

Figure 19. Roof Plan - 6m setback to 50 Martin Place and tapering tower form to crown

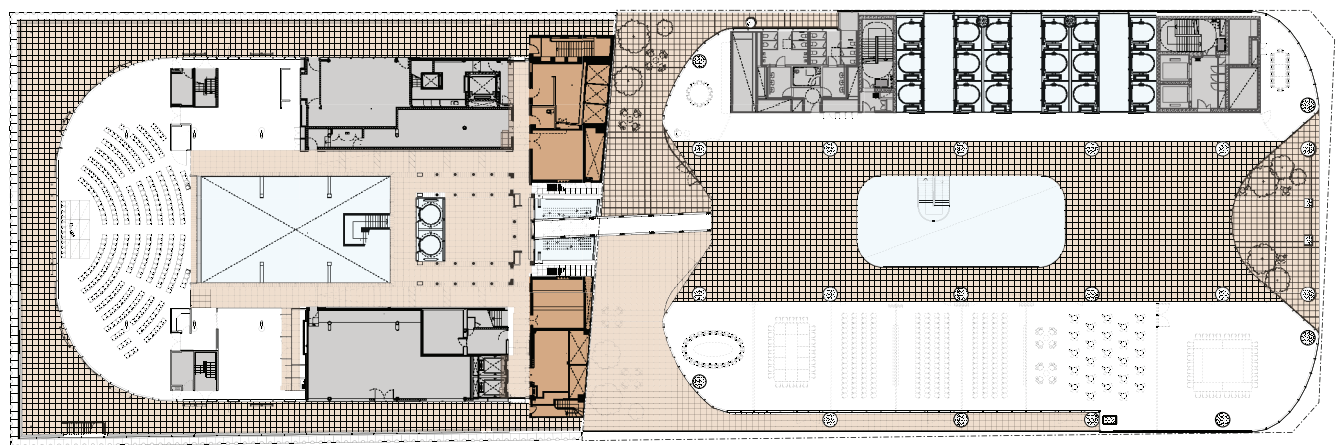


Figure 20. Level 10 Plan - Connection to 50 Martin Place and a continuation of terraces and client spaces between both buildings

“II. Clarify and illustrate how the proposed podium articulations, materials and finishes compliment building proportions and architectural details of surrounding buildings”

Department of Planning and Environment

1. Building Design



'Tower to ground' form responds to the alignment and cluster of existing Towers on Hunter Street

A facade recess articulates the predominant streetwall and scale of surrounding buildings

The Tower transitions into an articulated podium at the southern boundary to reinforce the street wall, and respond to scale of 50 Martin Place

Legibility of 50 Martin Place as a prominent palazzo form

Figure 1. North Tower and 50 Martin Place viewed from the corner of Elizabeth Street and Martin Place

Podium

Elizabeth Street and Castlereagh Street

Relevant Urban Design Guidelines

Built Form

2.3.5.1

Podium Streetwalls

2.3.12.3

2.3.12.5

Tower form, scale and setbacks

2.3.13.4

2.3.13.5

Streetwall articulation

2.3.14.1

Design Intent Summary

- + The North Tower form completes the street wall whilst enhancing the distinction of 50 Martin Place as a palazzo form.
- + Principal street wall heights of surrounding heritage buildings are expressed in the North Tower podium facade alignment and articulation.
- + Predominant datums and material qualities of 50 Martin Place are reinforced in the North Tower podium base detailing.

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 heights of 50 Martin Place, Qantas House and the City Mutual building are 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. (Fig.2 &3).

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.

Recessed terraces on the east and west facades at Level 10 reinforce the predominant street wall datums established by 50 Martin Place, Qantas House and City Mutual Building emphasising the distinction between the podium and the tower. The podium interface with 50 Martin Place is clearly defined via a shadow detail between old and new elements. A negative infill curtain wall detail allows the 50MP cornice and capital return details to be read from the street. (Fig. 9&10).

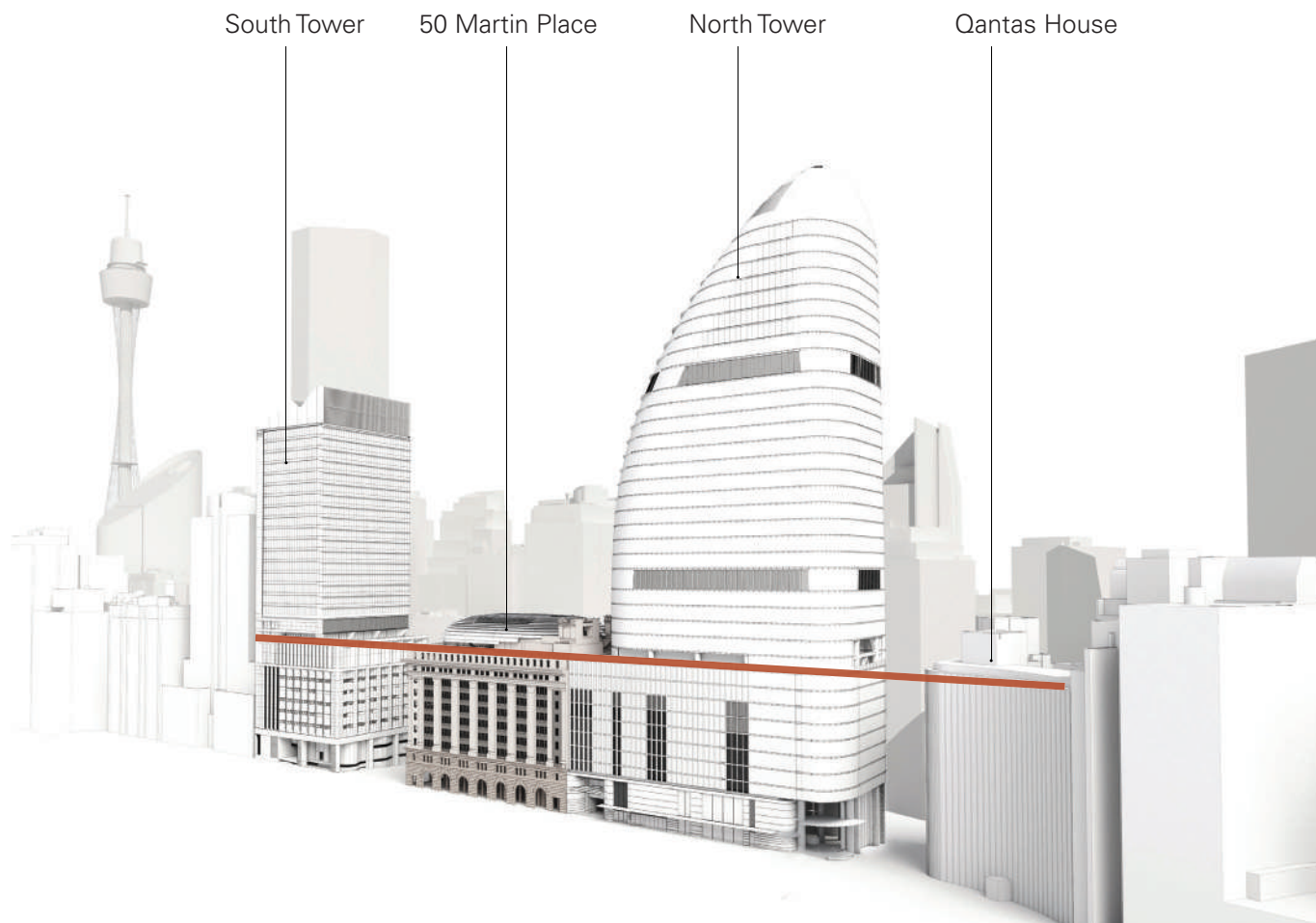


Figure 2. Elizabeth Street - Reinforcing key street frontage podium heights of surrounding buildings

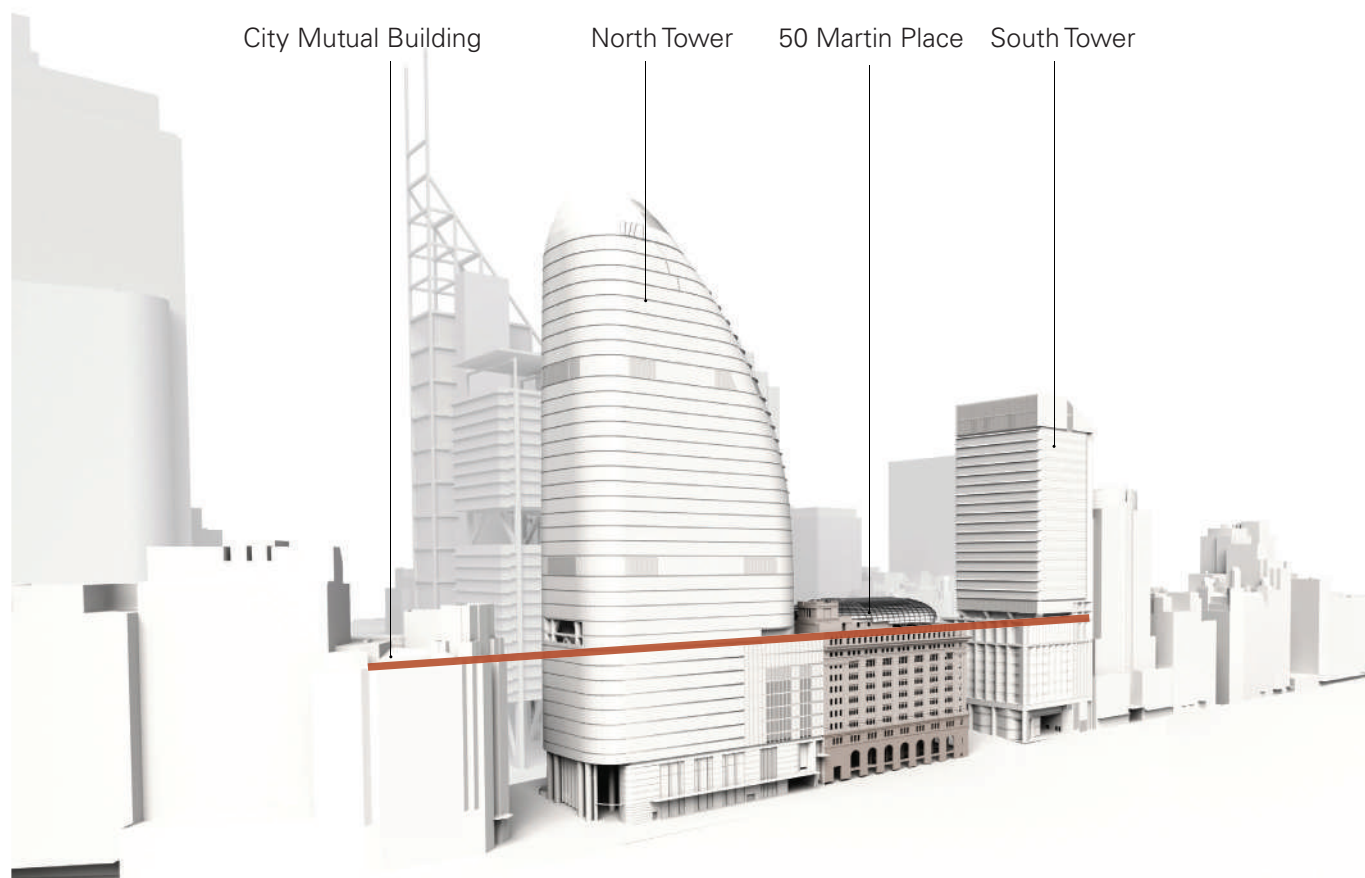


Figure 3. Castlereagh Street- Reinforcing key street frontage podium heights of surrounding buildings



Figure 4. Elizabeth Street - Granite base and fins respond to 50 Martin Place facade podium expression



Figure 5. Castlereagh Street - Granite base and fins respond to 50 Martin Place facade podium expression



Figure 6 . Podium facade details vertical fins assist in resolving the transition from tower curtain wall glazing to the podium masonry base of 50 Martin Place

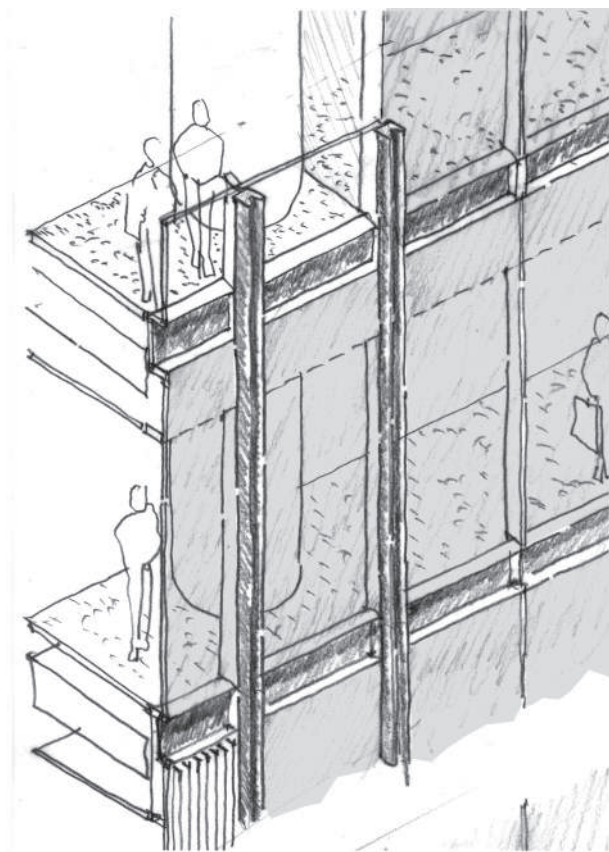


Figure 7. Detail of vertical fins applied to tower glazing and louvre banks at podium levels

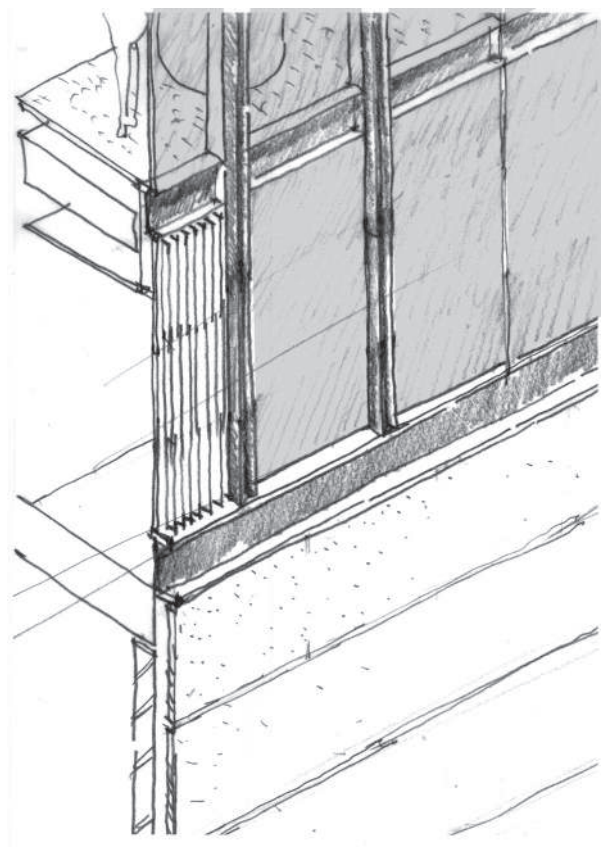


Figure 8. Detail of vertical fins applied to tower glazing and louvre banks at podium levels

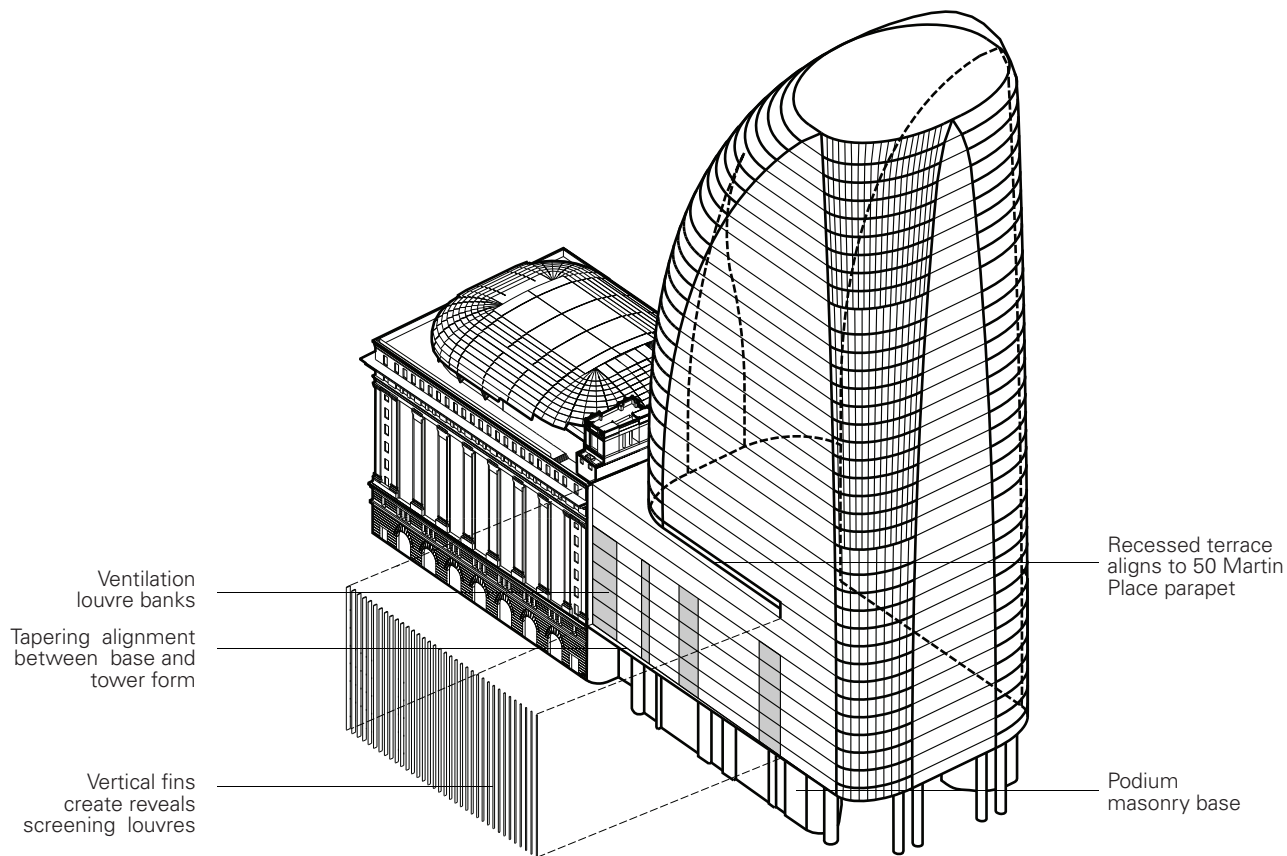


Figure 9. Podium facade elements - Elizabeth Street and Hunter Street corner

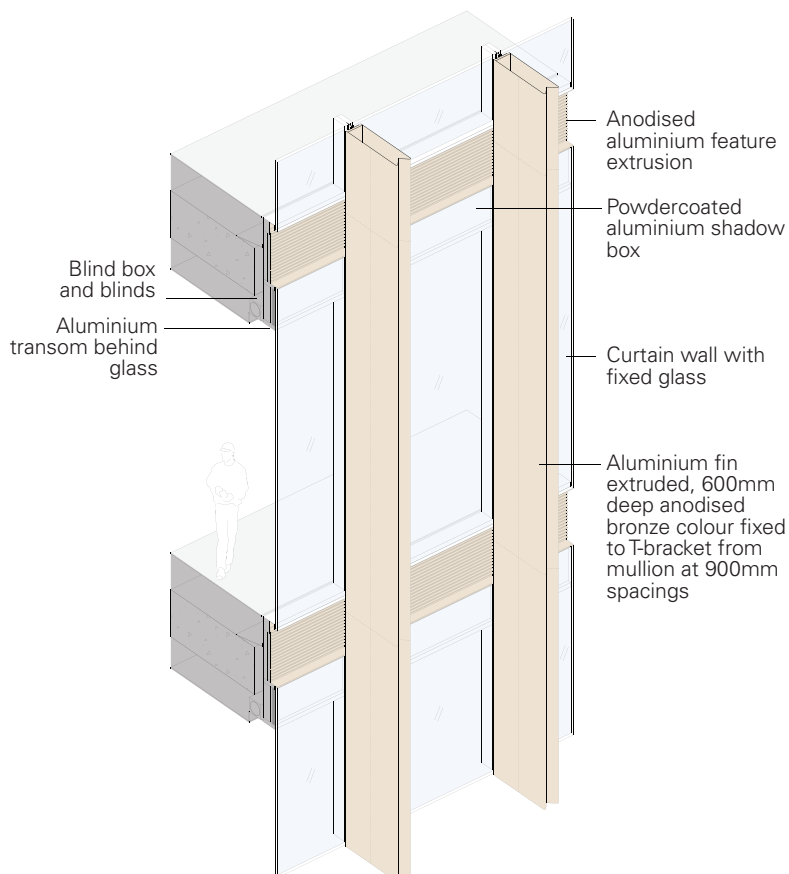


Figure 10. Detail of vertical fins applied to tower glazing and louvre banks at podium levels on Elizabeth and Castlereagh Streets

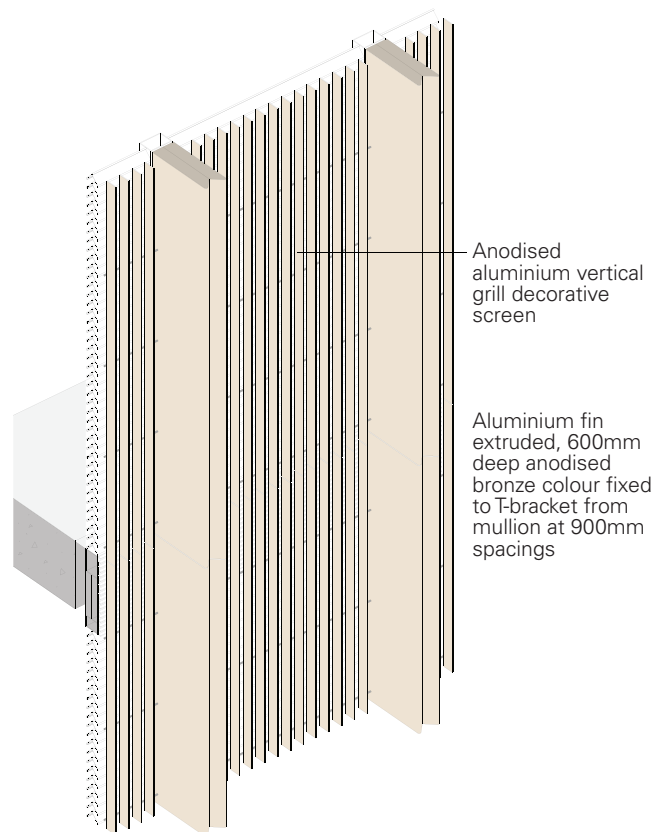


Figure 11. Detail of vertical fins and decorative screen over louvre banks at podium levels on Elizabeth and Castlereagh Streets

Negative interface detail



Figure 9. Detail of tapering vertical fins, recessed terrace and interface with 50 Martin Place



Figure 10.

**Key street wall
alignments**

Glazed awnings

**Key street wall
alignments**

Sydney Metro Martin Place, North Tower Johnson Pilton Walker
218

Podium

Relationship to 50 Martin Place

Cornice detail legible

Legibility of heritage lift overruns



Figure 11. Detail of tapering vertical fins, recessed terrace and legibility of 50 Martin Place cornice and capital details



Figure 12

Complementary
materials

Continuity of
stone base

Vertical fins

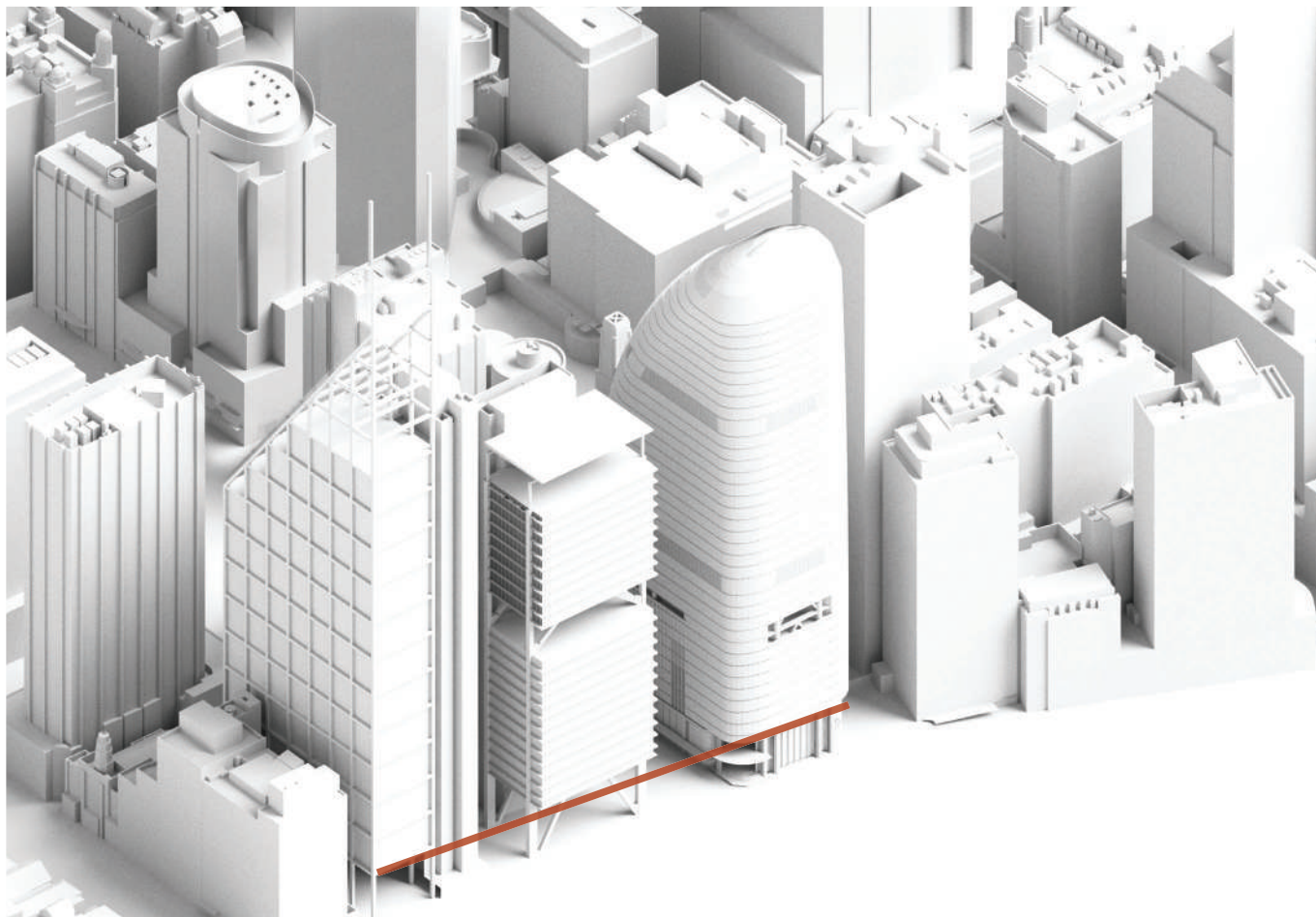


Figure 13. Hunter Street - Zero setbacks and “reverse podium” aligns with neighbouring tower forms

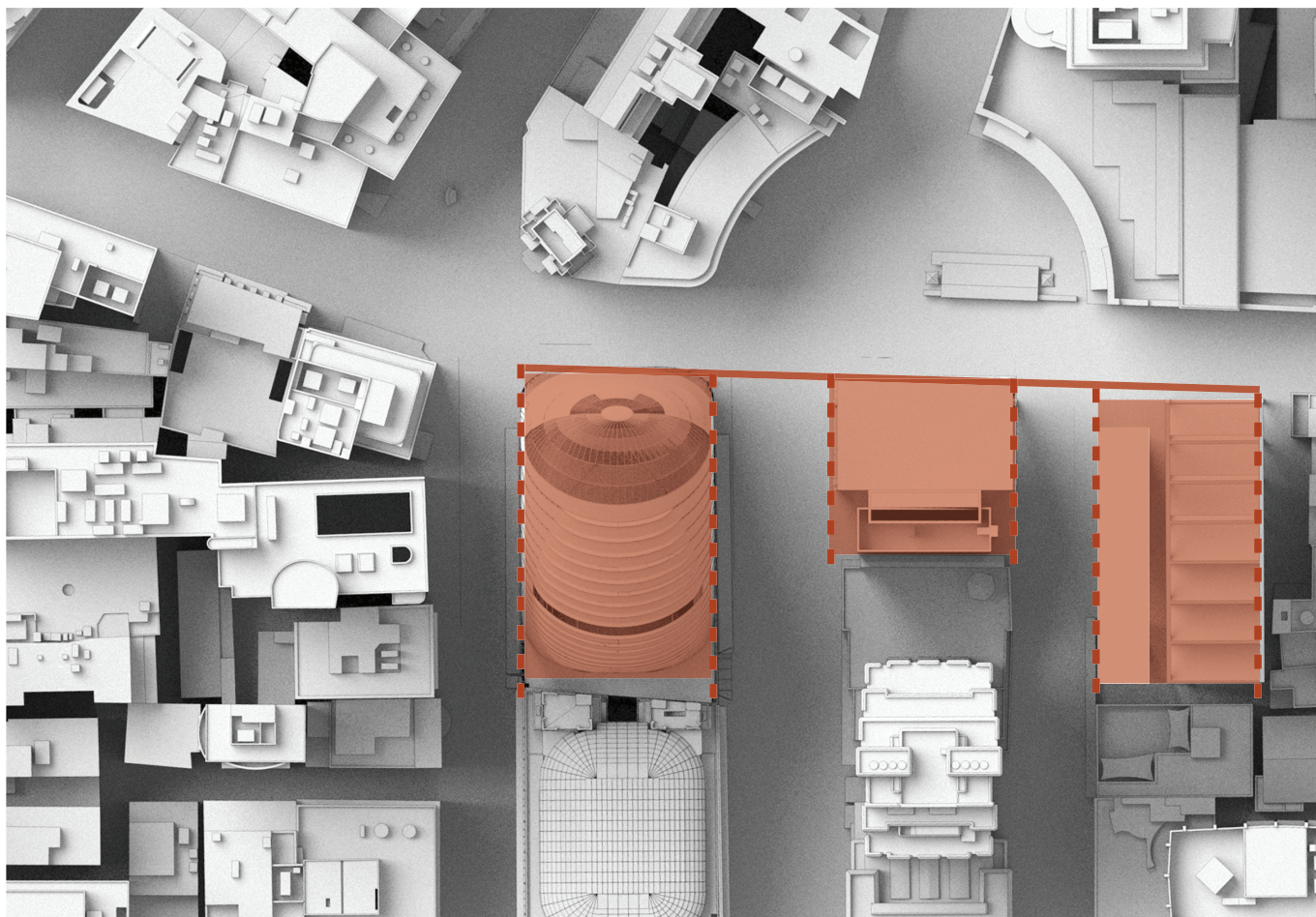


Figure 14. Hunter Street plan view - general alignment of neighbouring tower forms and street alignment