

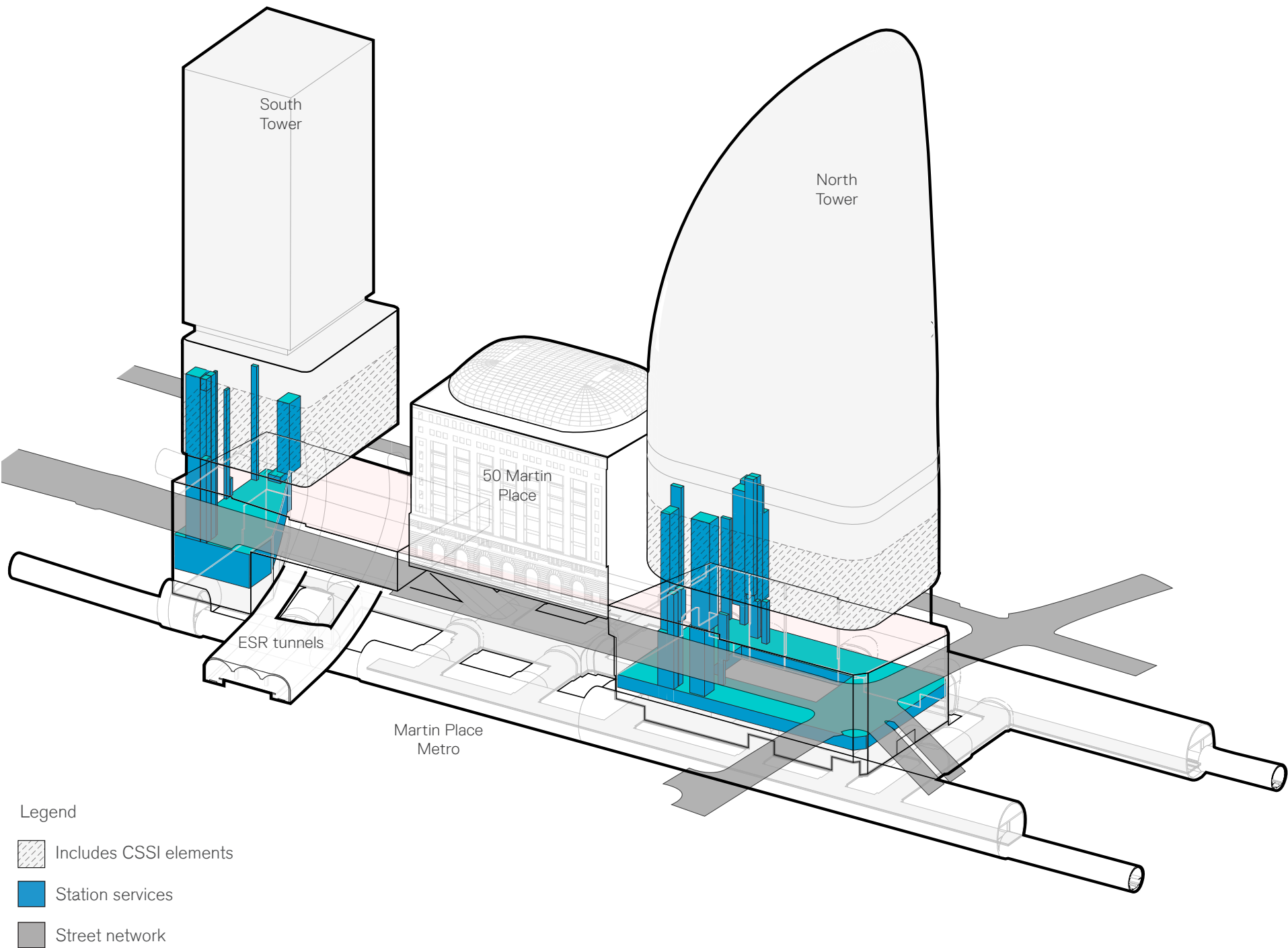
Urban Design and Architecture
Integrated Metro Precinct
Integrated Services

Integrated Services

Plant/Back-of-house (BOH) zones for tower and Metro are consolidated and primarily located at below ground levels to minimise street presence. Services for the South Site are located on the southern boundary to maximise active frontages along Martin Place, Castlereagh Street, and Elizabeth Street.

Key principles for the South Site

- The majority of station plant is integrated into the basement levels to free up the ground plane, thereby improving public amenity.
- OSD plant is located at upper levels to enable an efficient core design and minimise impact on the architecture.
- Station services are contained within the core, restricted to the southern boundary, to reduce the impact on station entrances, public domain and commercial floor plates.
- Large tunnel ventilation shafts extend through the podium and discharge at high level through the east and west facades to minimise the impact on pedestrian experience.
- Above ground station services carefully integrated into the architectural design of the facades.



Axonometric diagram of integrated Metro services (image Grimshaw)

Permeable Ground Plane

The removal of public domain clutter, such as the existing railway station access from the centre of Martin Place, integrates the South Site into the Precinct at ground level. An additional concourse link below ground further enhances north-south permeability.

Maximised Daylight Access

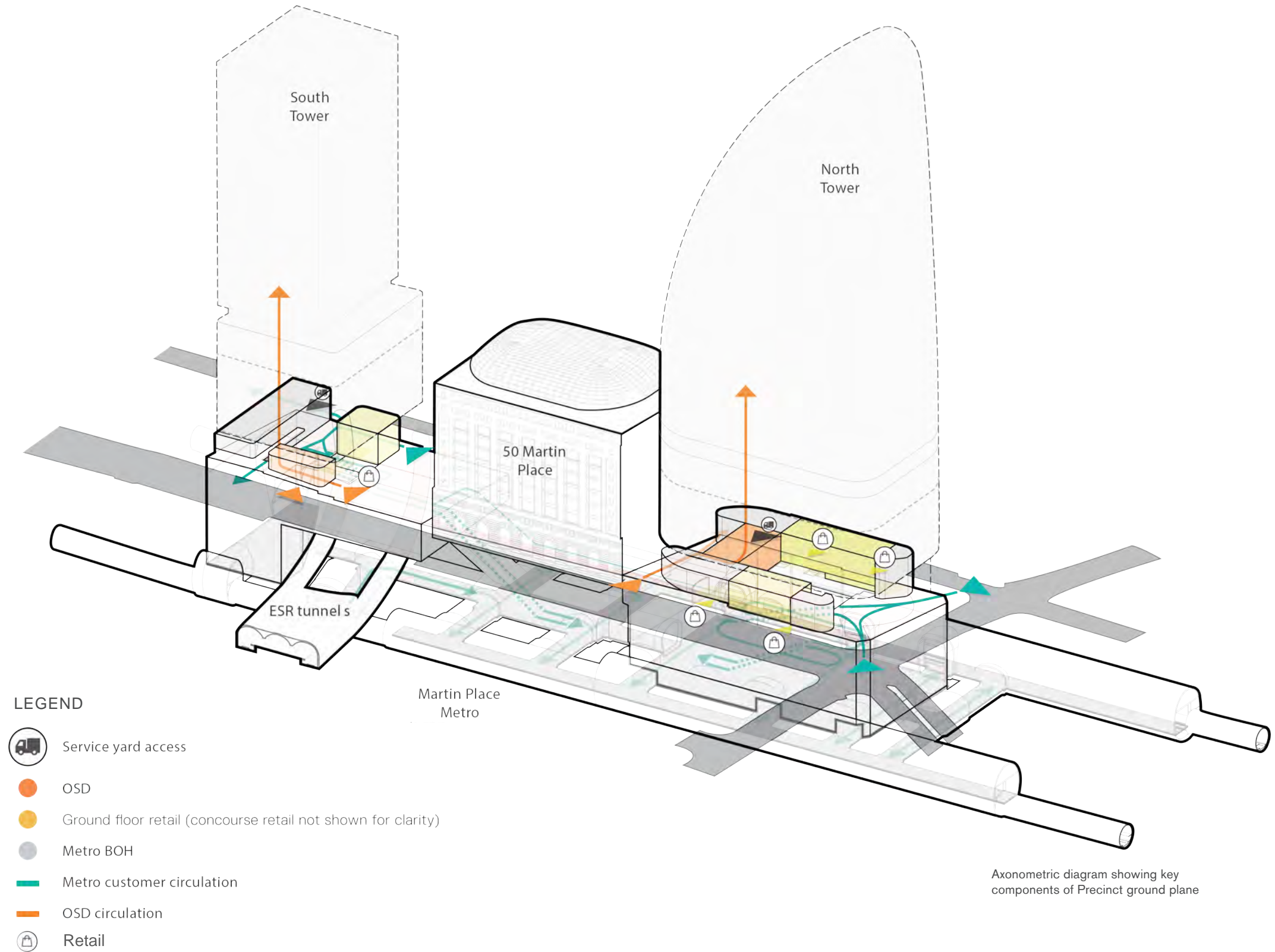
Elevated lift lobbies and civic scaled station entrances maximise daylight access to the Metro Precinct below ground, while maintaining strong visual connection between the Metro entrance and Martin Place.

Accessible Pathways

Legible universally accessible routes are located adjacent to primary paths of travel to provide safe and equitable pedestrian access east-west across the South Site and through to the transport modes above and below ground.

Key principles for the South Site

- Activated public domain.
- Clear separation of Metro and OSD entrances for optimal wayfinding.
- Minimising cross-flow between Metro customers and OSD occupants for efficient pedestrian movement.
- Integration of a new accessible through-site-link between Castlereagh Street and Elizabeth Street.
- An OSD lobby with a Martin Place address.



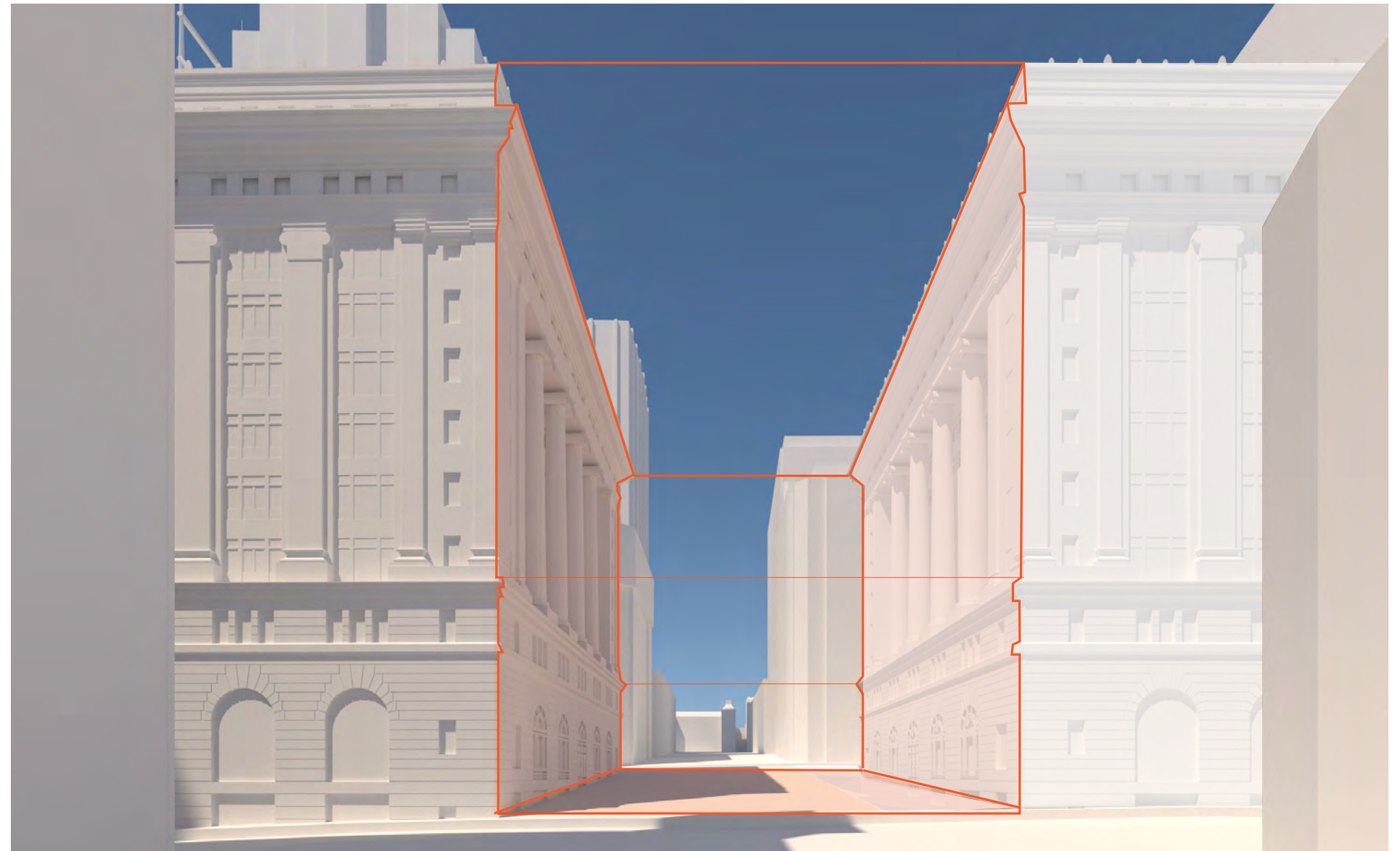
Urban Design and Architecture Responding to Martin Place

The architectural design proposal is centred on the idea of developing a highly specific design response to Martin Place. Central to this is the design of the podium and the concept of a strongly defined 'urban room' between the podium of the South Tower and the heritage building at 50 Martin Place. This strategy defines the architectural character of the podium and, in a modified form, the tower, so that the character of Martin Place is distinguishable in the city skyline.

The formal logic of the building is established by its relationship with 50 Martin Place. By building out to the boundary the South Tower podium re-establishes street alignments. Strongly expressed corners and edges define the volume whilst allowing an active and open ground plane. The proposed podium height aligns with the parapet of 50 Martin Place. The modulation, materiality and detailing of the podium facades have been developed in response to the heritage context, in so doing enhancing and strengthening the streetscape character.

New connections and active frontages will improve the pedestrian experience of Martin Place and further add to its character and appeal. The developed South Site scheme aligns with the urban design principles and the Consolidated Design Guidelines. In particular, the architecture of the podium has been developed in line with these principles through a direct architectural response to 50 Martin Place.

This strategy improves the spatial definition of this part of Martin Place and enhances its significance as both a civic space and a major transport interchange.



Creating an 'urban room'

This architectural relationship is based on an understanding of the key organisational principles of 50 Martin Place:

- The maintenance of the street alignments and parapet height established by 50 Martin Place.
- A strong base, middle and top component that responds accurately to the alignment of the base, the grand order and the parapet of 50 Martin Place.
- Materials of the podium directly relating to 50 Martin Place through the use of stone and ceramic cladding.
- A grand order of curved ceramic and glass bays responds to the grand order of 50 Martin Place.
- Varied articulation to major and minor streets as reflected by 50 Martin Place with a stronger architectural character addressing Martin Place.



Materiality



Scale



Monumental Base



Grand Order



Curved and Straight



Articulation and Address

Urban Design and Architecture
A Threshold To Martin Place
Tower Set Backs

The tower setbacks to Elizabeth Street and Castlereagh Street play an important part in the urban and architectural design strategy for the South Site.

Despite its significance in the city, Martin Place, is in effect a pedestrian street, meaning that it is only differentiated in its formal structure from the other streets in the city through its pedestrian nature and the activities that take place there. In order to increase its differentiation or 'specialness' when moving through the city, other built form design strategies are required.

One design strategy is the creation of thresholds, or the differentiation of one space from another by creating a narrowed entry. The use of zero setbacks for the towers defining the edges of Martin Place have the capacity to achieve this effect and create a more distinctive character to the public space of Martin Place. This strategy is supported by Jan Gehl in his 2015 design proposal. Jan Gehl argues for a greater emphasis in making a distinct entry to Martin Place.

The zero setback of the tower to Elizabeth Street and Castlereagh Street enhances the legibility and importance of Martin Place and the Martin Place Metro Precinct in the context of the city. It also reinforces the formal and built form logic of the integrated tower.

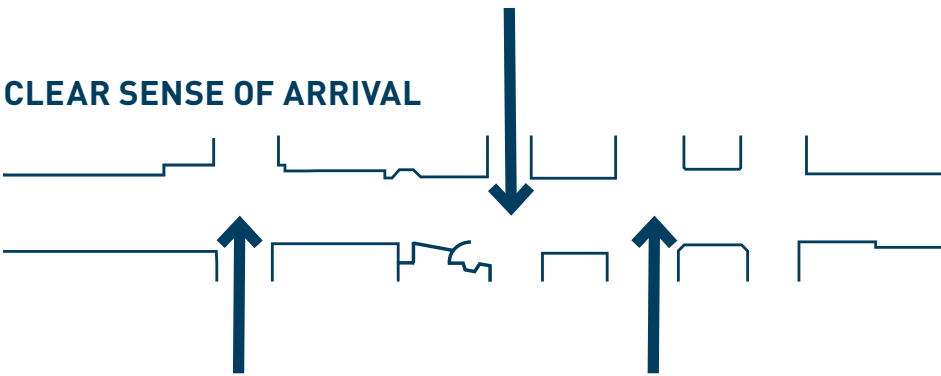


DIAGRAM FROM COS URBAN DESIGN STUDY 2015

Jahn Gehl proposed threshold entries to Martin Place to enhance the importance of this space in context of the city

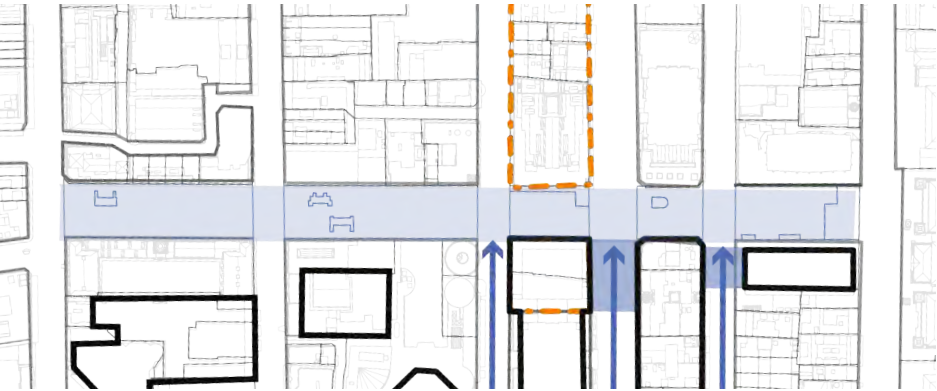


DIAGRAM FROM TZANNES URBAN DESIGN STUDY 2017

The zero setback to the towers on Elizabeth Street and Castlereagh Street create this threshold and support the character of Martin place on either side of the MLC centre.



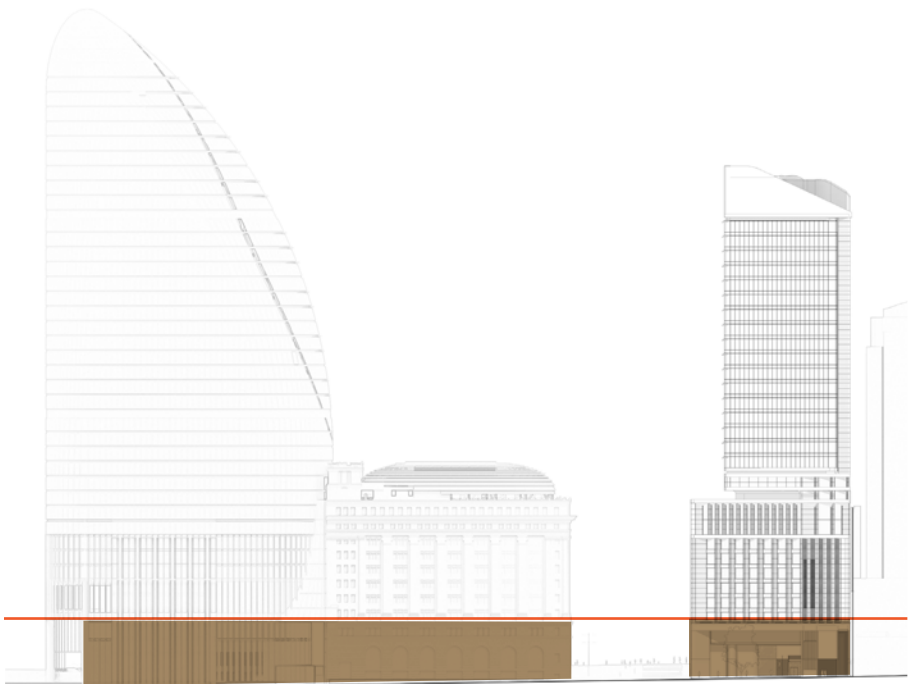
Facade alignment

The scheme reinforces the original SSD DA objective for the Precinct to have the North Site and South Site towers relate to each other as an integrated development.

The relationship begins with a direct response to the materiality and height datums of the existing heritage building at 50 Martin Place. Each tower responds to these conditions in a manner appropriate to the specific urban conditions of their sites.

— Stone bases to the buildings directly respond to of 50 Martin Place

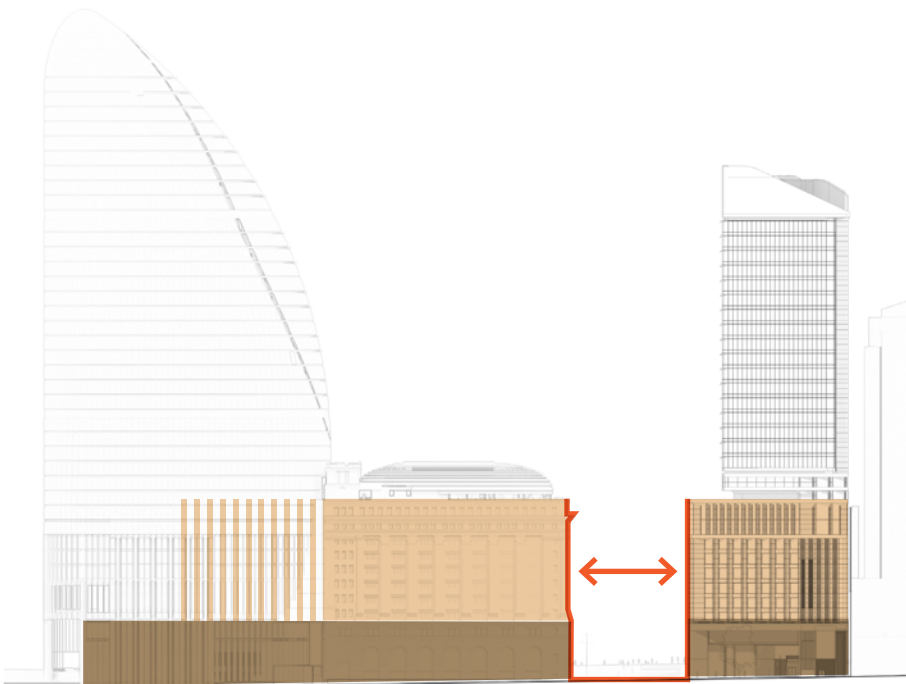
The scale, materiality and monumental architectural language of the building bases directly relate to 50 Martin Place. These are the most publically active levels containing Metro Station entries, retail and commercial lobbies. The stone cladding and distinct architecture differentiates these public zones and frames the building entries.



Stone building bases align across the Precinct

— The podium of each building respond to the ceramic top of 50 Martin Place

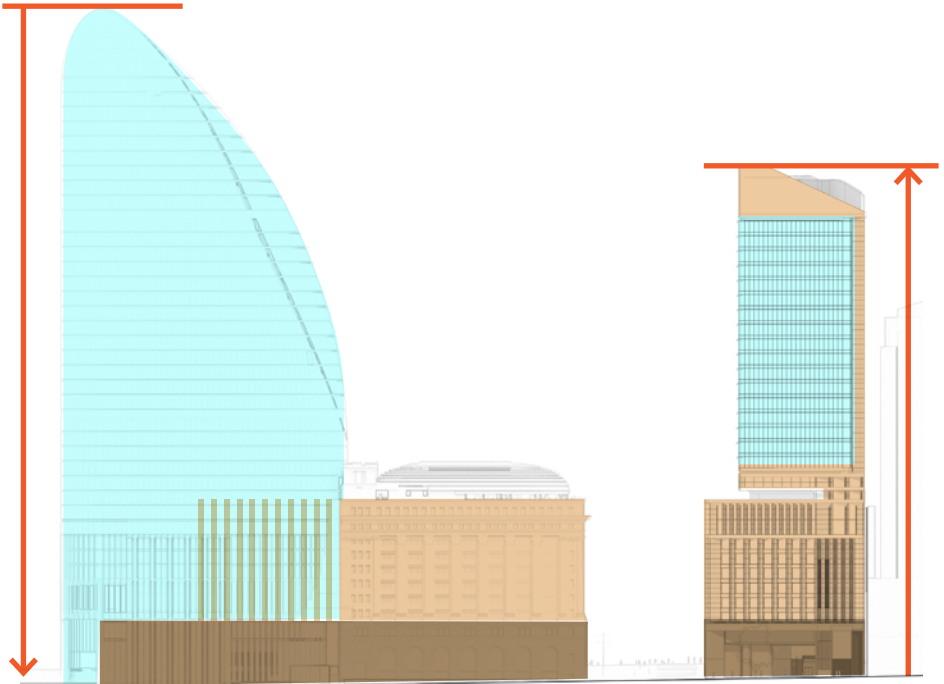
Both buildings respond to the ceramic portion of 50 Martin Place appropriately for their individual contexts. The key datum of the parapet level is carried through the whole precinct. The design of the South Tower podium is a strong response to 50 Martin Place centred on its relationship across Martin Place. A material palette of ceramic cladding, glazing and bronze coloured metalwork is synonymous with 50 Martin Place. The scaling and articulation of the facades relate to the grand order and entablature of 50 Martin Place and a similar hierarchy of façade articulation is used to give prominence to Martin Place over Elizabeth Street and Castlereagh Street. The street wall is carried through to the North Tower through the expression of bronze coloured fins defining the podium levels of the building.



The parapet height of 50 Martin Place is articulated through alignments on the North Tower facades and South Tower podium

— The towers relate to each other and their place in the city.

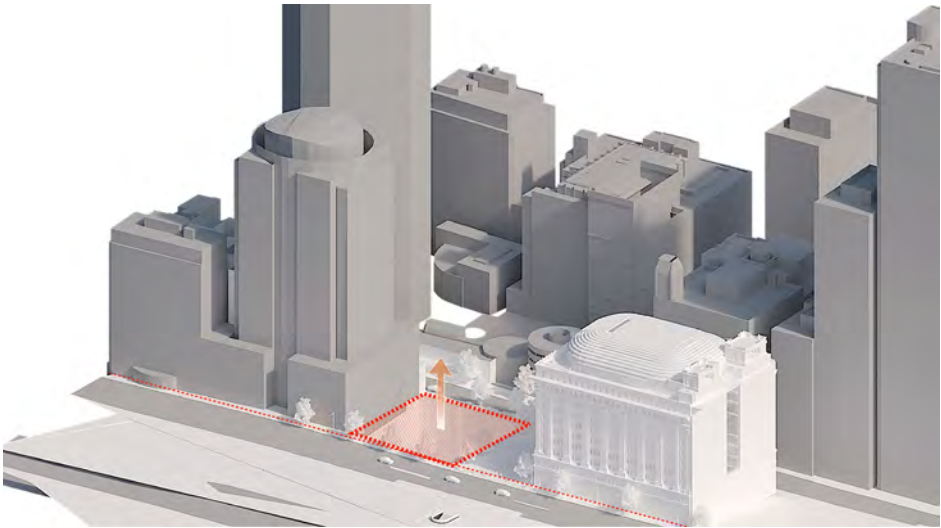
The two towers use their shared materiality in contrasting and complementary proportions to reflect their individual urban contexts and create a changing architectural expression as you travel around the Precinct. The North Tower is a singular tower to ground in the manner of its neighbours to the east. The South Tower in contrast extends the language of Martin Place into the city skyline making it identifiable in this context. The zero setbacks to sides streets of both towers enhances this effect.



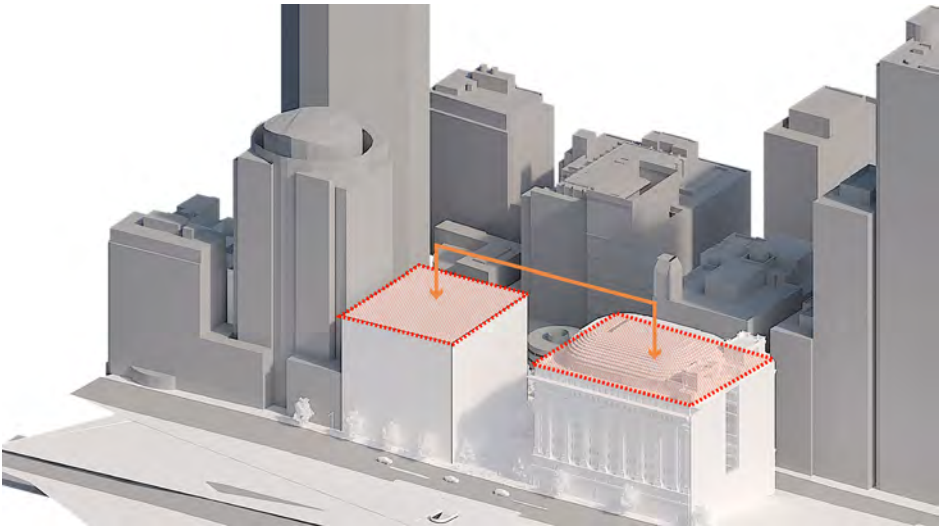
The 'tower to ground' expression of the North Tower complements and contrasts the 'podium to sky' expression of the South Tower

Urban Design and Architecture
Building Form
Massing

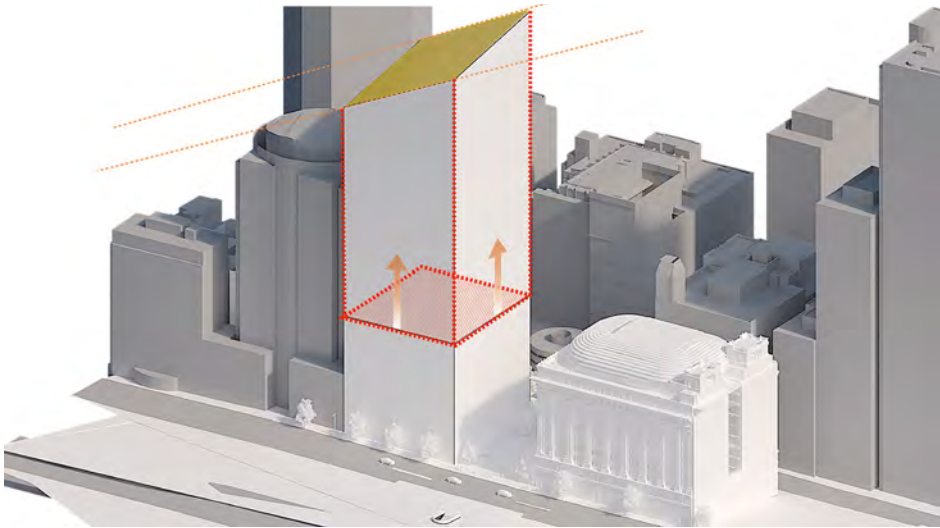
The massing strategy for the South Site has been built out of the urban design work completed as part of the Stage1 Concept Proposal and is centred on the following key drivers.



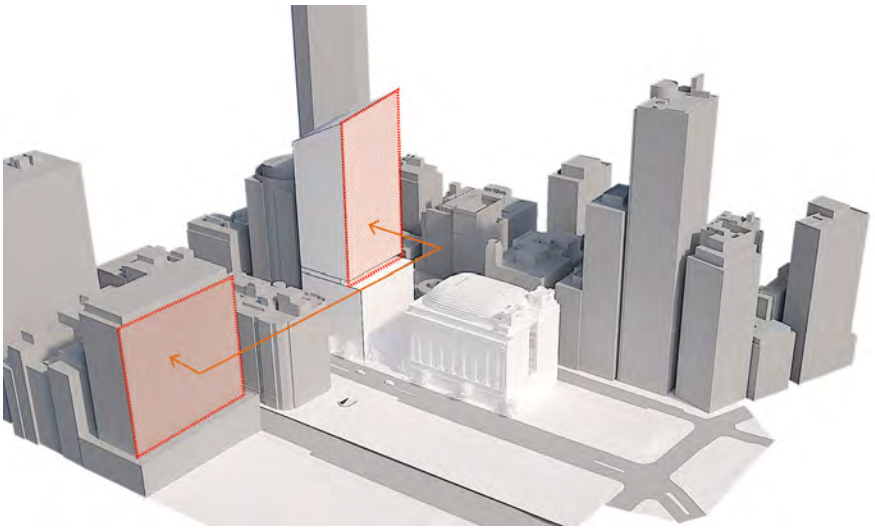
— The podium is to occupy the full site to ensure that the spatial definition of Martin Place, Elizabeth Street and Castlereagh Street are maintained.



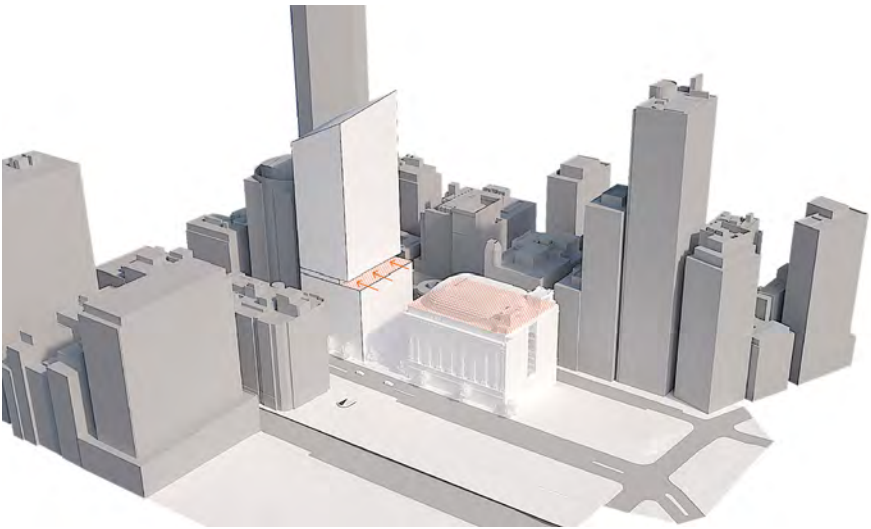
— The podium height is to match that of 50 Martin Place in order to enhance the spatial definition of Martin Place



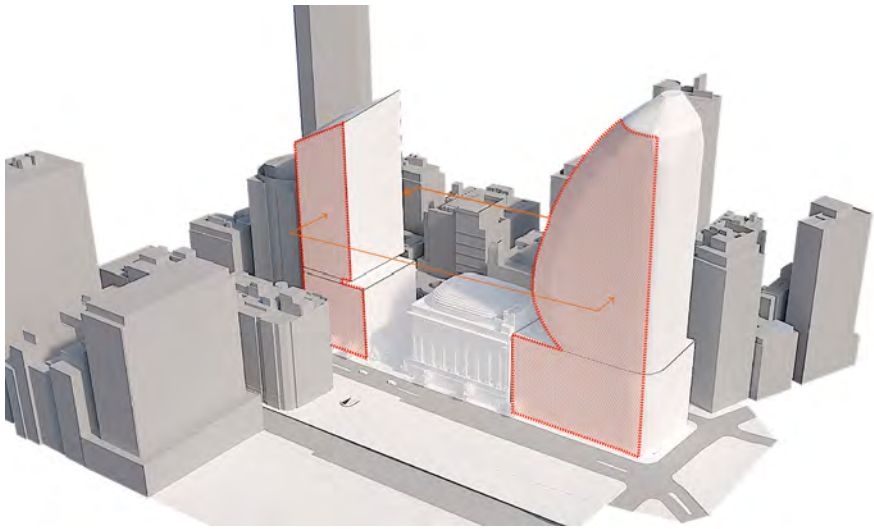
— The tower of the South Site is to extend to the SAP while meeting the conditions of the Stage 1 Amending DA. (currently under assessment)



▪ The tower is to be setback 8m from Martin Place in alignment with the revised Planning Proposal.



— A recess between the tower and podium is to provide spatial articulation between these built form elements ensuring the parapet of the podium is legible in the spatial definition of Martin Place



— Zero tower setbacks to Elizabeth Street and Castlereagh Street create a threshold condition to Martin Place, enhancing the relationship between the North and South Towers and making the Precinct legible in the city. This allows the tower and podium of the South Tower to form a cohesive built form entity.

The proposed built form of the South Site has been established in response to various contextual influences, architectural objectives and pragmatic commercial requirements.

The South Tower formally responds to its urban context through its massing, and civic context through facade articulation. The height and form of the podium is within the City of Sydney's street frontage height controls and directly aligns with 50 Martin Place. The podium occupies the full site footprint, thereby re-affirming the street walls. The base will also have a direct relationship with 50 Martin Place opposite, through its alignment with the building datums, which is consistent with the principles for Built Form outlined in the Urban Design Report.

The strength of the corners of the proposed built form respond to the break in the street wall to the west at the MLC Centre. Building to the site boundary serves to strengthen the spatial quality of Martin Place, in keeping with the majority of the existing buildings. The height, form and architectural treatment of the base acknowledges the character of Martin Place and creates a respectful relationship to the public realm.

The tower form sits within the SLEP 2012 envelope limits, resulting in a slab form aligned to the rear of the South Site. This establishes a bookend to the southern urban block. The profile of the tower will create a unique and visually striking form positively contributing to Sydney's evolving skyline.

The tower form is set back 8m from the northern site boundary, distinguishing it from the podium when viewed from Martin Place. This setback from the Martin Place boundary is greater than that of the present building and similar to the tower of the Reserve Bank to the east on Martin Place. The tower is proportionate to the podium and appropriate to the surrounding context of the CBD.

The articulation of the façade responds to the specific city context of the South Site in density, depth and degree of openness. The proposed facade design has a balanced and modulated materiality. This relates to both 50 Martin Place and the North Tower as part of a coherent and coordinated precinct-wide response.

The developed South Site scheme aligns with the urban design principles, in particular, with regard to the enhancement of Martin Place through the architectural treatment of the built form.

The built from of the design has been developed in line with this approach through the following principles:

- The extent of articulation, materiality and detail of the podium establishes a relationship with 50 Martin Place.
- A subtle use of materials to relate the podium to the street context (stone and ceramic) and the tower to the city skyline (predominance of glass framed in ceramic).
- Clear articulation of the tower and podium elements.
- The setback of the tower by 8 metres at the northern extent.

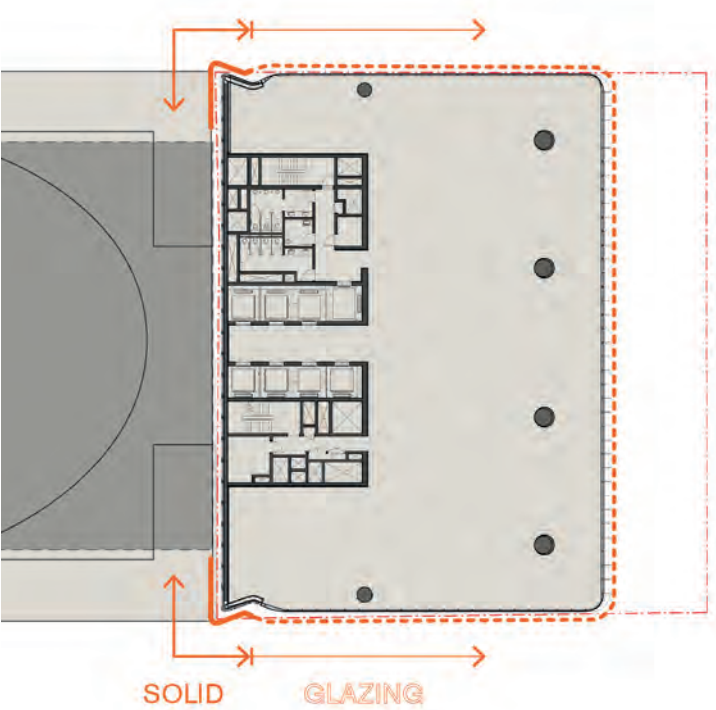
The design for the South Site is a complex response to its specific constraints. It is required to be legible as a distinct podium building, with a tower above in order to enhance the spatial definition of Martin Place. However, it is also important that the South Tower building reads as a coherent form. These seemingly contrasting objectives have led to the unique, site specific design that is rooted in Martin Place and a reflection of this context in the city skyline.

The following strategies have been implemented to realise these ideas:

- The use of consistent materiality and detailing for the full extent of the tower.
- A consistent built form alignment to the east and west as a result of the zero setback to the towers on Elizabeth and Castlereagh street.
- The detailed articulation of modelling of the plant room on Level 10 resulting in a monumental masonry character to the base of the podium
- The detailed articulation of modelling of the roof resulting in a monumental ceramic character to the roof top screen
- The articulated recess at Level 9 of the building
- The manipulation of the proportional allocation of materials between the tower and the podium. The podium has a high level of solidity to match 50 Martin Place whilst the tower is a lighter glass element framed by the solidity of the ceramic roof screen and the level 10 plant room.

The southern wall plays an important role in:

- The definition of the threshold to Martin Place and the Metro Precinct.
- Integration of the tower and podium.
- Three dimensional legibility of the tower.
- Maximising the development potential to the south of the site.



Plan diagram of facade articulation



- The material continuity of the southern wall from the base of the building to the top enhances the legibility of the integrated tower concept by tying together the ceramic podium and roof.
- The sharp expression of the southern spine and contrast to the glazed tower emphasises the southern boundary as a blade defining the limit of Martin Place. The solidity of the wall further articulates that the primary address of the building is to the north and strengthens the sense of enclosure it brings to the thresholds on Castlereagh Street and Elizabeth

- Extending the geometric logic of the building from the north, east and west facades to the south façade enhances the 3D legibility of the building form.

- This is enhanced by the textural opportunities offered by extending the formal logic of the folded ceramic to the south façade. Changing the scaling and texture of this patterning enhances the legibility of the larger scale formal logic to the southern façade.
- Articulation to east and west edges of the southern wall distinguishes the corners. This articulation wraps the building, gradually increasing towards the north facade, differentiating Martin Place as the primary address.

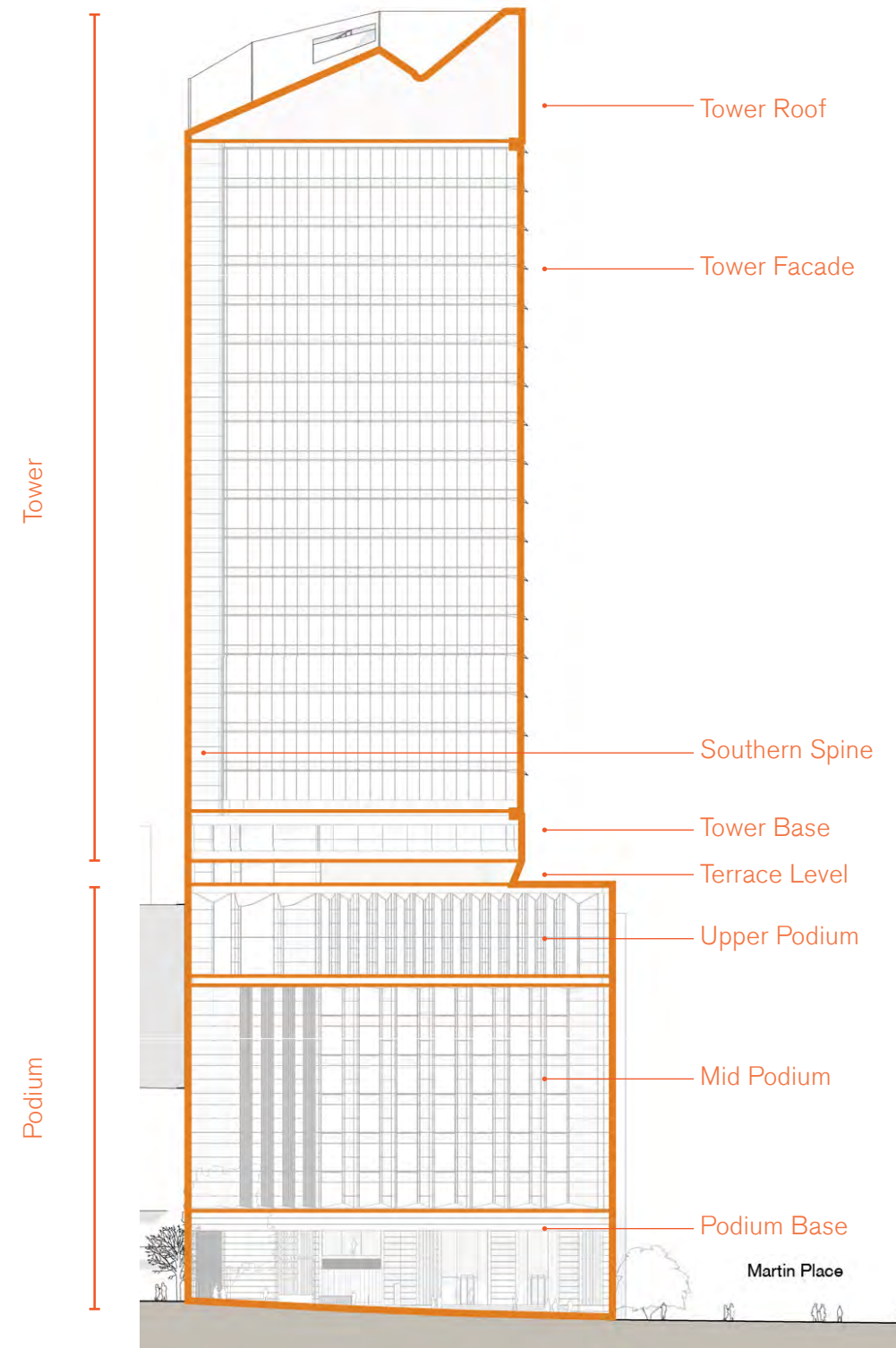
- Extending the southern wall to the boundary maximises the development flexibility for the site to the south. The zero setback opens up the possibility for multiple podium heights and tower setbacks to future developments on the adjacent site. The strength of the southern wall and its role in the definition of the threshold to Martin Place also ensures a high degree of flexibility to the architectural language of any future developments.

Urban Design and Architecture

Facade Design

The façade design for the proposal has been developed to support the principal design, materiality and detailing ambitions for the project as well as to incorporate services and respond to construction methodology, particularly given the challenges of the Metro below ground.

The South Tower is composed of connected podium and tower elements, united by the southern structural spine. The tower and podium elements are each further subdivided into three distinct zones of articulation, which express a formal composition and relate the building to its surrounding context. For ease of discussion we have divided the building into its key components over the following pages.



The podium is divided into three zones. The podium base from levels LG to Mezzanine encompassing the public areas of retail, Metro Station entry and the commercial lobby. The mid podium extends from levels 01 - 06 and mirrors the columns of 50 Martin Place. The upper podium extends from level 07 to 08 and responds to the entablature of 50 Martin Place. The three zones form a building facade that responds in an innovative and contemporary wall to the Beaux-Arts composition of the neighbouring facade.

The three components allow the podium to establish a narrative for architectural expression, a beginning, middle and end. The podium base is our introduction. It sets the foundation of the ideas: solidity juxtaposing openness, expressed structure and sculpted form. Levels 01 - 06, the middle podium, form the major body of the story. The deeper articulation to Martin Place expresses its prominence as the primary civic space. The directed views through the east and west facades towards Martin Place further support this. This clear hierarchy in expression is again a play on a technique utilised in 50 Martin Place. The top, is the finale, reinforcing the same ideas through repetition in a lyrical manner and yet showing a progression to becoming more open and light.



Podium viewed from north

Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Urban Design and Architecture

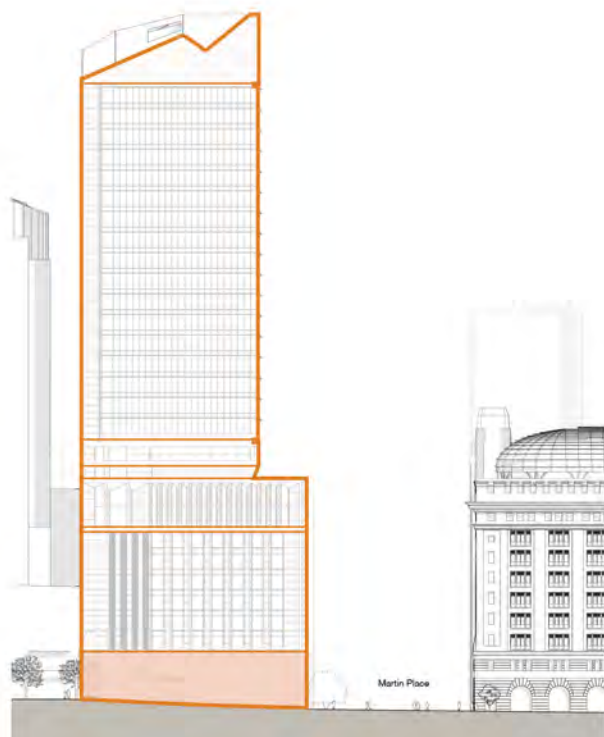
Facade Design

Podium Base

Materiality

The podium base aligns in height with the base of 50 Martin Place. To both strengthen this association and reflect the predominate character of existing significant buildings in Martin Place. The base of the building is clad in stone to match the base of 50 Martin Place.

The retail areas and office lobby sit within key structural bays, as monumental, curved glass and metal framed shopfronts. The convex glazing reaches out towards the public domain, contrasting in scale and geometry the concave glazing of the commercial spaces above. Bronze coloured metal detailing relates the design to the bronze detailing around the windows and doors of 50 Martin Place and other heritage buildings on Martin Place..



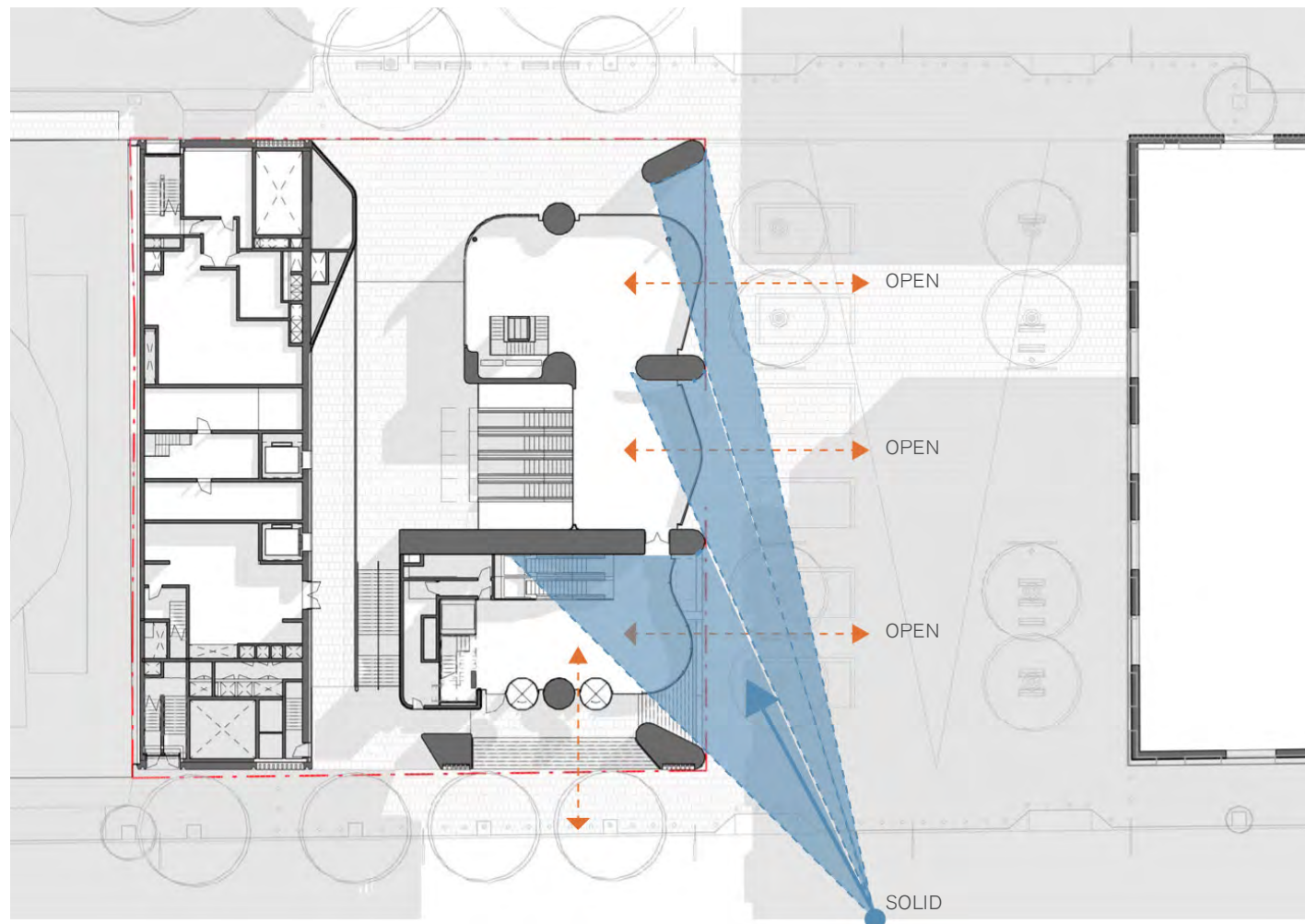
Key elevation - Podium Base



Activation and openness to Martin Place

Deep structure

The concept of 'deep structure' provides an appropriately monumental character to the podium base in response to the buildings that define Martin Place. The design proposes deep structural blades, integrated with the ceiling structure of the station, as an open interpretation of the monumental stone walls with punched openings. The deep expression of structure at the base appears open front on and permits greater public domain activation and pedestrian movements relating to the Metro station.



The deep structure concept: solid expression from oblique angles and open from acute angles



View from Elizabeth Street

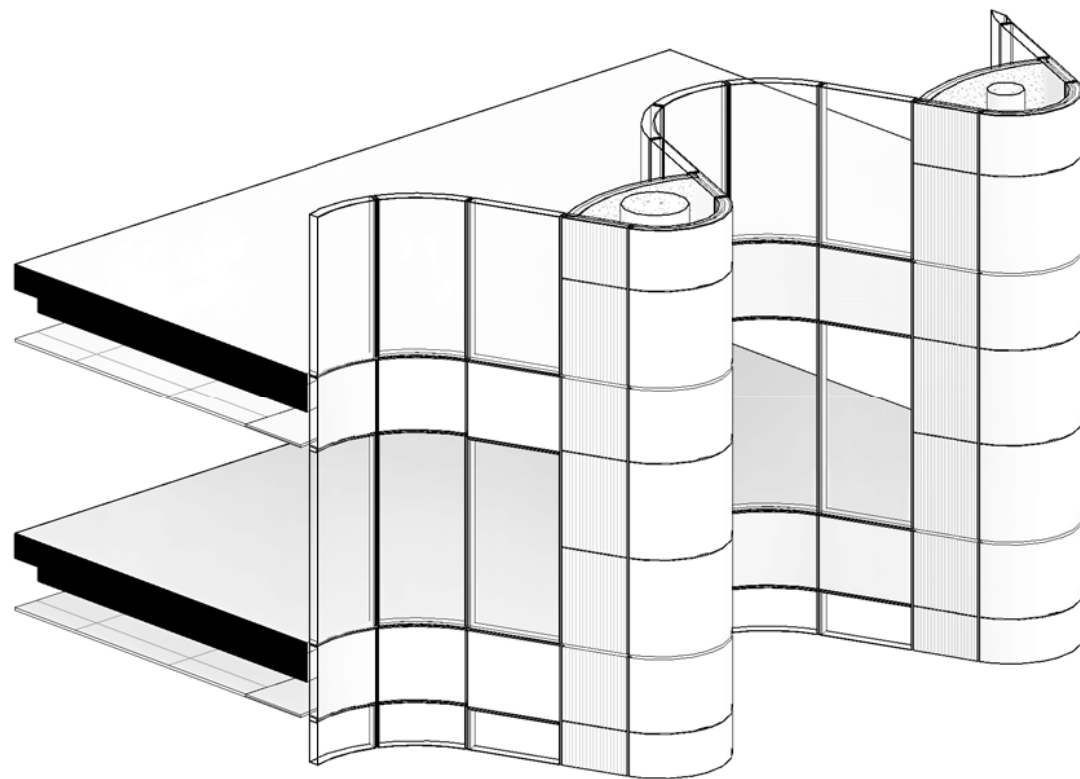
Urban Design and Architecture**Facade Design****Mid Podium and Upper Podium**

The design of the upper part of the podium is a considered response to 50 Martin Place housing flexible side-core floor plates. The deep facade articulation and materiality of this part of the building follow cues set by 50 Martin Place. Ceramic, glass and bronzed coloured aluminium are used within a unitised facade system, responding to the original buildings of the area in a modern construction technique. Extensive mechanical fenestrations, required by the Metro services, are integrated through both ceramic and bronze coloured louvres on the east and west facades.

The articulation of the mid and upper podium section is accentuated on the northern facade, and subtly reduced to the east and west, creating a hierarchy. This technique reflects the language of 50 Martin Place, where the deeper articulation of the southern facade is contrasted with reduced articulation on the east and west. Furthermore, the vertical expression of the proposed mid podium northern facade reinterprets to the grand order aesthetic of 50 Martin Place.

The upper podium creates an evocative tension with 50 Martin Place, with provactive reinterpretation of the entablature element in the Beaux-Arts composition. This showcases a contemporary use of glass facade that is lyrical and playful. The facade gives levels 07 and 08 workspace with panoramic views of Martin Place.





Sectional axonometric view of north facade



View from Elizabeth Street

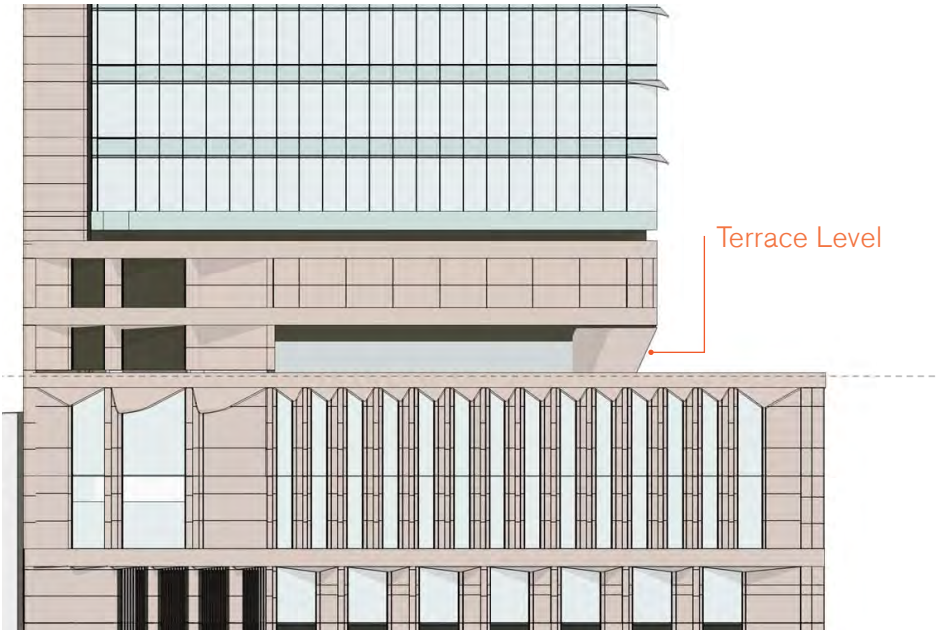
Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.

Urban Design and Architecture
Facade Design
Terrace Level

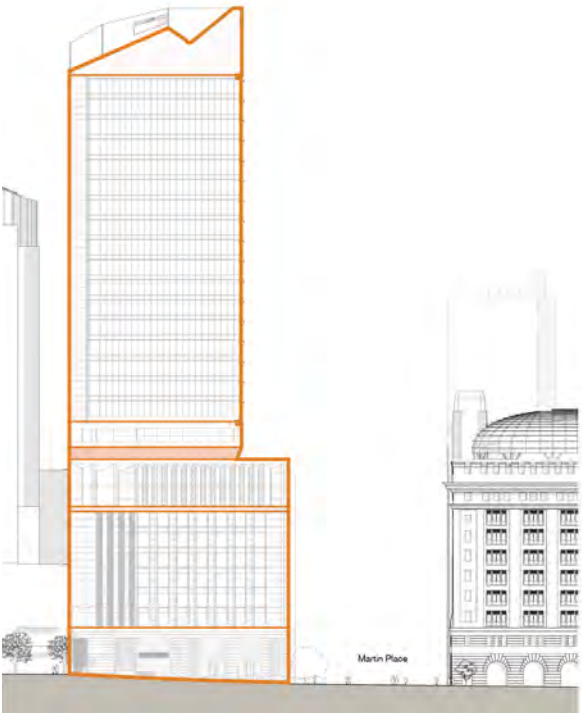
The terrace level is a critical part of the building design, both separating and connecting the tower and the podium. The separation is created by a set back facade allowing the podium and tower to be read as distinct elements. This ensure that the podium relates to neighbouring structures on Elizabeth Street and Castlereagh Street. the intergrated tower is reinforced by the southern spine and muscular expression of columns.

The terrace level houses a smaller commercial space with a generous terrace overlooking Martin Place that relates to the existing terraces on the neighbouring buildings and augments the public life of Martin Place at the podium level.

Consistent with the overall building the materiality of this level is centred on the use of ceramic cladding, glazing and bronze aluminium. The glazed facades around the commercial spaces maximise the visual connection with the terrace while the ceramic expression of the structure connects the tower to the podium.



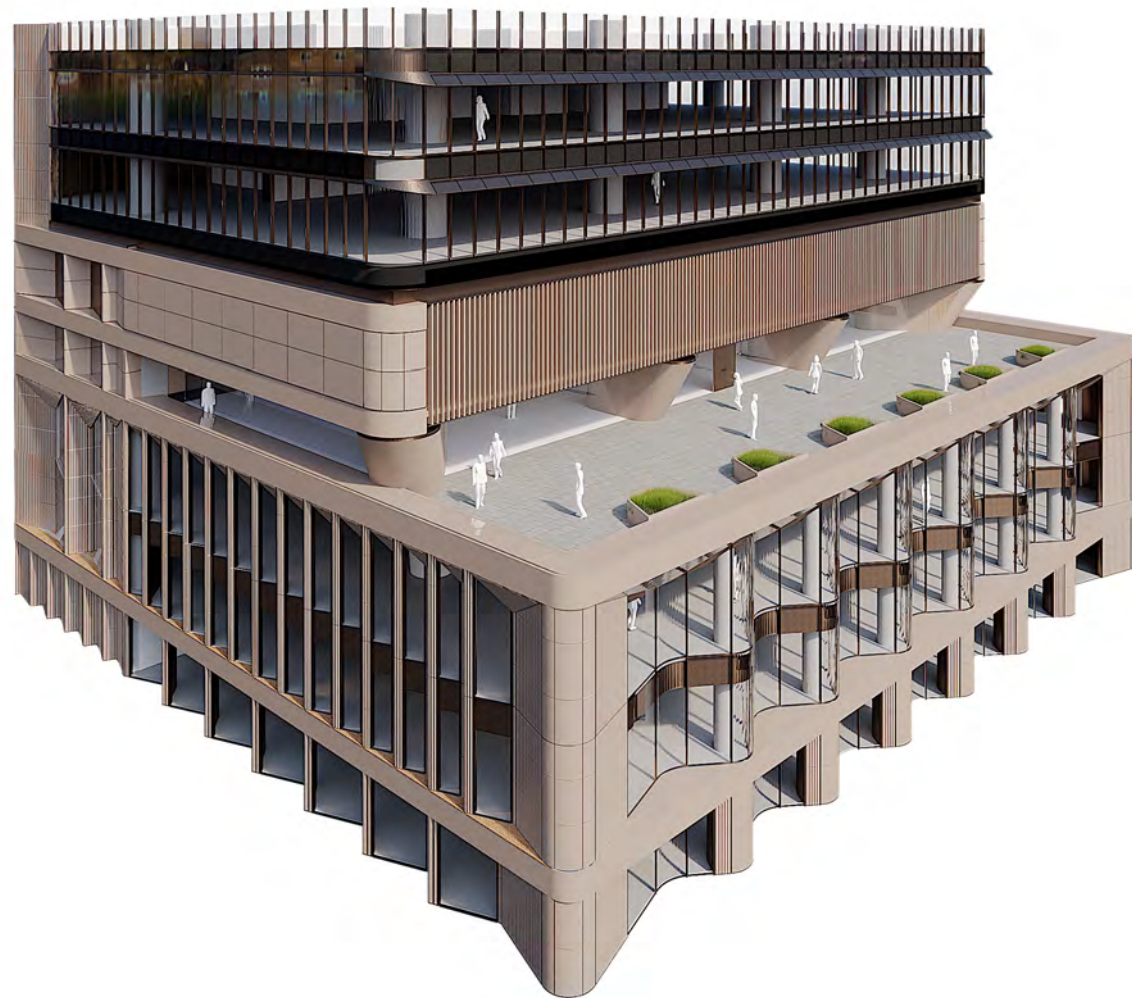
East elevation



Key elevation - Terrace Level



View from north on Elizabeth Street



View of terrace level from north east

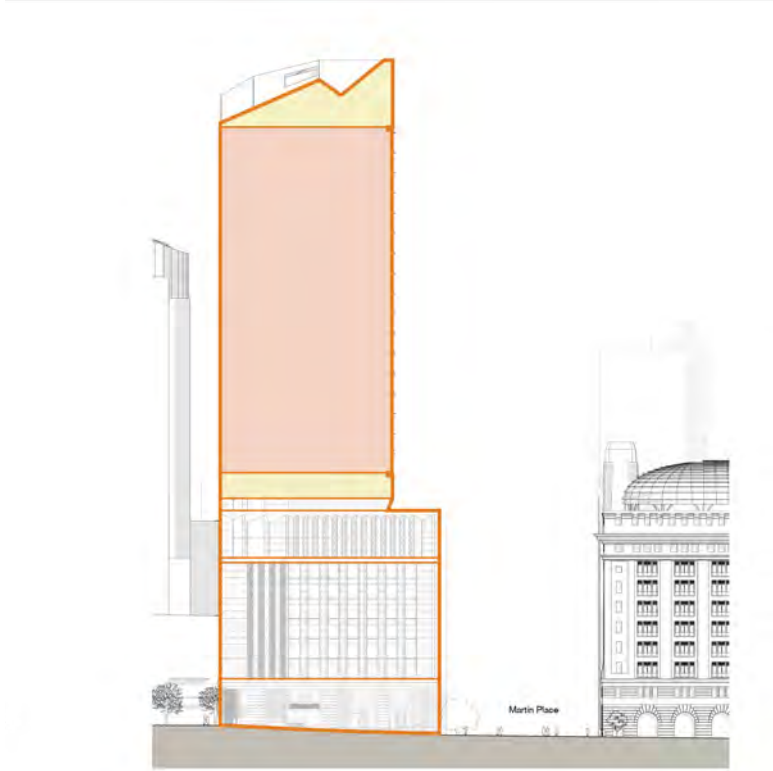


View of terrace level looking north

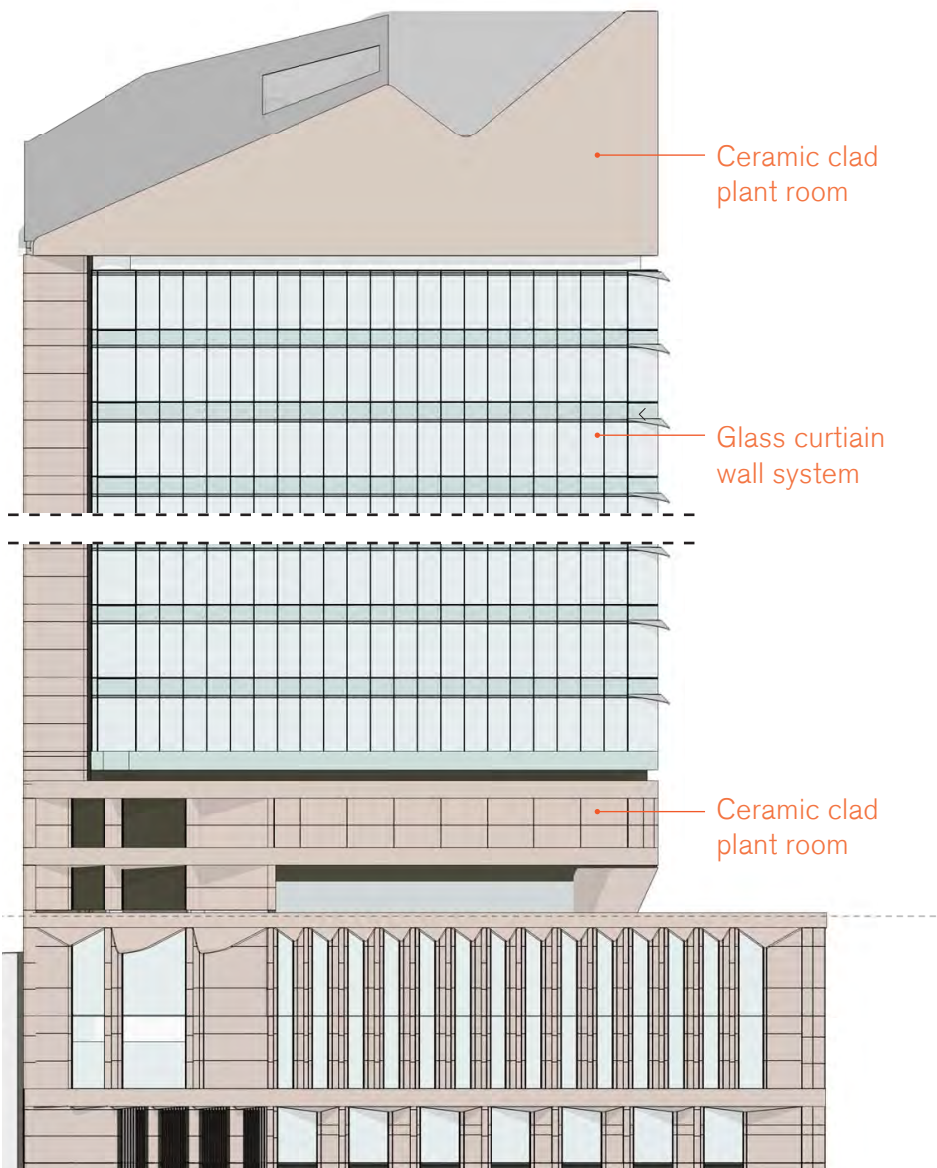
Urban Design and Architecture
Facade Tectonics
Tower

The tower facades reinterpret the compositional themes of the podium. Similar to the podium, the tower is composed of a clearly defined base, middle and top. Whilst the podium materiality is predominantly ceramic, the tower is predominantly glass intersecting a ceramic mass that encloses the tower base and levels 28 - 29 (the tower roof).

The articulation of the tower is restrained, to complement rather than compete with the podium. The horizontal expression of the aluminium glazing framing to the east and west facades transitions into a cantilevered solar shade on the north. With the exception of this the detail of the glazing is typically flush and minimal with subtly expressed colour backed glass spandrel panels at each floor level.



Key elevation - Tower



East Elevation



View from north on Elizabeth Street



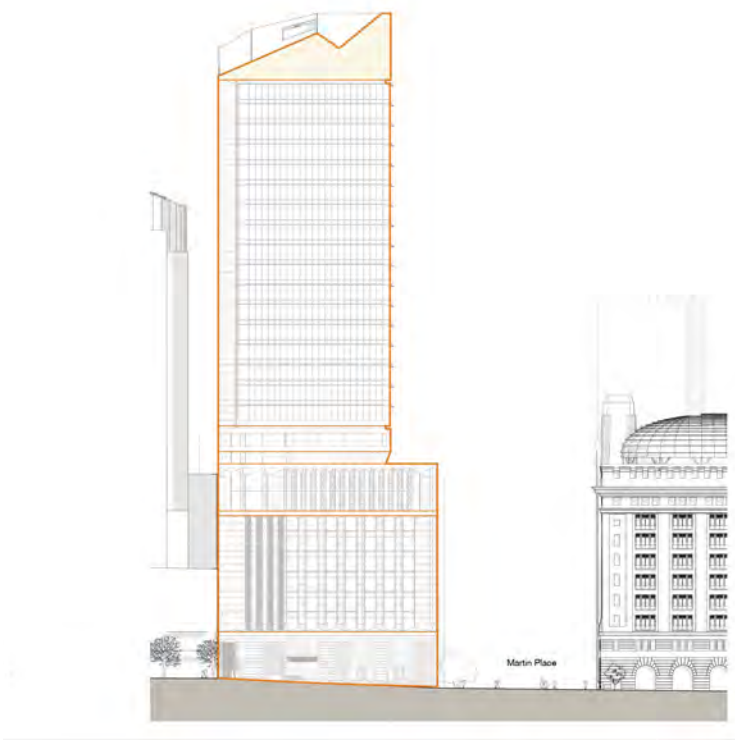
View of typical tower facade

Urban Design and Architecture
Facade Tectonics
Tower Roof

The roof of the building is conceived as the crown of the building and key to the realisation of the concept of the building as an integrated tower. It's ceramic materiality is an important element in the composition, creating continuity with the podium, lower levels of the tower and the materiality of Martin Place. The northern face of ceramic fins creates vertical articulation and allows for plant ventilation while maintaining the solidity of the roof.

The crown's overall form is moulded by the SAP and the Stage 1 condition of consent limiting overshadowing of Hyde Park. This results in a tapered roof form rising from the spine of the building to the north. The solar access requirements result in varied façade profiles to east and west while the north façade's profile remains horizontal.

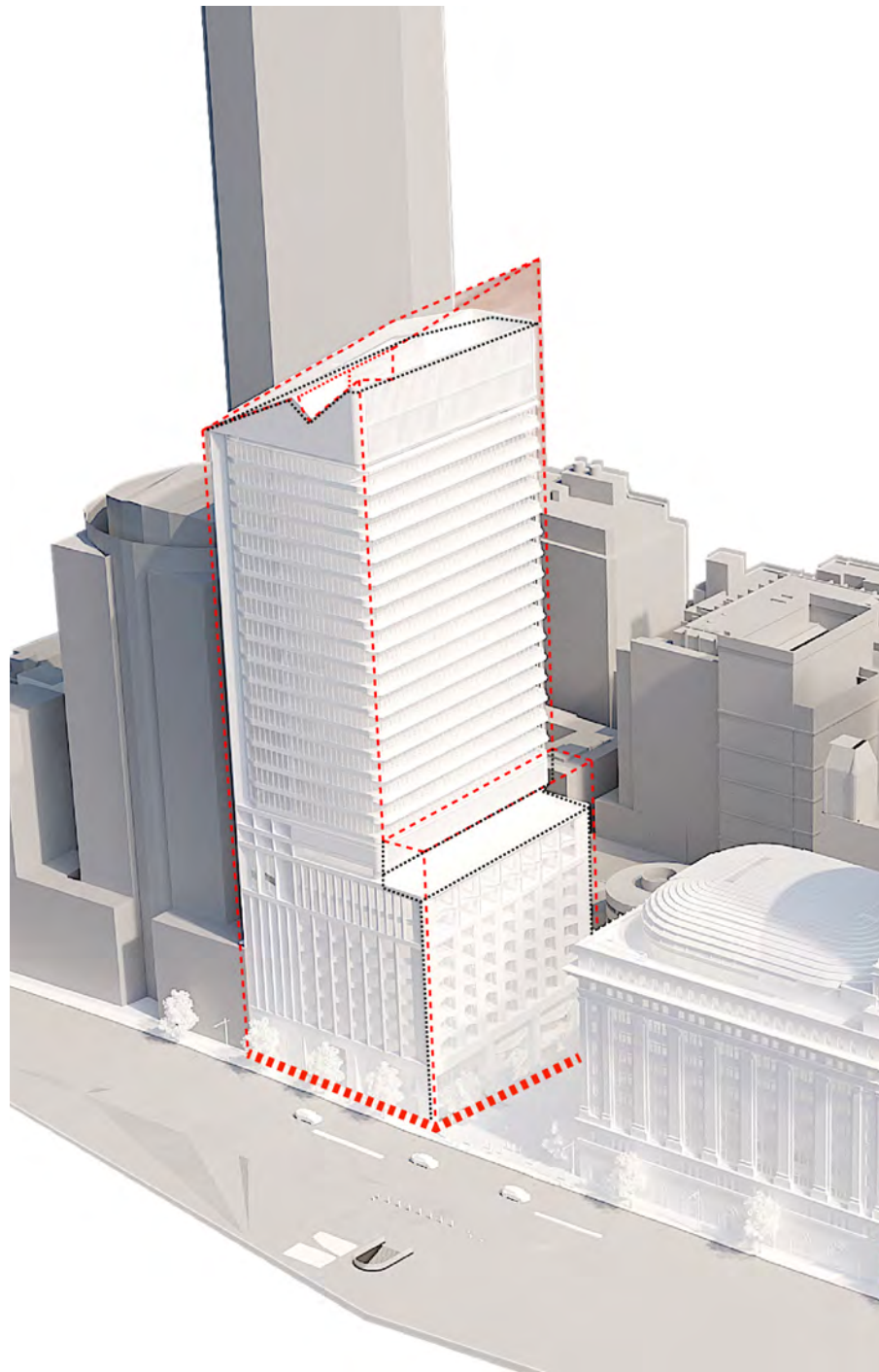
The side walls and the roof of the building provide screening of the plant from the east and west whilst a metal deck roof screens plants from the south.



Key elevation - Tower Roof



Aerial perspective view of roof top looking south west



Proposed design within the maximum envelope



View of roof plant levels from north east

Urban Design and Architecture
Facade Tectonics
South Facade

The south façade is the solid spine that unites the constituent parts of the South Tower, realising the concept of the integrated tower form. The south wall will be clad with ceramic panels similar to the finish on the podium. (The structural wall behind is fire rated concrete to meet the requirements of building on the adjoining boundary.)

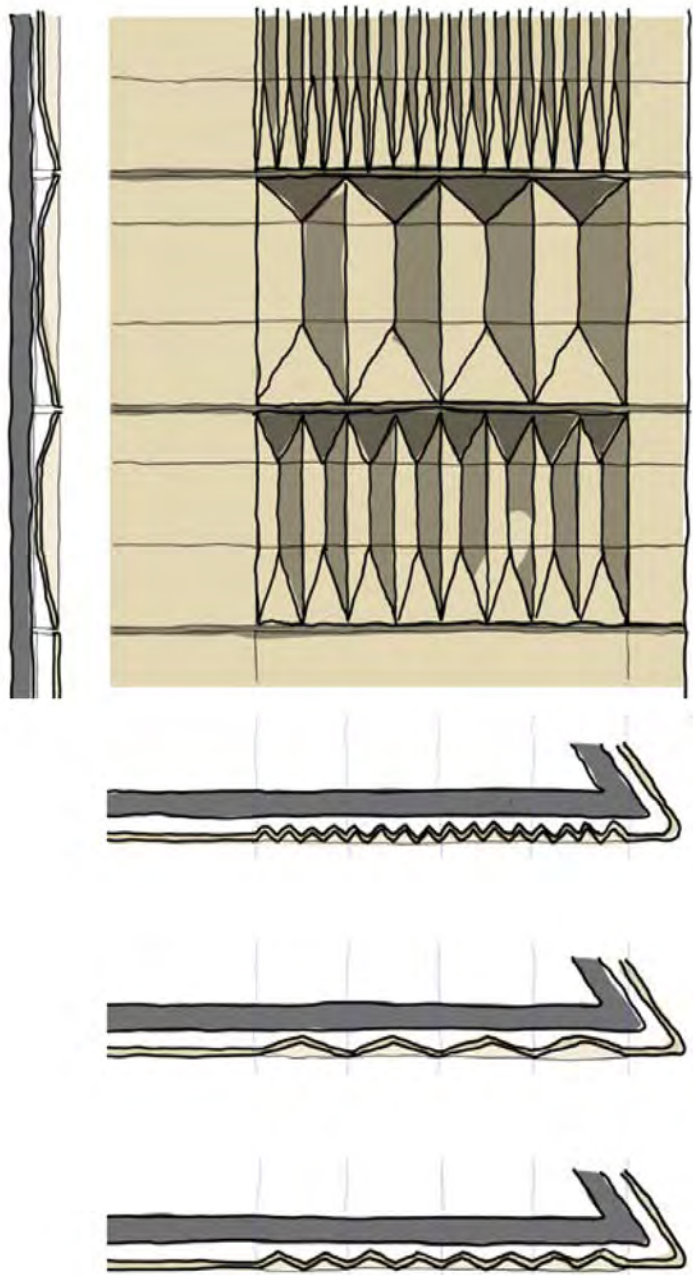
Vertically textured cladding distinguishes the corners to the street and explores the patterning of the podium in a different medium and scale. The articulation to the facade edges wraps around the east and west, increasing in depth and scale on the north elevation. The regularity and solidity of the south facade strongly contrast the north, clearly expressing Martin Place as the building's primary address.

The strength of the solid form and sharply expressed corners maximises the manifestation of a narrowed threshold to Martin Place, in line with the Urban Design Principles and supported by Jan Gehl in his 2015 study for City of Sydney.



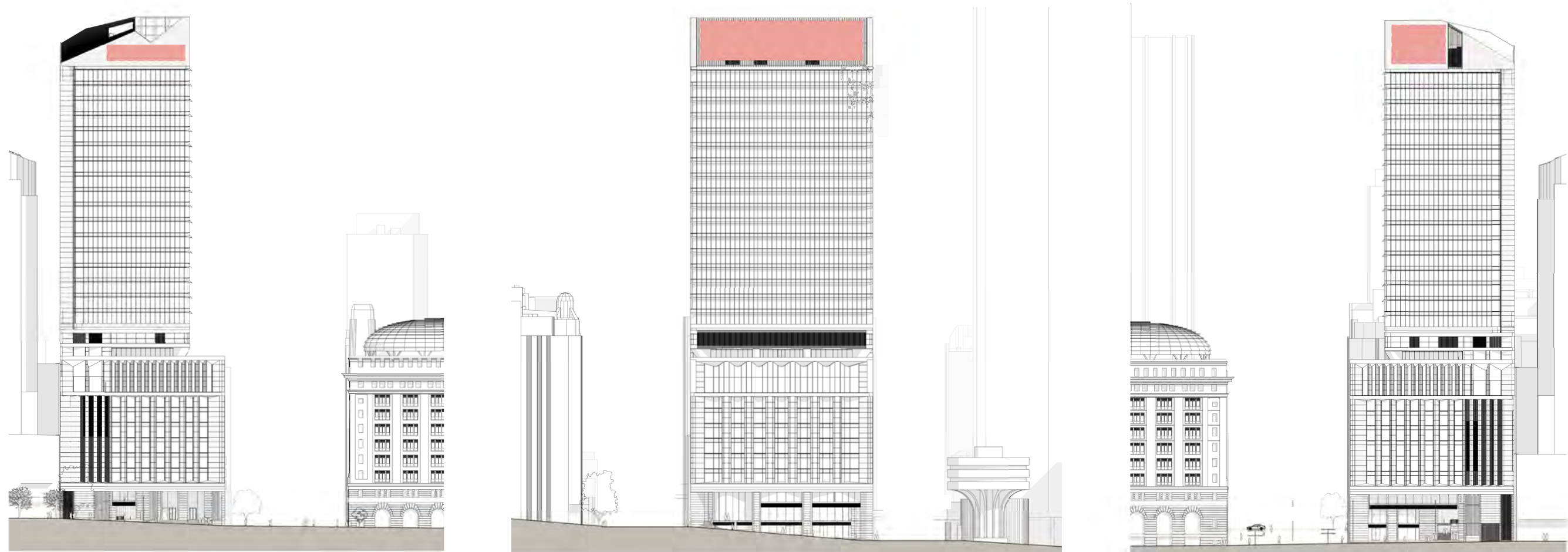
View looking north
along Elizabeth Street

Street trees, furniture and other public domain elements within the precinct are indicative only and are subject to relevant approvals and detailed coordination with new and existing underground utilities and infrastructure.



South facade concept sketch

We are proposing signage is to be located on the building 'crown' where it is both visible, integrated with the architectural design of the building, and does not impact internal spaces. The proposal is for signage to two out of three facades, however, provision is made for all three facades.



Proposed signage zones