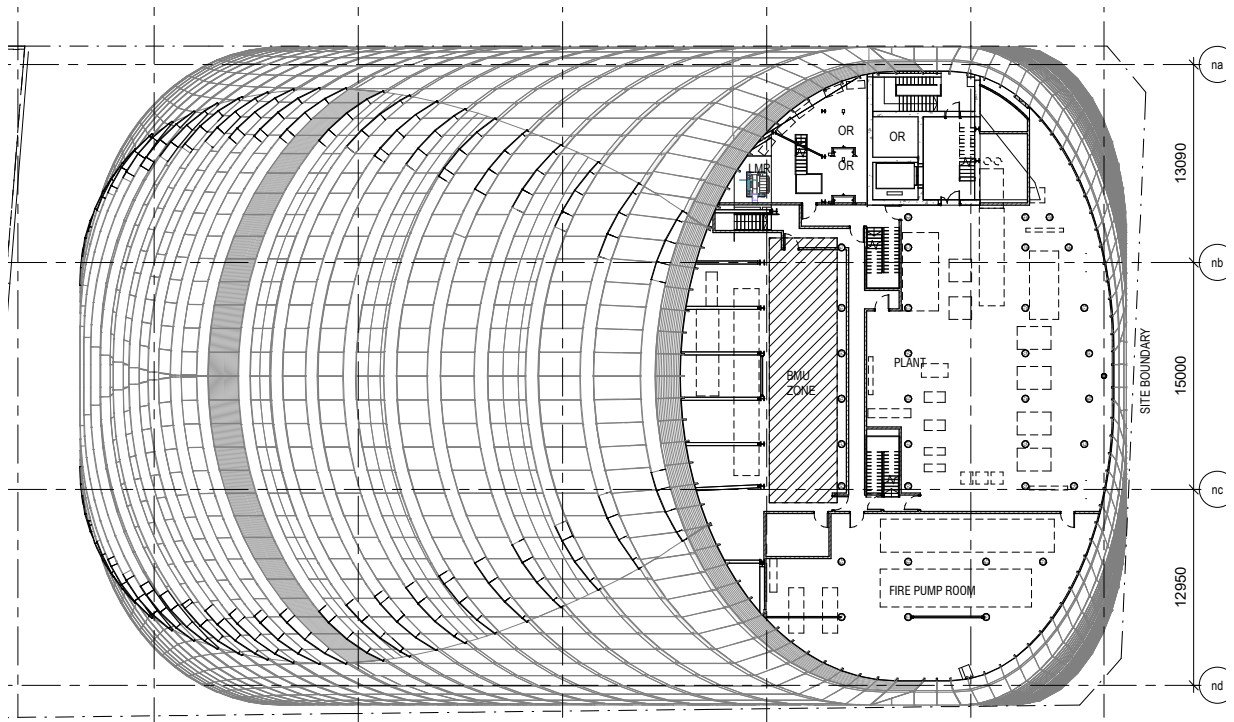


Approved SSDA Level 28 Plan

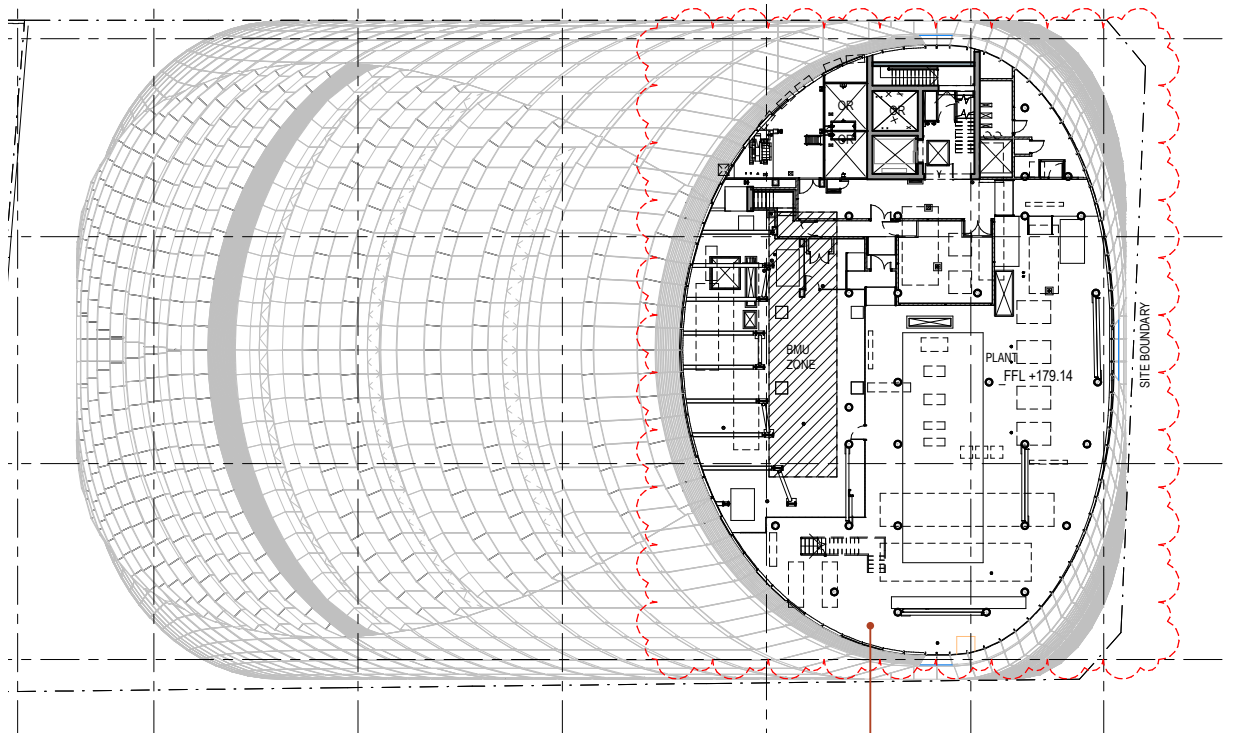


Proposed Level 28 Plan

Revised plant arrangement

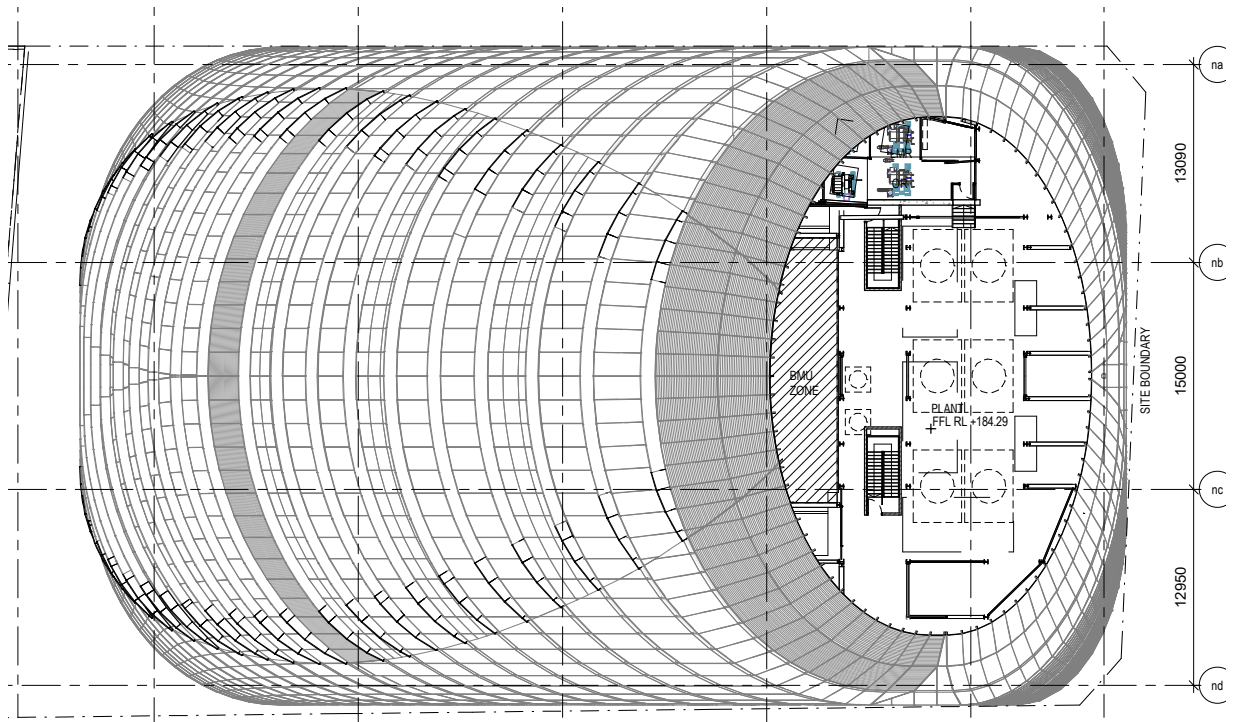


**Approved SSDA Lower Roof Plan**

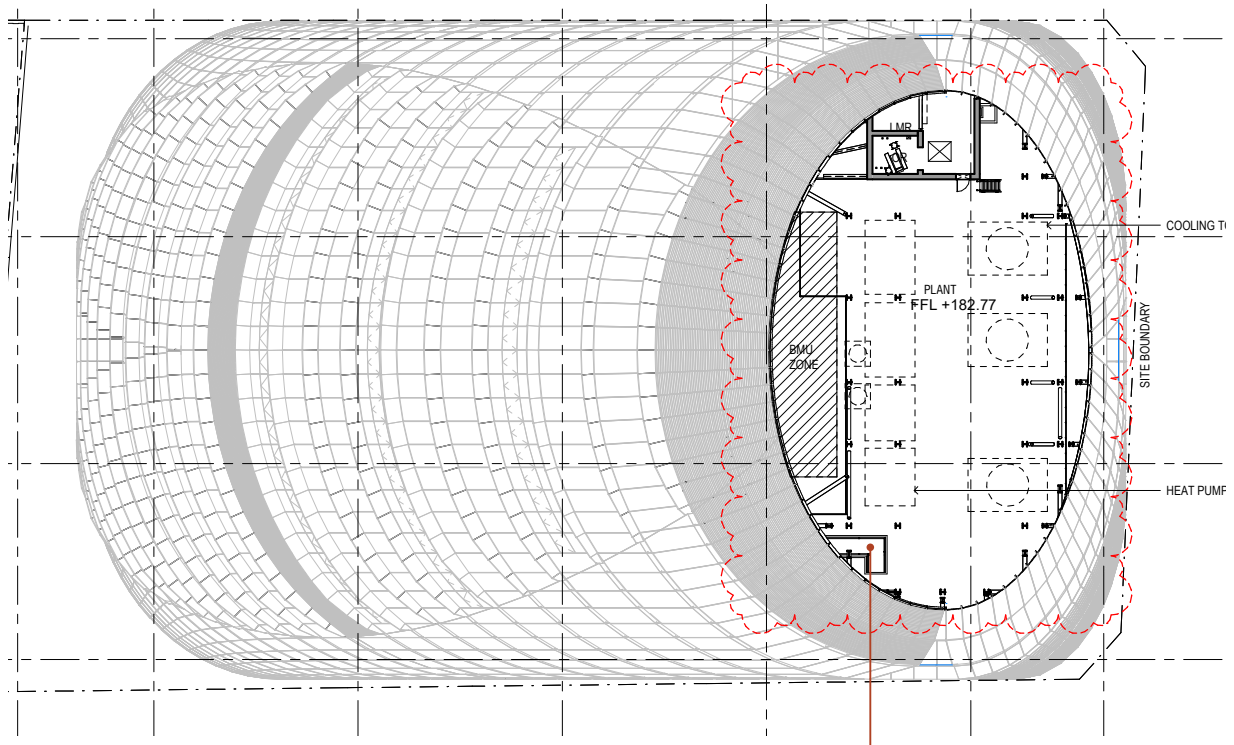


**Proposed Lower Roof Plan**

Revised plant arrangement



**Approved SSDA Upper Roof Plan**



**Proposed Upper Roof Plan**

Revised plant arrangement

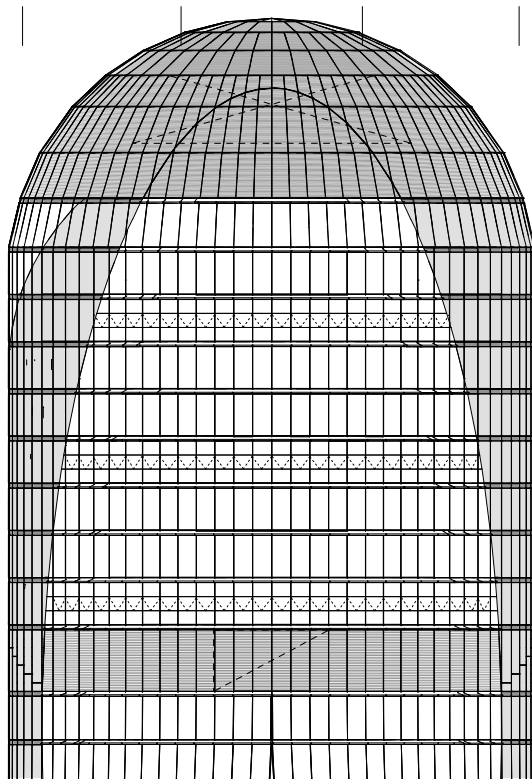
### **3. Reduction of BMU door extent**

The approved south elevation includes BMU openings on Level 15 and Level 28 plant areas within the louvre facade zone.

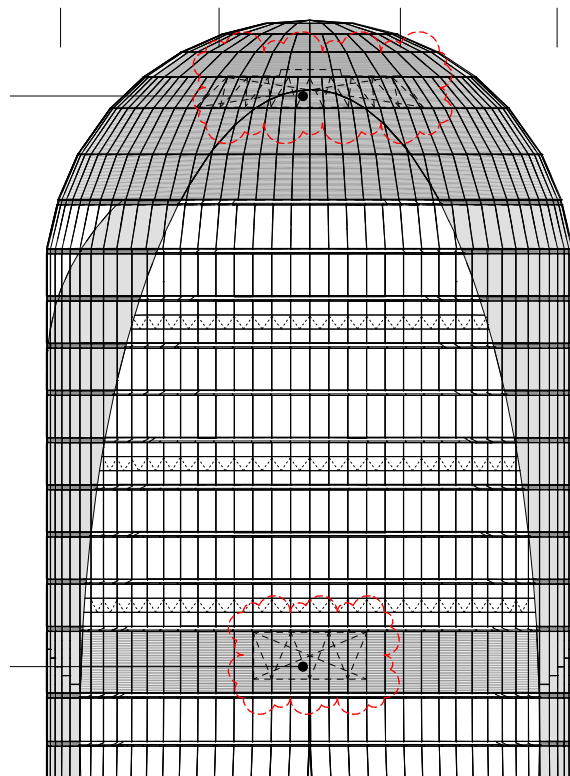
During design development with the subcontractor, the openings have reduced in size.

This modification is consistent with the original architectural intent and is considered to make minimal difference to the facade. There are no new materials or finishes.

### 3.1 Proposed Drawings



**Approved SSDA South Elevation**



**Proposed South Elevation**

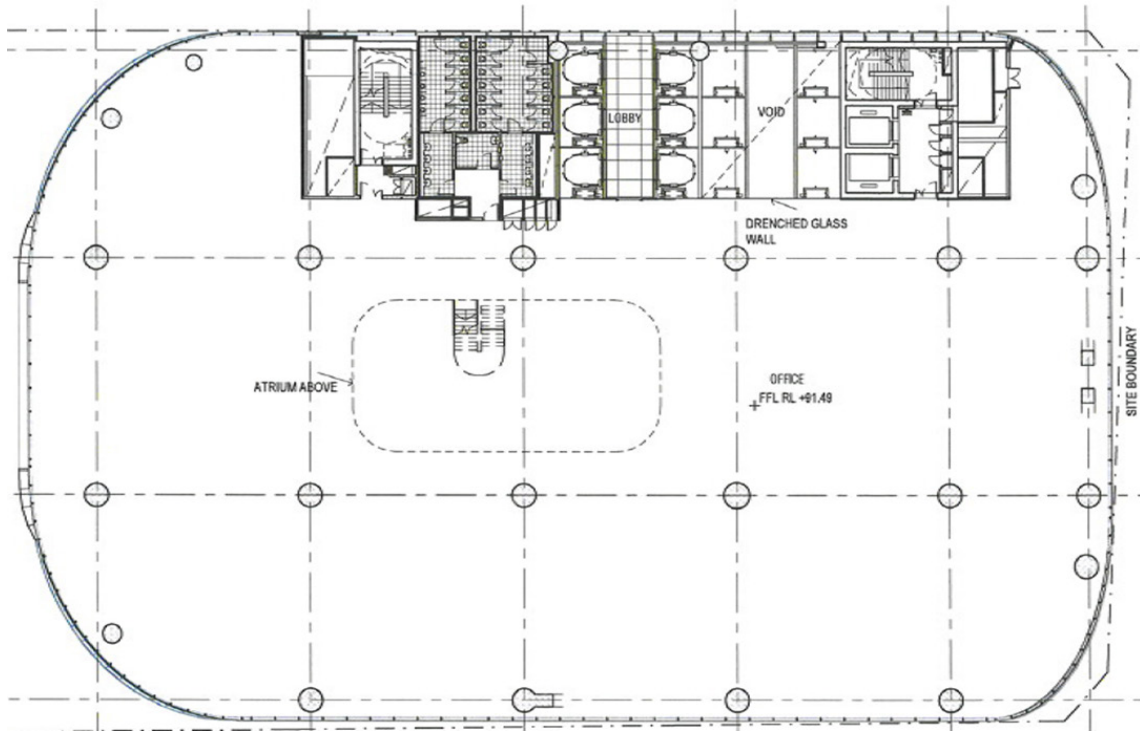
## **4. Minor adjustments to internal atriums and inter-tenancy stairs**

The approved low-rise and mid-rise workplace floor plates include central atriums and inter-tenancy stairs.

During design development there have been client initiated changes to the size and geometry of select atriums and to the size and location of inter-tenancy stairs. The changes have been made to suit updated integrated fitout requirements and are minor in nature.

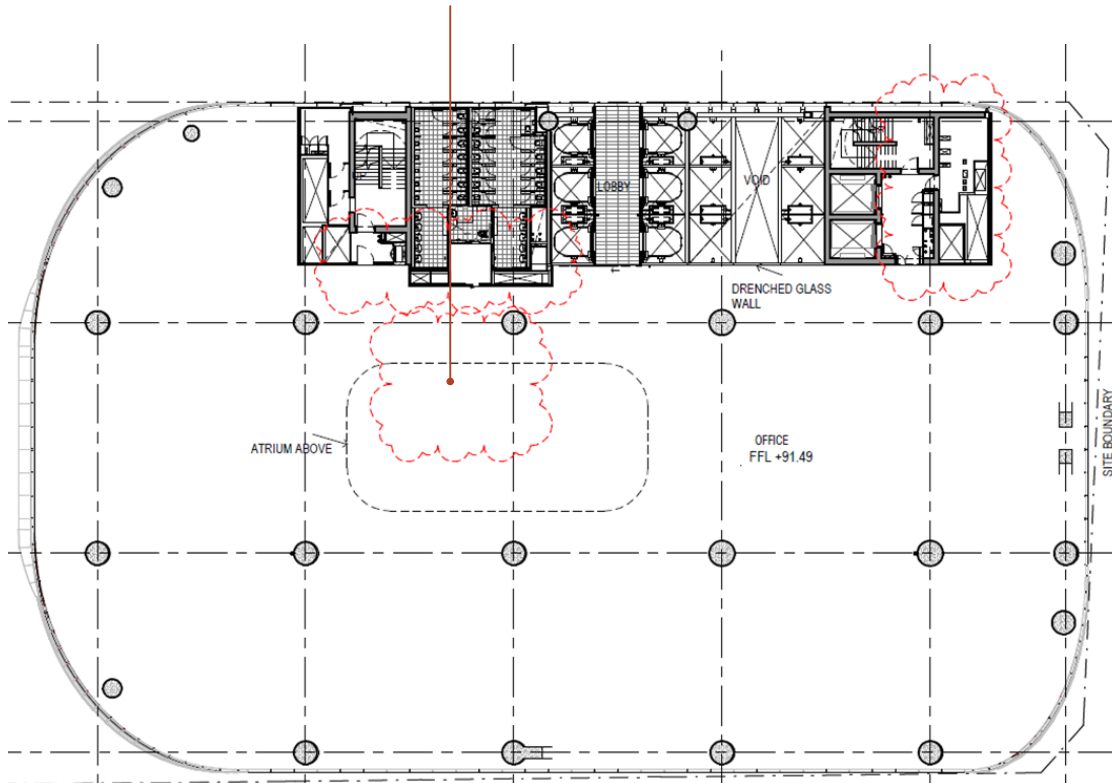
The changes are consistent with the original architectural intent and are contained entirely within the proposed building and as such will not have any impact on the built form.

## 4.1 Proposed Drawings

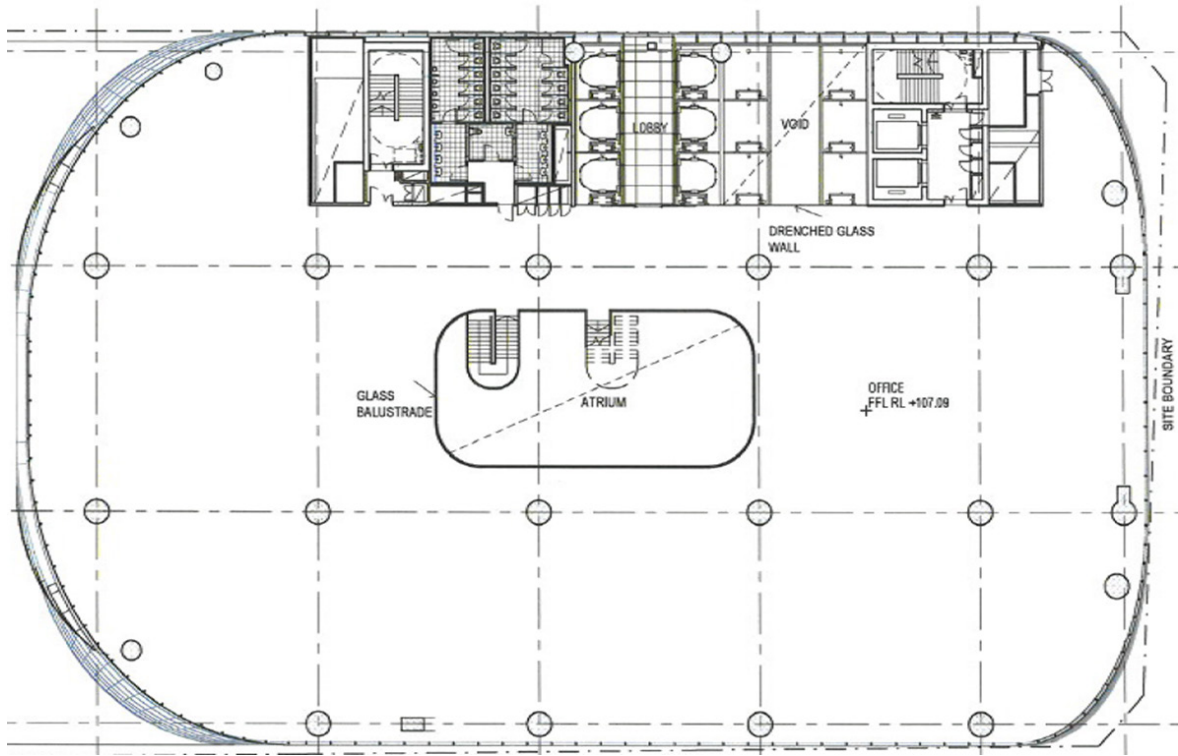


**Approved SSDA Level 16 Plan**  
Typical example floor

Example of removal of  
inter-tenancy stair



**Proposed Level 16 Plan**  
Typical example floor



**Approved SSDA Level 20 Plan**  
Typical example floor

Example of atrium geometry change,  
stair size increase and stair relocation



**Proposed Level 20 Plan**  
Typical example floor

## 5. Minor increase in Level 10 terrace balustrade height

The approved L10 facade parapet height around the east, north and west perimeter aligns with the expressed parapet line of the adjacent 50 Martin Place building. A clear glass balustrade is provided behind the parapet to the terrace areas.

During design development the client instructed an increase in height of the terrace balustrade to 1800mm. The approved facade parapet height and alignment to 50 Martin Place is maintained.

This modification is consistent with the original architectural intent and is considered to make minimal difference to the facade.

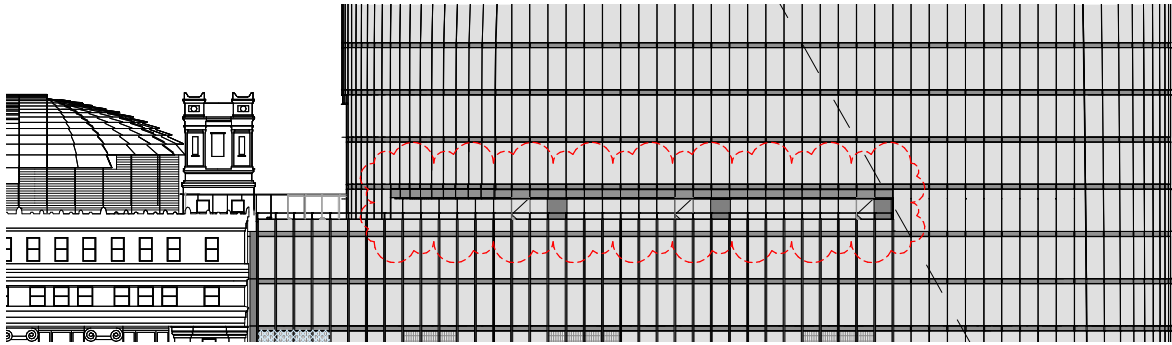


**Approved SSDA view of North East Corner**

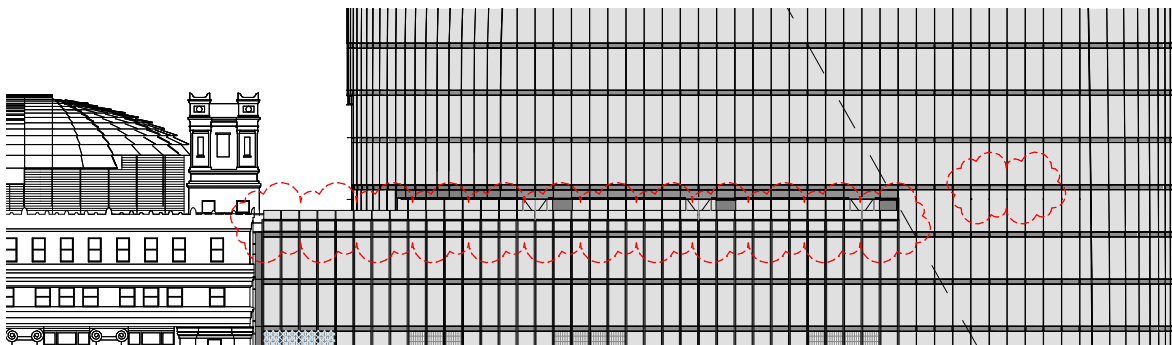


**Proposed view of North East Corner**  
Negligible change to image

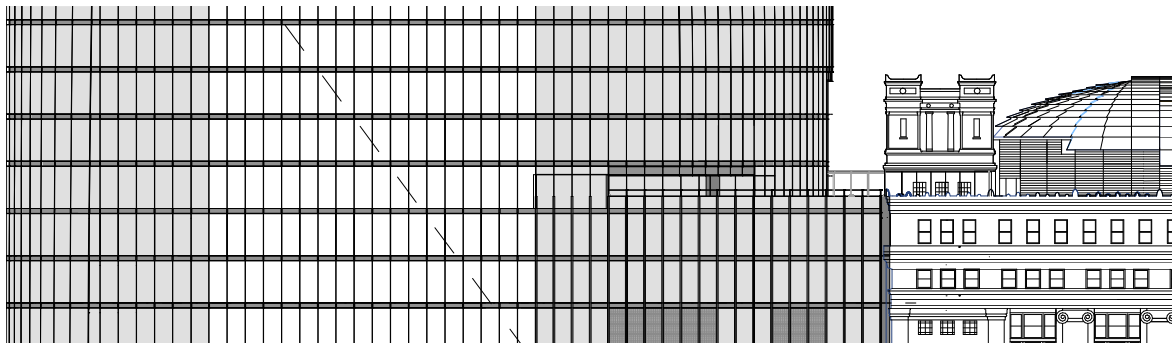
## 5.1 Proposed Drawings



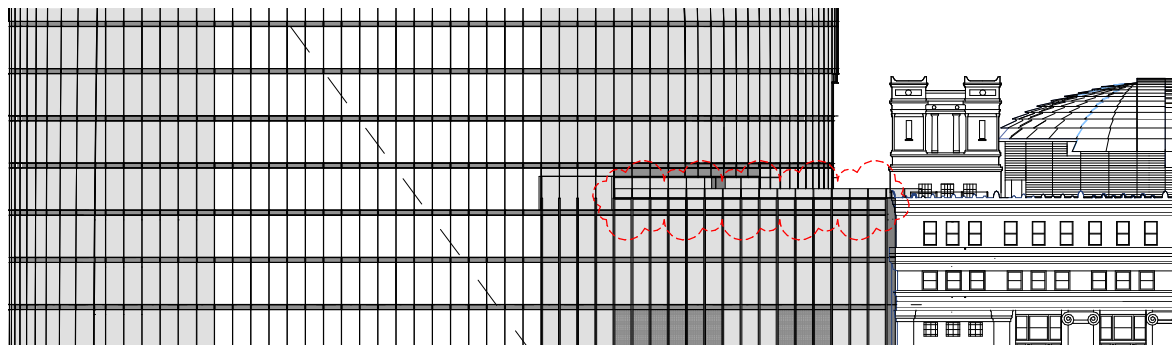
**Approved SSDA East Elevation**



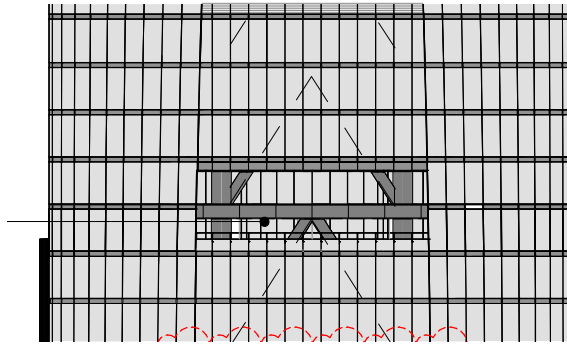
**Proposed East Elevation**



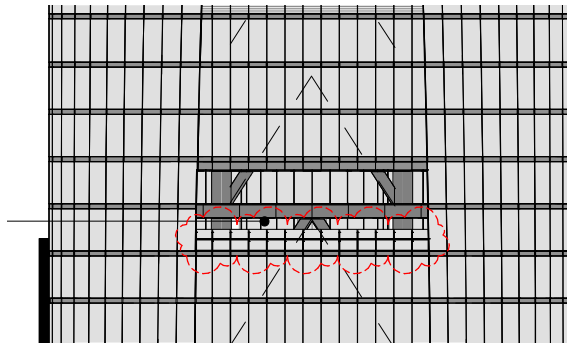
**Approved SSDA West Elevation**



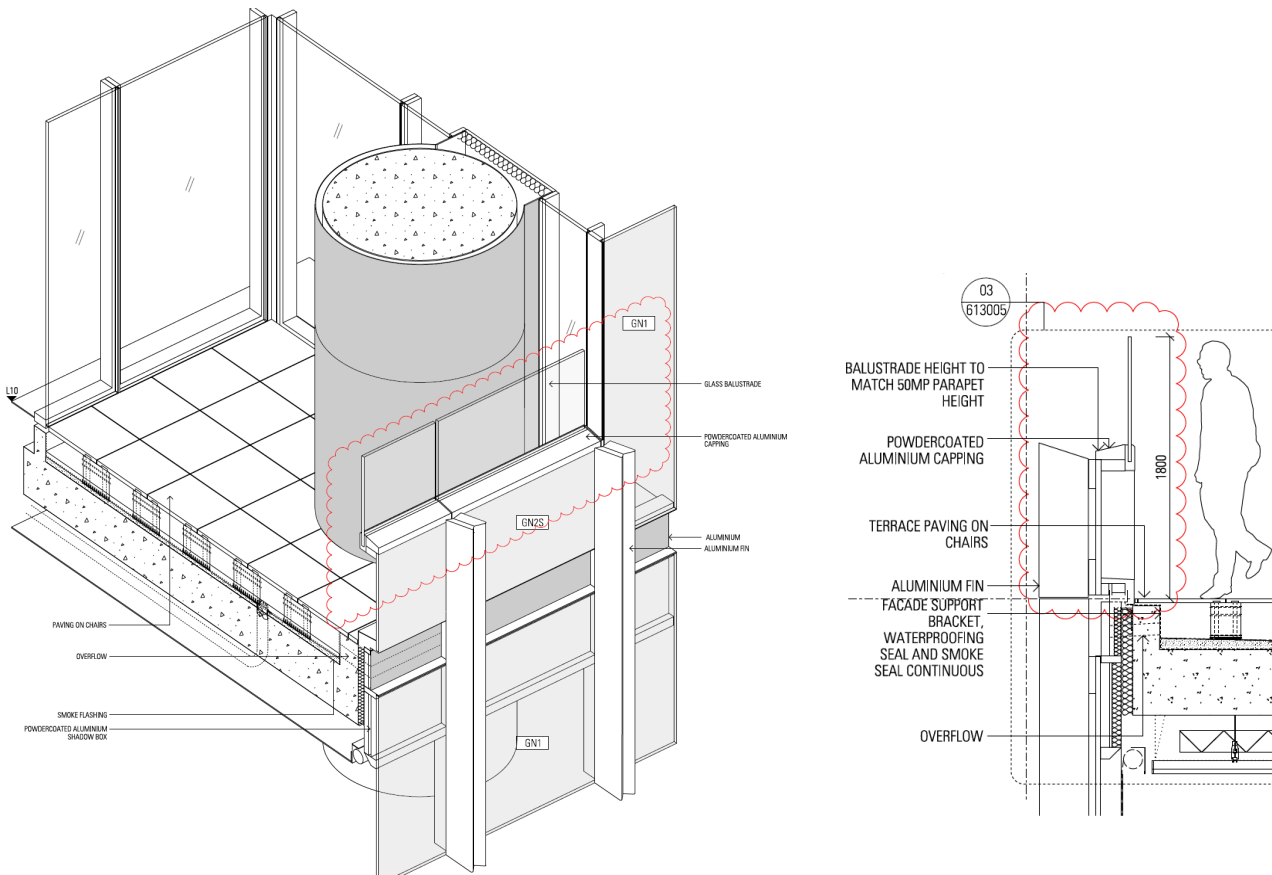
**Proposed West Elevation**



**Approved SSSA North Elevation**



**Proposed North Elevation**



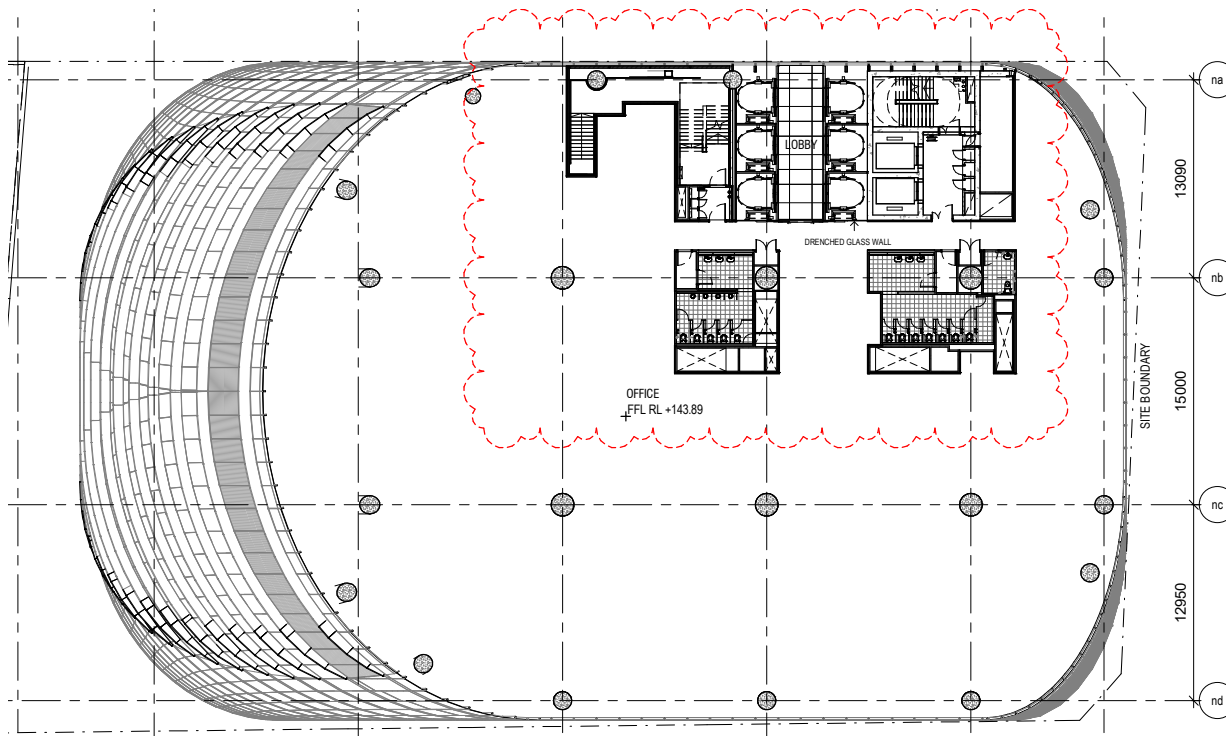
**Proposed balustrade detail**

## **6. Structural column realignment and removal on Levels 29-34**

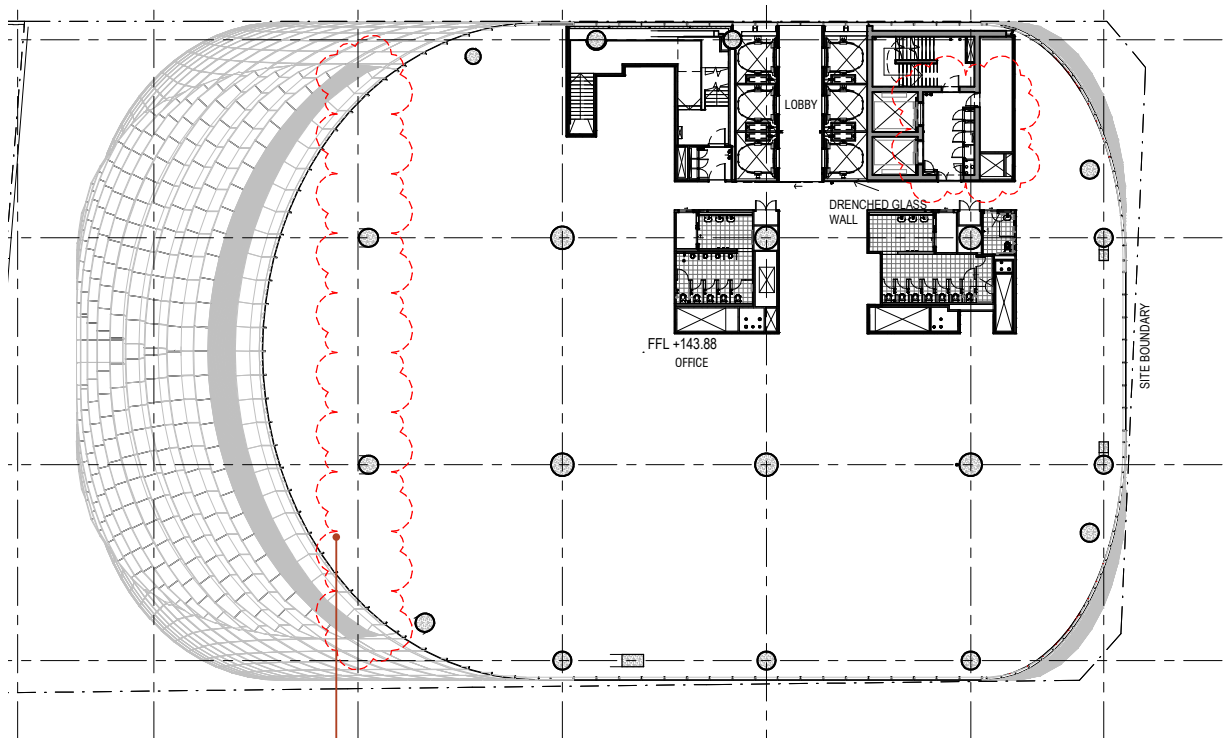
The approved high rise workplace floors include inclined columns at the southern end of the floorplate. During the design development process the structure has been rationalised which allowed for the removal of some columns and minor adjustment to the alignment of the remaining columns.

The changes are consistent with the original architectural intent and are contained entirely within the proposed building and as such will not have any impact on the built form.

## 6.1 Proposed Drawings



**Approved SSDA Level 29 Plan**  
Typical example floor



Example of removal of columns

**Proposed Level 29 Plan**  
Typical example floor

## **7. Minor changes to eastern façade to include exhaust on L11, hatch and generator flues on L28**

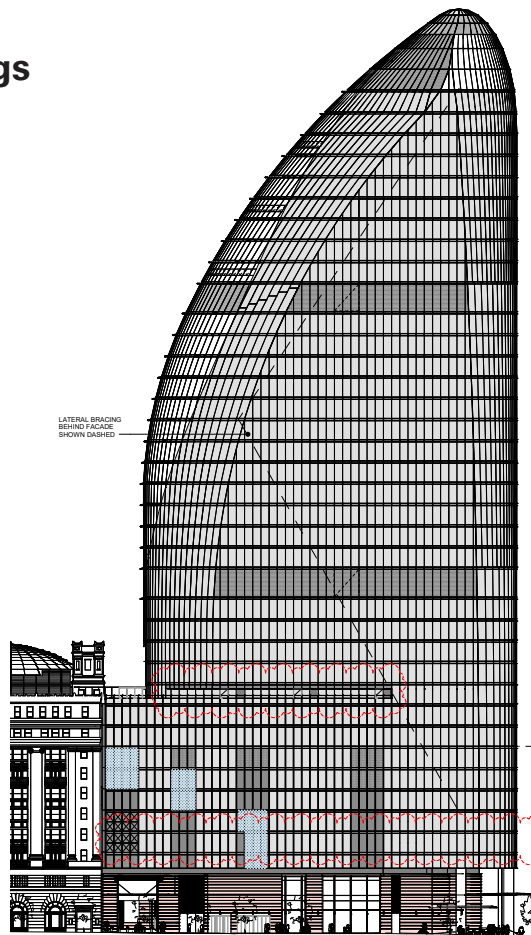
The approved east elevation includes louvres to plant areas on L15 and L28 and the roof. The louvres are fully non-transparent, integrated and visually consistent with the standard tower glazing.

During design development -

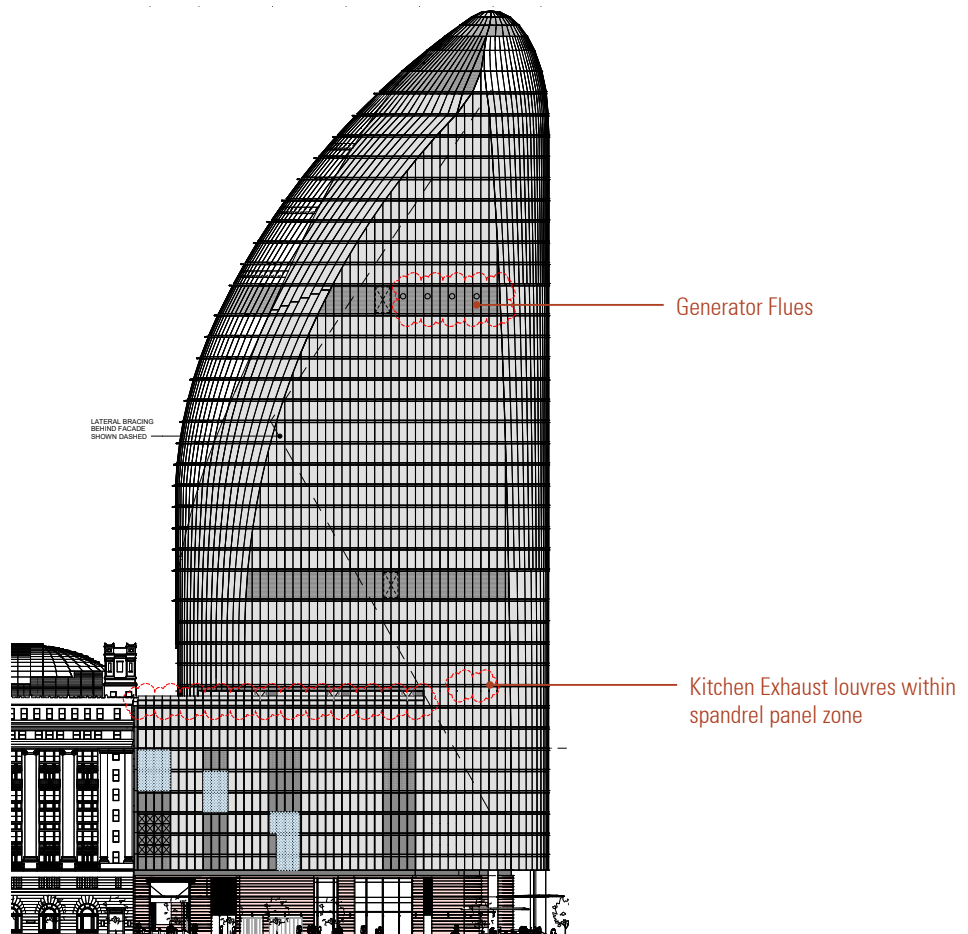
- Client fitout requirements have necessitated the addition of new kitchen exhaust louvres on L11. These louvres are located within the existing recessed aluminium spandrel zone of the facade panels and make minimal difference to the facade appearance and presentation of the building.
- The substation removal hatches on L15 and L28 have been reduced in size.
- Generator flue requirements have been clarified for L28. These were previously not shown on the approved DA drawings and they are now shown. The flues are integrated into the facade louvre panels and have been coordinated to be located centrally within the louvre panels. They do not project beyond the facade line. They are detailed to finish flush with the face of the louvres.

These modifications are consistent with the original architectural intent and are considered to make no material difference to the facade. There are no new materials or finishes.

## 7.1 Proposed Drawings



Approved SSDA East Elevation



Proposed East Elevation

## **8. L15 & L28 Lift Motor Room Facade Panels change from Clear Glazing to Louvres**

The approved west elevation includes -

- Clear glazing to the lift shaft to provide natural light to the office floors within.
- Louvres to plant areas on L15 and L28 and the roof plant. The louvres are fully non-transparent, integrated and visually consistent with the standard tower glazing.
- The clear glazing to the lift shaft extends to the Low-Rise and Mid-Rise Lift Motor Rooms at the top of the low-rise and mid-rise lift shafts. These sections do not provide secondary natural light to office spaces.

During design development, additional fire rating and fire separation requirements have been determined for the Lift Motor Rooms and the supporting structure. The fire-rating and fire-separation elements are required to meet the façade but cannot be aligned with the approved façade modulation and hence would be visible against and through the current clear glazing façade system.

To achieve a high quality, visually consistent outcome, the proposed modification extends the adjacent plantroom facade louvres across the lift motor plant room façade. The modification will conceal the connections of the required Lift Motor Room fire rating and fire separation elements to the façade. The modification will ensure design excellence is maintained and has no material impact on the overall appearance and presentation of the building.

This modification is consistent with the original architectural intent and is considered to make no material difference to the facade. There are no new materials or finishes.



**Approved view of West Elevation**



**Proposed view of West Elevation**  
Negligible change to image



**Approved view of South-West Elevation**

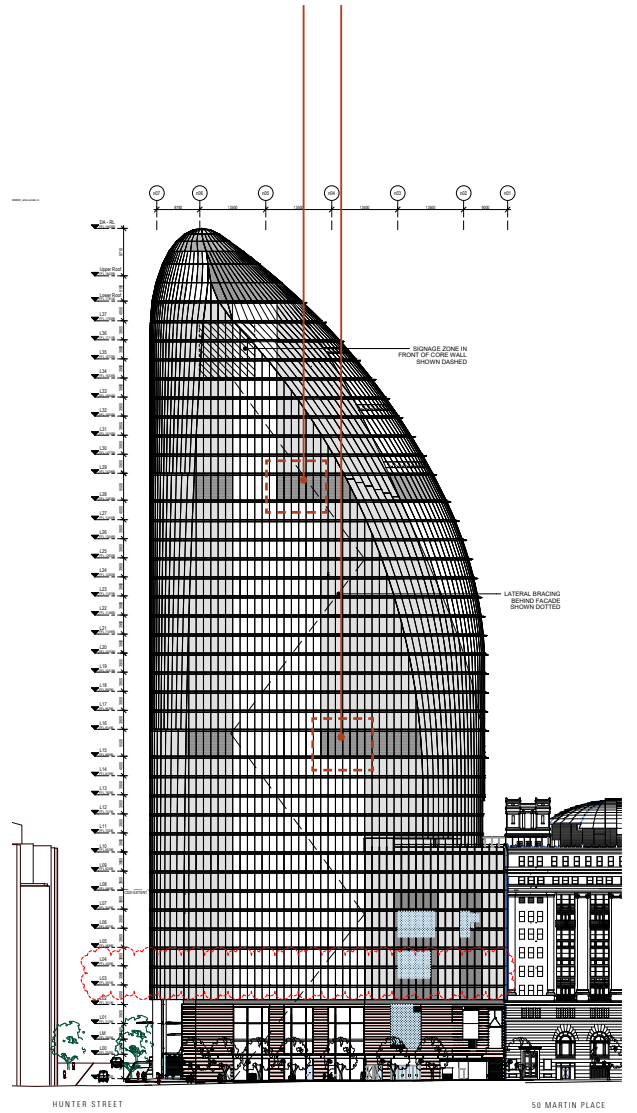
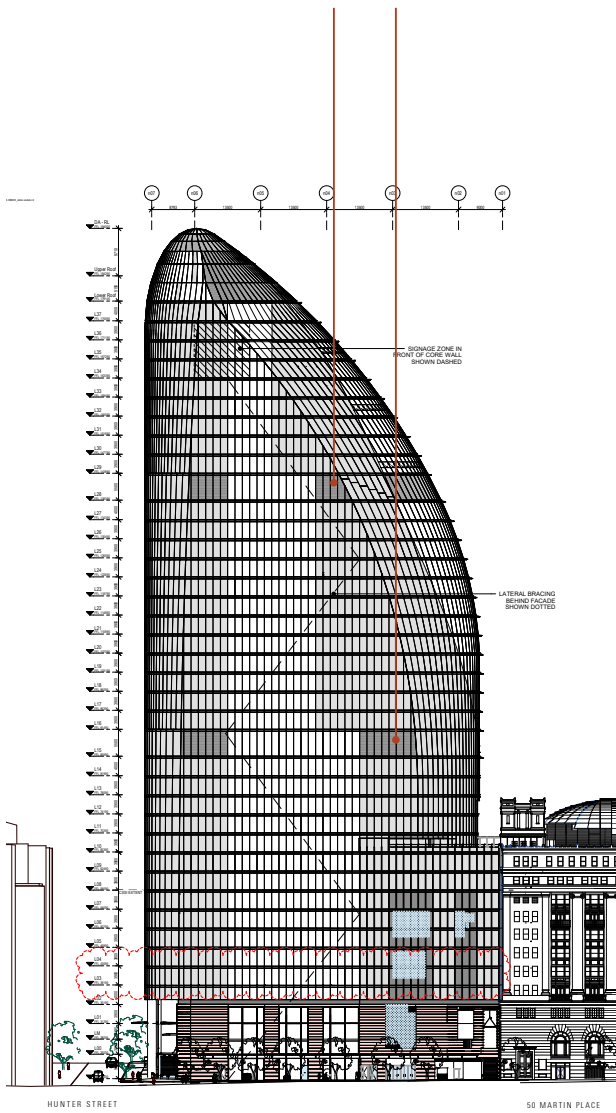


**Proposed view of South-West Elevation**  
Negligible change to image

# 8.1 Proposed Drawings

Louvre panels across plant areas on L15 and L28

Extend louvre panels across lift motor rooms on L15 and L28 (6 panels)



Approved SSDA West Elevation

Proposed West Elevation