

Design Principles

Landmark Tower Reinforcing Urban Context and 50 Martin Place

This is a unique opportunity to enhance the precinct and the Sydney CBD, by consolidating a range of small and underutilised sites into a full city block.

The North Tower form responds imaginatively to the approved Stage 1 SSD DA Envelope to achieve a landmark building and a distinctive over-station development. The North Tower responds to context and environment in its functionality and form. The aerodynamic profile is a distinctive response to the Martin Place Sun Access Plane which moderates wind impacts at ground level and reflects the curved geometry of the adjacent 50 Martin Place glazed dome roof.

The tower reinforces a line of towers along Hunter St at the edge of the cluster of northern CBD towers. The tower-to-ground form is emphasised at Hunter St and transitions to a tower above an infill podium at the southern boundary. This podium reinforces the streetwall and aligns with the surrounding heritage buildings.

The tower facade expression and materiality articulate these contrasting conditions. Along Hunter Street it aligns with neighbouring towers to the east and on Elizabeth Street and Castlereagh Street it references key streetwall datums established by 50 Martin Place at podium height. The building's southern facade curves above the podium to reveal views of the heritage lift overruns and affords 50 Martin Place respect and visual prominence.

Clearly contemporary, the North Tower reinforces the heritage significance of the palazzo-style 50 Martin Place building. The North Tower's design also creates a clear relationship to its masonry podium character and glazed roof top dome. The faceted tower glazing and southern lens geometry echo the 50 Martin Place glazed dome; both providing daylight and strong connections to the external environment, while giving external expression to the innovative workplace within.

The North Tower is uniquely shaped both by the specific site and urban context and by its relationship to the singular architecture of 50 Martin Place. The North Tower marks the northern threshold of the Martin Place Metro precinct - a distinctive urban composition also comprising the South Tower and 50 Martin Place, at the precinct's centre. A unique and highly distinctive addition to the Sydney CBD, the North Tower will mark the new Metro precinct in the city skyline.

**View of upper floors
of proposal from
the corner of Martin
Place and Elizabeth
Street**





UR
AND ARC

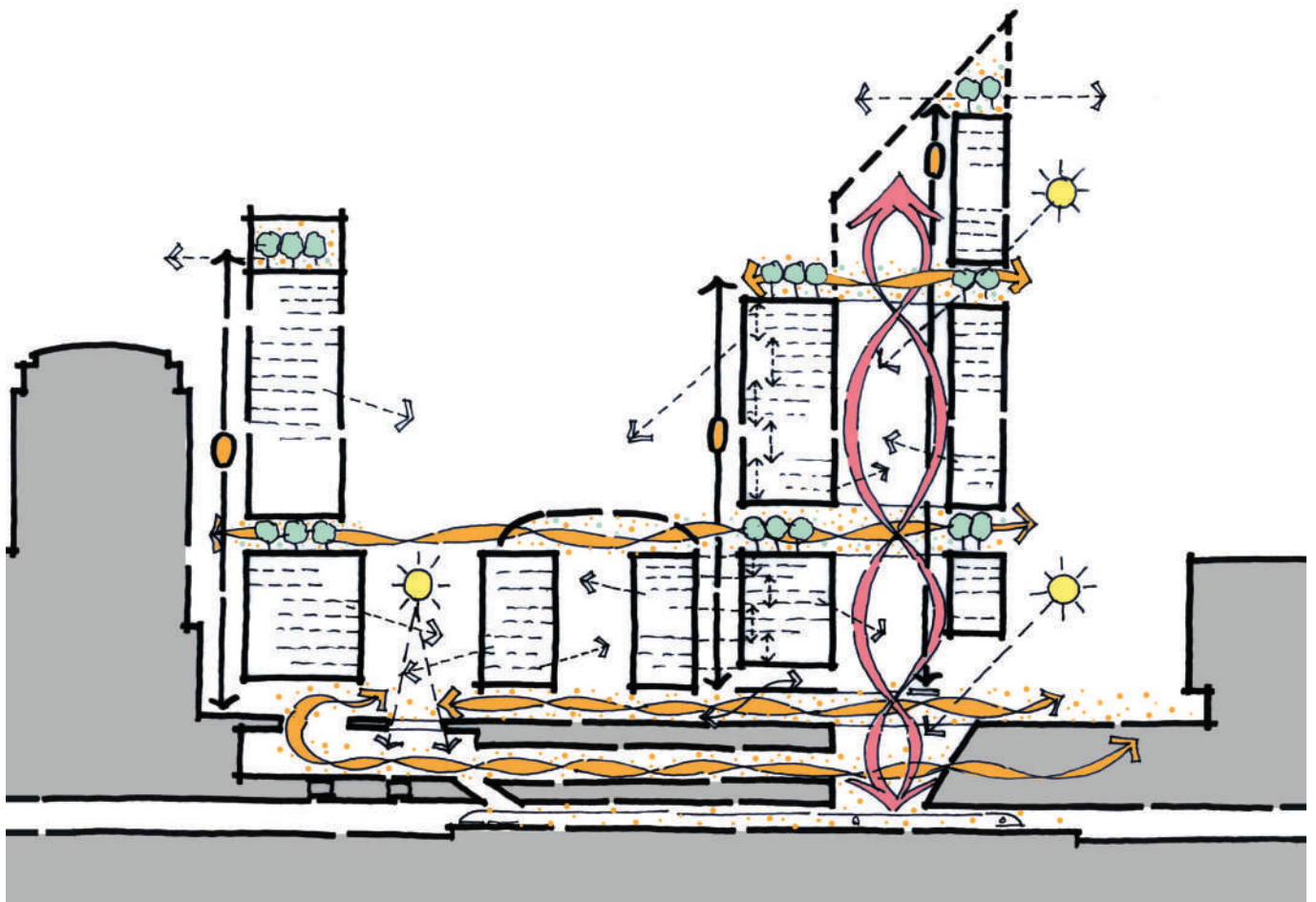
BAN DESIGN
CHITECTURE



Introduction

The purpose of the following sections is to describe the key characteristics of the North Tower and demonstrate how the design addresses the following guidelines:

- + This Stage 1 SSD DA Approval Conditions
- + Design Guidelines from the 'Sydney Metro Martin Place Station Precinct SSD DA Consolidated Design Guidelines' by Tzannes
- + Heritage Design Guidelines from 'Sydney Metro Martin Place Station Precinct SSD DA Statement of Heritage Impact' by TKD Architects



Integrated precinct - Early concept sketch

Precinct Wide Design

A central objective of the proposal is the establishment of an integrated, transport-oriented development that fulfills the potential of its strategically important location in the heart of Sydney's financial and civic districts. Martin Place station will be a flagship of the Sydney Metro that provides a modern and efficient multi-modal transport interchange and a welcoming new gateway into the CBD.

The aim of the Precinct is to create an ensemble of buildings with 50 Martin Place as the key source of reference and the North Tower and South Tower having an architectural relationship while responding to the unique characteristics of their respective sites. The Precinct identity and experience continues below ground in the Metro station levels connecting the north and south entrances, through consistent materiality and detailing.

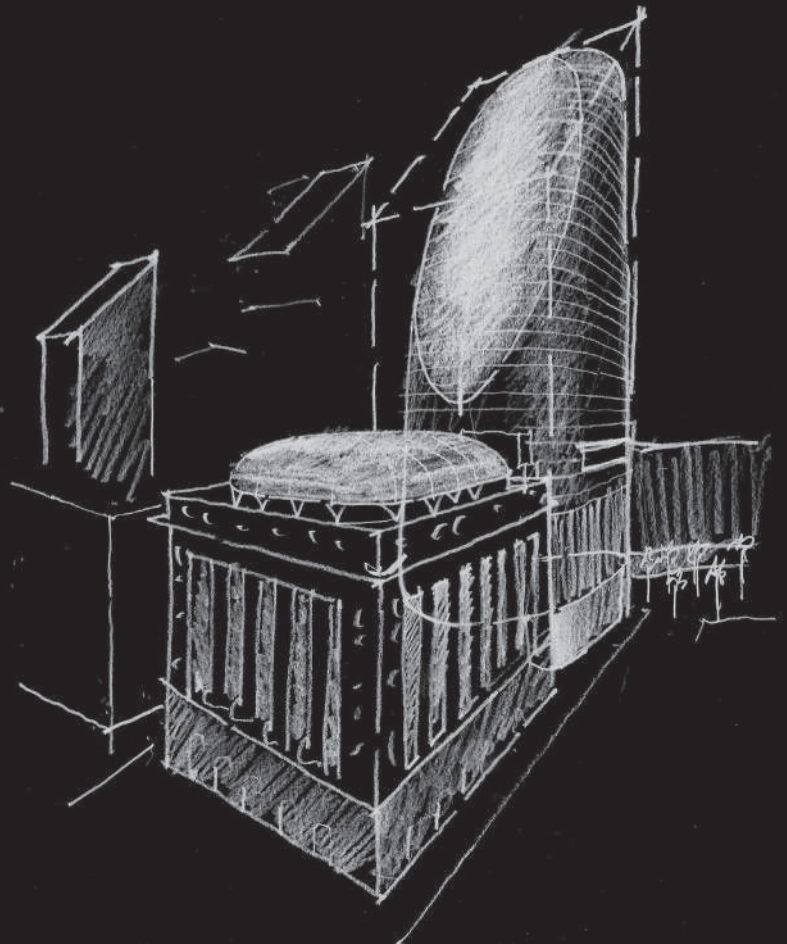
The scheme maximises the opportunity to integrate with the existing public transport and pedestrian routes, in and around Martin Place, further enhancing the Sydney Metro customer experience and improving the transport links and connections for the community. A fully functional station for the Sydney Metro will be realised by the design of clear, legible, iconic station entries with concourses and platforms that will deliver an enjoyable customer experience. The Precinct provides a safe, accessible, visually attractive, high quality, unified street-scape. Important street-scape vistas will be retained and enhanced.

The North Tower structure and building services can be comprehensively integrated, resulting in the further benefit of the creation of 'convergent' areas where the public and private elements interface, creating an enriched urban outcome and significant public benefits.

TOWER'S
SOUTHERN CURVE
SETS BACK FROM
50MP

CURVED STREET CORNERS
DIAGONALLY ADDRESS THE
CITY SQUARES TO THE NORTH

A SYMMETRICAL TOWER PLAN
FORM THAT GEOMETRICALLY
RELATES TO THE GLAZED DOME
OF 50 MP

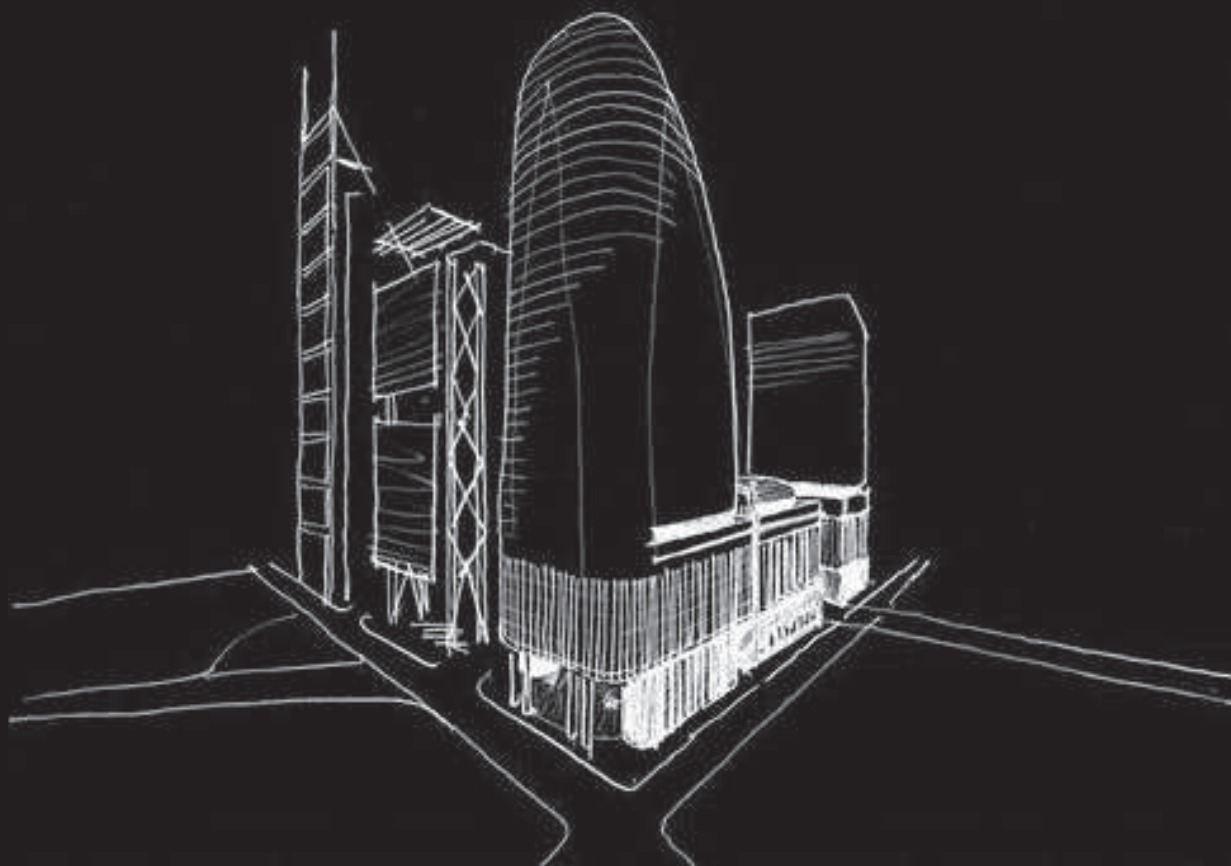


Built Form

The North Tower is a distinctive, singular double-curved form that imaginatively responds to the approved Stage 1 SSD DA envelope. The soft curved geometry resolves the angled form of the Martin Place Sun Access Plane (SAP) and enhances the proportional relationship of the tower to the lower scale of 50 Martin Place.

A symmetrical, orthogonal and axial form, the North Tower geometrically relates to the symmetry of 50 Martin Place to reinforce the landmark qualities and civic presence of this significant heritage building when viewed from Martin Place. 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.

A podium is articulated by a recess at Level 10 of the tower, consistent with the street wall height set by the parapet of 50 Martin Place. Above the podium the tower form is setback from 50 Martin Place and curves away at its upper limits to allow the heritage building to be understood as a distinct and independent architectural element. This ensures it appropriately integrates with the low scale of 50 Martin Place and clearly articulate street wall heights on Elizabeth Street and Castlereagh Street. It also allows the historic lift overruns to be understood visually as distinct forms.



Tower to Ground

The North Tower is expressed as a singular tower-to-ground form when viewed from Chifley Square and Richard Johnson Square. A podium is simultaneously articulated in alignment with the predominant street wall height set by 50 Martin Place along Elizabeth Street and Castlereagh Street.

The concept of tower-to-ground is followed as a means of formally integrating with adjacent towers 8-12 Chifley Square (8 Chifley) and 126 Philip Street (Deutsche Bank Place) to the east on Hunter Street. Collectively these tower forms maintain the character of Hunter Street as a connecting element between Chifley Square and Richard Johnson Square and improve the definition of both squares.

The base of the glass tower-to-ground form aligns with the monumental granite base of 50 Martin Place creating a consistent and continuous pedestrian street level experience along Elizabeth Street and Castlereagh Street. At the northern end of the site the base of the tower is clearly suspended above the ground plane and station atrium. This extends the “reverse” podium character of 8 Chifley and Deutsche Bank Place in turn creating a consistency of pedestrian experience along Hunter Street between Macquarie Street and Castlereagh Street.

This tower-to-ground form 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 them together as one city block.

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. The gradation of these fins transition the design from a street wall to a singular tower to ground form with “reverse” podium.



Massing and Articulation

The North Tower is expressed as a tower-to-ground that mediates its relationship to 50 Martin Place with an articulated podium. Its mass and scale relates to neighbouring Hunter Street towers to the east.

The podium occupies the full north site with no setbacks, in keeping with neighbouring buildings to provide consistent built form alignments. The podium has zero setbacks to Elizabeth Street, Castlereagh Street and Hunter Street with curved northern corners.

The podium height aligns with the parapet of 50 Martin Place and the podium facade composition extends its expression of vertical orders, mass and solidity.

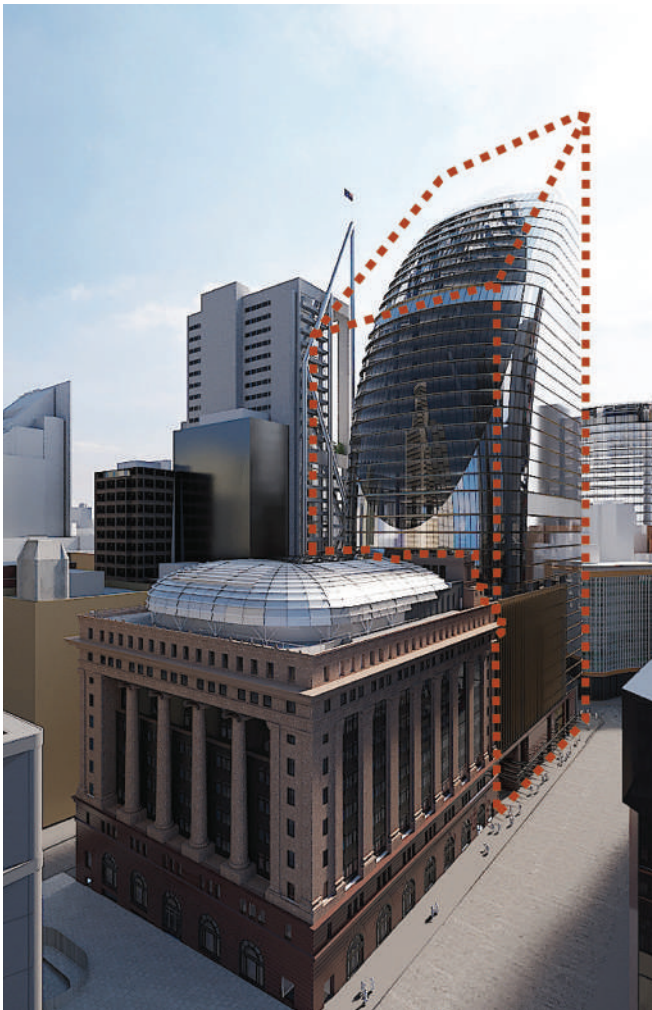
Above the podium the tower tapers progressively to the building's crown. As the tower height increases, the southern extent reduces and the radius of the northern corners increases. Both reduce the extent of the tower massing.

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.

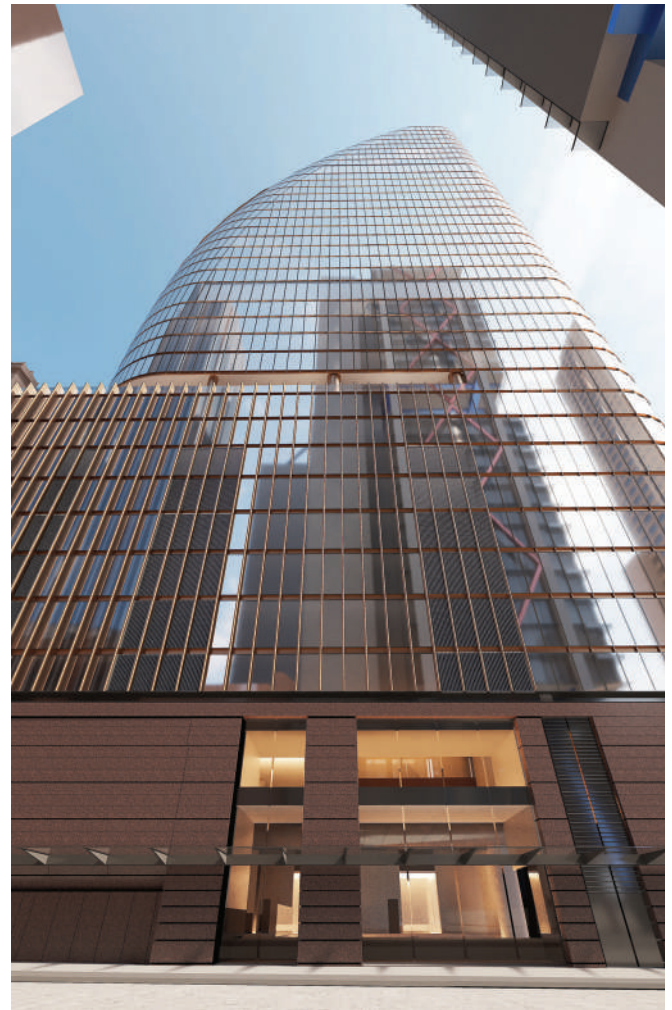
Predominant street wall heights established by the 50 Martin Place parapet are articulated by a recess above podium level on Elizabeth Street, Castlereagh Street and Hunter Street. This key alignment extends through to Qantas House, the City Mutual Building and Chifley Square and to the podium height of the South Tower to create a continuous and unifying datum line. On Hunter Street the tower facade is suspended above the ground in general alignment with the "reverse" podium streetwall articulation of 8 Chifley and Deutsche Bank Place.



North tower form fits within city context and skyline



Tapering tower form fits wholly within envelope with modelled corners for improved environmental performance



Setback from 50 Martin Place and tapering form reduce sense of bulk. Facade articulation and details enhances sense of scale

Height, Bulk and Scale

The proposed North Tower form is a distinctive response to the SAP for Martin Place which defines the height of the approved Stage 1 SSD DA envelope. The environmental performance of this form improves on the performance of the approved envelope as a result of modelled corners and tapered form at its upper limits.

As a commercial development over a major new transport interchange, the North Tower maximises GFA capacity within the constraints of the SAP and the Urban Design Guidelines. The development aligns greater levels of density with public transport infrastructure and high standards of public amenity and maximises the site's potential as a commercial hub for city workers.

To reduce the sense of bulk, the tower form is set back from 50 Martin Place and tapers significantly at the upper limits and is slimmest at its peak. The tower architecture is also articulated by appropriately scaled vertical and horizontal elements and facade recesses to enhance the perception of scale.

The maximum height of the tower is RL194m and floor-to-floor heights are generally 3.9m.