

Tzannes

Sydney Metro
Martin Place Station Precinct
SSDA
Key Design Principles
(Over Station Development)

Prepared for
Macquarie Corporate Holdings Pty Limited
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Martin Place Precinct - Key Design Principles
(Over Station Development)

Movement

- 1. Enhance the relationship of George Street and Martin Place through to Macquarie Street as a unique pedestrian orientated experience.
- 2. Create a legible, easy to use integrated transport interchange including appropriate scaling of public domain for predicted pedestrian movements.
- 3. Maximise connectivity to the street grid for station egress at corners (Fig.1).
- 4. Provide pedestrian through site links between Elizabeth and Castlereagh Streets on both sites (Fig.2).

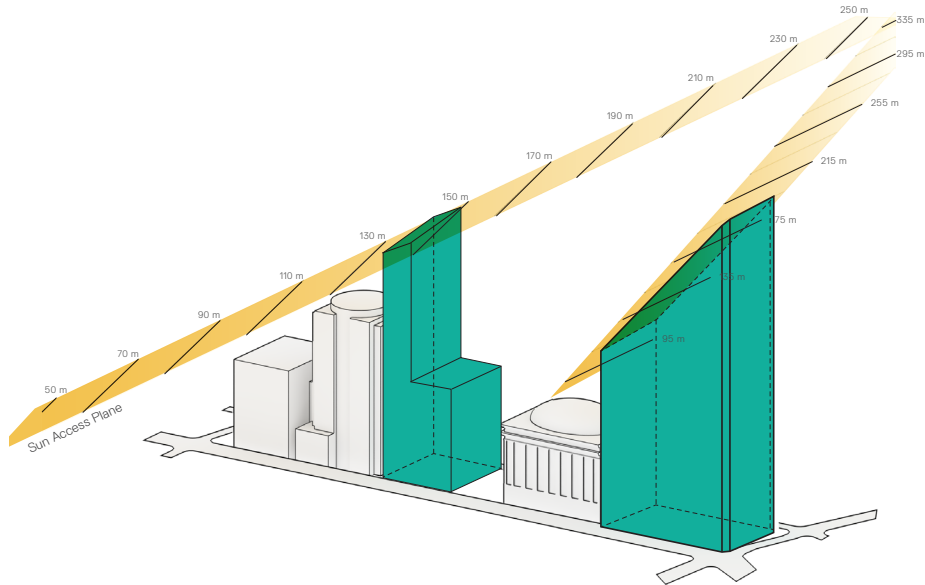


Fig. 3 – Envelopes conform to Sun Access Planes (Sydney Local Environmental Plan 2012)

Public Domain

- 1. Conform to the Sydney Local Environmental Plan 2012 Sun Access Plane for Hyde Park and Martin Place (Fig. 3).
- 2. Improve ground plane amenity on Martin Place, Elizabeth, Castlereagh and Hunter Streets.
 - Wind impacts to meet relevant public domain standards appropriate for use and proposed activity.
 - Investigate the potential to improve daylight levels to Martin Place.
- 3. Public Domain Activation
 - Active frontages are to be maximised and to be located as a minimum in the locations noted in the Sydney Development Control Plan 2012 part 3.2.3 (Fig.4).
- 4. Subterranean connection to be a desirable public destination (Fig.5).

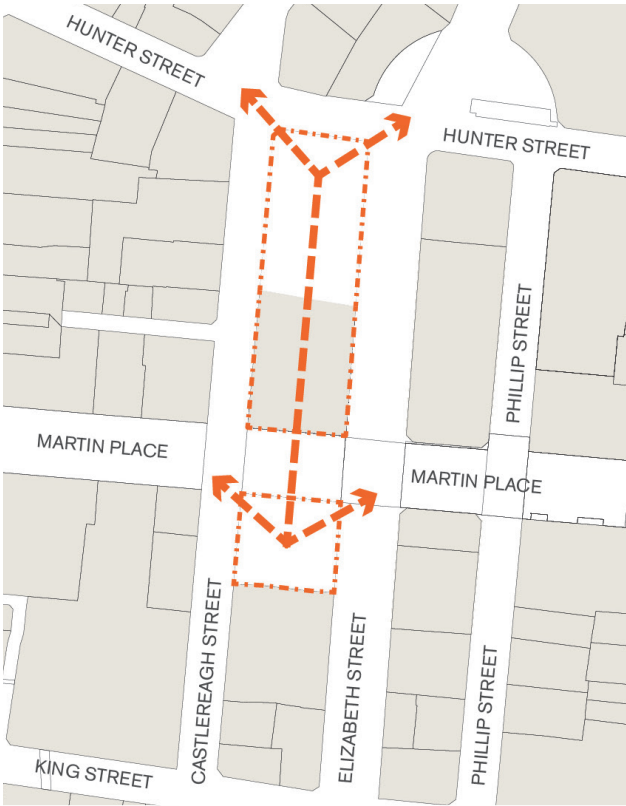


Fig. 1 – Station egress at street corners

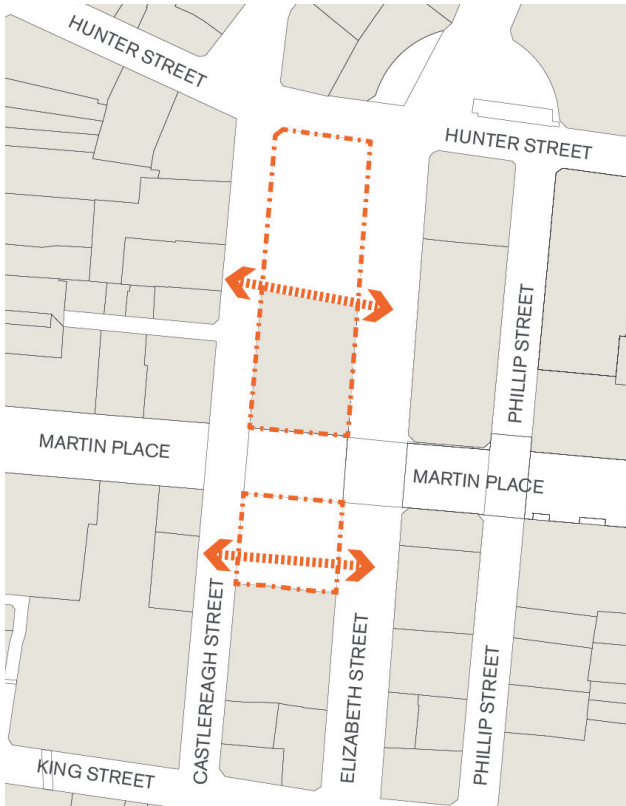


Fig. 2 – Through site links

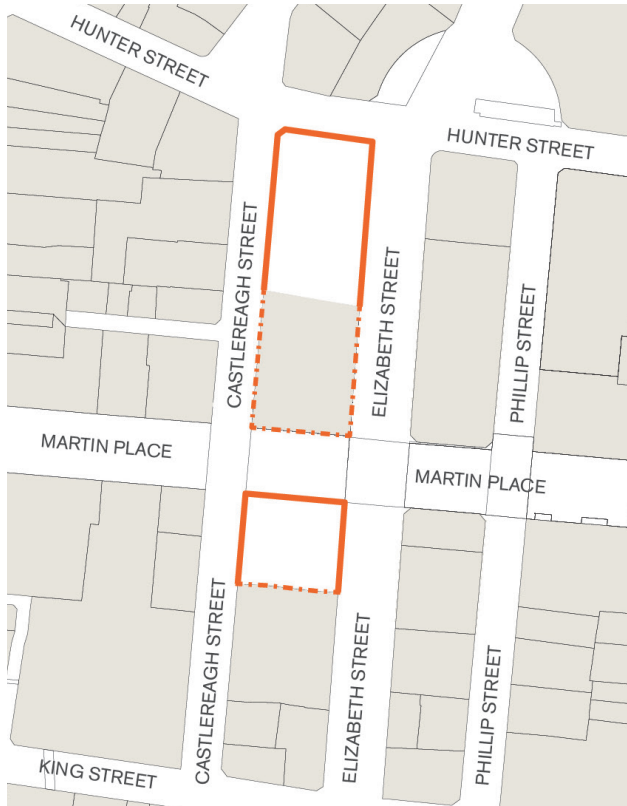


Fig. 4 – Active frontages

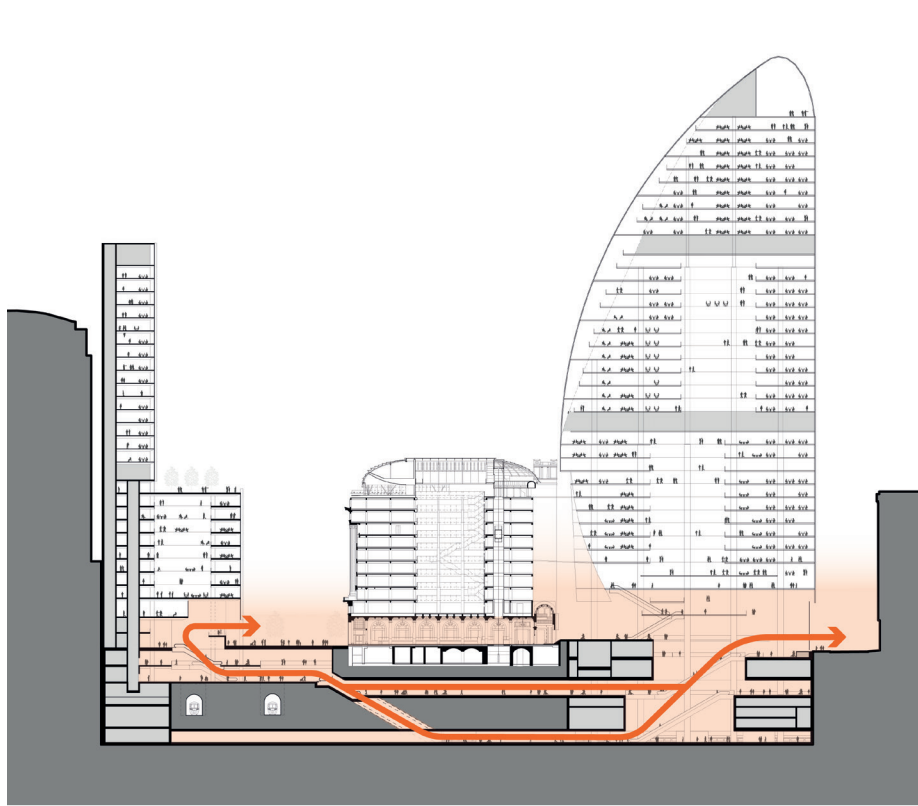


Fig. 5 – Subterranean connection

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Built Form

1. Reinforce the streetwall and the distinctive attributes of this block on Martin Place (Fig.6).
2. Enhance built form relationships on Hunter Street (Fig.7).
 - The setback of the built form on Hunter Street is to generally align with the predominant setback of adjoining conditions to the east.
3. Maintain and enhance the streetwall character of Elizabeth and Castlereagh Streets (Fig.8 and 9).
 - Recognise the aligned height between 50 Martin Place and the former Qantas House (68-96 Hunter Street) on Chifley Square.

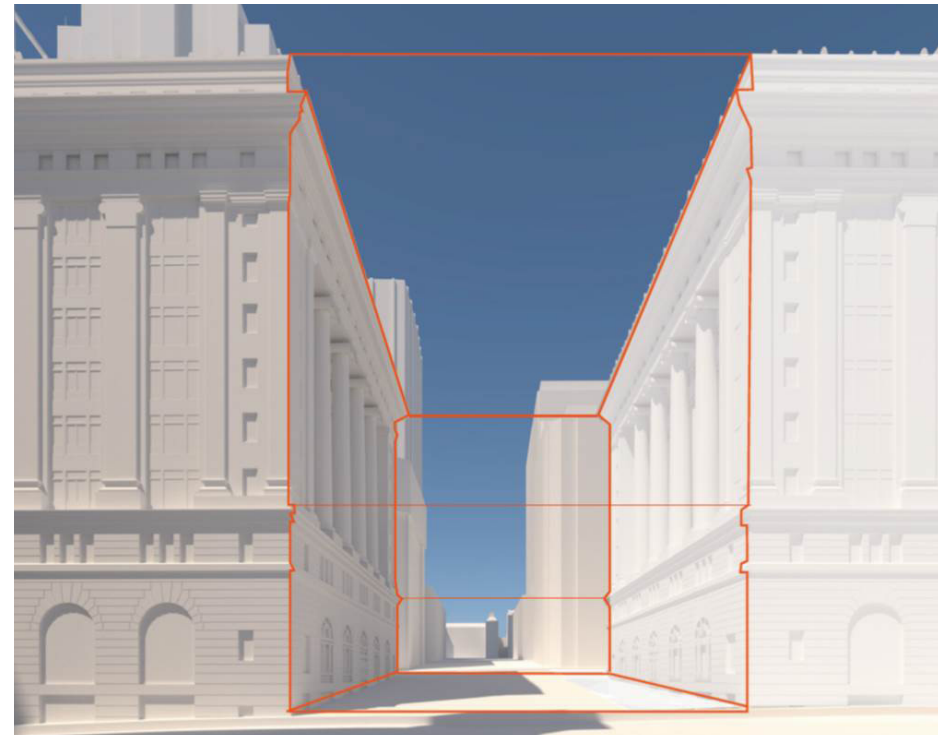


Fig 6 – South Site direct response to 50 Martin Place

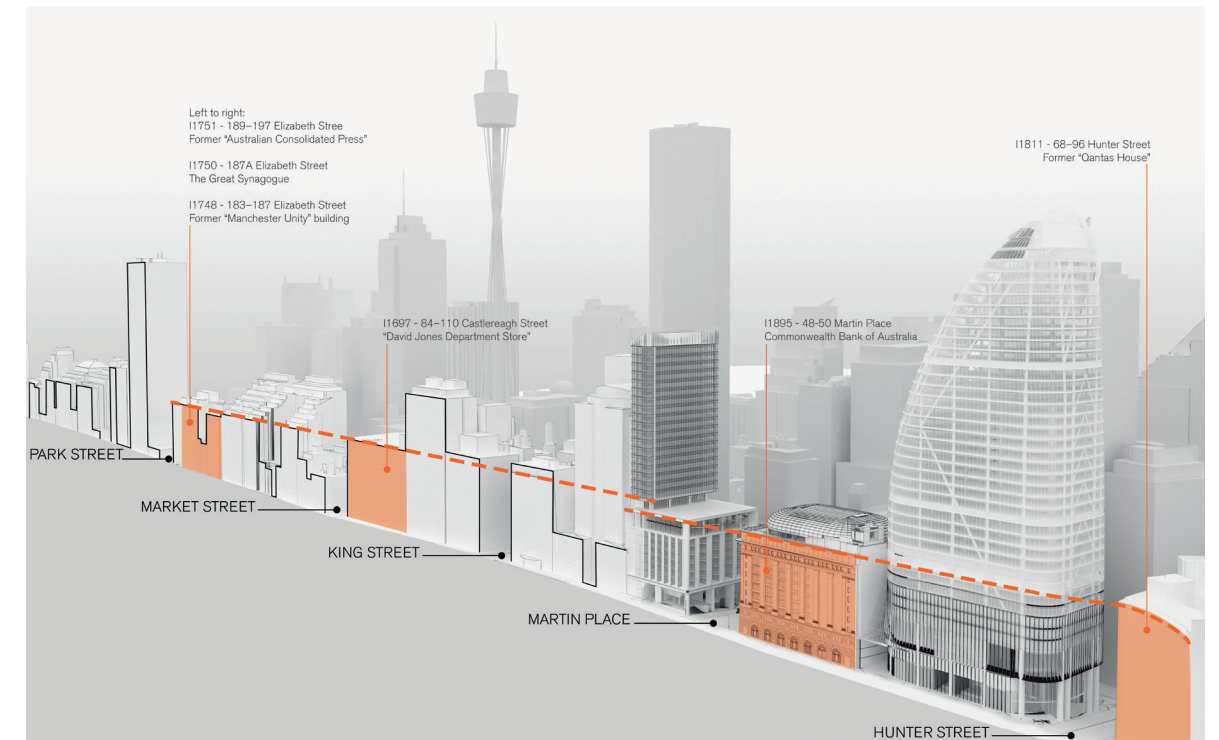


Fig 8 – Elizabeth Street streetwall (heritage items)

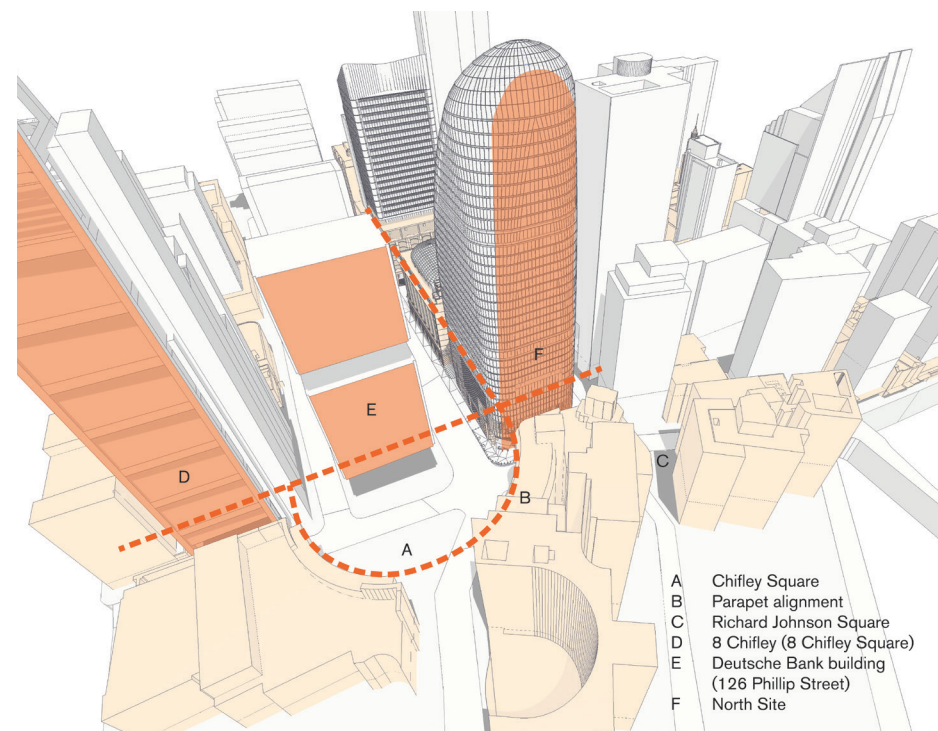


Fig 7 – North Site Hunter Street built form relationships

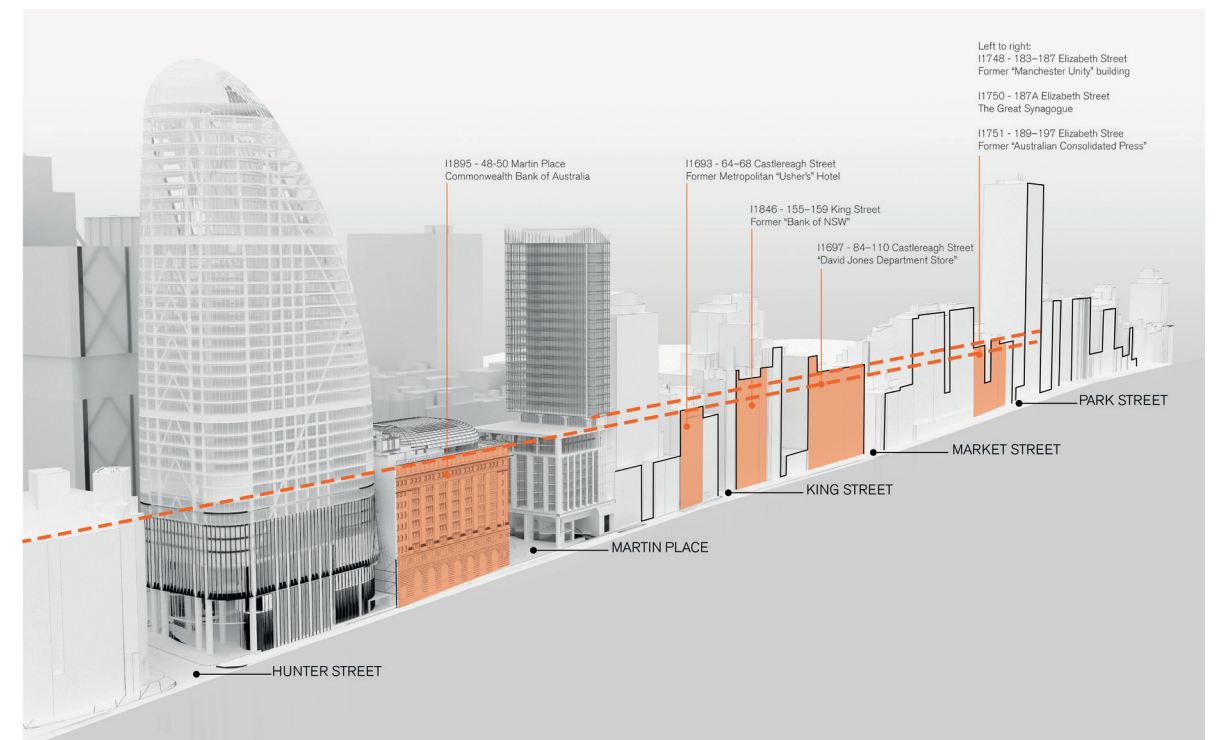


Fig 9 – Castlereagh Street streetwall (heritage items)

Martin Place Precinct - Key Design Principles (Over Station Development)

Built Form Continued

4. Establish defining thresholds to the Martin Place Station Precinct (Fig.10).
 - The tower form of the North and South Sites to have a zero setback to Elizabeth and Castlereagh Streets to establish a distinctive character at threshold locations.
5. Maximise development potential and density (Fig.11).
 - Gross Floor Area should be maximised within the proposed Stage 1 State Significant Development Application envelopes, allowing for appropriate built form and façade articulation.

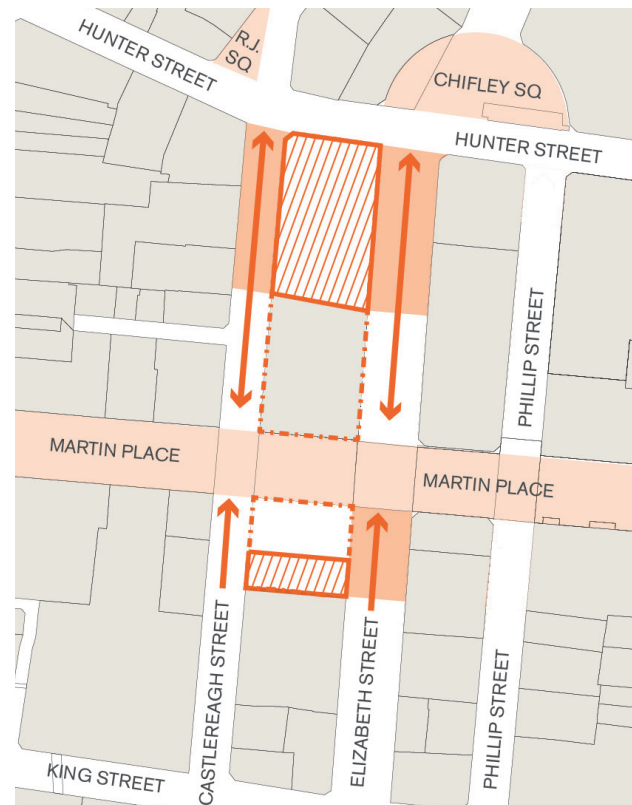


Fig 10 — Defining thresholds

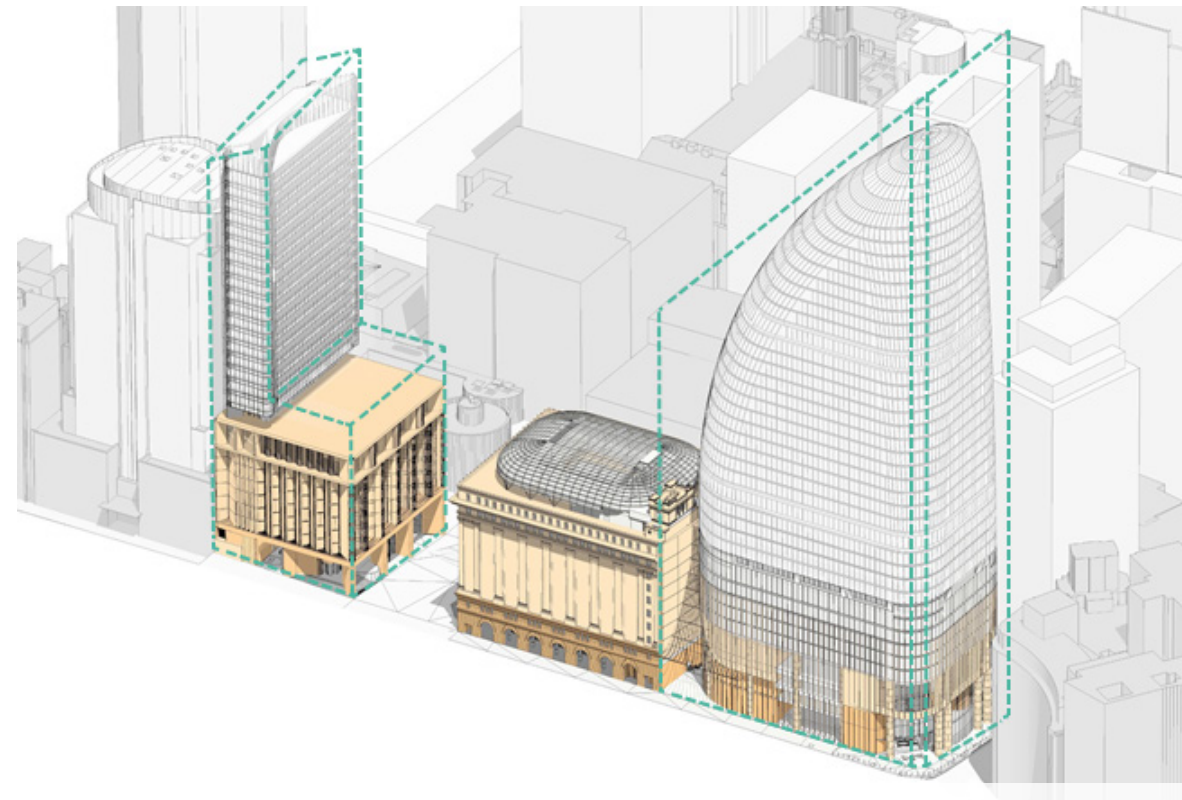


Fig 11 — Relieved and articulated form within the proposed Stage 1 State Significant Development Application envelopes

6. Podium Streetwalls

- The buildings are to have zero setbacks for their podiums to match the predominant street alignment (Fig.12).
- Proposed streetwall heights are to relate to the heritage building at 50 Martin Place and former Qantas House (68-96 Hunter Street).
- The podium/tower relationships are to be clearly differentiated through means such as facade articulation, colours and materials. On the South Site this differentiation is to be further reinforced by a pronounced recess between the tower and the podium, and setback from the Martin Place alignment.
- The proposed design of the northern tower is to respond to the 'reverse podium' alignment of 8 Chifley (8 Chifley Square) and the Deutsche Bank building (126 Phillip Street).

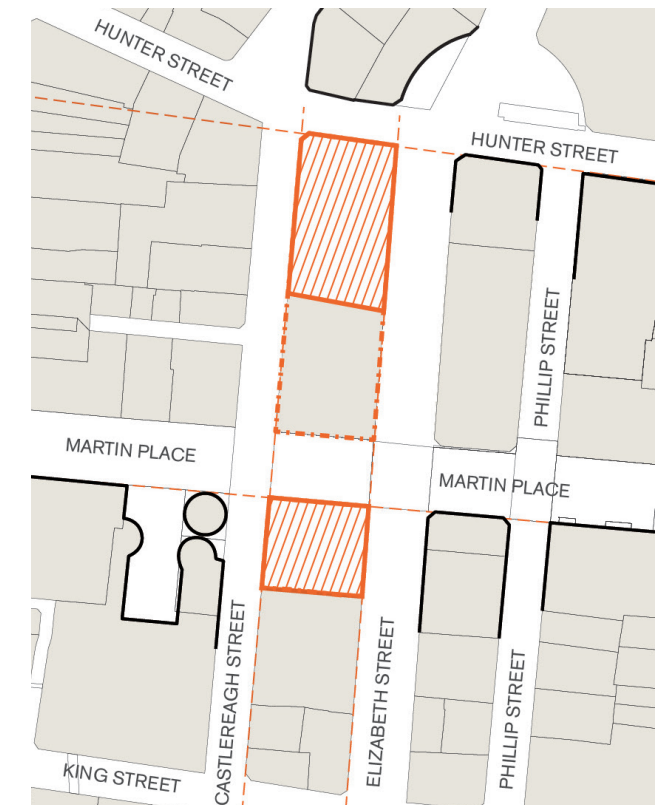


Fig 12 — Podium streetwall alignments

Martin Place Precinct - Key Design Principles (Over Station Development)

Built Form Continued

7. Tower Setbacks

- Zero setback to Hunter Street for the North Site to align with the towers adjacent to the east along Hunter Street (Fig.7).
- Zero setback to Castlereagh and Elizabeth Streets to enhance urban significance of Martin Place and Chifley Square (Fig.10).
- The South Site tower to be setback from Martin Place and visually separated from the podium.

8. Streetwall Articulation (Fig.13)

- For the South Site, building façades, particularly addressing Martin Place, are to respond to the articulation, principal datum lines, solid to void ratio and materiality of 50 Martin Place.
- The façades on the North Site are to respond to the articulation, principal streetwall height or other key datum lines of 50 Martin Place and the former Qantas House, and the 'reverse podium' alignment of 8 Chifley (8 Chifley Square) and the Deutsche Bank building (126 Phillip Street).
- The architectural form and expression of the building on the North Site should allow 50 Martin Place to be understood as a distinct and independent architectural element.
- The building on the North Site should allow the historic north-east and north-west lift overrun towers of 50 Martin Place to be understood visually as distinct forms.

9. Materiality

- The materiality of the podium of the South Site building is to respond to the materiality of 50 Martin Place.
- The materiality of the South Site tower is to respond to its context in the city skyline, to support its articulation from the building's podium and to form a cohesive, distinctive precinct with the North Site tower.



Fig 13 – Streetwall articulation

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