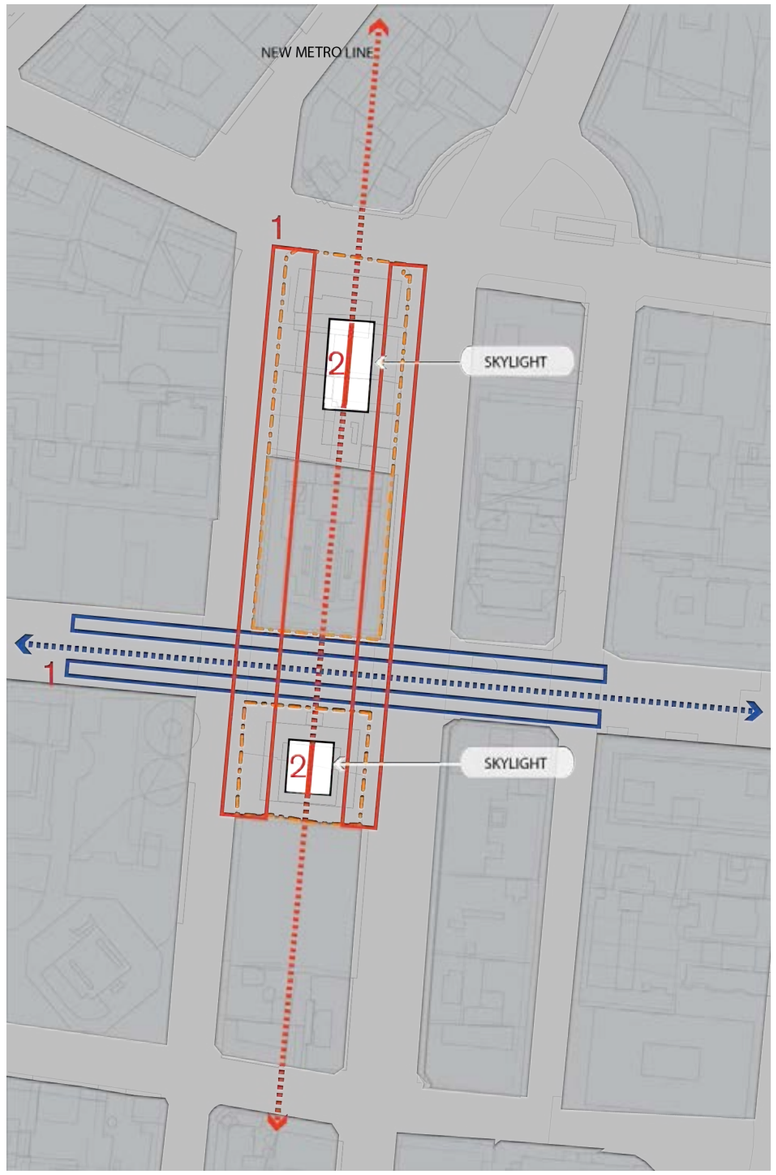


Urban design principles - below ground

_Controls

1. Align circulation with street network over
2. Bring natural daylight into station concourse

Existing Sydney Rail
Proposed Metro Rail
Existing Condition
Proposed Condition

4 Development Principles

Urban design principles - street level

_Controls

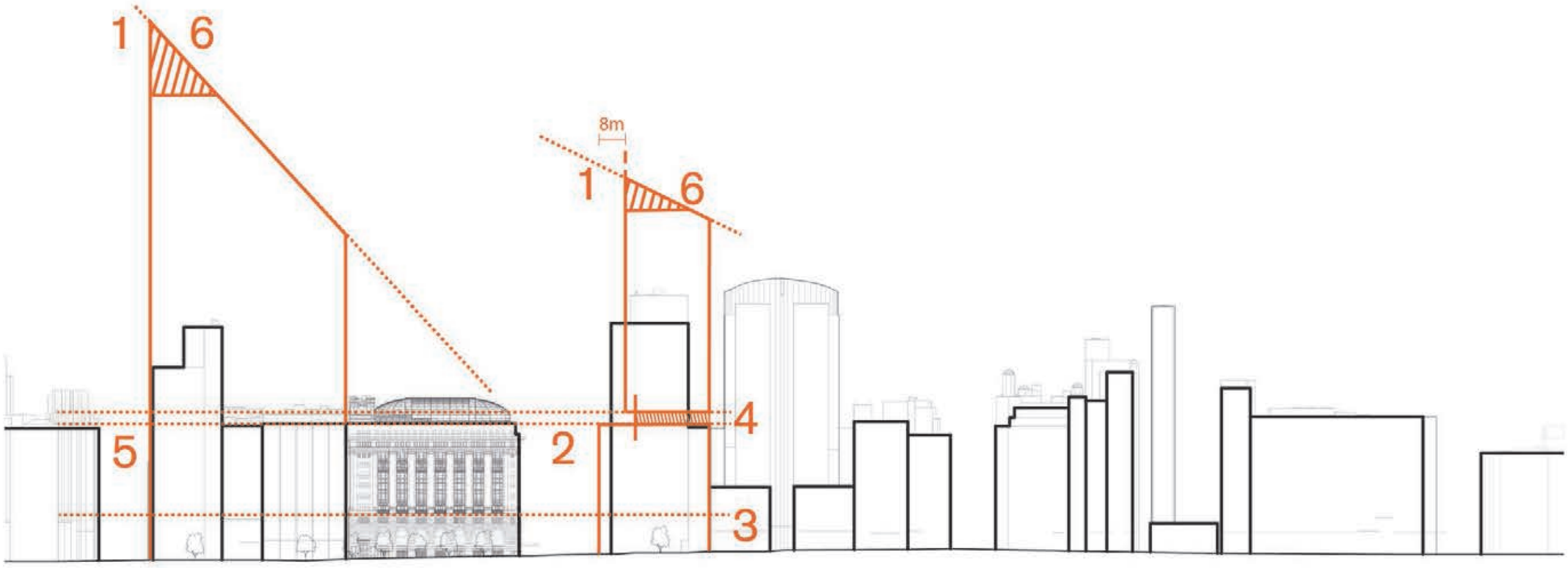
1. Align with street wall on Elizabeth Street
2. Align with street wall on Castlereagh Street
3. Match the general alignment of the street wall to the east on Hunter Street
4. Align with street wall on Martin Place
5. Entries to South Site from Martin Place and corners
6. Entries to North Site from corners
7. Limit impacts on Chifley and Richard Johnson Squares of new Metro entries

Urban design principles - tower level

Controls

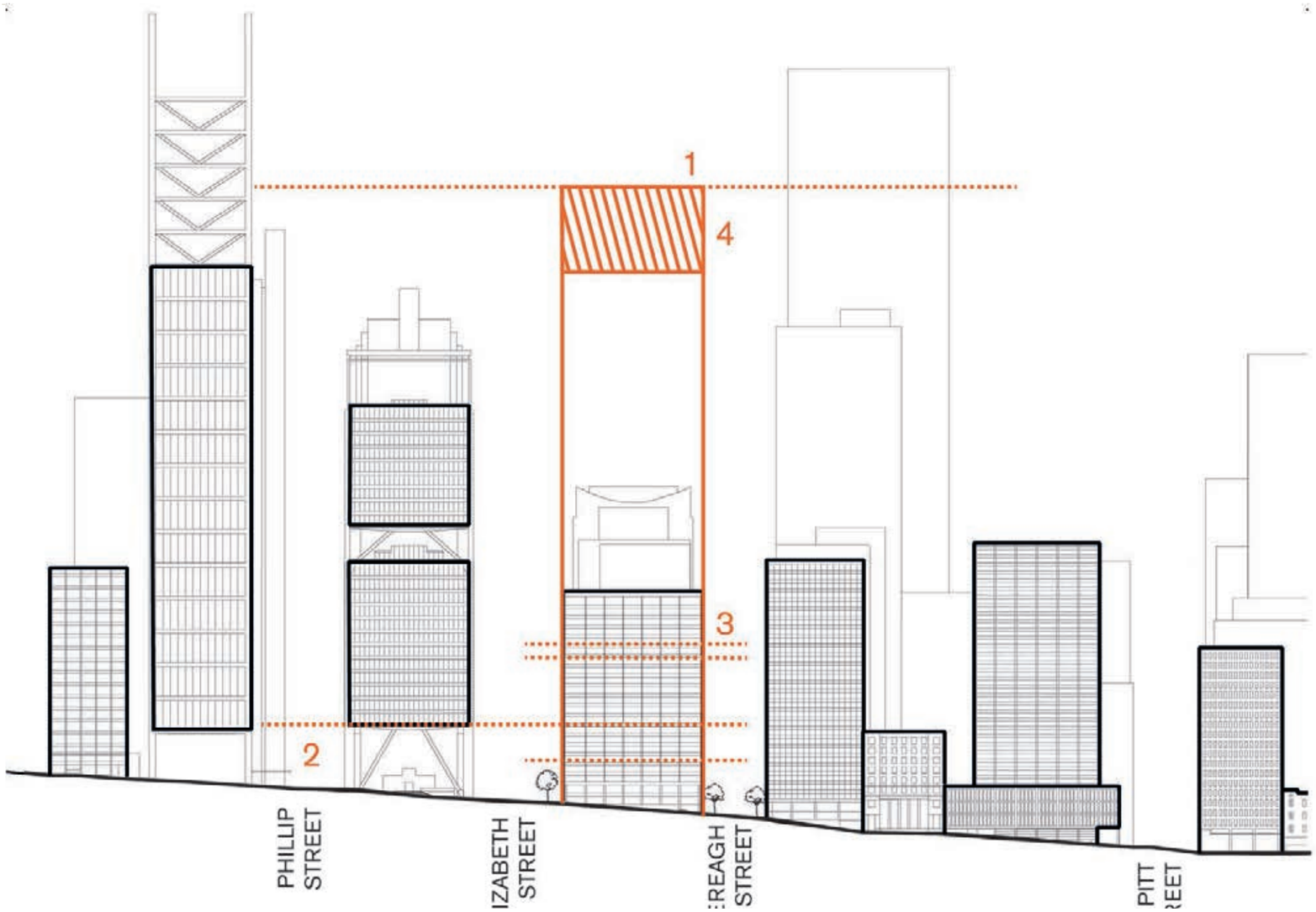
1. 8m northern setback for South Site
2. Northern face of North Site to match the general alignment of towers to the east on Hunter Street
3. Zero setback to Castlereagh Street
4. Zero setback to Elizabeth Street
5. Building heights defined by SAP

Proposed Condition



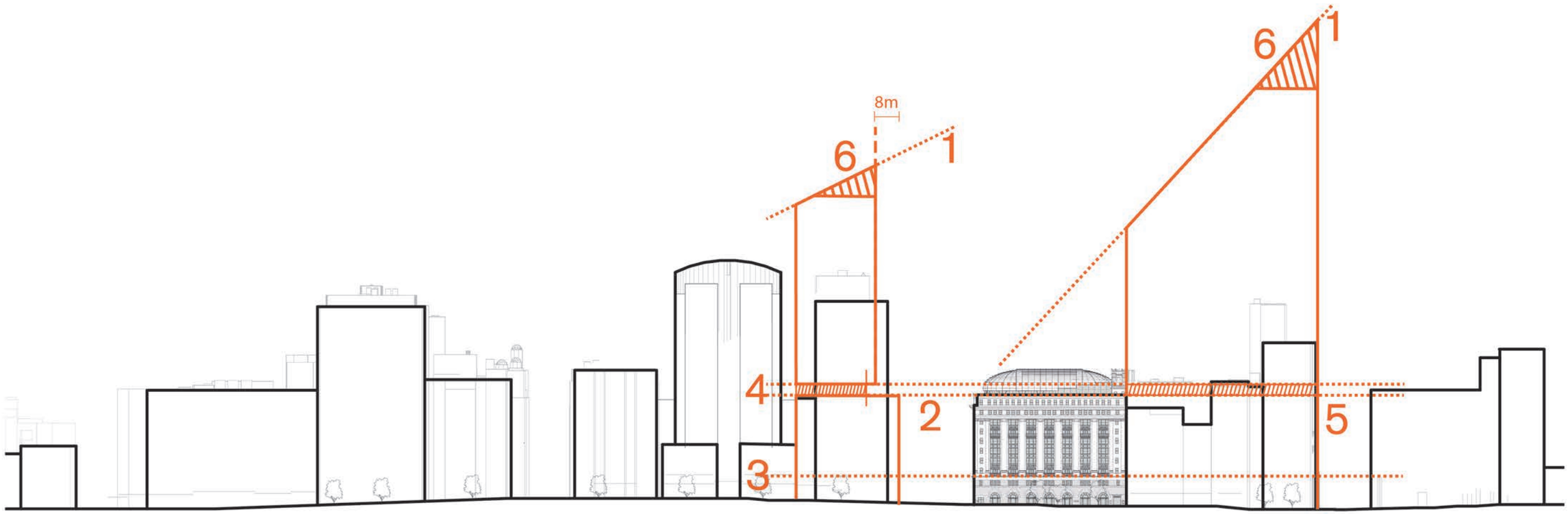
_West Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



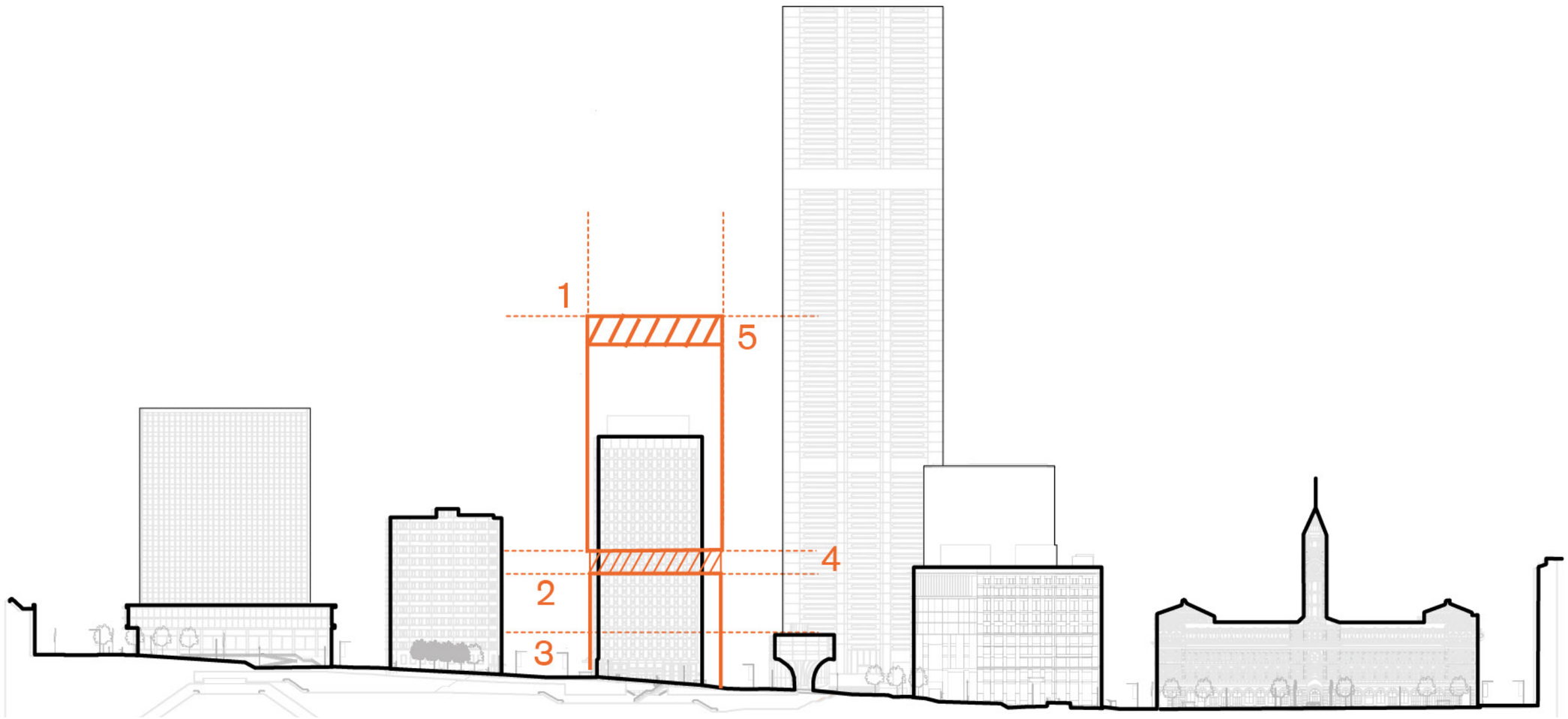
_North Site, South Elevation Design Principles

1. Building heights defined by SAP
2. Base of northern tower to respond to the reverse podium of 8 Chifley and Deutsche Bank
3. Base of northern tower to respond to height and articulation of 50 Martin Place
4. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



_East Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. The base of the building on the North Site is to respond to the height and articulation of 50 Martin Place
6. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design



_South Site, North Elevation Design Principles

1. Building heights defined by SAP
2. Podium height to South Site to relate to the height of 50 Martin Place
3. Podium articulation of South Site to relate to the articulation of 50 Martin Place
4. Provide a zone of articulation between the tower and the podium to better define the spatial quality of Martin Place. This articulation is to be predominantly created by a defined and significant recess in the tower facade
5. Rooftop and mechanical plant to be wholly within built form envelope and a considered part of the mechanical design