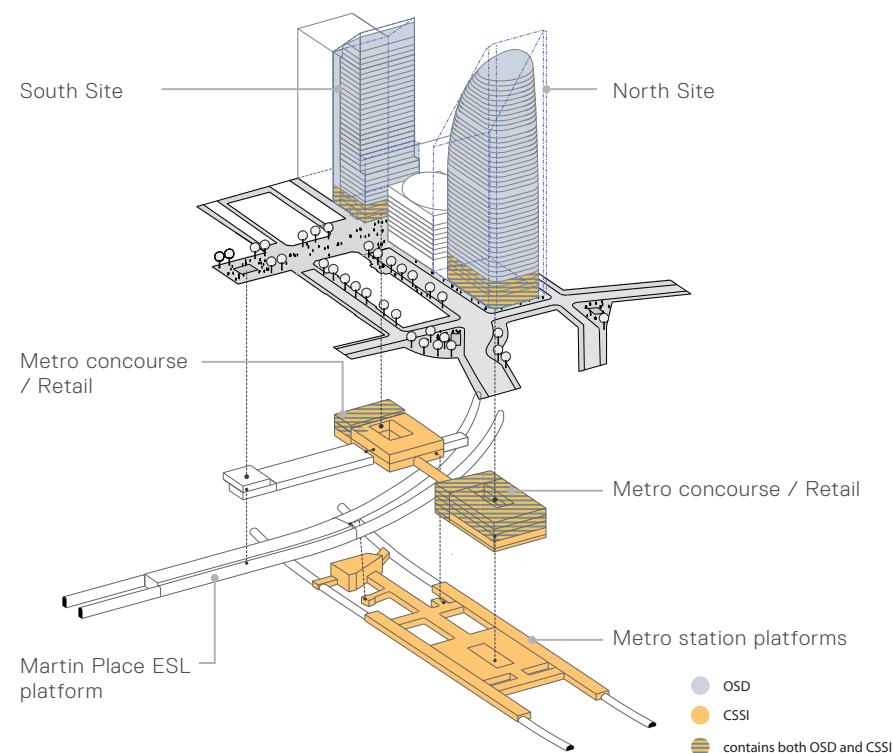


Integrated precinct



1

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 while an additional concourse link below ground further enhances north-south permeability across the Precinct. The ground plane is punctuated at the south and north with large "City Rooms" where station, office, retail and public thoroughfare converge.

2

Maximised daylight access

Suspended built forms maximise daylight access to Metro Precinct below, while also creating a visual connection between levels above and below.

3

Voids and atria

Maximised floor plates with allowance for interconnecting voids highlights the convergence of the north tower above with Metro below.

4

Integrated structure

Integrated and expressed structure between tower and Metro establishes a seamless integration between the two, in line with Sydney Metro Design Guidelines.

5

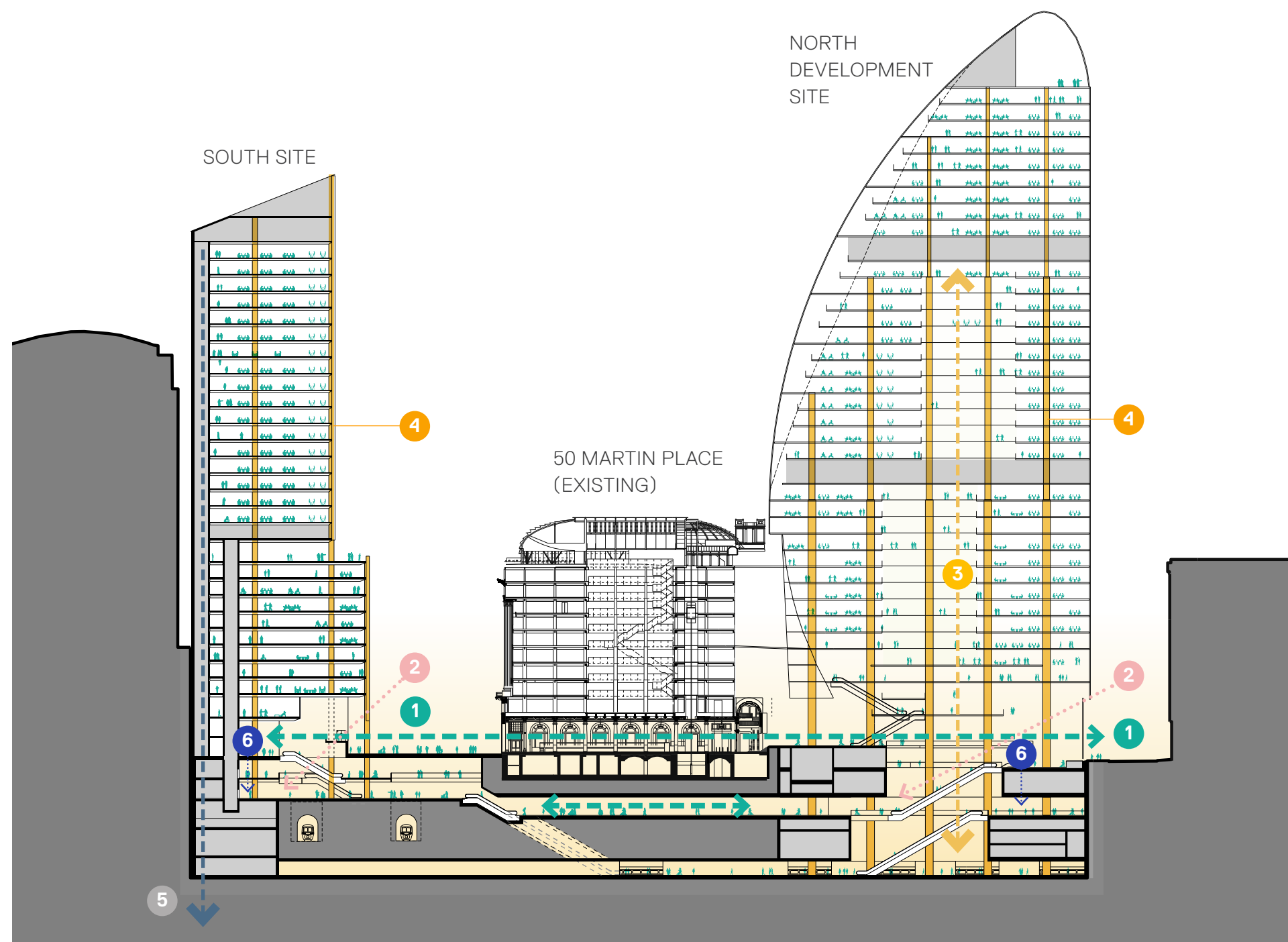
Integrated services

Plant/BOH zones for tower and Metro are consolidated and primarily located at below ground levels to minimise street presence, in line with Sydney Metro Design Guidelines. Services for the South Site are located to the south to maximise active frontages along Martin Place, Castlereagh, and Elizabeth Street and not compromise public domain areas.

6

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 Site and through transport modes above and below ground, in line with Sydney Metro Design Guidelines.





Public domain

The proposed public domain principles indicated in the illustrative scheme correspond closely with the revised Design Guidelines. Station entries are located on corners of the city blocks and scaled to meet both the passenger demands and the specific urban context. The station entry locations will facilitate the simple and direct movement between modes of transport located along Castlereagh and Elizabeth Streets and have the potential to activate and revitalise the adjacent public spaces of Chifley Square and Richard Johnson Square.

The integration of new public transport infrastructure into the building fabric and removal of existing concourse entry portals in Martin Place will have a significant impact on the quality and character of the public realm, establishing a new setting for an enriched urban environment with intensified activity, thereby providing a striking new gateway into the city.

Active frontages can be maximised around the perimeter, to create a revitalised and enhanced public realm. The Metro Station and site intensification will generate greater retail activity by building on the existing high-end retail setting. Consolidation of above ground station services into the middle of the city blocks (North Site), co-located with the single service yard entrances for each site will allow the maximisation of active street frontages.

South Site

The proposal for Martin Place seek to reflect the significance of Martin Place as Sydney's central civic space. This can be achieved by creating a clutter free, unified public realm with complimentary relationships between old and new. The South Tower lobby is oriented to Martin Place providing a civic street address that is consistent with the formal character and existing building configurations on Martin Place. The proposal for Martin Place should also incorporate the objectives of the City of Sydney's City North Public Domain Plan to provide a safe, accessible, visually attractive, high quality, unified streetscape.

The podium of the South Tower has been developed to maximise opportunities for public domain activation yet retain a built form appropriate for the prevailing monumental architectural character of Martin Place.

Openness has been maximised to facilitate movement and activation while deep thresholds of monumental masonry have been used to provide an appropriate masonry character to the base of the building, particularly when viewed obliquely.

North Site

The North Site has the capacity to transform what exists today as an underutilised thoroughfare, toward a true precinct destination that will in-turn enhance the pre-eminence and vitality of Chifley Square and Martin Place; Sydney's important historic city spaces, a proof point for Sydney 2030 Plan for the City, and an anchor for revitalising this Precinct.

An integrated network of extensive active street frontage, through-site links, open voids, overhead atria, elevated street terraces and below ground malls provide a range of service and luxury retail, restaurants, bars and cafés to the Precinct to support what will become one of Sydney's busiest railway stations and the Macquarie Campus of 7000+ people.

The grand scale and mix of uses will extend the Precincts vitality and activity throughout the day and into the weekend to promote rich, interesting, active city spaces and streetscape.

The northern station entrance is centred prominently on the major building axis and flanked with convenient retail and the soaring full height atrium of the North Tower. This rich visual mix of a global financial institution and busy railway station vertically connected within the same volume creates an incredibly distinctive arrival experience within a redefined Global Business District.

In addition to the publicly accessible Lower Ground, Ground Level and Podium Levels; the scheme explores the opportunity to provide public facilities at the upper floors as part of their workplace ideology that seeks to blur the threshold between public/private, workplace/public domain.

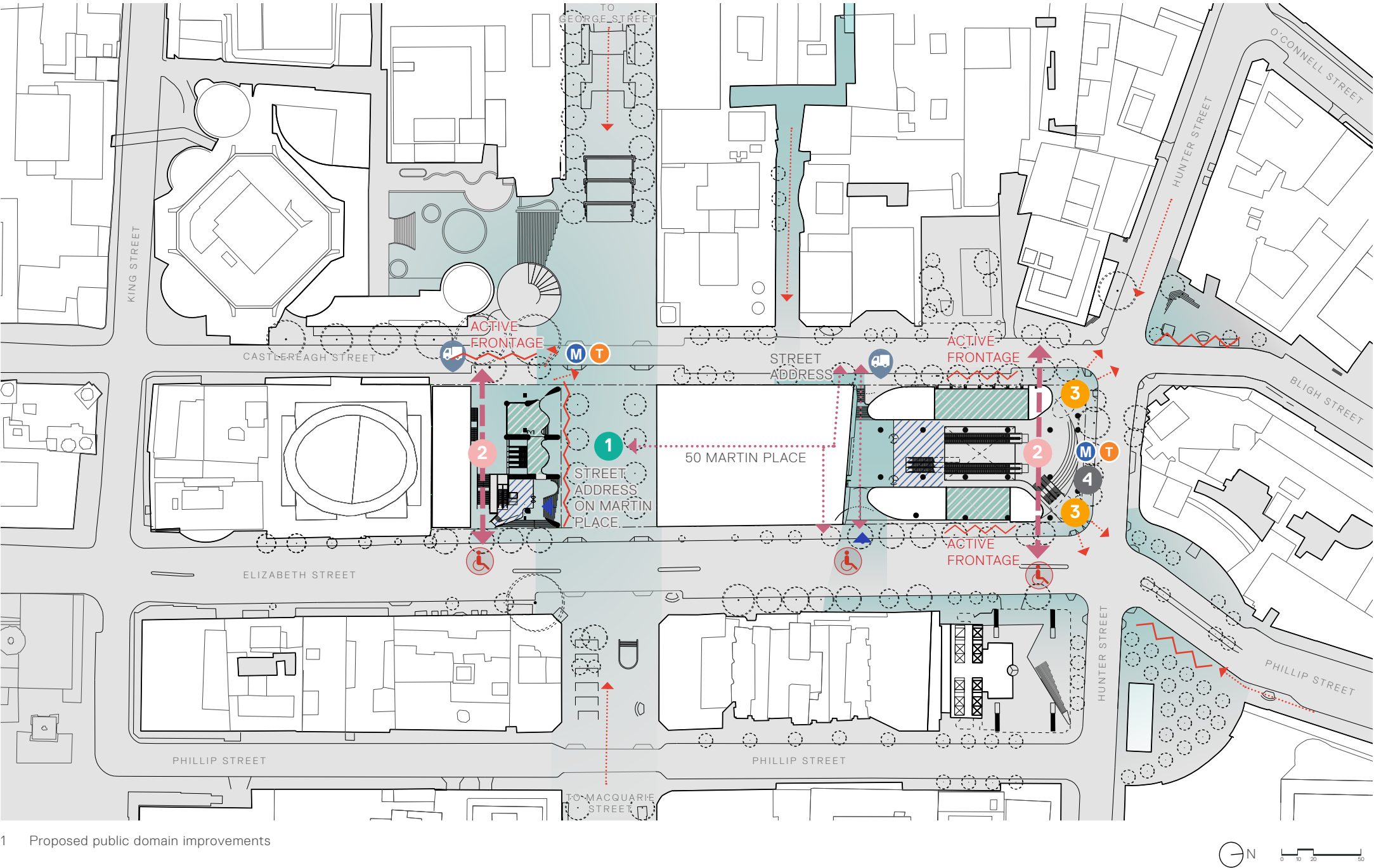
The podium of the North Tower has been developed to maximise active and permeable frontages around the perimeter.

Ground plane amenity has been improved through further developments into wind and rain protection along with the integration of security and landscaping elements.

The through-site-links have further developed in response to detailed flood level and daylight studies, DDA accessibility requirements, pedestrian flows and metro entry requirements.

Public art has been further considered, including integration of the Tom Bass sculpture within the public domain.

Public domain

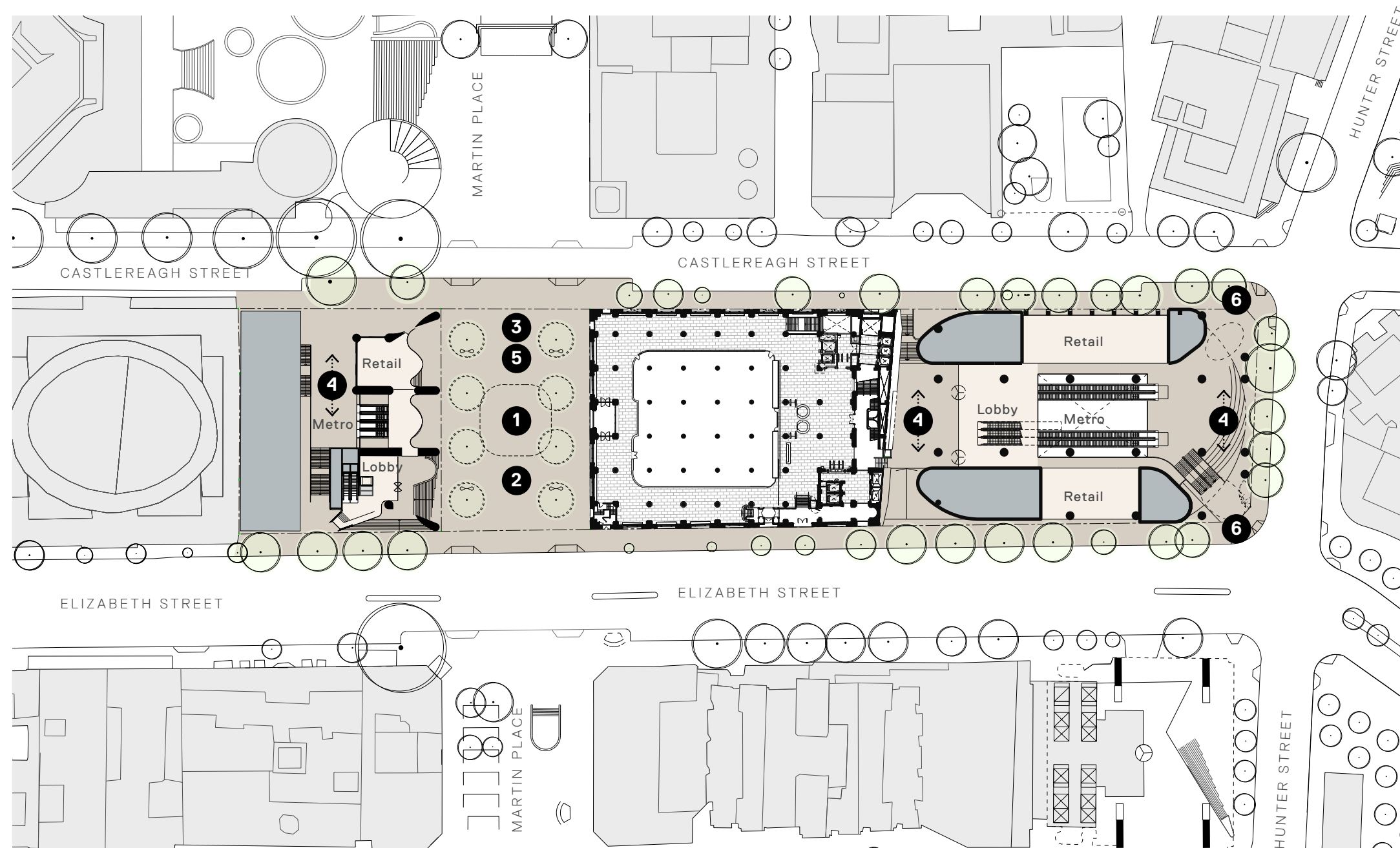


1 Proposed public domain improvements

- 1 Martin Place improvements**
 - Removal of existing station portal
 - Hard and soft landscaping upgrades
- 2 Through-site-links**
 - Improved Precinct permeability
 - Security elements at entrances to Metro will adopt a rational layout to minimise visual clutter within the public domain and maximise safe and accessible paths of travel, in line with Sydney Metro Design Guidelines and CoS public domain ambitions for Martin Place
- 3 Weather protection provided at entries and retail frontages**
- 4 Widened pavement at Hunter Street**
 - Reduce public domain clutter
 - Hard and soft landscaping to be upgraded

Public domain landscaping

- 1** Removal of existing station portal in line with proposed CoS public domain upgrades to de-clutter Martin Place.
- 2** New paving and regrading, with a colour and materials palette to reflect the existing urban character, in line with Sydney Metro Urban Realm Design Guidelines
- 3** New lighting in line with proposed CoS public domain upgrades
- 4** Continuation of finishes through public links to aid way-finding and accentuate movement, in line with Sydney Metro Urban Realm Design Guidelines
- 5** New street trees along Martin Place, in line with proposed CoS public domain upgrades.
- 6** New street trees along Castlereagh, Elizabeth, and Hunter Street to reinforce spatial movement with consideration to setbacks and sight lines at road intersections and other transport infrastructure elements, in line with Sydney Metro Urban Realm Design Guidelines



1 Proposed public domain landscaping

Built form

South Site

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

The building responds to its context, which will be emphasised through vertical and horizontal articulation. It will also express a distinction and legibility as a tower. The height and form of the base corresponds with the City of Sydney’s height controls, which have been established to reinforce the general character of Martin Place. The base will extend to the full site footprint, thereby helping to re-affirm the street wall as the dominant form that defines the street edge. The base will also have a direct relationship with 48-50 Martin Place opposite through its alignment with the building datums, which is consistent with the principles for built form outlined in the revised Design Guidelines.

The strength of the corners of the proposed built form relate to the MLC Centre to the west, which forms a break in the streetwall, and the singular built form of the buildings to the east. The height, form and architectural treatment of the base will also endow the building with a human scale that is consistent with the character of Martin Place and creates a respectful relationship to the public realm.

The tower form is set back 8m from the Martin Place boundary, distinguishing it from and giving prominence to the podium when viewed from Martin Place. This setback is consistent with that established under the recently approved Planning Proposal and thereby deemed appropriate after an exhaustive consideration of urban design issues. It is greater than the setback of the existing tower on the site, and the Reserve Bank and 60 Martin Place buildings to the east.

The façade density, depth and degree of openness will also respond to the site's context, providing a balanced and modulated materiality, that relates to both 50 Martin Place and the North Site, providing a coherent and coordinated precinct-wide response.

North Site

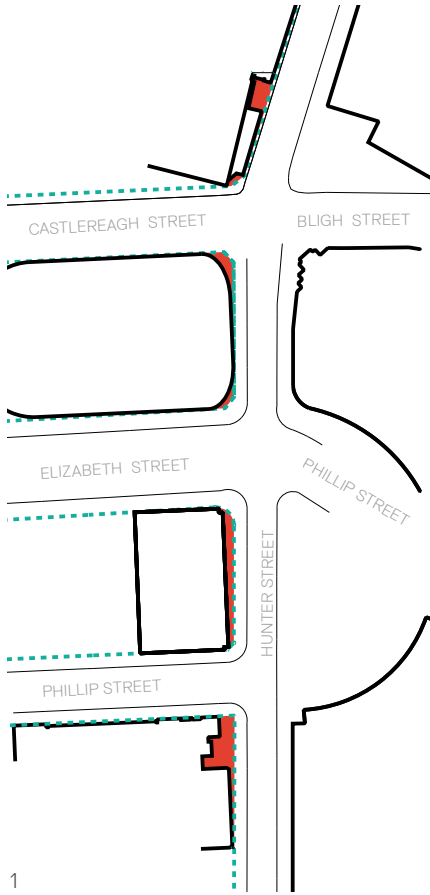
The illustrative scheme tower form is developed to fit within the maximum LEP envelope. The curved form responds to the dome of 50 Martin Place and optimises daylight and sky-views to streets and public spaces. It creates a distinctive architectural tower design that resolves the abrupt sun plane cut off, as a simple unified tower form, to create a positive addition to the Sydney skyline and expression of contemporary and integrated campus workplace.

Zero setback to Hunter Street aligns with the towers adjacent to the east along Hunter Street including 126 Phillip Street and 8 Chifley towers, to provide a clear definition to Chifley Square and Richard Johnson Square.

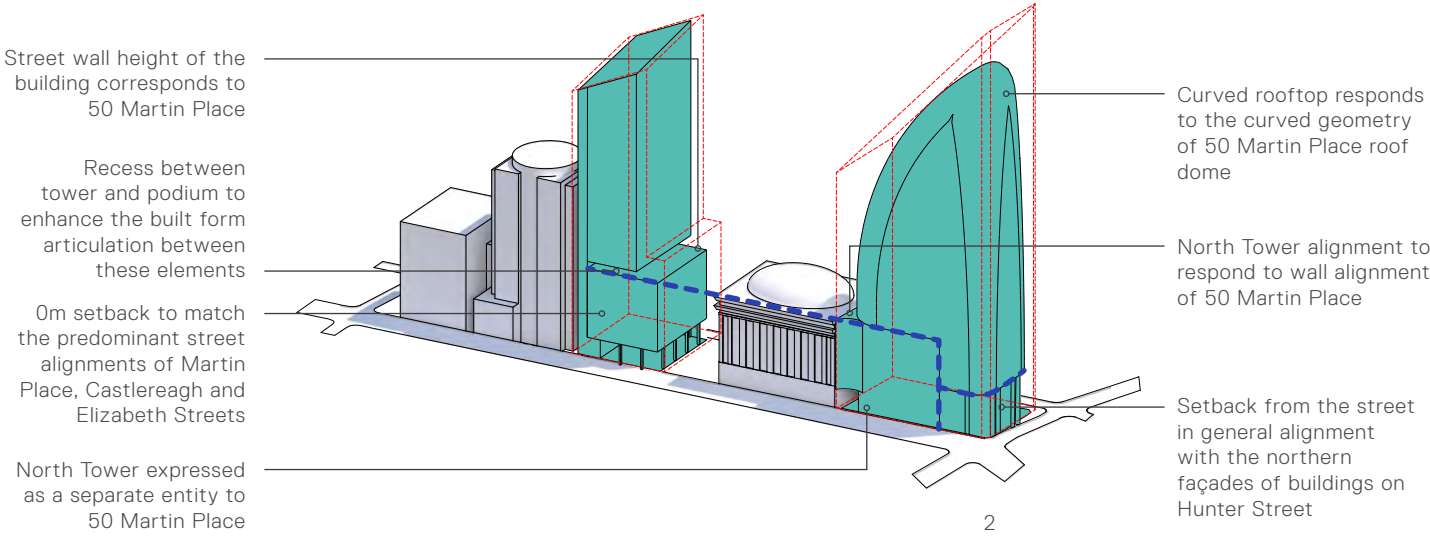
Alignments of the tower to Hunter Street and the articulation of the predominant street frontage height correspond with the adjacent buildings including 50 Martin Place, former Qantas House, City Mutual Building, and Chifley Plaza.

The corners of tower will be modelled to optimise solar access, daylight to the public domain and wind performance. They also address the major public spaces of Chifley Square and Richard Johnson Square.

The tower will be composed of large, flexible integrated work place floorplates with central atria and side core. Expressed as a formal entity, it will be sympathetic to neighbouring 50 Martin Place in materiality and form.



1 North tower setback in response to Hunter Street alignments
2 3D axo of illustrative scheme sitting within planning envelopes

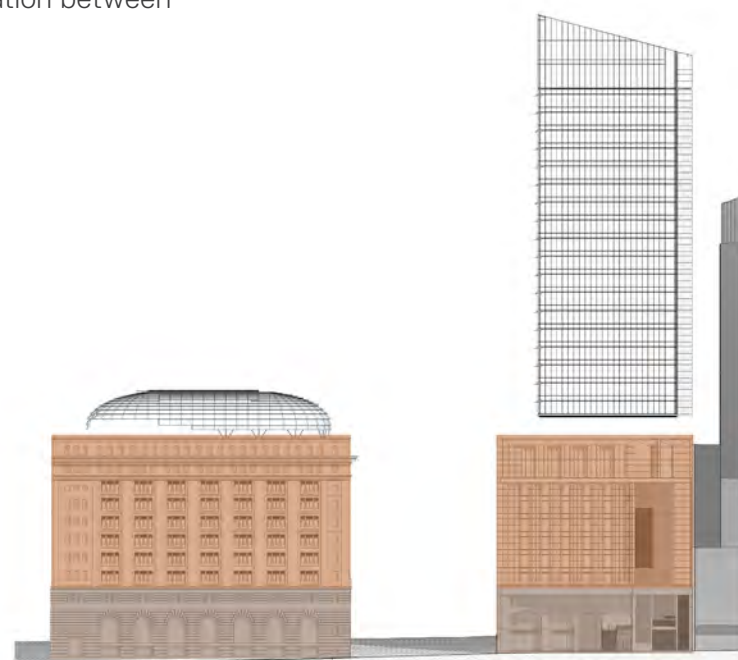


Built form — South Site

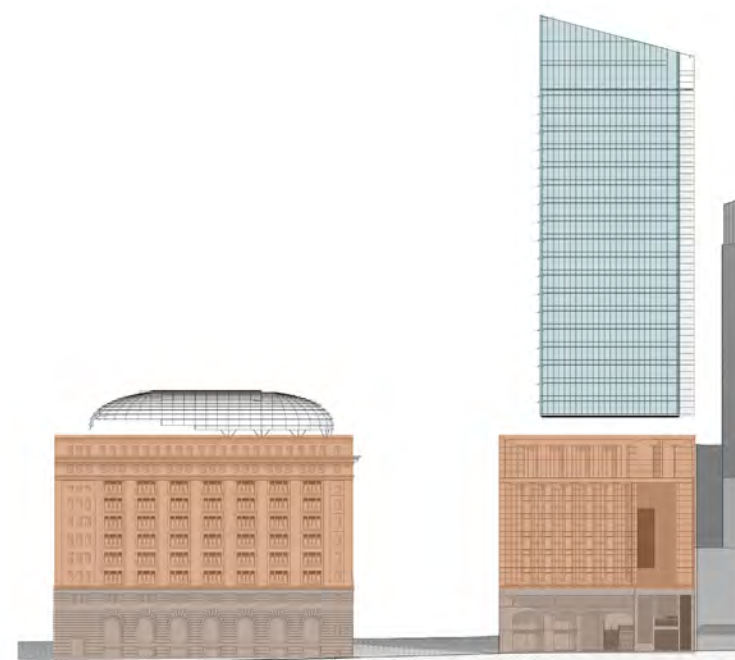
The developed South Site scheme aligns with the urban design principles, in particular with regard to the enhancement of Martin Place through the architectural treatment of the built form.

The built form of the illustrative design has been developed to respond to these principles through the following measures.

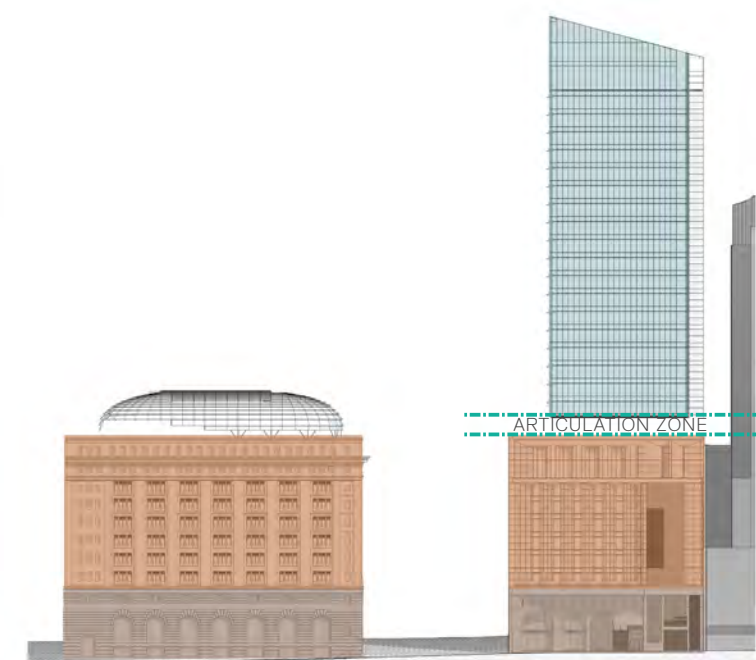
- The extent of articulation and detail of the podium as well as the relationship of this articulation to 50 Martin Place.
- A defined material difference between the ceramic and stone base from the glass and metalwork of the tower.
- The setback of the tower from the alignment of the podium.
- The scale of the recessed articulation between the tower and the podium.



3 Diagram showing material of podium responding to that of 50 Martin Place



4 Diagram showing material separation between tower and podium



5 Diagram showing articulation zone provided between the tower and the podium

Built form — North Site

The North Site scheme has been developed to reinforce the urban design principles in terms of form and footprint as follows:

- Built form and facade treatment respond to the key streetwall heights of surrounding buildings.
- The tower form without setbacks, responds to the mass and scale of neighbouring buildings.
- Predominant street frontage height alignments of adjacent buildings, most significantly 50 Martin Place, are articulated in the podium facade expression.
- As a commercial development over a major new transport interchange, the North Tower as part of the overall Precinct reinforces Sydney's global city status by aligning greater levels of density with public transport infrastructure and excellent standards of public amenity.



1

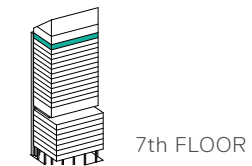
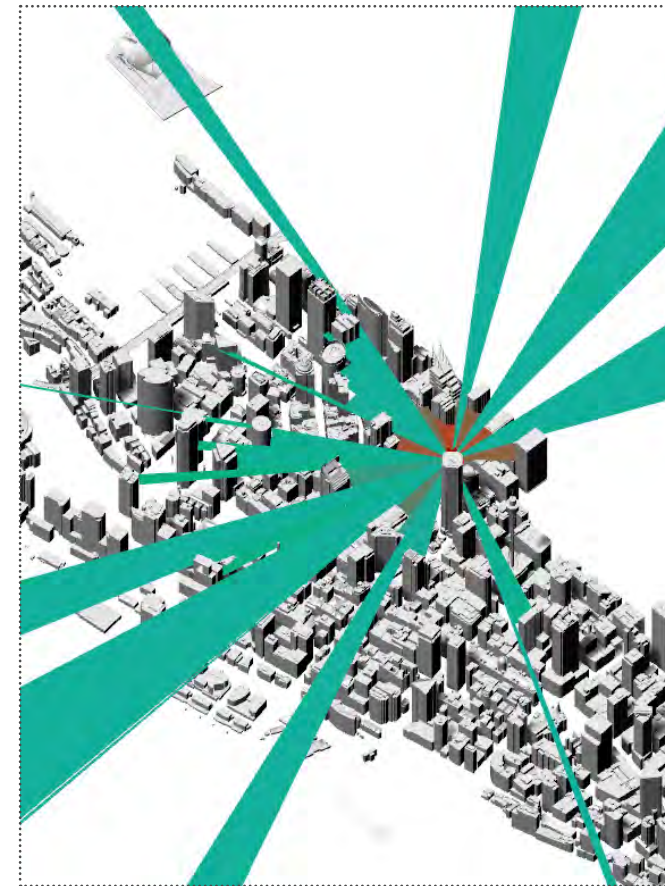
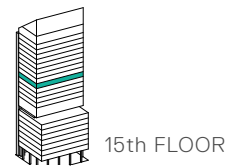
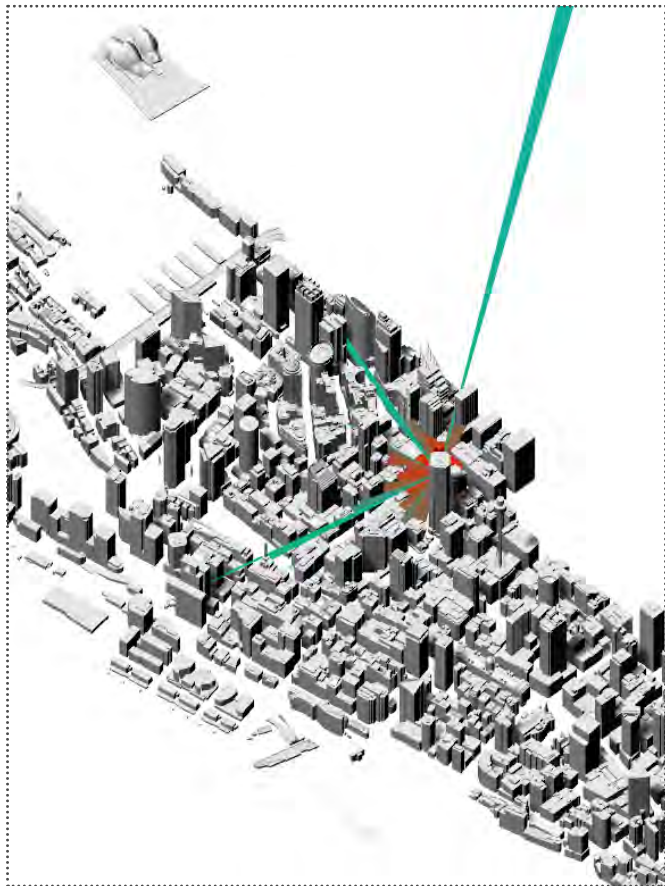
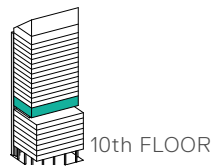


2

- 1 3D impression of view north along Elizabeth St showing continuous streetwall frontage height created by the podium base and recessed terrace within the tower.
- 2 3D impression of view north along Hunter St showing alignment with undercrofts of 8 Chifley and 126 Philip St and continuation of mass and scale in the same proportions.



View opportunities — South Site

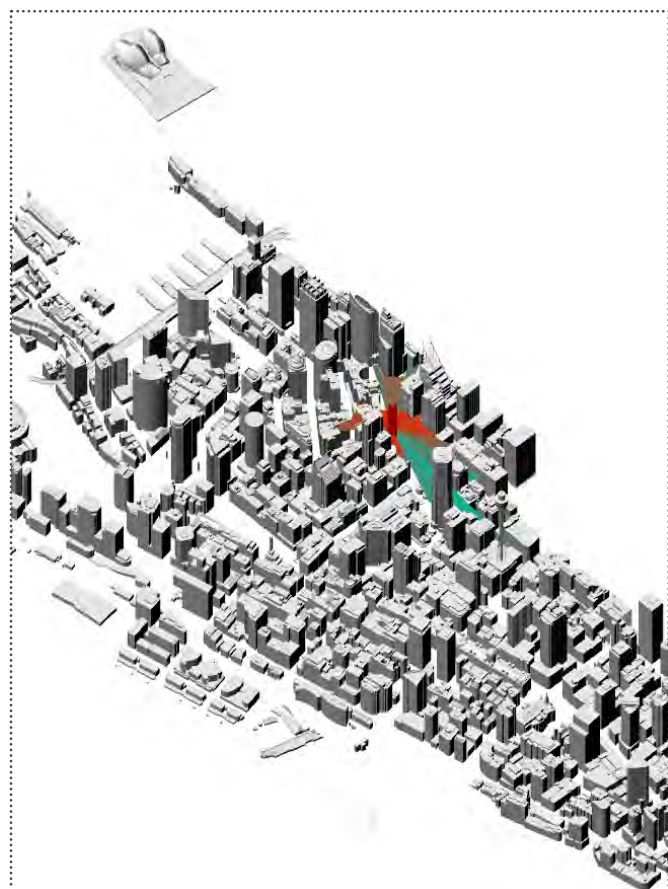


View shed analysis for the North and South Sites indicates that distant views are relatively limited below ~15th floor level for both the North and South Sites. Above this height, view lines begin to open up in various directions around the Site. These views continue to expand, so that by the ~20th floor level wide-ranging views are available in every direction, demonstrating the benefit in exploiting the Site's building height opportunities, for enhanced occupant amenity. The top of the North Tower benefits from almost unimpeded panoramic view opportunities, giving superb views across the harbour and beyond.

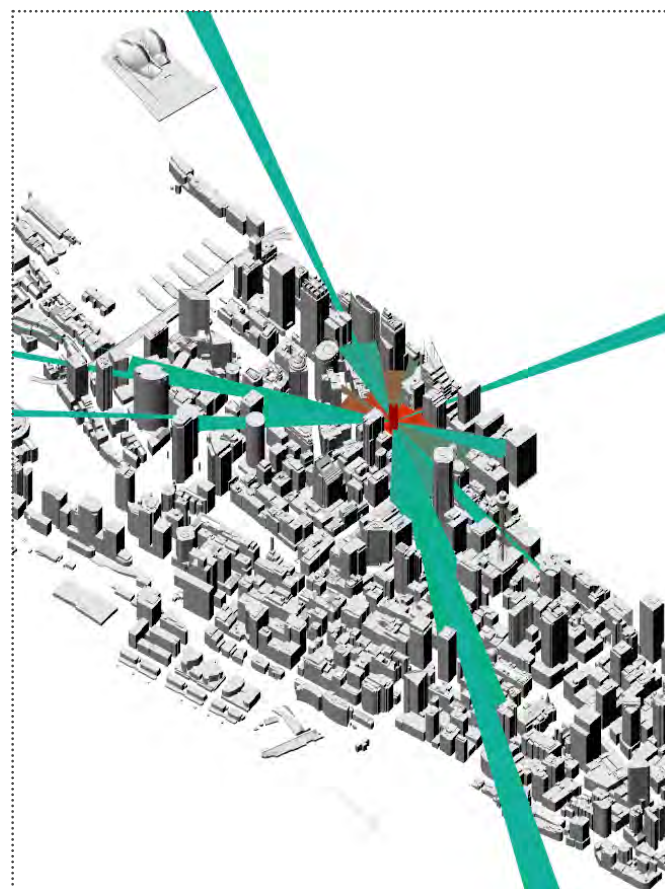
View opportunities — North Site



10th FLOOR



15th FLOOR



20th FLOOR



40th FLOOR



Architectural Character & Materiality — South Site

The architectural character and materiality have been developed in accordance with the approved Design Guidelines. The principal areas in which the design has been developed are as follows.

- The South podium is a direct response to 50 Martin Place in order to make a memorable public space between them
- The podium matches the height of 50 Martin Place and responds to its articulation. In detail this has resulted in a building with a defined base, middle and top, that relates directly to the key alignments of 50 Martin Place.
- The articulation of the podium responds to the grand order of 50 Martin Place and the way it varies to address the principal elevation to Martin Place as well as the subsidiary ones to Elizabeth and Castlereagh Streets.
- The primary façade materials of the developed scheme are granite, ceramic glass and bronze effect metalwork. These respond directly to the materiality and arrangement of these materials in 50 Martin Place.
- The tower over is designed to be distinct from the podium. This retains the importance of the podium in enhancing the distinctive characteristics of Martin Place.
- The use of glass in the tower defines it from the podium. The reflectivity of the glass enhances views of the sky and mitigates the built form of the tower.
- The use of glass in the tower and granite in the base establishes a direct relationship with the North tower in order that they are legible as a precinct in the city.

1 View of south tower from north-east, along Elizabeth Street



Architectural Character & Materiality — North Site



2



3

The North Site scheme has been developed to reinforce the revised Design Guidelines. It will respond to the unique contextual conditions, in particular its relationship to 50 Martin Place.

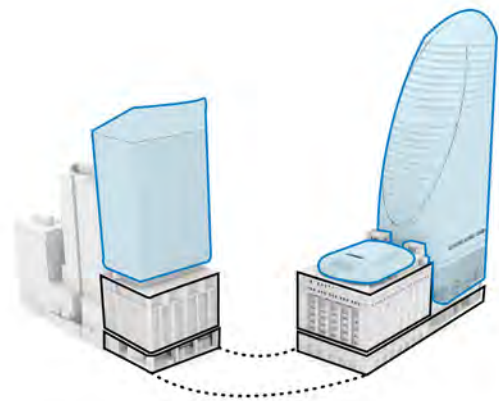
- The proposed design demonstrates respect to the heritage significance of 50 Martin Place through the use of complementary and contemporary materiality.
- The tower and podium are articulated separately from 50 Martin Place and provide a "space" to ensure its distinctive architectural expression and prominence are maintained.
- The curved form of the tower
- Elements of the podium facade cladding have been developed to reinforce the predominant features, materials and datums of adjacent building facades, most notably referencing the parapet height of 50 Martin Place along Elizabeth St and Castlereagh St.

- 2 3D impression of view south from Chifley Square showing north tower "peeling away" and giving appropriate space to 50 Martin Place.
- 3 3D impression of views along Castlereagh St showing development of complementary and contemporary materiality, respectful to 50 Martin Place.

Architectural character & materiality — Precinct-wide

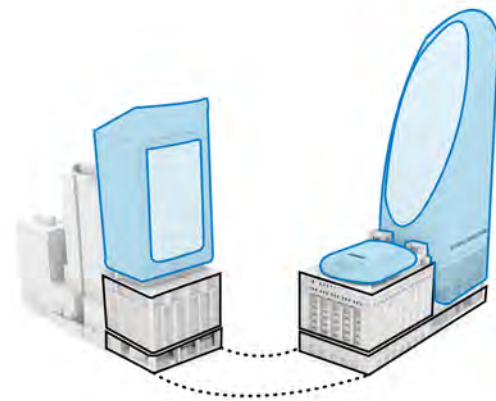
The illustrative scheme aligns with the original SSDA objective of the Precinct that the two commercial towers relate to each other.

The relationship begins with a direct response to the materiality and height datums of the existing heritage facade of 50 Martin Place. A consistent tower materiality and approach to shaping the edge conditions of each form allows for a tower relationship that is able to adapt to the specific urban conditions of the individual sites as follows.



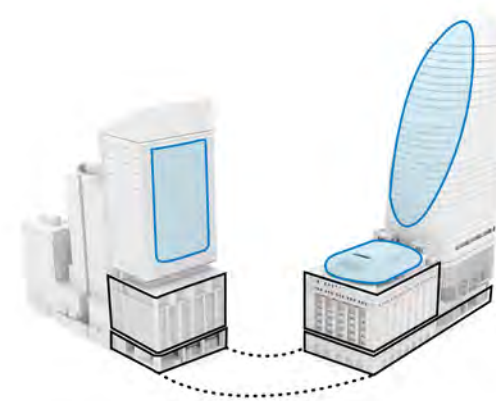
Glass forms floats above a masonry base

Glass facades float above a masonry base drawn from 50 Martin Place



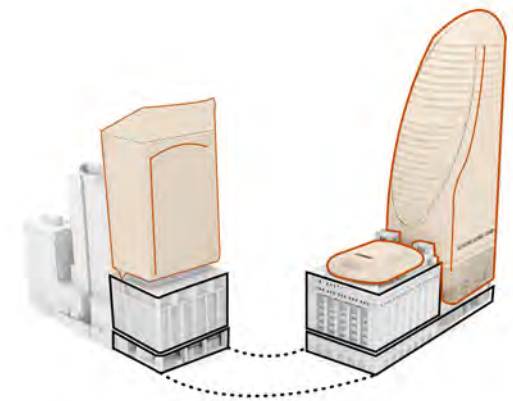
Consistent materiality with differentiated forms

A consistent glass facade system is utilised in both towers and will improve environmental performance.



Facing facades are similarly differentiated

The tower facades that look across Martin Place towards each other are similarly differentiated in texture from the other facades and podium of each building through the use of solar shades and glass.



The architecture is softened by curved forms

The tower architecture is softened at the corners by curved forms within the envelopes defined by their different sun access planes.

Heritage — Precinct-wide

The developed illustrative scheme is consistent with the SSDA heritage design principles prepared by TKD in the Statement of Heritage Impact report.

Both towers preserve and reinforce the aesthetic and historic significance of 50 Martin Place through the articulation and materiality of the podium floors and the unique and contemporary form of the glazed towers.

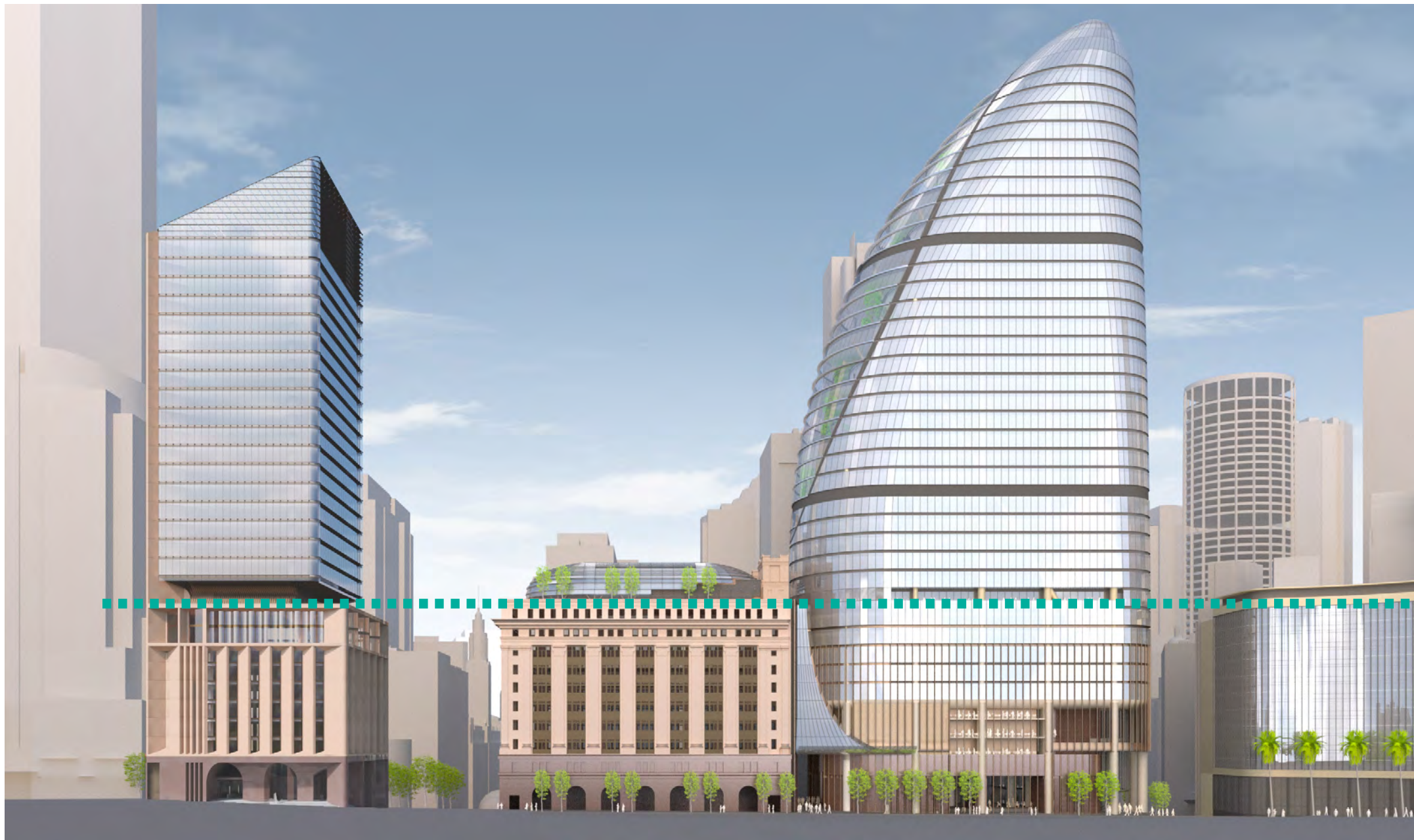
The South and North Sites strike key datums drawn from 50 Martin Place to refer to and enhance the building's monumental scale and civic presence.

The proposed terrace level on the South Site aligns with 50 Martin Place, and both Sites draw reference to its distinctive character through materiality and detailing.

The South Site building footprint extends to the street alignments at Martin Place, Elizabeth and Castlereagh Street, consistent with the Statement of Heritage Impact, to also enhance the urban character, scale and strong linear enclosure of Martin Place, recognised as one of Sydney's most important public and civic urban spaces.

The tower above is set back from the Martin Place street frontage but with articulation will both respond to the context and provide a legible tower form. A balance of solidity and highly-glazed façades, coupled with high ceiling levels provide good daylight penetration to office floors, and views out.

Similarly, the North Site tower is clad in a glass skin, which together with its distinct organic form will both complement and also enhance the distinct and unique presence of 50 Martin Place within the streetscape.



1 3D impression of view along Elizabeth Street showing extension of principle datum line of 50 Martin Place.

Heritage — South site

The design ambition for the South Tower is to create an architectural form that strongly relates to its specific context in Martin Place. In order to achieve this, a strong design relationship between the new South Tower and 50 Martin Place is proposed. The South Tower is to be a contemporary interpretation of this building, one that is based in the same logic and materiality of the original building.

This ambition is achieved through the following principles.

- The South podium is a direct response to 50 Martin Place in order to make a memorable public space between them
- The podium matches the height of 50 Martin Place and responds to its articulation. In detail this has resulted in a building with a defined base, middle and top, that relates directly to the key alignments of 50 Martin Place.
- The articulation of the podium responds directly to the grand order of 50 Martin Place and the way it varies to address the principal elevation to Martin Place as well as the subsidiary ones to Elizabeth and Castlereagh Streets.
- The main materials of the developed scheme are granite, ceramic glass and bronze. These respond directly to the materiality and arrangement of these materials in 50 Martin Place.
- The tower over is designed to be distinct from the podium. This retains the importance of the podium in enhancing the distinctive characteristics of Martin Place.
- The use of glass in the tower defines it from the podium.



1 3D impression of South tower relationship to Martin Place and 50 Martin Place opposite