

Proposed connection from Banking Chamber Reception and Grand Hall to North Tower Through Site Connection and OSD Lobby

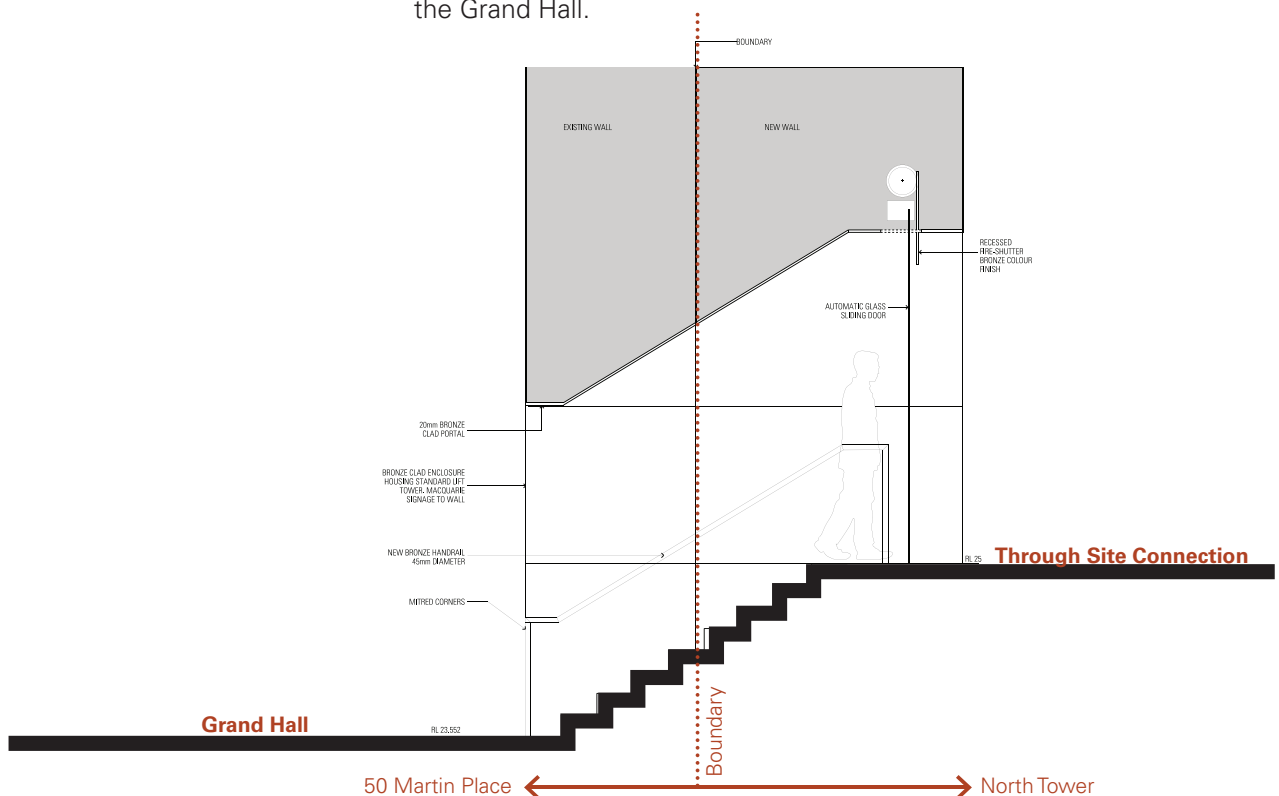
Ground Floor Grand Hall Connection

The internal connection proposed at ground floor is designed to maintain the heritage significance and spatial quality of the Grand Hall and to minimise the alteration of its historic fabric. Key considerations include:

- + ensuring an appropriate scale, proportion and location of the opening; retain the predominant east-west axial quality of the space and relate visually to its architectural design;
- + the use of details and materials which complement the high quality of the historic finishes, and;
- + ensuring that the works are reversible through the salvage and storage of removed original fabric, for potential future reinstatement.

The proposal consists of -

- + New clad opening to Grand Hall rear wall, visible from the glazed window at the Banking Chamber reception.
- + New stair and hoist connecting up to North Tower through site link space and lobby.
- + Finishes and details to complement the historic materials and details of the Grand Hall.



Proposed connection from Grand Hall to North Tower Through Site Link and OSD Lobby. All new works align with existing stone wall face and new North Tower wall cladding. No extension into Grand Hall Space



Existing Banking Chamber view to Grand Hall



Existing Reception within Banking Chamber



Existing Grand Hall



Existing Grand Hall

Central vertical blade aligns with existing expressed beam

Opening aligns with existing stone joints



Proposed Grand Hall connection

**New works align with existing stone face.
No extension into heritage space.**



**Proposed Entrance into North Tower
through site connection and OSD
Lobby**



Existing Level 5 Northern Lightwell



Proposed Level 5 connection through Northern Lightwell



Existing 50 Martin Place Level 5 plaza cafe floor

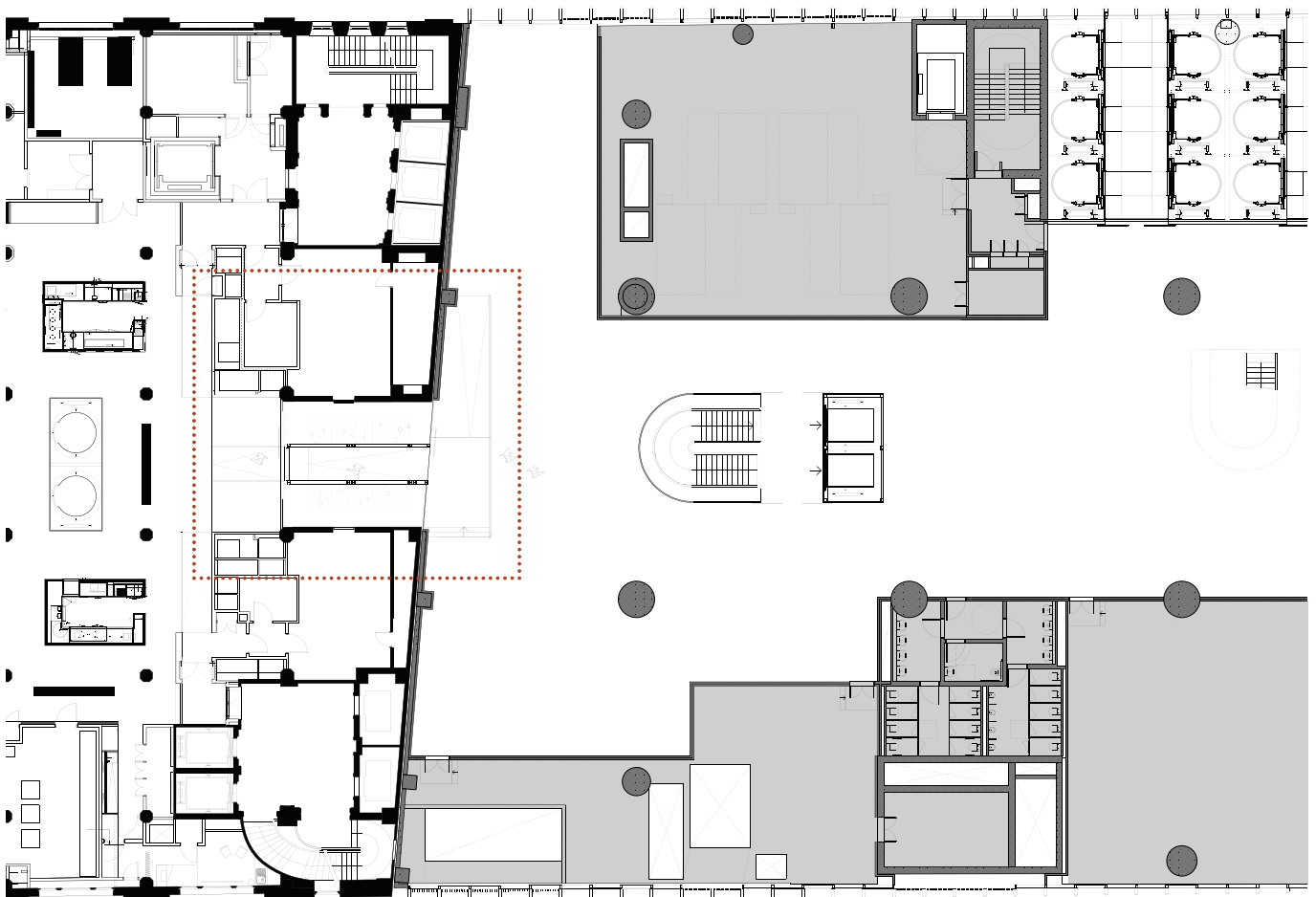
Level 5 Plaza Floor Connection

At Level 5, a connecting bridge link is proposed to be located where there is presently a window that was installed as part of the 2014 refurbishment works. No historic fabric is required to be removed.

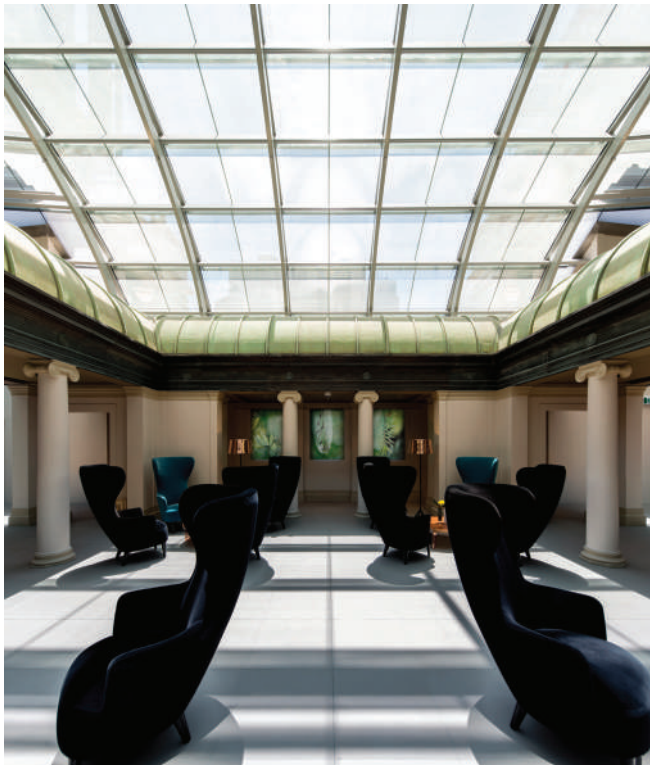
To minimise visual impacts within the northern lightwell, the bridge link is proposed to be of glass construction.

The proposal consists of -

- + Fully glazed, enclosed bridge link.
- + Automated, glazed sliding doors at both ends
- + New glazing to northern lightwell north wall
- + Engagement with artist on reinterpretation of existing artwork.



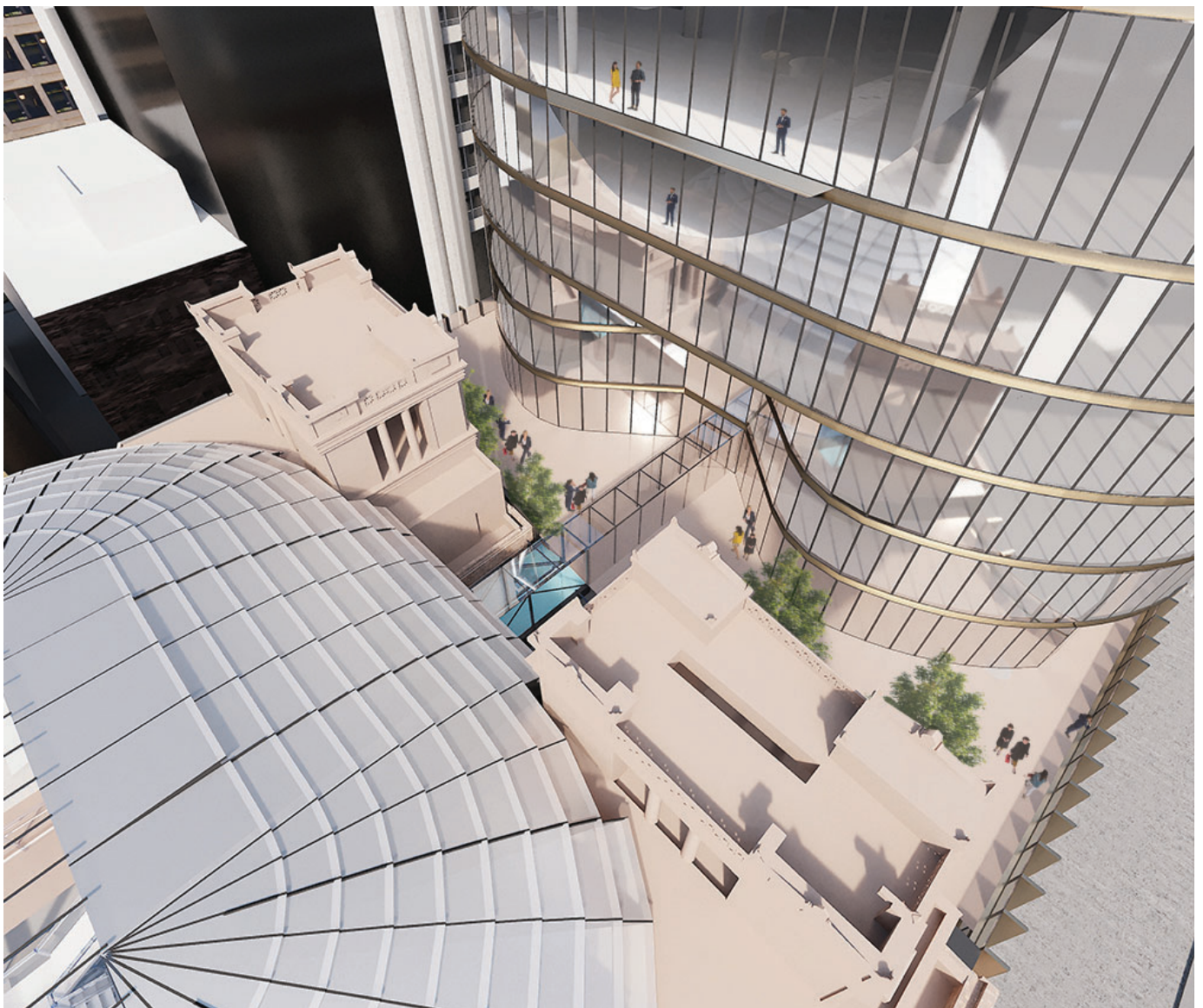
Proposed Level 5 connection through Northern Lightwell



Existing Level 10 client floor heritage colonnade



Proposed Level 10 connection through client floor heritage colonnade



Proposed Level 10 terrace connection

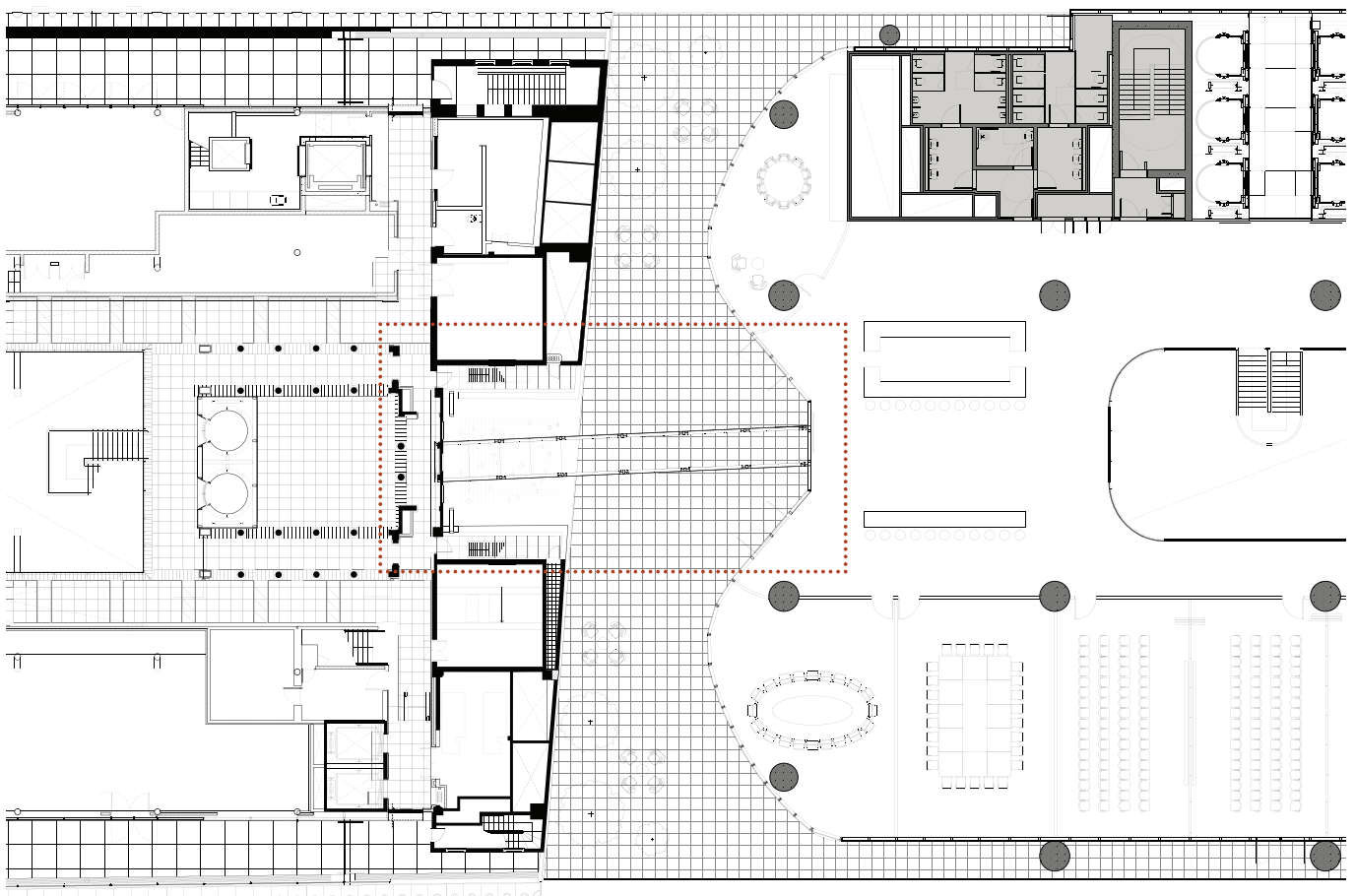
Level 10 Client Floor Connection

An enclosed walkway at Level 10 is proposed to link the North Tower terrace with the 50 Martin Place colonnade space. It will require the enlargement of non-original windows within the northern end of the historic rooftop colonnade. The windows were installed during the 2014 refurbishment works and replaced an earlier door opening which had been formed during the 1980s. New fixed glazing will be provided to openings between pilasters in the rear colonnade wall of 50 Martin Place, either side of a central opening. The design is to be understood as a contemporary extension of the heritage colonnade structure.

To minimise visual impacts within the northern lightwell, the enclosure is proposed to be of glass construction.

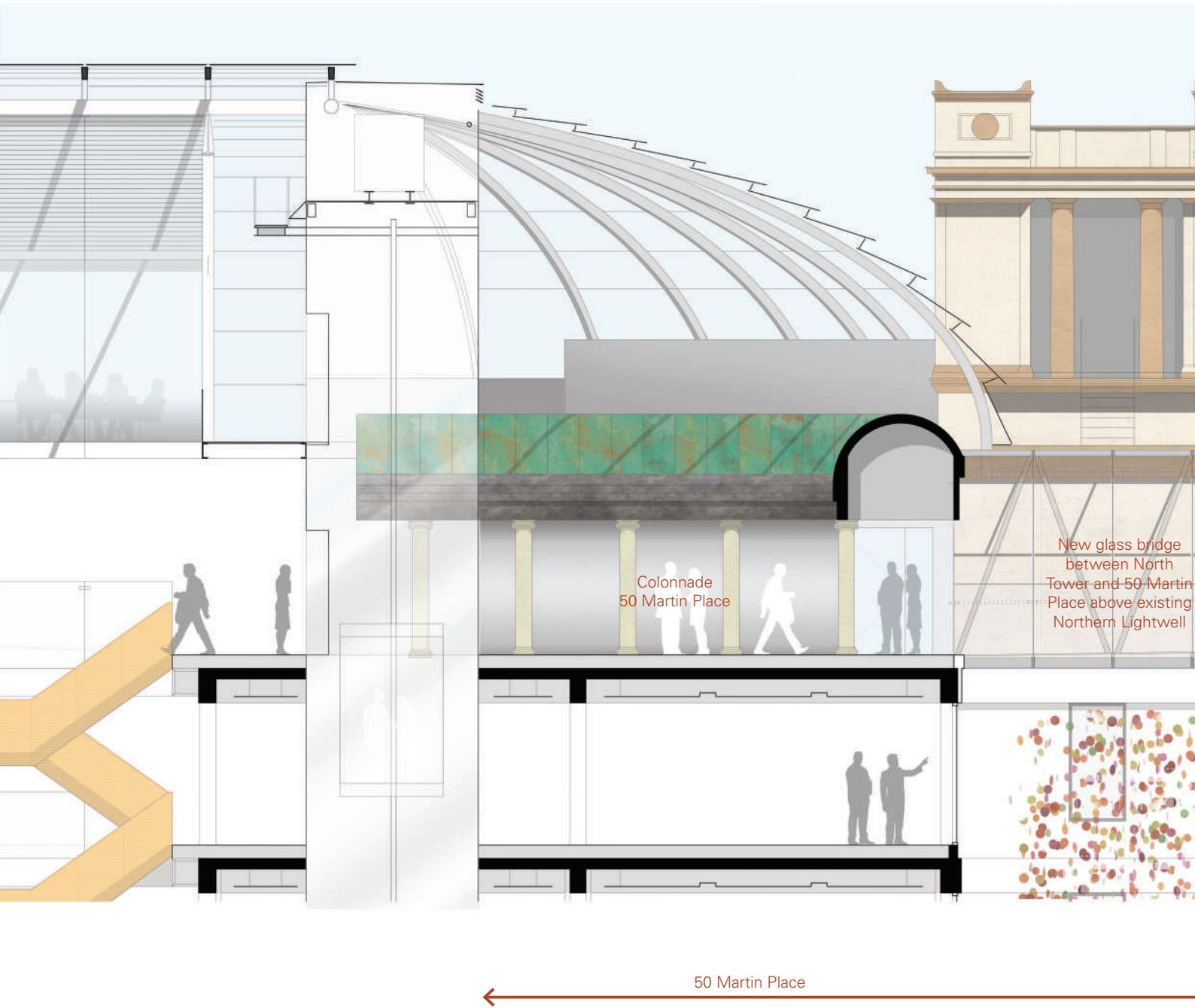
The proposal consists of -

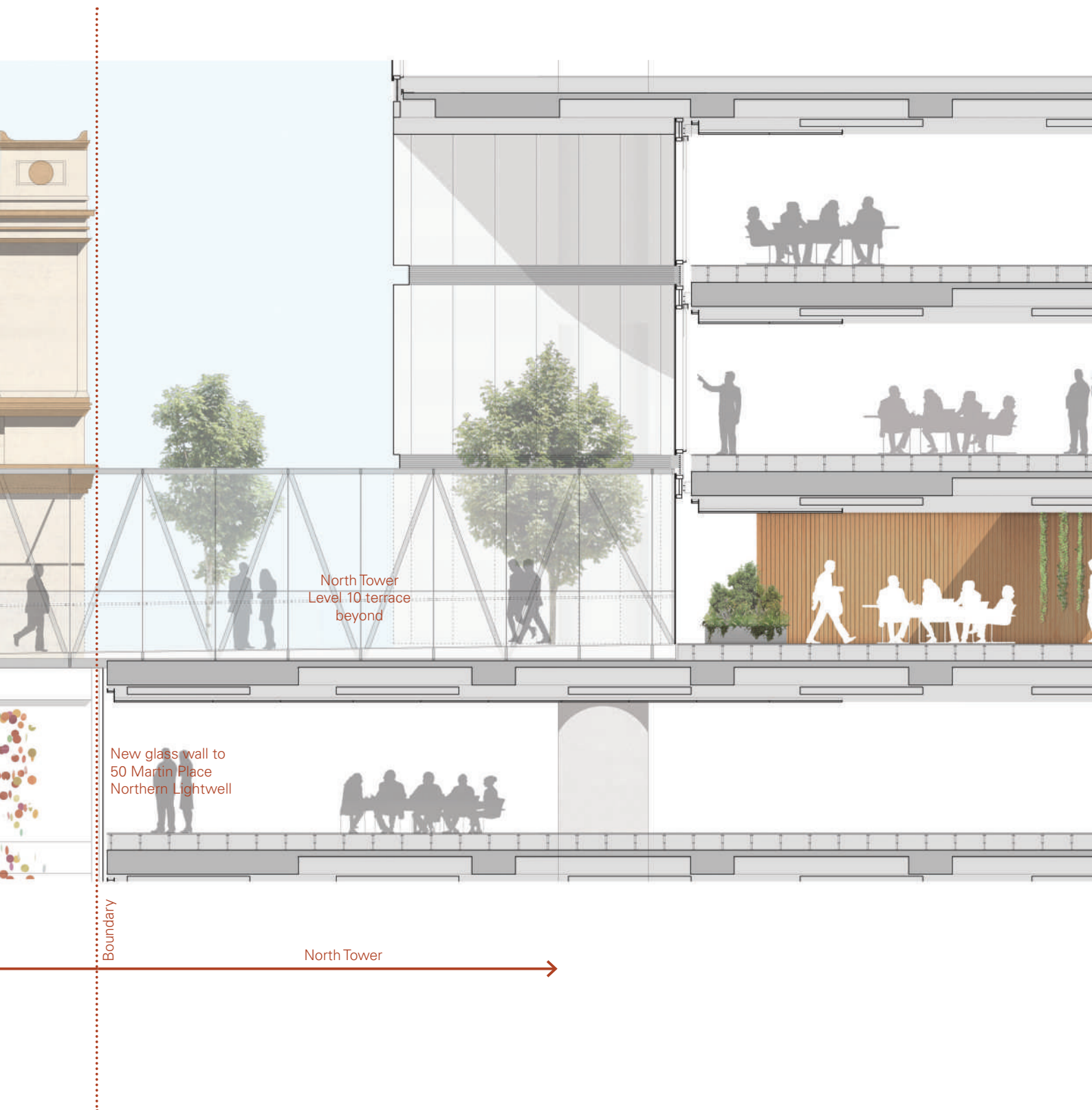
- + Fully glazed, enclosure with automated glazed sliding doors at both ends.
- + Automated, glazed sliding doors at both ends.
- + Engagement with artist on reinterpretation of existing artwork.



Proposed Level 10 connection

Indicative Section through connection between North Tower and 50 Martin Place Level 10 Client Floors





DOMAIN AND
BOUND PLANE

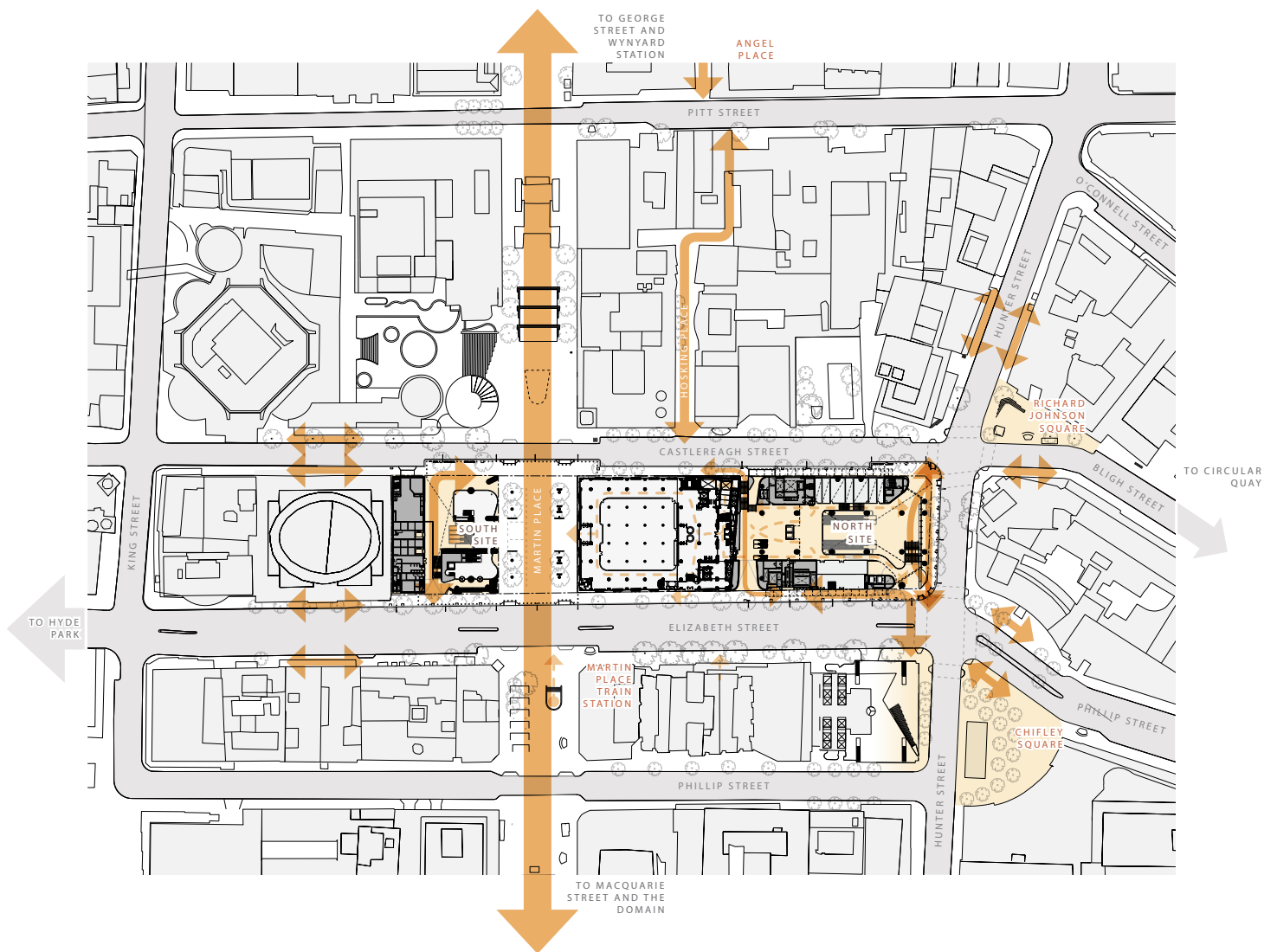
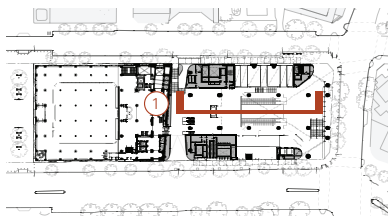
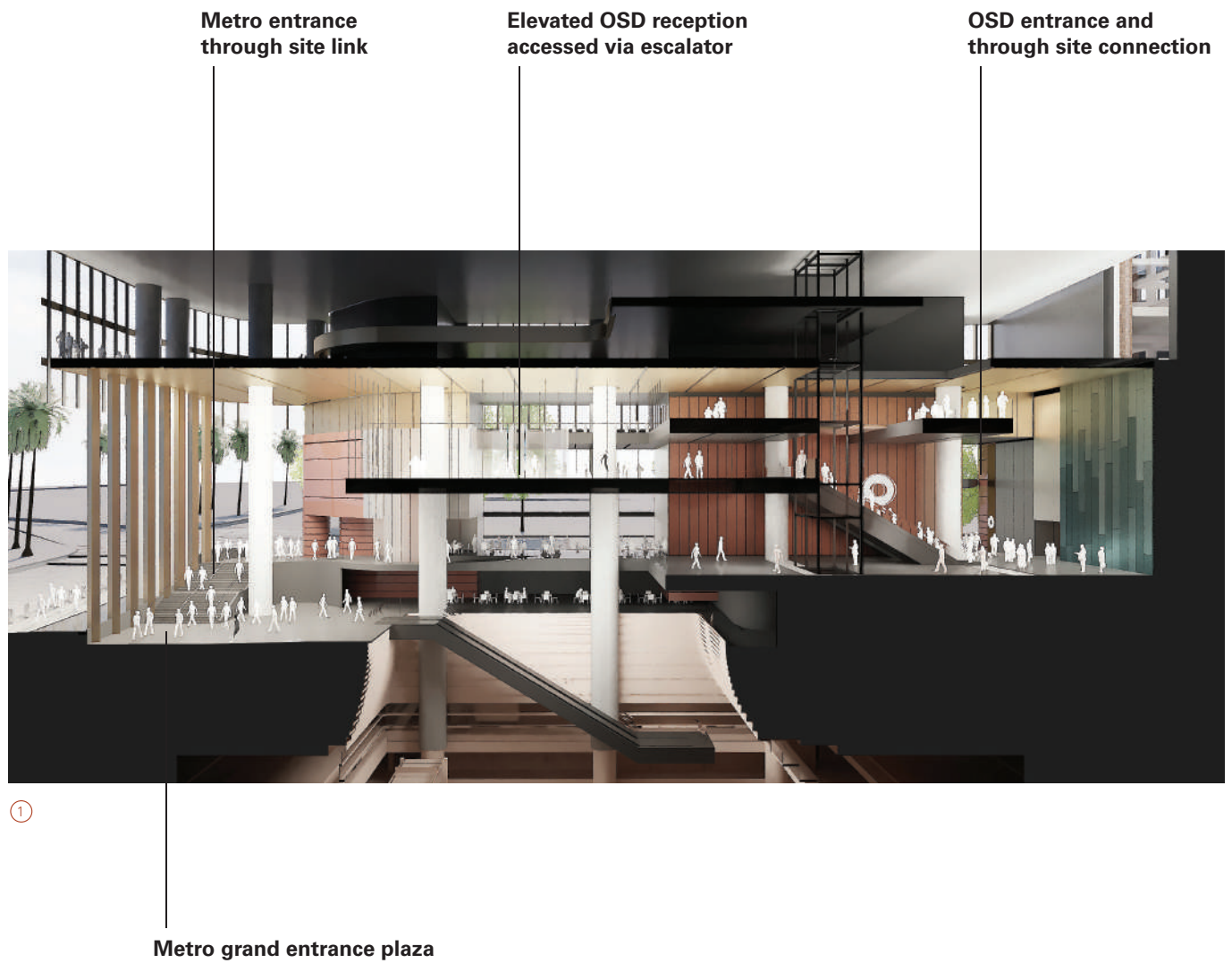


Figure 1. Precinct - wide plan of pedestrian connections by Grimshaw

[illegible][illegible]

Sydney Metro Martin Place, North Tower Johnson Pilton Walker
103

Permeable Ground Plane



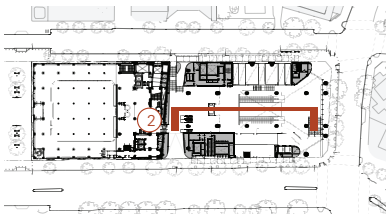
Suspended lift cores

**"Reverse" podium and glazing
provide natural daylight and views**



②

**Metro access to natural daylight
and views to Hunter Street**



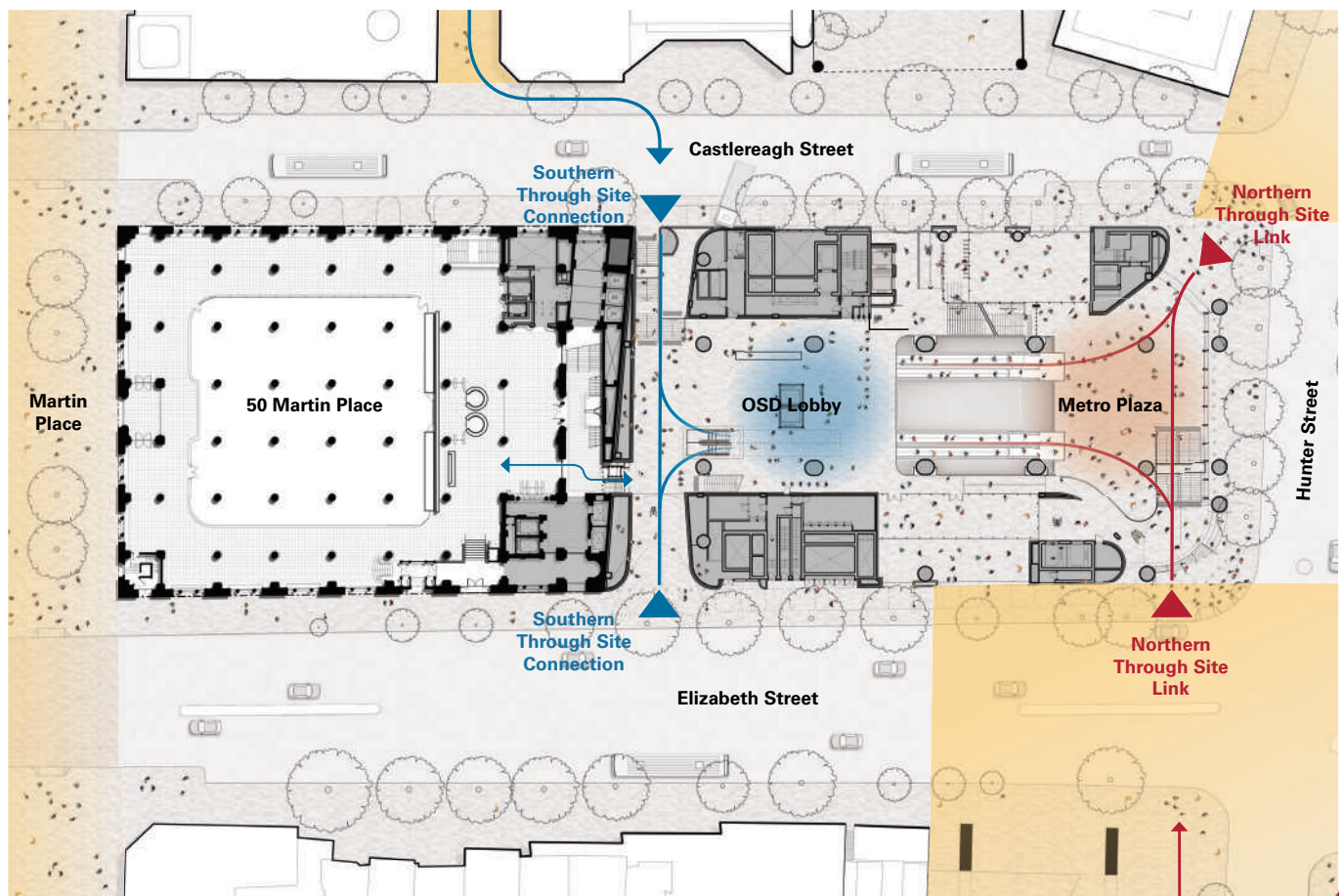
Through Site Links

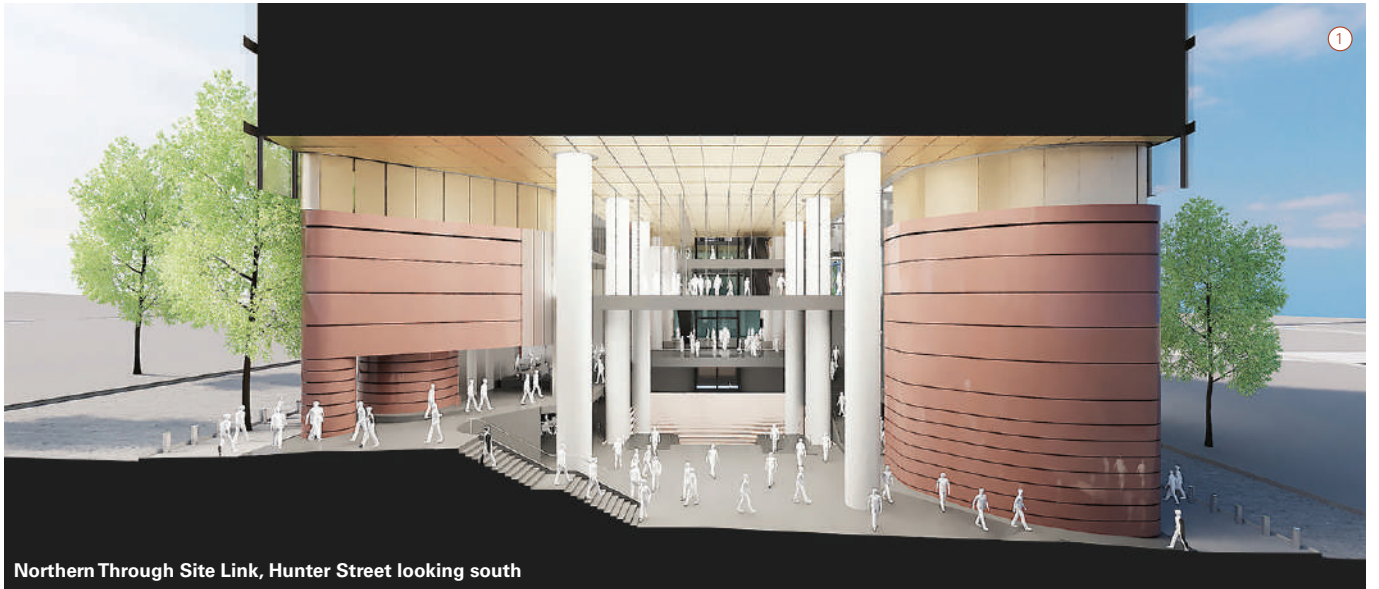
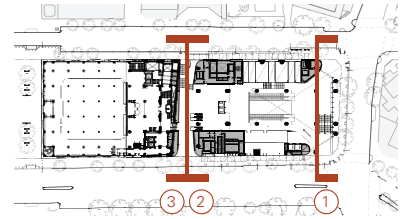
Northern Through Site Link -

A public universally accessible, enclosed through site link connecting Elizabeth Street and Castlereagh Street is located along the northern end of the site adjacent to Hunter Street, providing universal access across the site available to both the general public and Metro customers. As the primary entrance into the Metro, this connection leads into a generous entrance hall which intuitively leads pedestrians to their destinations.

Southern Through Site Connection -

An active, enclosed through site connection between Elizabeth Street and Castlereagh Street is located between the North Tower and 50 Martin Place, integrating the development into the broader pedestrian network and public domain. As the primary entrance into the OSD public lobby and with an access point into the heritage 50 Martin Place building, this mid block connection adds to the public accessibility of the ground plane.





Materiality

The material, finishes and detailing of the ground plane and public domain are selected and designed to define and emphasise the Martin Place Metro Precinct, integrate the North Tower's public spaces in to the city streetscape; and to project a distinctive, grand and civic character, appropriate to the building's prominence and its setting adjacent the monumental 50 Martin Place.

Finishes throughout the public domain are high quality, durable and robust to meet all Metro functional requirements and establish a strong precinct identity, derived from City of Sydney standards.

New paving and regrading, with a colour and materials palette sensitive to the existing urban character is proposed, with a continuation of finishes through public links to aid way-finding and accentuate movement, in line with Sydney Metro's Design Guidelines. The Elizabeth Street plaza will be paved in the City of Sydney standard granite to promote seamless connection with the public domain and emphasise the publicly accessible character of the plaza.

A precinct wide facade strategy has been developed to re-inforce a precinct-wide identity at the human-scale in the public domain to create a distinctive, memorable and identifiable integrated city precinct. Materials such as red granite and warm metallic finishes are drawn from 50 Martin Place and incorporated in the streetwall facades and public domain interfaces of both the North and South Towers to strengthen the consistency of the precinct appearance and identity.

Glass and metal awnings provide weather protection to pedestrians along Elizabeth Street and Castlereagh Street. There are also canopies in matching materials and detailing over the entrances to define the OSD lobby on Elizabeth Street and Castlereagh Street as well as over the Metro entrance on the corner of Hunter Street and Elizabeth Street. Awnings and canopies are designed as simple, attached, transparent elements which allow for the full height of the monumental masonry elements to be perceived without interruption from the footpath level.

Frameless large format shop front glass enclose retail spaces along Elizabeth Street and Castlereagh Street and maximise transparency of the active street frontages.



Elizabeth Street OSD entrance



Castlereagh Street OSD entrance



Elizabeth Street and Hunter Street NE corner Metro entrance



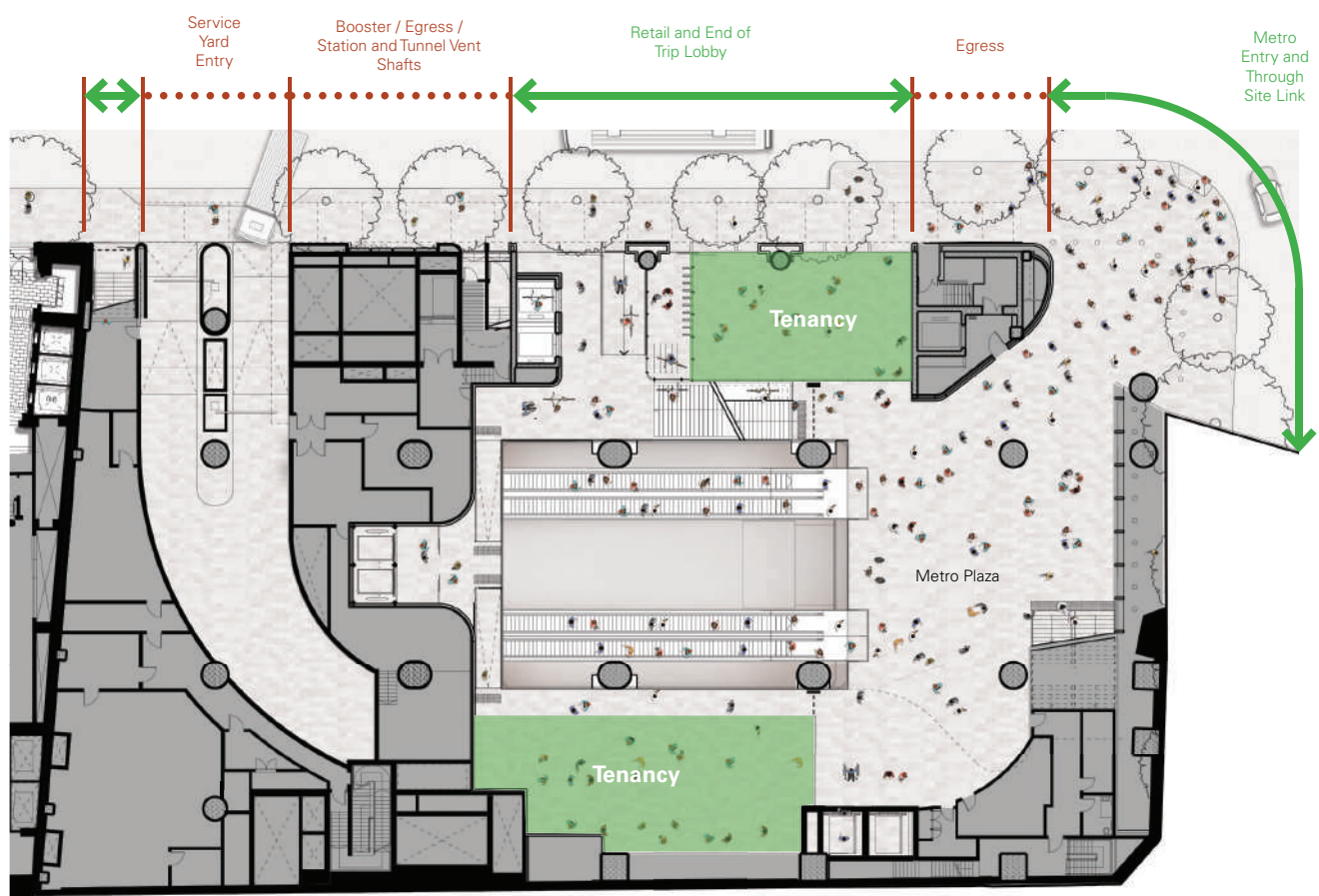
Castlereagh Street and Hunter Street NW corner Metro entrance

Retail - Active, Open and Permeable

An integrated development approach has allowed essential station and tower services, including those requiring street level boundary locations, to be consolidated and minimised. Additionally while the central station atrium dictates a side core for the tower, an elevated tower lift lobby ensures that the tower lift pits are raised above the Castlereagh Street level enabling active frontages below. Approximately two thirds of the site perimeter is active, open and permeable.

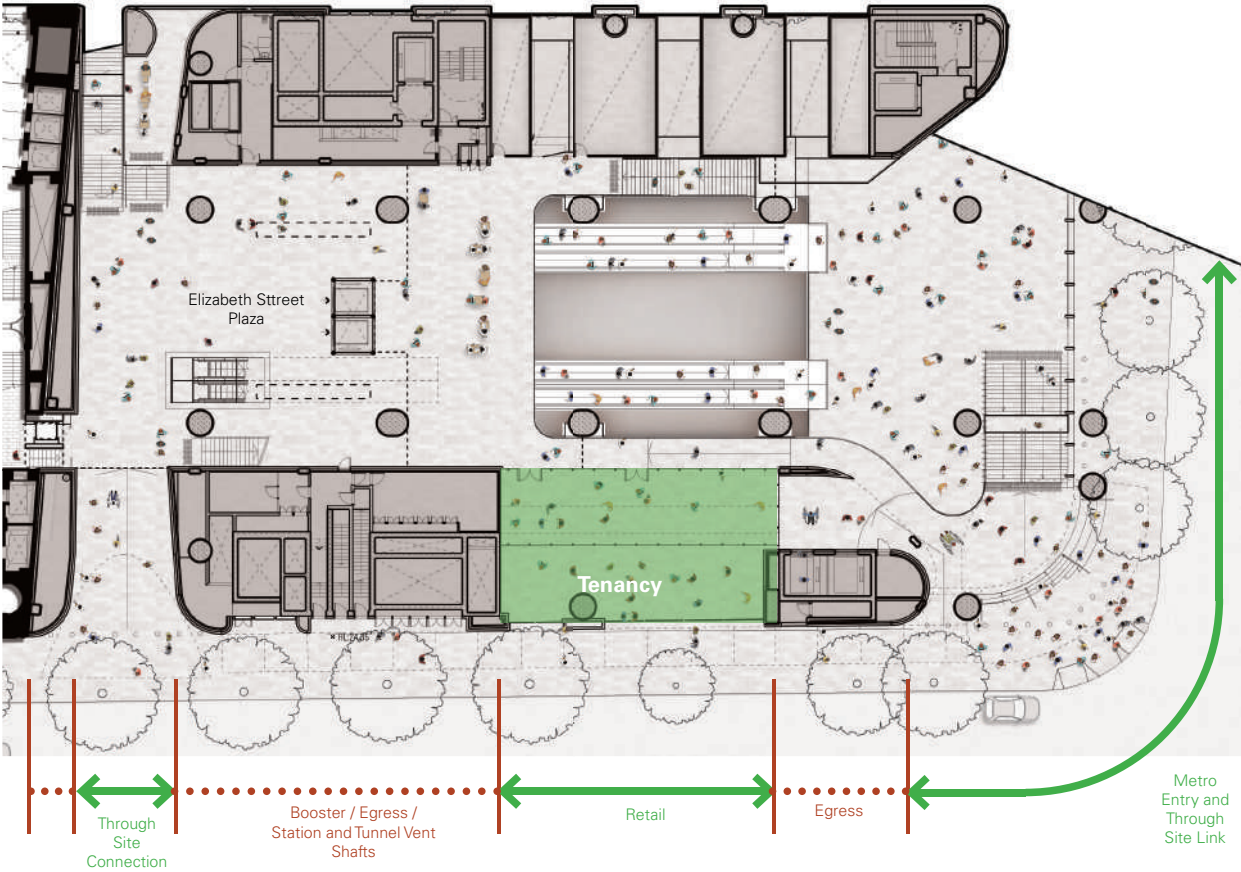
At Castlereagh Street level two retail tenancies are created - one along the street frontage and the second on the east edge of the station atrium. A significant retail tenancy is also created on Elizabeth Street.

A range of opportunities exist for kiosks including locations within the open plaza that covers the majority of the Elizabeth Street level.



Lower Ground Floor, Castlereagh Street

Ground Floor, Elizabeth Street



Public Art

A public art strategy for the North Tower site will be implemented and will include and coordinate reinstatement of the salvaged heritage artworks listed below, the Metro Public Art Strategy - a major work at the Metro Station entrance - and the applicants own commissioned work.

This Public Art Strategy is a condition of the CSSI approval process and is described here in principle for information only.

The proposal will include salvaged artworks and other heritage items identified in the Heritage Impact Statement and Consolidated Urban Design Guidelines including -

- + Reinstatement of the Tom Bass and Douglas Annand artworks at publicly accessible locations. The artworks are to be reinstated in the public domain in proximity to their original locations and within sight of each other as previously arranged in the P&O Building. Locations and integration with overall public art strategy are to be informed by engagement with professional art curator / conservator.
- + Reinstatement of the Institute of Engineers commemorative plaque in the pavement at 5 Elizabeth Street.

Public Art - Salvaged Artworks

Douglas Annand
4 Continents Sculpture

Tom Bass Fountain



Historic photo, c1970 demonstrating original art work locations within P&O Building on Hunter Street

Public Art - Salvaged Artworks



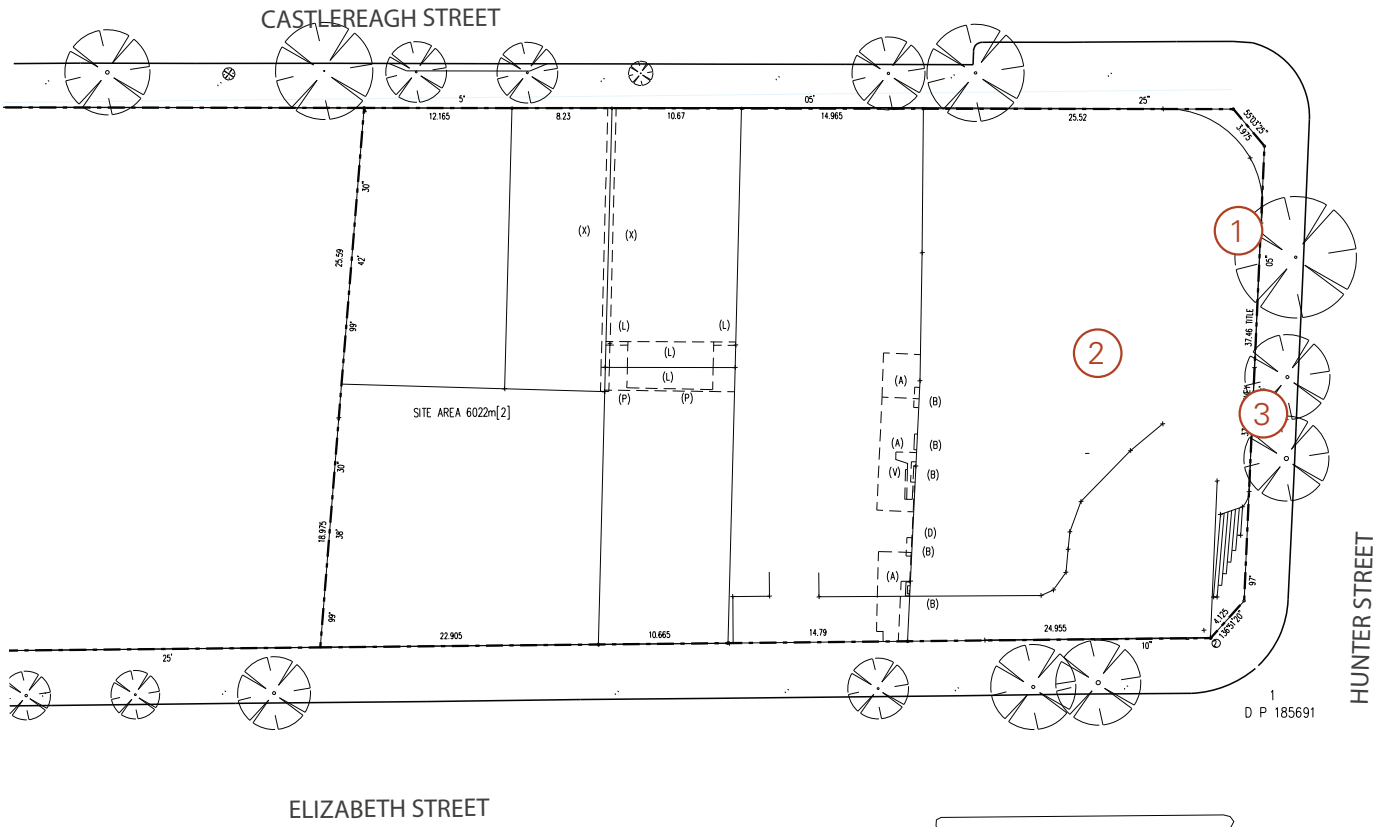
1 Tom Bass - Fountain



2 Douglas Annand - Mermaids Mural



3 Douglas Annand - 4 Continents Sculpture



Site Survey showing original locations within P&O Building (indicative only)