



Street Wall and Street Frontage

Elizabeth Street and Castlereagh Street

The North Tower responds to the street wall character of Elizabeth Street and Castlereagh Street to reinforce the distinctive characteristics of this city block.

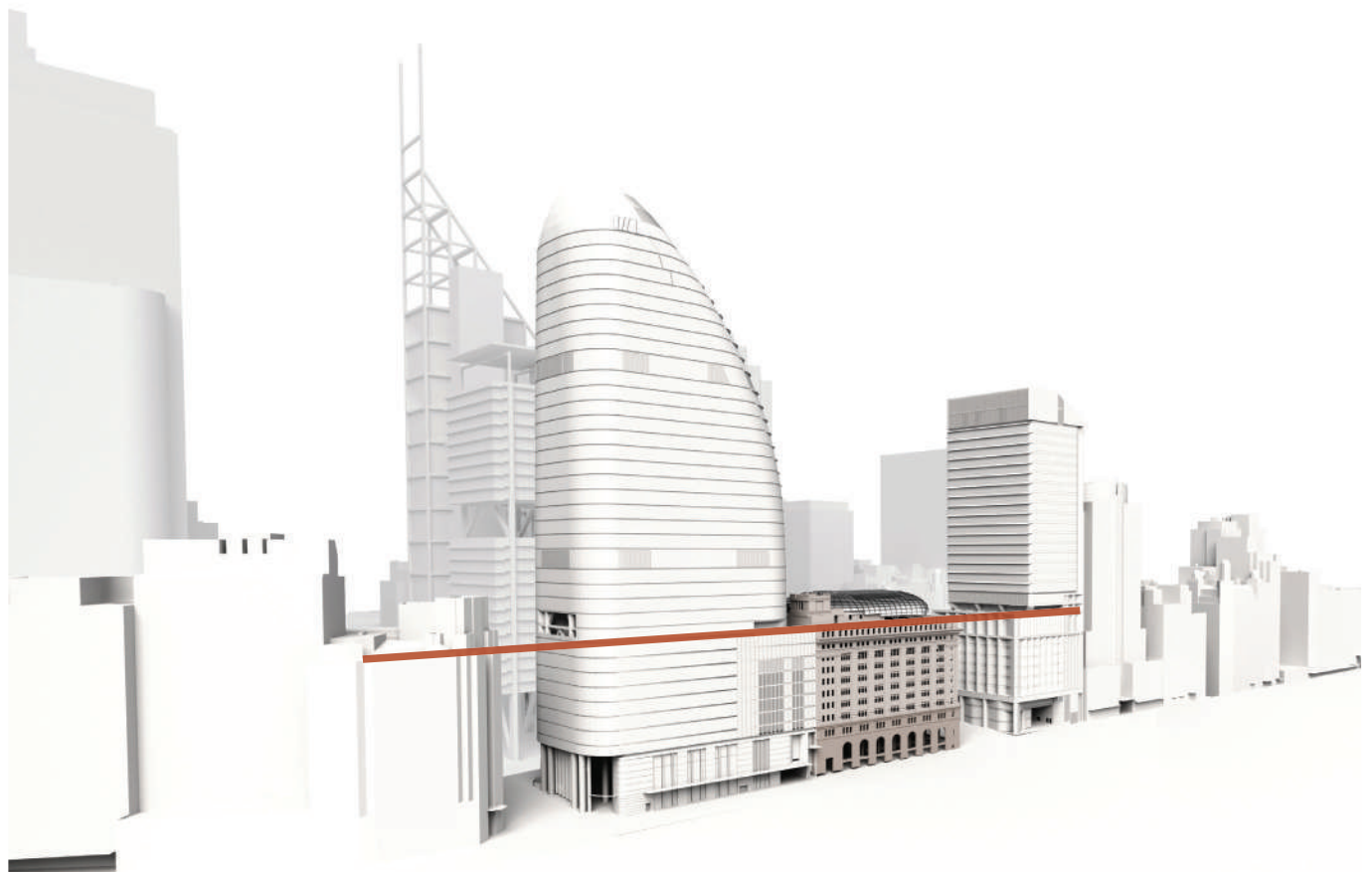
The principal heritage street wall height of 50 Martin Place, Qantas House and the City Mutual building is expressed as a podium through a combination of expressed parapet, materiality and recesses. This alignment is consistent with, and is strengthened by, the consistent height of the South Tower podium.

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.

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



Elizabeth Street - reinforcing key street frontage podium height



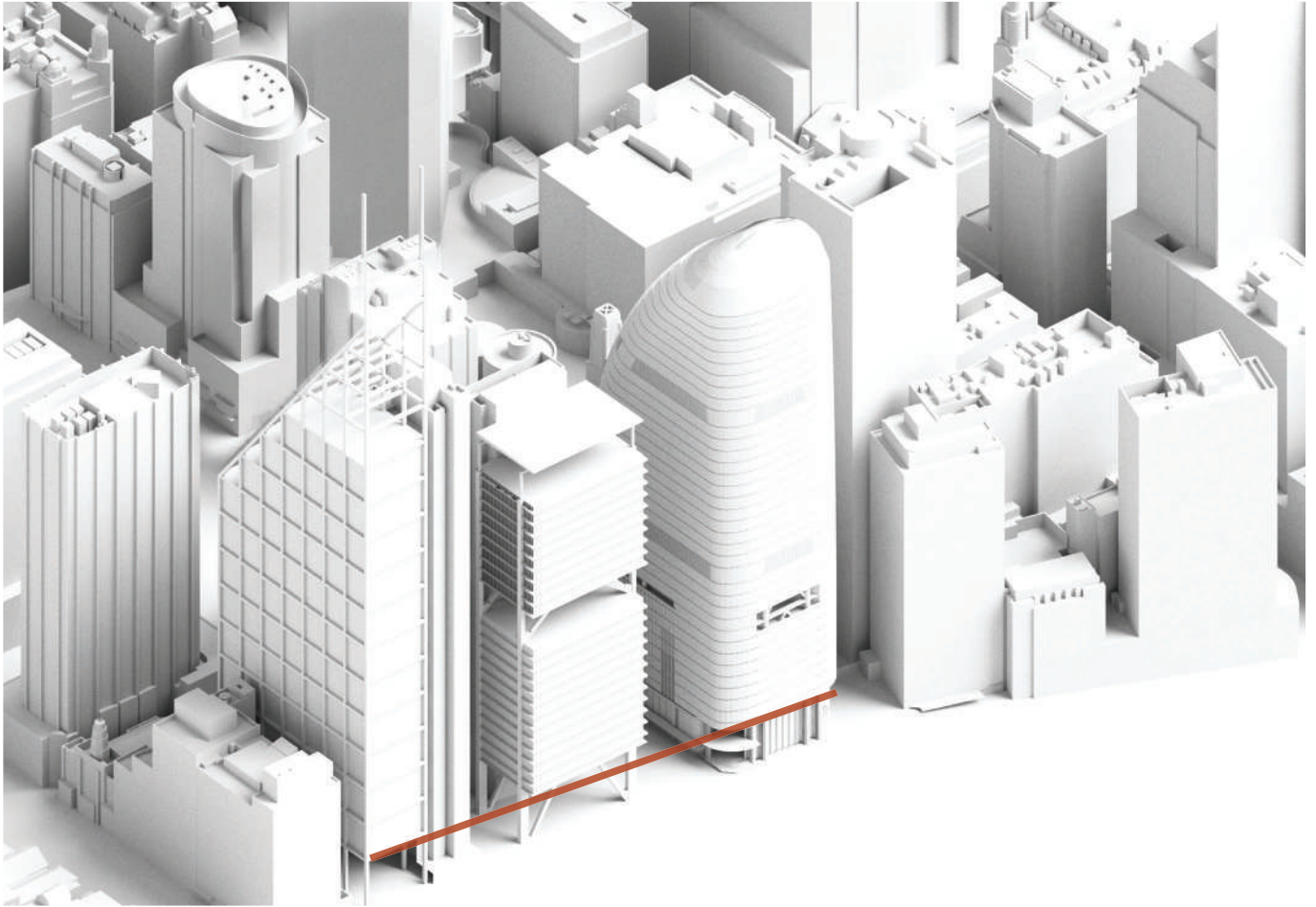
Castlereagh Street- reinforcing key street frontage podium height



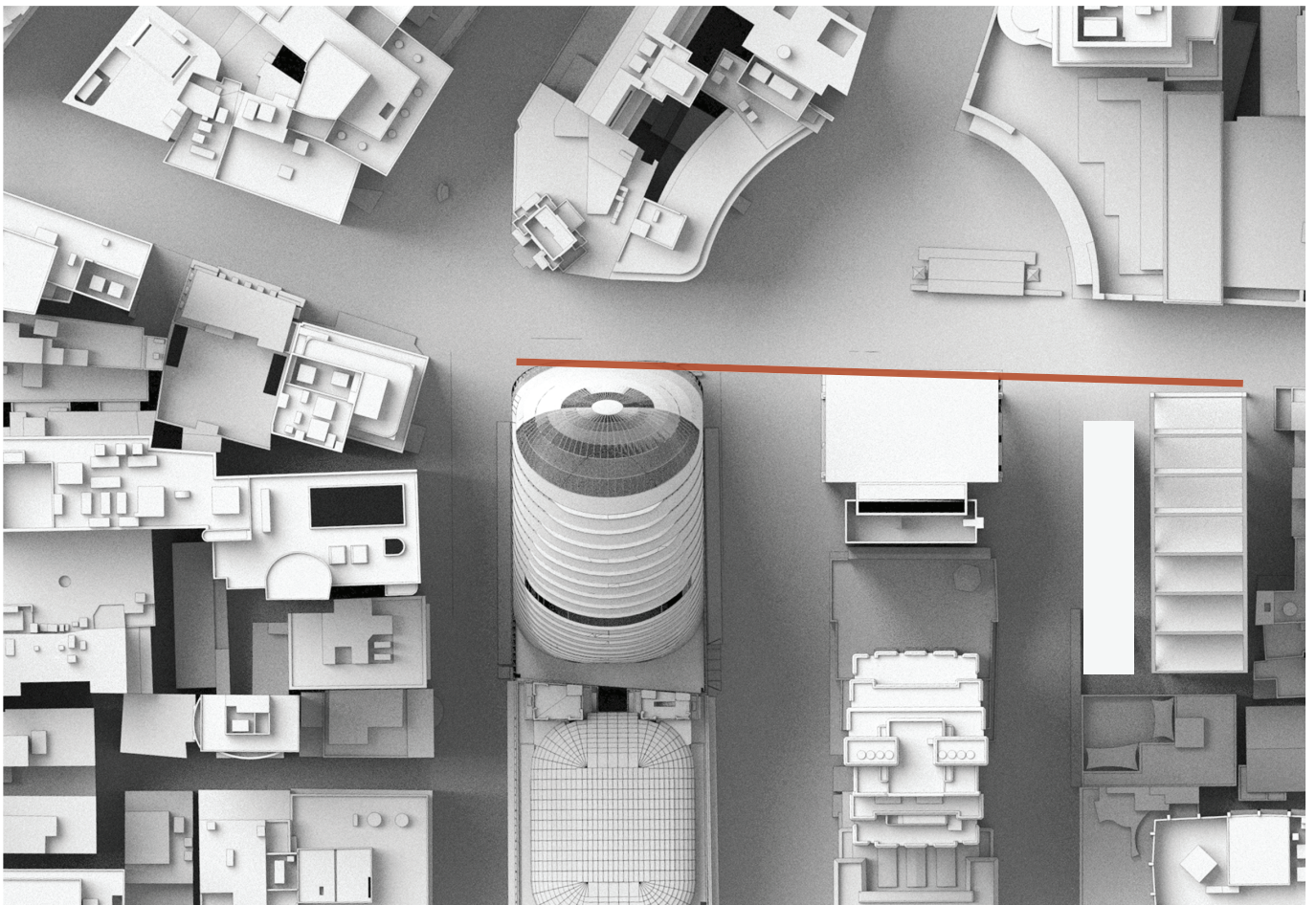
Elizabeth Street - Granite base and fins respond to 50 Martin Place facade podium expression



Castlereagh Street - Granite base and fins respond to 50 Martin Place facade podium expression



Hunter Street - alignment of "reverse" podiums of neighbouring tower forms



Hunter Street plan view - general alignment of neighbouring tower forms

Street Wall and Street Frontage

Hunter Street

The North Tower responds to the predominant architectural forms and alignments of neighbouring towers on Hunter Street. In its tower-to-ground form, the North Tower generally aligns with the setbacks of adjoining conditions to the east. This alignment maintains the character of Hunter Street as a connecting element between Chifley Square and Richard Johnson Square and enhances the spatial definition of these squares. It also improves the definition of the change in street geometry at Hunter Street.

The proposed scheme references key characteristics and datums of 8 Chifley and Deutsche Bank Place towers to the east. The tower form relates directly to the commercial tower typology and scale of these adjoining buildings and generally aligns its north facade to their "reverse" podiums. This suspension of the tower above ground level defines the Metro entry and opens up views and light down to the Metro spaces below while also making North Tower Metro entrances legible to the public.



Hunter Street suspension of tower above ground plane

Sydney Metro Martin Place, North Tower Johnson Pilton Walker



Setbacks

Elizabeth Street, Castlereagh Street and Hunter Street

Along Hunter Street the North Tower generally aligns with the zero setbacks of adjacent buildings 8 Chifley Square and Deutsche Bank Place. It reinforces the straight street alignment along the southern edge of Chifley Square established by the existing line of towers to the east. This forms a strong southern edge to Chifley Square and a sense of enclosure to its semi-circular form.

As a group these towers define both Chifley Square and Richard Johnson Square and allow these important public spaces to be legible in the Sydney skyline and maintain the character of Hunter Street as a connecting element between public squares.

With no setback to Hunter Street or Elizabeth Street and Castlereagh Street, the North Tower is consistent with the adjacent 8 Chifley and Deutsche Bank Place and forms the third tower in a composition of three towers with these existing neighbours.

The three towers provide a marker of the changing street grid alignment where Hunter Street meets Castlereagh Street, and make legible the transition from the orthogonal street grid to the more organic and topographic structure of the historical city grid to the north.

Consistent with the Urban Design Guidelines recommendations, the North Tower has no setbacks to Elizabeth Street and Castlereagh Street to match the predominant street alignments. With zero setbacks to these streets, the tower is prominent from all approaches and marks the threshold and entry to the Martin Place Station Precinct.

The North Tower is built to the street alignment, in keeping with surrounding built forms



Setback of south facade provides space between 50 Martin Place and the unique character of the heritage lift overrun towers as seen from the Level 10 terrace and office interiors of the North Tower.

Setbacks

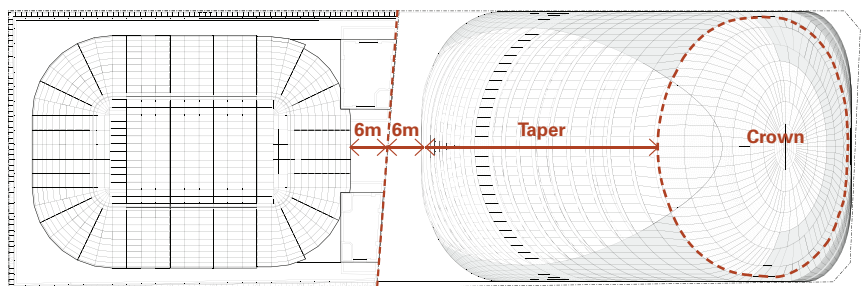
50 Martin Place

The North Tower is set back 6 metres from 50 Martin Place above parapet height along its southern facade reflecting the setback of the 50 Martin Place glazed dome to the boundary. This articulates the podium form and demonstrates a considered transition between the tower form and low-scale 50 Martin Place building. The setback responds directly to the recommendation of the Stage 1 Consent Conditions requiring consideration for a setback to the southern extent of the approved envelope.

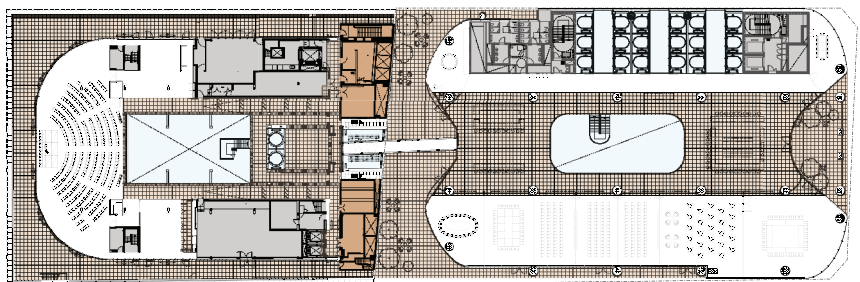
To further enhance the distinction of 50 Martin Place, the tower form tapers away to the north as it reaches the crown of the building with the rounded corners further reducing visual impact.

The setbacks and tapering form collectively afford space and prominence to 50 Martin Place and legibility of its heritage lift overruns is maintained. It also creates a unique external terrace at Level 10 that connects to 50 Martin Place, introducing a new form of interaction with these heritage items. The heritage lift overruns are also overlooked by the North Tower offices floors above, creating a series of unique viewing experiences.

The broad curves of the southern building facade contribute to limiting the length of the east and west elevations at the lower tower floors. At street level the pedestrian perceives distinctive east and west elevations which progressively diminish in breadth as the tower increases in height.



Roof Plan - 6m setback to 50 Martin Place and tapering tower form to crown



Level 10 Plan - Connection to 50 Martin Place and a continuation of terraces and client spaces between both buildings