



## Tower to Ground

Hunter Street, Elizabeth Street and Castlereagh Street

### *Relevant Urban Design Guidelines*

#### *Built Form*

##### *2.3.4.1*

##### *2.3.6*

##### *2.3.12.1*

##### *2.3.12.3*

##### *2.3.13.1*

### **Design Intent Summary**

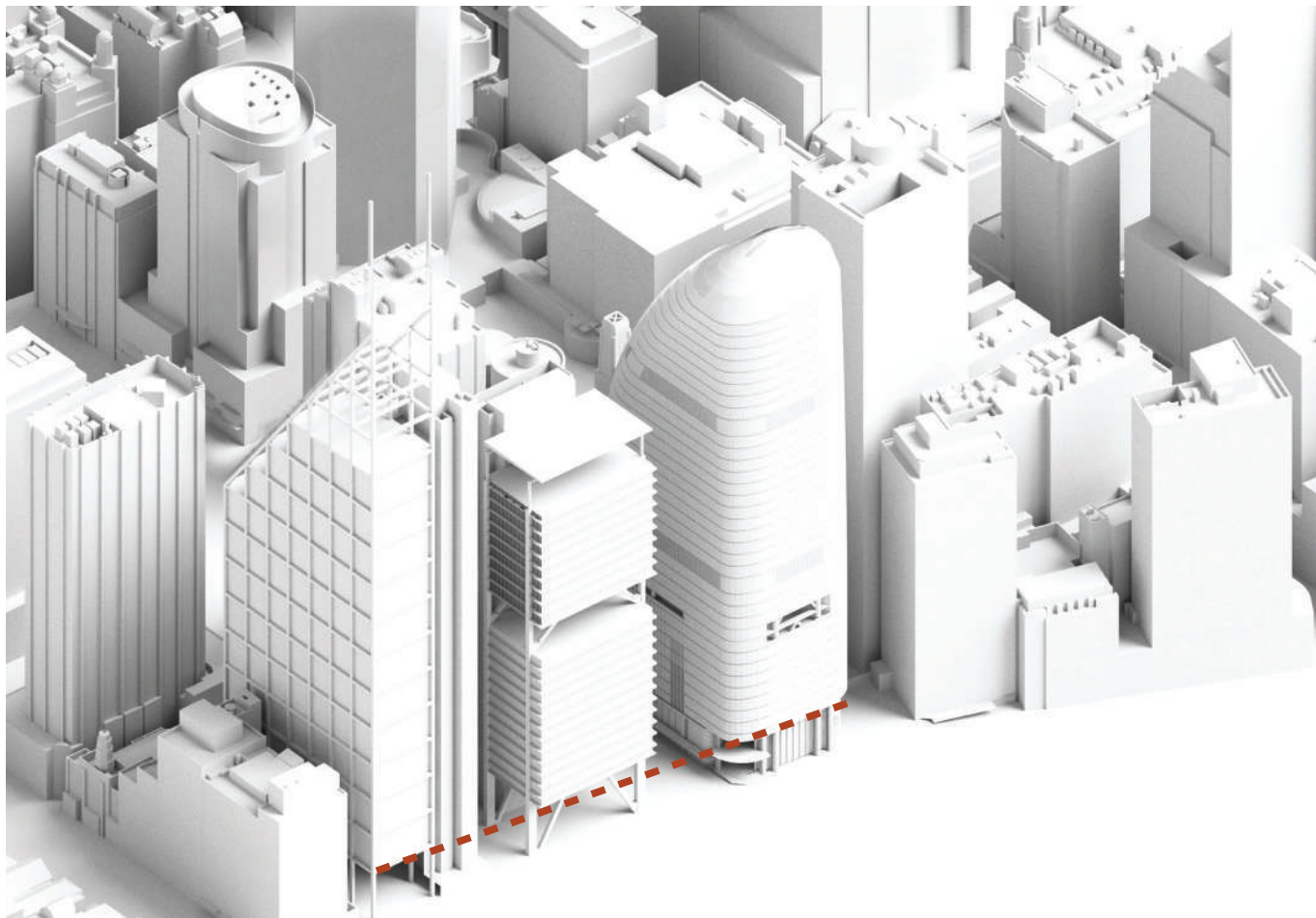
- + Tower-to-ground form in general alignment with zero setbacks of Hunter Street, consistent with existing neighbouring towers.
- + The built form to Elizabeth Street and Castlereagh Street has zero setbacks, consistent with the Urban Design Guidelines recommendations to match the predominant, existing street alignments.

Setbacks have been considered, however for consistency with the Urban Design Guidelines recommendations, the North Tower has no setbacks to Elizabeth Street and Castlereagh Street to match the predominant built alignments of these streets. 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 (Fig.8&9).

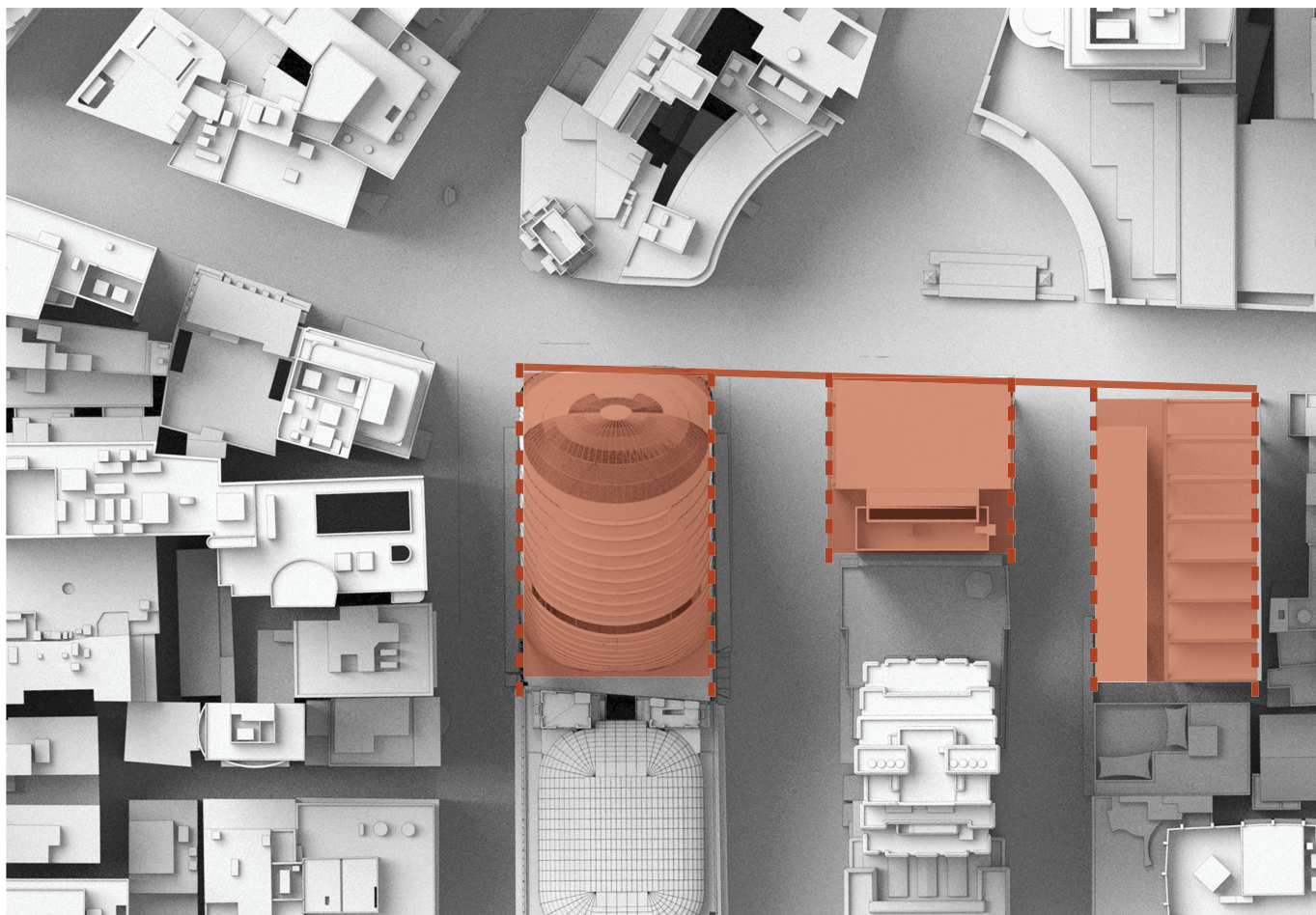
Along Hunter Street the North Tower is consistent with the zero setbacks of adjacent buildings 8 Chifley Square and Deutsche Bank Place. It reinforces the straight street alignment along the southern edge of Chifley Square established by the existing line of towers to the east (Fig.5).

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 (Fig.6&7).

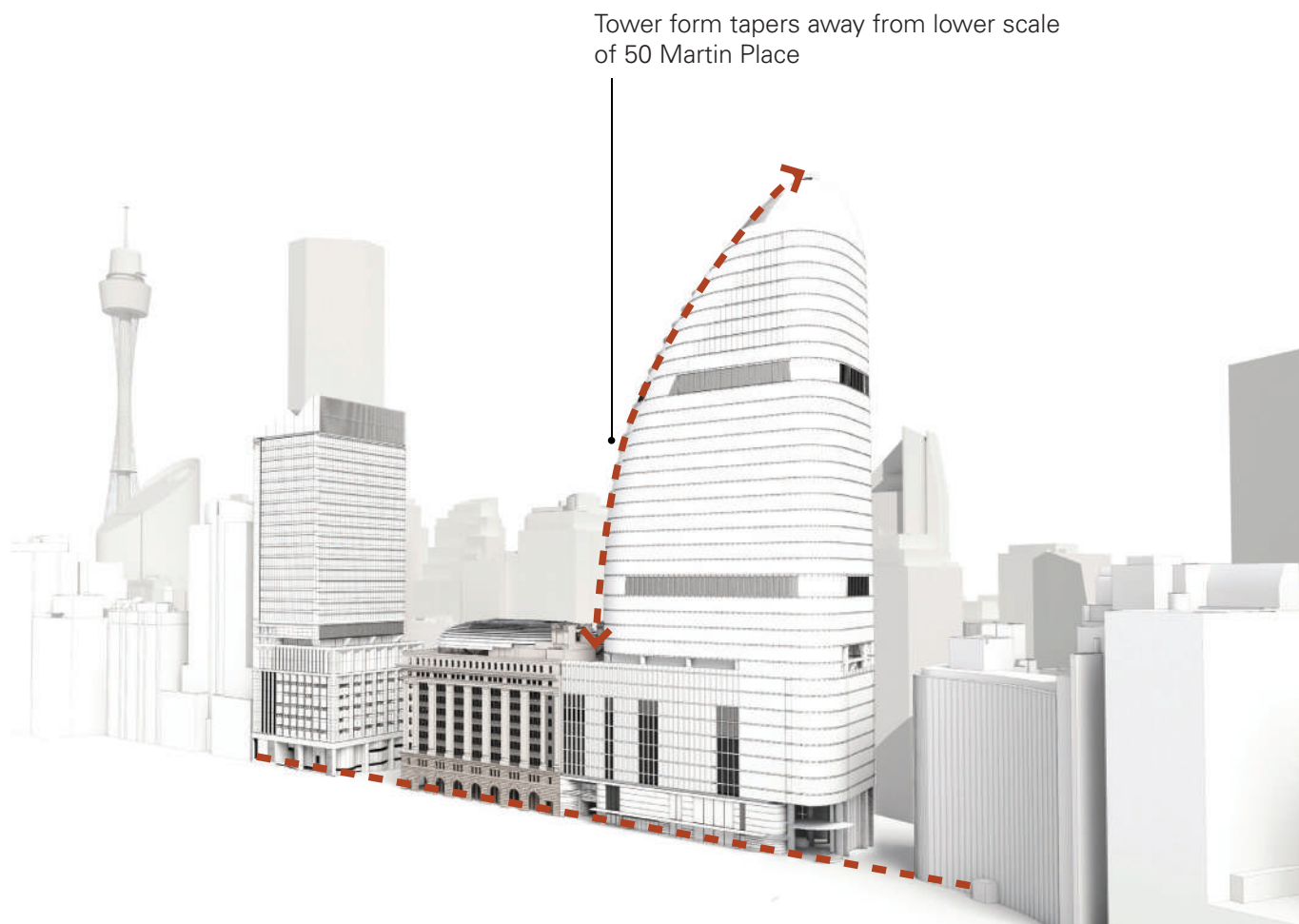
**Figure 5. The North Tower is built to the predominant street alignments, in keeping with surrounding built forms**



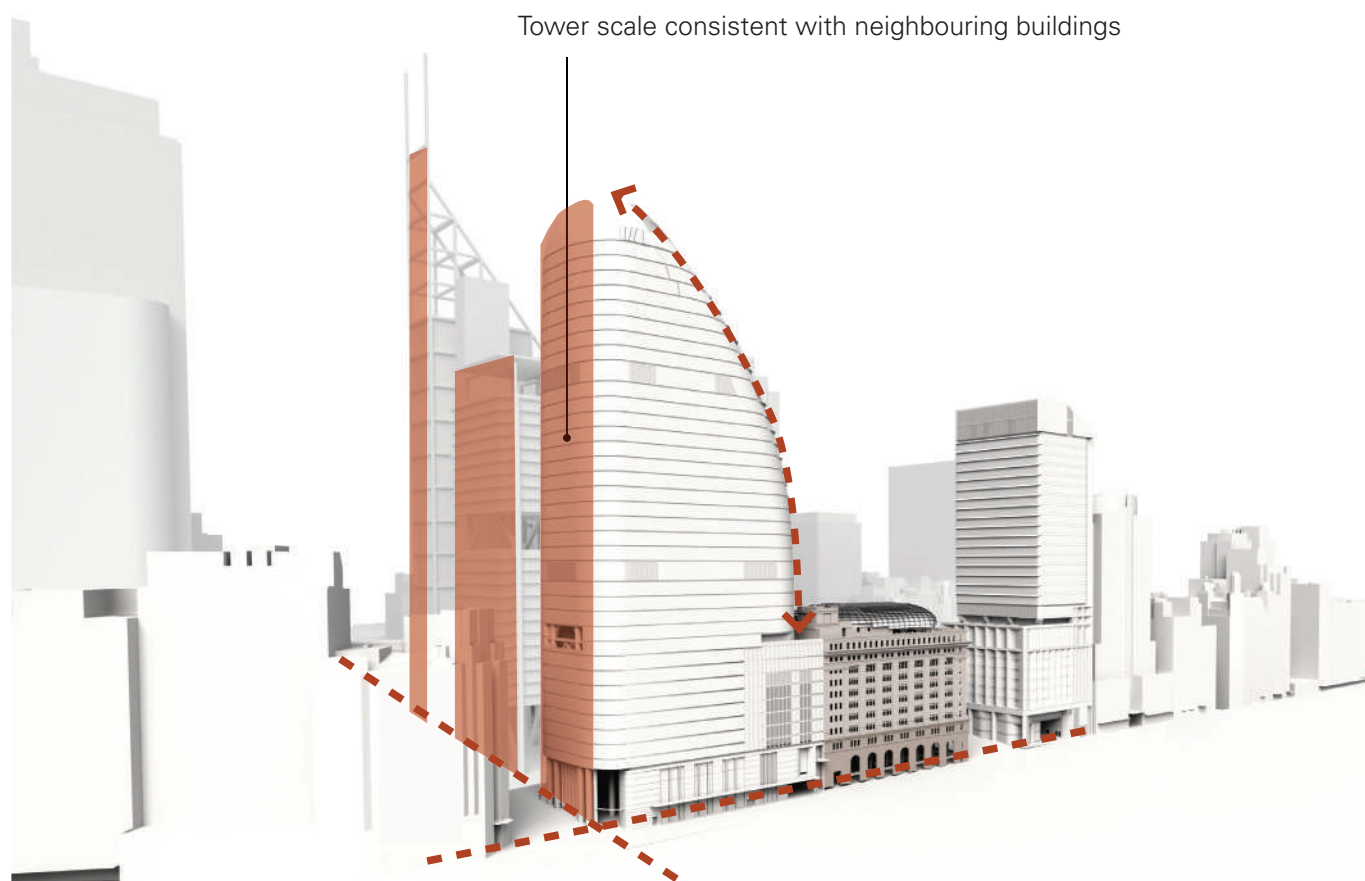
**Figure 6. Hunter Street - North Tower aligns with neighbouring tower street alignments**



**Figure 7. Hunter Street plan view - general alignment of neighbouring tower forms and street alignment**



**Figure 8. Elizabeth Street consistency with predominant street alignments and separation from low scale 50 Martin Place building**



**Figure 9. Hunter Street and Castlereagh Street consistency with predominant street alignments and separation from low scale 50 Martin Place building**



Figure 10. Legibility and prominence of 50 Martin Place is retained by setting back the North Tower and relating its curved form to the rounded geometry of the 50 Martin Place glazed dome

## Massing and Articulation

### Relevant Urban Design Guidelines

#### Built Form

##### 2.3.1

##### 2.3.8

##### 2.3.13.4

##### 2.3.13.5

##### 2.3.14.1

### Design Intent Summary

- + *The legibility of 50 Martin Place as a prominent palazzo form is maintained by curving away and setting back the tower component together with a relatively subtle expression of its articulated podium and junction to 50 Martin Place.*
- + *The faceted tower glazing and geometry of the southern lens echo the contemporary 50 Martin Place glazed dome*

The tower expression is created through faceted glazing panels echoing the glass dome of 50 Martin Place. The resulting organic form will be clad in a contemporary curtain wall system, horizontally articulated at each floor level. The cladding geometry is composed of flat glass panels to create a beautifully faceted reflective form, reminiscent of a cut gemstone. Reflections on the faceted panels give shape and movement to the tower form. This together with the horizontal banding enhance the reading of the curved form and afford a sense of scale. (Fig.11).

The soft curved geometry of the tower form enhances the proportional relationship of the tower to the lower scale of 50 Martin Place. The combination of tapering away, modelled corners and the setback further streamlines the form of the tower and reinforces the landmark qualities and civic presence of this significant heritage building when viewed from Martin Place. (Fig.10)



**Figure 11. Faceted tower glazing gives shape and movement to the tower form and enhances reading of the curved and tapering form**



**Figure 12 . Facade articulation including recesses, masonry base elements and vertical fins enhances sense of scale at street level**

## Relevant Urban Design Guidelines

### Built Form

#### 2.3.12.3

#### 2.3.13.2

#### 2.3.14.1

## Design Intent Summary

- + *The Tower form and expression is developed to promote a strong visual connection and composition with 50 Martin Place whilst maintaining the identity of each building.*
- + *The Hunter Street tower-to-ground form transitions into an articulated podium awwhere it meets 50 Martin Place to reinforce the street wall and scale of surrounding heritage buildings.*
- + *The aerodynamic profile reduces wind impact achieving equal or improved pedestrian conditions to the existing condition.*

The base of the North Tower 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. This tower-to-ground form transitions to a tower with expressed street wall unfolding at the podium levels 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. (Fig.12).

The podium design demonstrates respect for the significance of 50 Martin Place through the use of the complementary and contemporary materiality and clearly extending and articulates key datums such as the masonry base and the street wall height along Elizabeth Street and Castlereagh Street. There is also a deliberate use of contemporary curtain wall system materials to not diminish the impact of the 50 Martin Place facade. Furthermore the interface with 50 Martin Place is de-emphasized via a shadow detail between old and new elements. This negative infill curtain wall detail allows the 50 Martin Place cornice and capital return details to be read from the street. (Fig.13).

The combination of facade articulations and material qualities in the base of the tower collectively assist in breaking down the overall mass and integrate with the low scale of 50 Martin Place and enhance the sense of street wall scale at ground level.



**Figure 13 . Facade details including vertical fins, cornice returns and negative interface detail assist in sensitively meeting with 50 Martin Place and integrate with its low scale**



**Figure 14 . The prominence of the 50 Martin Place primary and secondary facades are respected by treating the North Tower as a tertiary facade with podium elements aligning with key 50 Martin Place datums**



**Figure 15 . Elizabeth Street - The base of the North Tower relates in its expression to the mass and solidity of 50 Martin Place through the use of complementary materials and the composition of the podium facade**

The base of the North Tower relates in its expression to the mass and solidity of 50 Martin Place through the use of complementary materials and the composition of the podium facade vertical fins. 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. (Fig.15&16).

The design of the North Tower respects the prominence of 50 Martin Place by acknowledging its primary facade frontage to Martin Place and secondary facades along Elizabeth and Castlereagh Streets. The North Tower is treated as a distinct, tertiary facade which compliments the 50 Martin Place facades through its composition of contemporary curtain wall with expressed aluminium fins of varied depth aligning with the key 50 Martin Place facade datums. (Fig.14).

At a detailed level, the base of the tower features appropriately scaled vertical and horizontal elements which continue the scale and character of the surrounding street wall conditions. These include masonry elements and vertical fins which relate in proportion and rhythm to the neighbouring 50 Martin Place. (Fig. 15&16).



**Figure 16. Castlereagh Street - The base of the North Tower relates in its expression to the mass and solidity of 50 Martin Place through the use of complementary materials and the composition of the podium facade**



Figure 17. Tower form is set back from 50 Martin Place above parapet height and tapers away to the north which reduces sense of bulk

## 50 Martin Place Setbacks

### *Relevant Urban Design Guidelines*

#### *Built Form*

##### *2.3.1*

##### *2.3.12.3*

##### *2.3.13.5*

##### *2.3.14.6*

##### *2.3.14.7*

##### *2.3.14.8*

##### *2.3.18.1*

##### *2.3.18.3*

##### *2.3.18.5*

### **Design Intent Summary**

- + A 6m setback from 50 Martin Place and tapering form above parapet height along southern facade provides a considered transition between tower form and low-scale 50 Martin Place building.

The North Tower is set back 6 metres from 50 Martin Place above the parapet height along its southern facade, reflecting the setback of the 50 Martin Place glazed dome to the boundary. (Fig. 19). 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. (Fig.17).

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 serve to enclose the terrace and are also overlooked by the North Tower offices floors above, creating a series of unique viewing experiences. (Fig.18&20).

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. The clear effect of this form helps to mitigate and break up the bulk and scale of the building.



**Figure 18. 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.**