

One Carrington Street
Sydney, NSW

Architectural Design Statement

30th April 2014





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Opposite:
View of Wynyard Park looking east through to site



Introduction

This design statement is being submitted in support of a State Significant Development Application for One Carrington Street. The document should be read in conjunction with the jointly submitted drawings and reports.

The design proposals set out to embrace the unique characteristics of central Sydney, where the city is experienced as a series of layers and unexpected vistas formed by the overlaying of regular grids onto the undulating topography. The harbour is experienced as an open-ended view at the end of the streets.

The new building rises from the city grid, formed of interlocking building blocks of varying sizes that reflect the scale of the neighbouring buildings. The position and form of each block is composed in response to the framed and captured views experienced at street level. The play of light and the sculpting power of the Sydney sun are exploited to enhance these readings.

This is not a tower imposed on the site, rather a response that is unique to the site and very much of the site.

In an elevated position within the Central Business District and the principal access point to Wynyard Station, the site is the arrival point into Sydney for tens of thousands of people every day. As development completes to the west, light rail arrives and George Street is pedestrianised, the site's location as a strategic hub is strengthened. At its base, a new public room and transit hall is created stretching from Wynyard Park through to George Street, celebrating the city.

*Opposite:
Historic photograph of the undeveloped site, looking east over Wynyard Park*

The site



The location

Central Sydney has a unique sense of place and character that is not immediately apparent from a cursory view of the map. The intersection and dialogue between the regular grids that reflect both the dramatic topography and the history of the city, have created a layered and visually dense cityscape.

The towers and tall buildings that jostle around the site to the north and east are seemingly scattered over the CBD when viewed from above. The grid and street line has been broken often by the insertion of independent towers and public spaces, so that at street level they group and frame unexpected vistas and views across the CBD.

Historically the buildings were of medium height, creating built datum from which the grand commercial and civic towers and spires could be clearly seen. With developments in technology and changes to planning restrictions, a further layer of development has taken place above this datum. Planning constraints put in place to safeguard solar access to public spaces, in particular Martin Place, have skewed the skyline, with the restriction interpreted too literally by a series of ski-slope-topped towers.

Being on a part-peninsula, the CBD outcrop is enjoyed from all directions, with the buildings changing dramatically through the day with changes in light, climate and sky. Despite the enviable location, there is little direct visual contact with the harbour, whose presence is acknowledged by glimpsed views of Harbour Bridge or by the absence of built form at the end of a street.



*Near right, from top:
Views of Sydney's CBD from roof level, harbour and air
(site boundary shown in red).
Far right:
Location plan with site in red.*

The site

The site comprises:

- 1. The existing Menzies Hotel on Carrington Street.
- 2. The former Shell House, which currently functions as an extension to the Menzies Hotel.
- 3. 301 George Street (former Thakral House).
- 4. 285 George Street (the former Beneficial House).
- 5. The section of Wynyard Lane associated with these plots.

Situated on the rise of a hill where Wynyard Park is located, the site has a potential prominence that belies its current condition and relative neglect. This area was once one of the key commercial hubs of Sydney before activity drifted eastwards. This is evident in the handsome commercial structures that still line the square, including most notably Shell House.

This eastern shift of focus is now being addressed, not by a decline of the east but rather an expansion of the CBD activity area. The development of Darling Harbour and Barangaroo have added significant commercial space to the west, while the retail district's return to George Street will be hastened by the pedestrianisation of George Street north to the junction of Hunter Street and the introduction of Phase 1 of a new light rail system. The location of the One Carrington Street site at the hub of these developments, coupled with fundamental improvements to the approach and access to a Wynyard transport interchange, underlines the civic importance of the site.

Dramatic changes of height, scale and plot size characterise this area, generating a unique sense of place and visual excitement. Despite the large urban interventions and commercial developments in the immediate area, there are none of the standalone towers that have broken the grain elsewhere. Thus the original varied plot grain and continuous street edge definition survives intact in this area.

Near right, from top:
Historic views of Wynyard Park looking south and north-east, with site to the left of view in each picture.
Current view looking north-east to site, with Shell House and Menzies Hotel visible above the tree canopy.
Far right:
Site plan, with site in red.



- Legend
- 1. Shell House.
 - 2. Menzies Hotel.
 - 3. 301 George Street (former Thakral House).
 - 4. 285 George Street (former Beneficial House).
 - 5. Wynyard Lane

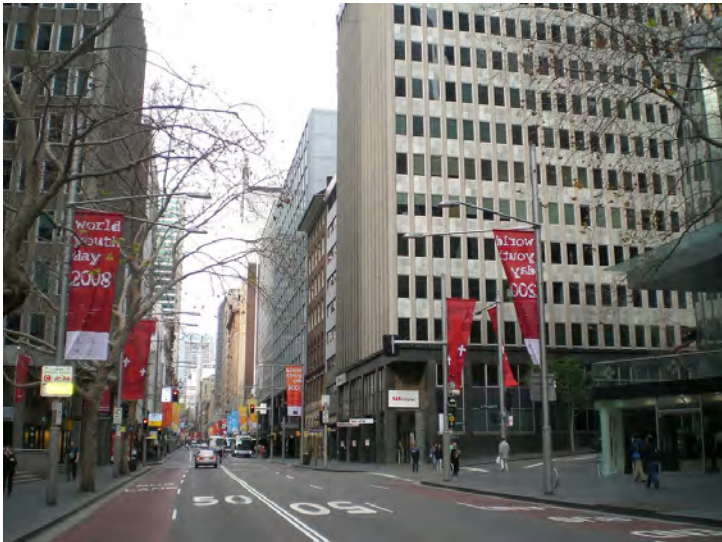


Streetscape

The urban boulevard of George Street, densely occupied with pedestrians, traffic and buildings up to the street edge, contrasts with the single-sided Carrington Street. Here the mature trees and greenery of Wynyard Park provide release and space, while the narrow, tall lane-ways provide respite from the heat and offer a different relationship and scale.

There is no prevailing material or style in this area, and in fact it is this diversity that provides much of its unique character. Amongst the historic fabric there are a large number of significant sandstone structures, but these are set in relief by the granite, brick, render, bronze and lighter stones. The success of these historic structures is in their relief, which allows the sun to play across the facades in an architecture of light and shadow, and also in the warmth of the sandstone and other materials that is emphasised by the evening Sydney sun. In response to local planning policy, many new structures incorporate sandstone at their base with varying success.

The mixture of forms, styles and materials is nowhere more apparent than in the urban room of Wynyard Park. An eclectic collection of heritage structures collides with more recent and less sympathetic additions, demonstrating a lack of hierarchy in the architectural treatment, sensitivity and recognition of context. Falling into this latter category are the existing modern buildings on the site, in particular the Menzies Hotel, which turns a solid, almost aggressive face towards the park.



Looking south along George Street, at junction with Margaret Street

George Street



296 George Street

- Brick
- Historically listed building



Watson House

- Concrete
- High-rise



304 George Street

- Pre-cast concrete
- High-rise



306 George Street

- Metal panel
- Thoroughfare



312 George Street

- Render
- Mid rise tower



319 George Street

- Tiles
- Low Rise



318-322 George Street

- Concrete render
- Mid-rise/modern



346 George Street

- Granite
- Traditional style - mid-rise



280 George Street

- Concrete, granite and bronze mullion
- High-rise



288 George Street

- Concrete
- Mid-rise tower



285 George Street

- Brick and Sand Stone
- Traditional Style Mid rise



301 George Street

- High-rise block



311 George Street

- Black granite and concrete
- High-rise block



333 George Street

- Bronze mullion windows, panel stone cladding and stainless steel.
- High-rise tower.



321 George Street

- Material
- Traditional style - low-rise



323 George Street

- Tile
- Modern low-rise



350 George Street

- Rustic stone
- Historic building



374 George Street

- Rustic stone
- Historic building - public walkways



382 George Street

- Sandstone and granite cladding
- Modern high-rise



327 George Street

- Tile
- Traditional/historic building



345 George Street

- Black Stone Cladding
- Modern High Rise



358 George Street

- Granite and Sand Stone
- Architectural style/ note
- Historic Building



360 George Street

- Granite, Sandstone and Bronze mullion windows
- Historic Building



368 George Street

- Sand Stone and Granite Cladding
- Modern High Rise Tower



380 George Street

- Render
- Historical Mid- Rise



Assist Building

- Render
- Historical Building

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Wynyard Park
East



Shell House

- Faience
- Mid-rise - traditional style



The Menzies, 14 Carrington Street

- Brick
- Mid-rise



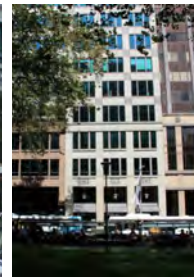
30 Carrington Street

- Brick
- Mid-rise



36 Carrington Street

- Granite
- Mid-rise



50 Carrington Street

- Granite
- Mid-rise



60 Carrington Street

- Sandstone and bronze mullion
- Mid-rise

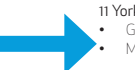
Wynyard Park
South



Wynyard Street

- Sandstone
- Historic/traditional

Wynyard Park
West



11 York Street

- Granite base and pre-cast concrete
- Modern high-rise



Wynyard Station

- Green terracotta
- Historic building



38 York Street

- Concrete
- High-rise



39 York Street - Bank of China Building

- Concrete
- High-rise



43 York Street

- Brick and render
- Mid-rise



45-47 York Street

- Brick, stone and bronze mullion
- High-rise



55 York Street

- Rustic stone
- Mid-rise - traditional



63 York Street

- Sandstone
- Historic/traditional



61 York Street

- Rustic stone
- High-rise tower



57 - 59 York Street, The Carrington

- Concrete
- Traditional mid-rise



10 York Street

- Pink granite and bronze mullion
- Modern high-rise

Wynyard Park
North



Met Centre

- Bronze mullion windows and concrete
- High-rise



40 Margaret Street

- Granite-clad base and pre-cast concrete
- Modern high-rise



44 Margaret Street - Scots Presbyterian Church

- Sandstone
- Traditional and historic

Very few buildings or plots are appreciated as a clear elevation, crowded out or obscured as they are by street lines, buildings and planting. The way in which one perceives and views any new site will directly inform the response to it.

George Street

The linear form and narrow width of George Street affords oblique views of the site. Articulation in the facade will be accentuated, offering the ability to harness this phenomenon and mark the Wynyard Station entrance. At close quarters, the soffits to the station entrance are as important as the facade, providing integral wayfinding that might be more helpful than the ground plane, which is crowded with commuters and workers.

From further back the building will be visible only in parts, as silhouetted fragments within a more complex foreground and skyline. Thus building services need to be fully integrated into the scheme, to successfully crown the building.

Carrington Street

In contrast to George Street, it is possible to have both tight, oblique street views of the site, with longer views across the green landscaped foreground of Wynyard Park allowing appreciation of the entire composition. These wider and longer views also afford better visibility of the building's relationship with the neighbouring heritage structures on Carrington Street, and on the north and southern elevations their expression and relationship to Wynyard Lane.



Looking east across Wynyard Park (elevated in the 1990s) to the existing Menzies Hotel

Existing structures

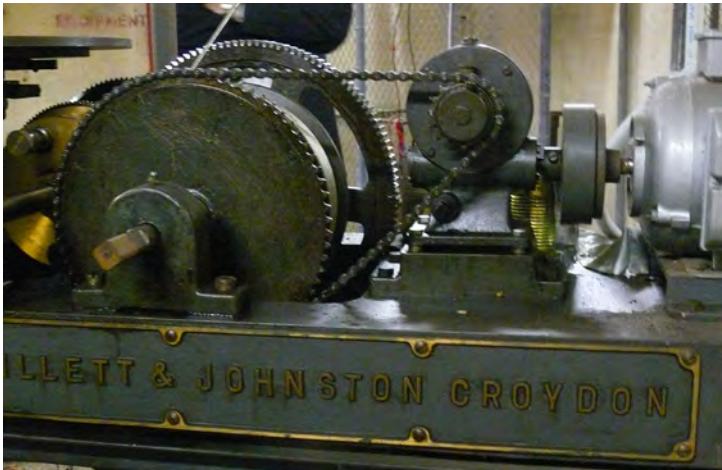
Shell House and the Menzies Hotel

The former Shell Building is a significant and large-scale heritage item, with its architectural expression and use of ceramic faience work. It was originally built as a local headquarters for the Shell Oil company.

Originally a landmark widely visible in central Sydney, the clock tower, still prominent in certain views, has the ability to be strengthened in prominence to visually anchor this corner of Wynyard Park. Despite the addition of a hotel sign, the clock tower has many original features, including the original clock mechanism. A rotating illuminated sphere was originally planned for the top of the tower, and although the globe was never installed, the mechanism is still there to view.

When the building was incorporated within the Menzies Hotel, the interior was completely refurbished and replanned to provide hotel rooms and leisure accommodation. The central front door was closed and the internal stairs reorganised to utilise this door as an emergency exit. A retail unit was added to Carrington Street, with access formed by altering the fabric. A new entrance was formed on Margaret Street into the level below the raised Carrington Street ground level. Along Wynyard Lane the lower levels have been much altered, but the upper levels are relatively unscathed.

The main Menzies Hotel building, while providing a podium level of public rooms, forms a very severe and solid face to Wynyard Park that does little to respond to the prevailing cornice heights or varying plot widths of the area. It is proposed to replace this building in its entirety.



Below, from top:
1. View of 285 George Street, with original awning (1960s).
2. View looking north along George Street, with wall of 285 George Street exposed.
3. Street-level view of 285 George Street today.



285 George Street

A heritage listed structure.

The former Beneficial House is an elegant, contained structure, originally designed to house the Peapes menswear store. The simple brick facade was articulated by a canopy, now removed, but the supporting rod rosettes area still visible as well as a dramatic but simply articulated eaves detail.

Internally the space has been reconfigured a number of times and currently houses a single level retail outlet and commercial offices above.



285 George Street, existing condition with awning removed. George Street looking north.



301 George Street and 285 George Street beyond, existing condition.

301 George Street

The original 301 George Street (formally Thakral House) was built in the 1960s with an offset facade of flush windows, and was refurbished and reclad recently. It houses access to Wynyard Station through two floors of cramped retail concourse levels at ticket hall level and Hunter Connection level. Above the first floor it is used as commercial office space.

It is proposed to replace this building in its entirety.

Lisgar House

Although not part of the development application, Lisgar House is a heritage item that is located directly adjacent to the main Menzies Hotel building on Carrington Street.

It is a narrow, flat-fronted, three-bay brick building, distinguished by a simple metal second floor balcony and in particular an exuberant projecting eaves detail.



Thakral House in the 1960s with original awning. George Street looking south.



Lisgar House, Carrington Street

Wynyard Station

Note: The eastern accessways of the station, east of Carrington Street, form part of the Development Application. A further application will be lodged for the upgrade of the station.

The current access and egress to Wynyard Station from George Street is through a series of internalised ramps and arcades, which provide direct access but have poor levels of natural lighting and remain uninviting.

Orientation and instinctive way-finding within the main concourse and the Hunter Street level is poor at best. This may be less of an issue for those familiar with the system, but does little to elevate the user experience or provide an appropriate level of architectural quality for a major interchange.

There is no consistent palette of finishes, with each phase in the station's successive refurbishments and varying ownerships evident in the contrasting lighting, floors and ceilings. This further confuses the user.

The retail concourse enjoys high footfall but the quality of the visual environment is poor, as reflected in the fit-outs. The Hunter Connection is closed early at weekends and in the evening, in effect closing off a significant area of potentially beneficial public realm. The link to the Met Centre is of better quality, as reflected in the level of finishes and the quality of the retail environment.

An extension into the park, completed in the 1990s, comprises a well-used Coles store, but the route is circuitous and the quality poor. This route currently provides level access to Carrington Street and bus services, and stepped access to Wynyard Park. The bus interchange is busy but feels enclosed, with the narrow pavements becoming quickly congested. This lack of openness is exacerbated by this 1990s addition.

The current emphasis of pubic flows is to the east, but the completion of further phases at Barangaroo and the construction of Wynyard Walk – a new connection to these areas – will provide a completely new section of infrastructure, throwing the existing concourse into relief and re-emphasising the 'hub' nature of the station.

Phase 1 of a new light rail system will be constructed imminently along George Street, with platforms just south of the site, prefiguring the future development of Wynyard as an interchange for light rail, bus and train.



- Clockwise, from top:
1. York Street access within Transport House.
 2. 1980s station entrance on Carrington Street.
 3. Access to Hunter Connection from station concourse.
 4. Hunter Connection.
 5. Station concourse, looking to paid concourse.
 6. Northern George Street link from station concourse.
 7. View from paid concourse to George Street link.

Wynyard Park

Note: Wynyard Park does not form part of the Development Application.

Wynyard Park is one of the only green public parks in the centre of Sydney, affording a local asset for the public and providing an unusually verdant setting for any new building.

It is also a heritage item, but although the park is fortunate to have so many mature trees which provide year-round shade and greenery, there have been more recent changes that have undermined some of the original features.

As conceived, the park presented a more open face to the streets, following their contours. This was disrupted by the addition of a 1990s station entrance in the form of a pastiche Victorian-inspired dome that was particularly regrettable, both in its form and the extent of its encroachment on the amenity of the park. This has created a sense of enclosure to what is already a relatively constrained environment along Carrington Street, and removed the visual connection with York Street.



- Anti-clockwise, from top:
1. View south-east, shortly after construction of Wynyard Station (note open works where Menzies Hotel now stands).
 2. View of Wynyard Park towards Shell House.
 3. View of Wynyard Park towards Shell House.
 4. View of 1980s dome within park, above new Carrington Street access.
 5. 1980s Carrington Street station access. Note the levels of the park were raised at this time to accommodate this structure, restricting views into the park from Carrington Street and blocking views to York Street.



Opportunities and constraints

Streetscape and heritage

By removing the existing 1960s structures, there is an opportunity to insert a significant piece of architecture that raises aspirations for this section of George Street and Carrington Street beyond the current generic forms.

These new structures will provide an appropriate setting for the significant heritage structures and landscape, displaying the confidence and sensitivity of the original heritage assets. This does not mean producing something bland or apologetic – rather a building of quality, integrity and sensitivity to its surroundings.

Concept Approval and Design Criteria

The Concept Approval and associated documents are a thorough and carefully assembled series of documents that have informed the brief and design parameters. The planning objectives have been set out clearly and the proposals should be generally consistent with these.

The proposals build on this foundation.

Views to and out from the site

The site is visible both in glimpses and large views from Wynyard Park, putting emphasis on its sky silhouette when played against the backdrop of the CBD towers and the local Shell House.

Conversely, this western frontage provides wide-reaching views over the park and the harbour.

From the east, the site sits within the established denser grain of George Street, affording oblique views in and out at the lower levels but opening up for longer views over the CBD and Harbour Bridge as one climbs.

The north and south provide large and long views over the city, most iconically north towards the harbour, but these elevations are always read in fragments or as part of a larger composition.

Wynyard Station and concourses

Comprehensive redevelopment offers the potential to deliver a world-class station entrance and concourses, setting the standard and aspirations for future works and extensions.

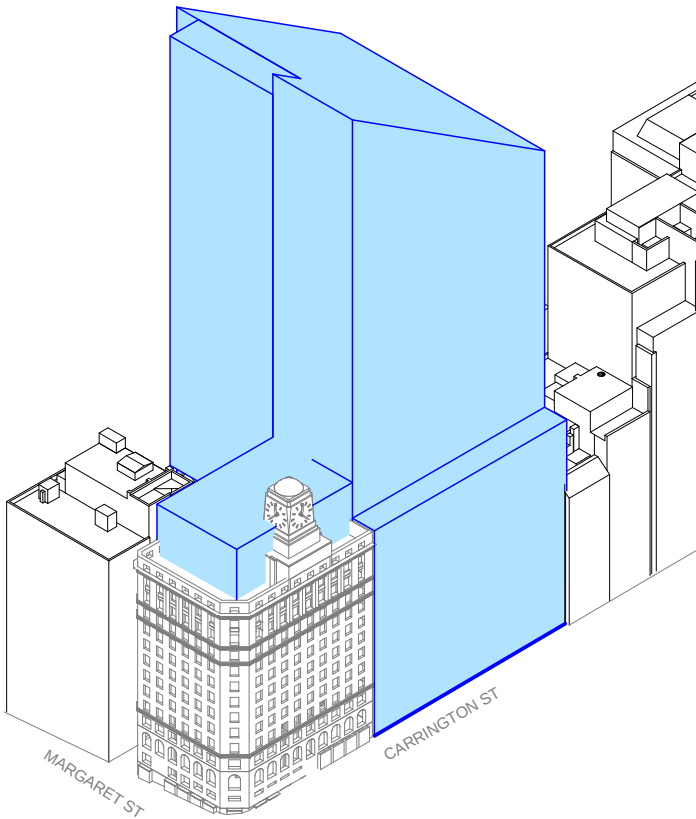
The retail element can be integrated from the start, to animate the spaces, give each level its own identity and function, and lock the concourse into the life of Sydney.

The multitude of levels should be harnessed as a unique opportunity to create a sensational, multi-level public space.

Natural daylight and clear sightlines will promote simple, instinctive pedestrian movement and improve the public environment.



Menzies Hotel



Concept Plan Envelope



Above: Wynyard Park – view towards Shell House
Below: View of the CBD looking south-east



Above: Precedent – Canary Wharf Station, London
Below: Precedent – St Pancras Station, London

Energy use and sustainability

A new environmentally progressive building should be able to achieve a 5 Green Star rating as a minimum, with 6 Green Star aspirations. Any proposal must integrate the proven systems and ideas from both local and international best practice.

In order to reduce the carbon footprint from demolishing and building a new structure, sustainability should also go beyond the meeting of standards. It must also create buildings that can adapt in response to changing requirements. A true test of a building's success would therefore lie in the second, third and successive generations of leasing, tenant changes and work patterns.

The impact on the city and the surrounding businesses should be considered, to ensure a stable, thriving setting which is enhanced when the project is complete, with the lower-level concourse and retail areas opening ahead.

Wynyard Park and Carrington Street

The dominant, strong form of Shell House within the site, and the neighbouring smaller scale Lisgar House, frame the site for the new commercial tower and station concourse.

The key urban design challenge is producing successful mediation between these two very distinct and different assets, where the new building is larger in size and public in nature.

The final scheme should seize the opportunity to visually and physically extend and enhance the public realm of Wynyard Park, extending to the concourse levels and George Street and opening up new vital links and connections from the CBD to the harbour.

Wynyard Lane

Wynyard Lane is primarily a service route, with weak pedestrian connections to the east and west, and does not yet enjoy the revitalised range of uses that has been brought forward within other Sydney lane networks. It is used to access both private and public car parks, as well the service bays of a large number of buildings.

Running north-south through the heart of the site, Wynyard Lane will remain the road servicing for the buildings fronting George and Carrington Streets, but can be enhanced as a visual amenity, with more passive surveillance from the neighbouring buildings and the positive removal of spaces to prevent anti-social behaviour.

George Street

As one of the city's main thoroughfares, George Street is an accumulation of widely varying architectural styles and scales.

The retail functions vie for attention and at times overwhelm the buildings in which they are contained. While the retail stores will require frontage and volume, this must not serve to obscure the civic station function.

The strong street line and confidence of the area's architecture suggests that a new tower could run up from the street edge. Careful attention will need to be given to revival and integration of the smaller scale Beneficial House at 295 George Street, neighbouring the site to the south.



Shell House clock tower



Wynyard Lane at the junction with Margaret Street



Above: View looking north along George Street
Below: Apple flagship store, George Street

An abstract graphic on a solid gray background. A bright red square is positioned in the upper right area. A white dotted line starts from the top left, curves down and to the right, then loops back up and to the left, passing behind the red square. The line continues to curve around the square and extends towards the bottom left corner of the frame.

Design approach

Process

In September–October 2013, Brookfield held an Invited Architectural Design Competition for the Stage 1 site, in accordance with the City of Sydney's competitive design policy. The design competition was held in order to deliver the highest quality architectural and urban design solution for the development.

Expressions of Interest were sought from 12 prominent international and local architectural firms selected by the proponent. Following the EOI process, the following architects were invited to compete in the competition:

- Make.
- Ingenhoven.
- SOM (Chicago).
- Grimshaw.
- Bates Smart

In accordance with competitive design policy, a Design Competition Jury was appointed comprising three members nominated by the proponent (Brookfield) and three members nominated by the consent authority (the Department).

The Design Competition Jury met during the week of 30 September 2013 through to 4 October 2013. At the conclusion of the deliberation process, the jury progressively excluded schemes based on how successfully they had met the requirements of the brief. The jury then resolved that two submissions provided schemes that could be worthy of progressing, subject to clarification and further development of their respective schemes. The two shortlisted submissions were from Ingenhoven and Make.

The shortlisted firms were invited to provide a further design presentation addressing key questions and issues to some specific matters that were identified during the first round of presentations. Following consideration of the Phase 2 schemes, the Design Competition Jury selected the Make scheme as the winner of the Design Competition for the following reasons:

- The scheme and overall concept achieves the main objective of the Design Competition, being 'Design Excellence'.
- The scheme provides a well resolved facade and tower composition.
- The scheme provides an open, strong and direct public connection to Wynyard Station and a thoroughfare between Carrington Street and George Street.
- The scheme provides a respectful consideration of Shell House into the broader development.

It was noted, discussed and agreed by the Design Competition Jury that the selected scheme would be further enhanced by consideration and development of the following:

- Maximising the volume of space and natural light penetration through the ground plane, in order to increase the visibility of Wynyard Park from George Street, ease pedestrian flows and increase sight lines between the concourse and George Street and George and Carrington Streets. This would include: increasing the height of the soffit to the underside of the plant room, as much as is practical; ensuring clear run-off from lifts, particularly on George Street, by reducing the width of the retail frontage, and also on the Carrington Street and concourse levels (this may require some reconfiguring of the plan); if possible, introducing transparency to the lift pits, as discussed during the presentation; and, if possible, increasing the width of the Carrington Street/George Street connection.
- Widening the Carrington/George Street public entries, to optimise flow and sight lines (including access to disabled lifts).
- Undertake a process with relevant stakeholders to develop options for the resolution of Wynyard Lane access in the context of the final scheme. In this process, the jury encourages the development of an active and safe lane-way by pursuing opportunities for small retail tenancies and, if possible, pedestrian connection and transparency to George Street.
- The visibility of the clock tower on Shell House by pedestrians on Hunter Street be further studied and, if required, adjustments made to the structures on the roof of Shell House to be reviewed to maintain or increase this.

Following completion of the Design Competition process, Make was appointed as the design architects for the project. The matters noted for further consideration above have been, where possible, incorporated into the detailed design of the development. The development of these elements is covered within this section (Design Approach) and identified individually in Appendix II.

Post-competition

In the period following award of the competition, the full design team has been able to work together in detail, to test and develop all areas and aspects of the design proposals.

A key change and opportunity within these proposals was the addition of 285 George Street at the end of 2013, and the additional positive benefits it offered.

As part of an intensive series of workshops and presentations, the design team has held a number of briefing and workshop sessions with key stakeholders and groups. These include:

1 Wynyard Lane Working Group

This group concluded that it was necessary to retain the one-way service road in the current configuration. Additional items to consider:

- Not viewed/presented as a 'tunnel'.
- That public safety is considered.
- The vertical alignment of the road surface was generally preserved, to counter flow on affects such as drainage.

2 Transport for New South Wales

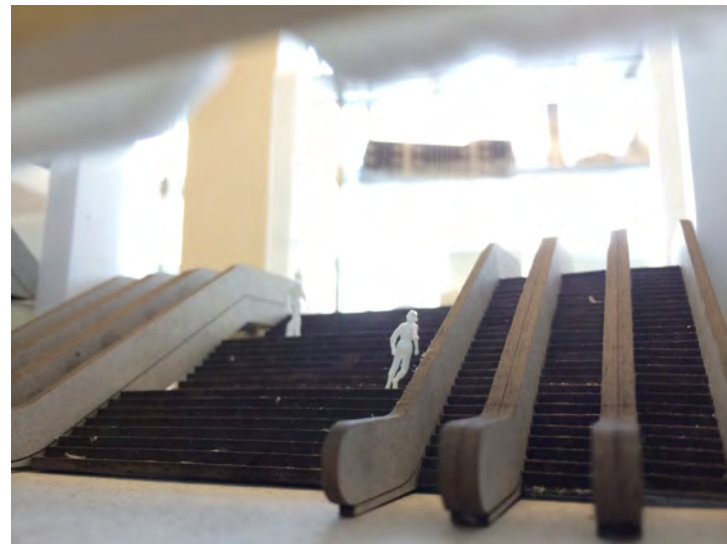
Meetings have been held with fully inclusive briefing forums and specific workshops to review wayfinding, signage, customer experience and interface with future developments. These include:

- Location and hierarchy of signage, so there is no confusion between an entrance to a station concourse, which this is, and the station itself.
- Information bollard.
- Security shut-down line.
- Proposed materials and finishes.
- Integration and connection to light rail.
- Maintaining flexibility in the development of the station below Wynyard Park, Carrington Street and York Street.
- Construction staging.

3 City of Sydney

A series of briefing and workshops, including a presentation to the Lord Mayor and Councillors, has led to the integration of a series of building components, including:

- Introduction of natural sandstone at the base.
- Integration of awnings to George Street.
- Widened and clearer routes from George Street to Carrington Street.
- Locations and options for public art.
- Ranges of retail units and activation of Wynyard Lane.



The Concept Plan

On 3 April 2012, the Planning Assessment Commission, as delegates of the Minister for Planning and Infrastructure, granted Concept Approval to MP 09_0076 for Thakral Holding’s ‘CityOne’ development, comprising the upgrade of the eastern accessways to Wynyard Station and retail and commercial development.

The Concept Plan was approved, subject to the Terms of Approval and Modifications in Schedule 2, Further Environmental Assessment Requirements in Schedule 3, and Statement of Commitments in Schedule 4 of the Concept Approval.

The Concept Plan approval provides for:

1. Upgrade of the eastern access ways to Wynyard Station, including retail areas and concourse layout.
2. Indicative building envelope to a maximum height to RL159.7 AHD on the land between Carrington Street and George Street.
3. Use of the site for a mixed use development including commercial offices, business premises, shops, general retail food and drink premises, a health/medical centre, public amenities, transport facilities and tenant car parking.
4. Development of the former Shell House, including refurbishments for the purpose of commercial and retail use.

Condition A5 states that floor space area (FSA) for the site will not exceed:

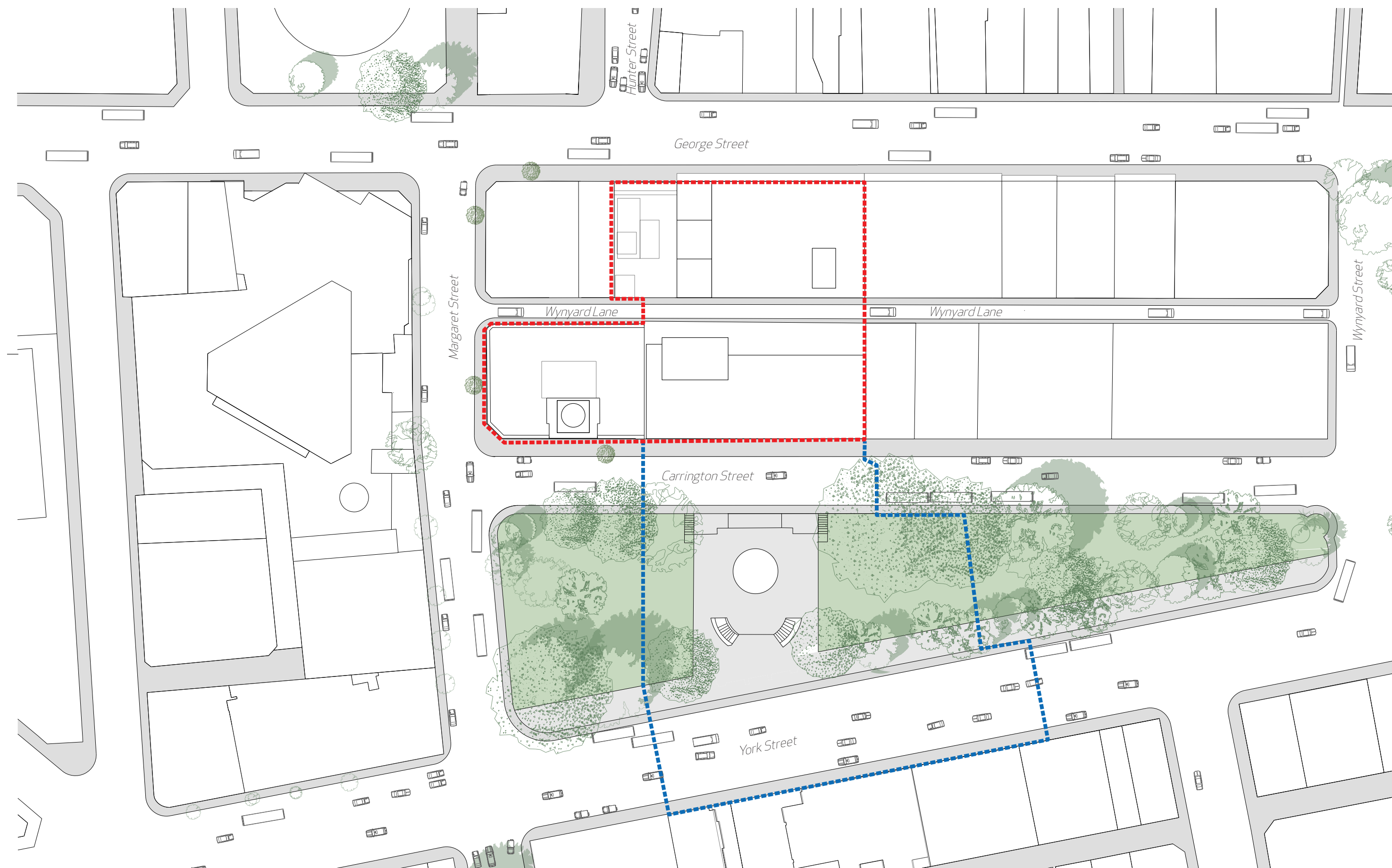
- 79,370m² – the section of site being development located east of Carrington Street - Stage 1.
- 5,926m² – the section of site being development located west of Carrington Street - Stage 2 (excludes the paid ticket area and platform areas).

In order to incorporate 285 George Street into the Concept Plan and integrate the further refinements to the Concept Plan that came about through the design excellence process, a second modification to the Concept Plan is required.

Accordingly this modification application (referred to as Concept Plan (Mod 2)) seeks to:

1. Include 285 George Street and an area above Wynyard Lane within the Concept Plan site.
2. Increase the maximum GFA proportionate to that permissible on 285 George Street and provision for end of journey floor space above the maximum GFA.
3. Expand the Concept Plan Envelope to provide for a tower cantilever over 285 George Street and an additional area of Wynyard Lane.
4. Increase the maximum tenant car spaces proportionate to that permissible on 285 George Street.
5. Retain Wynyard Lane as a one-way street.

It is noted that Concept Plan (Mod 2) has been lodged concurrently with the State Significant Development Application for the detailed design and construction of Stage 1 of the Concept Plan.

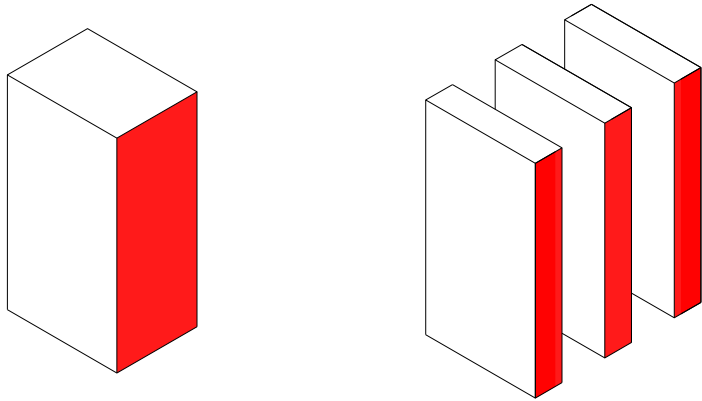


Site plan, with Stage 1 and Stage 2 areas highlighted in red and blue respectively

Massing and form

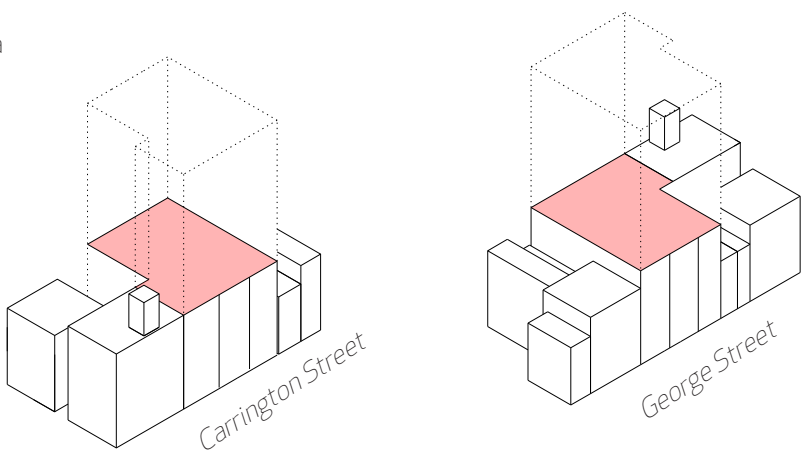
1 The ideal

- Free of any site constraints or context, a simple cubic volume extruded upwards is the ideal efficient commercial office form.
- This idealised block is then broken down into structural bays, forming four equal plots spanning from George Street to Carrington Street



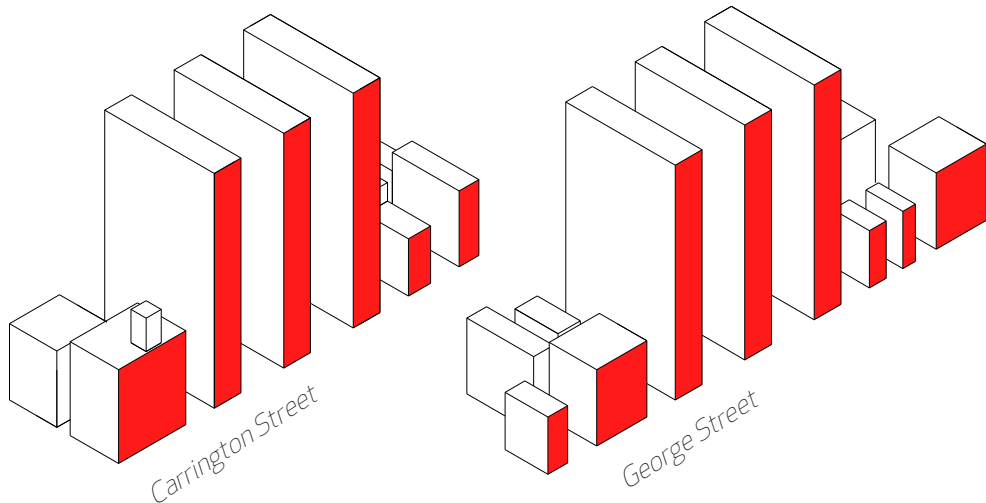
4 Parapet and podium

- The parapet line of Shell House sets a continuous datum across the site.



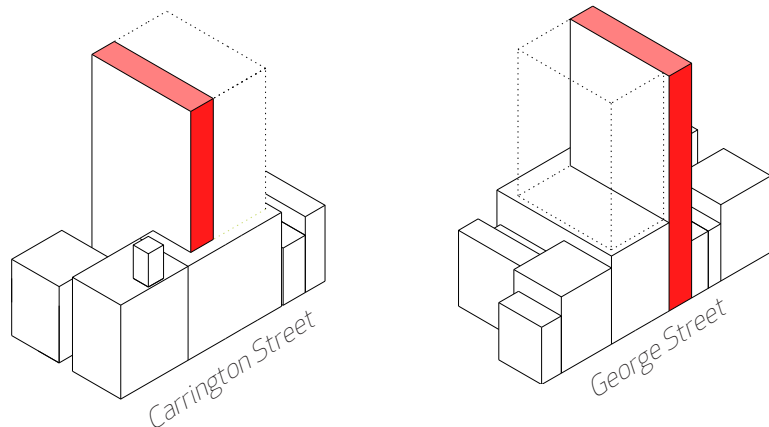
2 The neighbours

- The continuous terrace frontage of buildings along Carrington and George Streets is broken down into its constituent parts.
- With the notable exception of Shell House, the neighbouring buildings vary in width, height and size.



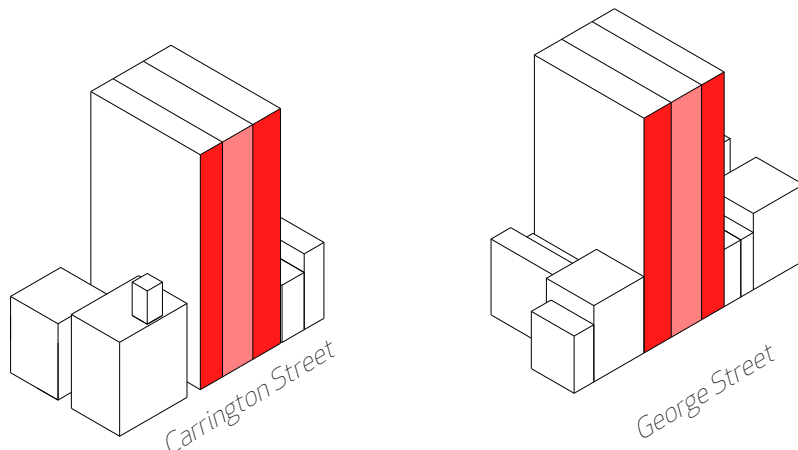
5 Skyline and silhouette

- The northern bay is set back from Carrington Street to open up views of the Shell House clock tower, and rises up within the Concept Approval envelope to articulate the skyline and mark the presence of Wynyard Station. This is the 'Sky-Bay'.



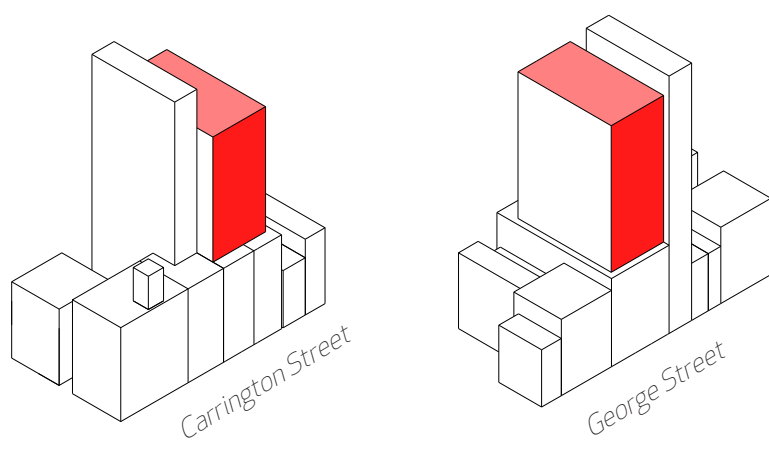
3 Rhythm

- Varied plot width and loosened rhythm integrates into the street grain.
- Three bays are expressed on each street frontage, relating to the scale of the street, individual uses and structural bays.



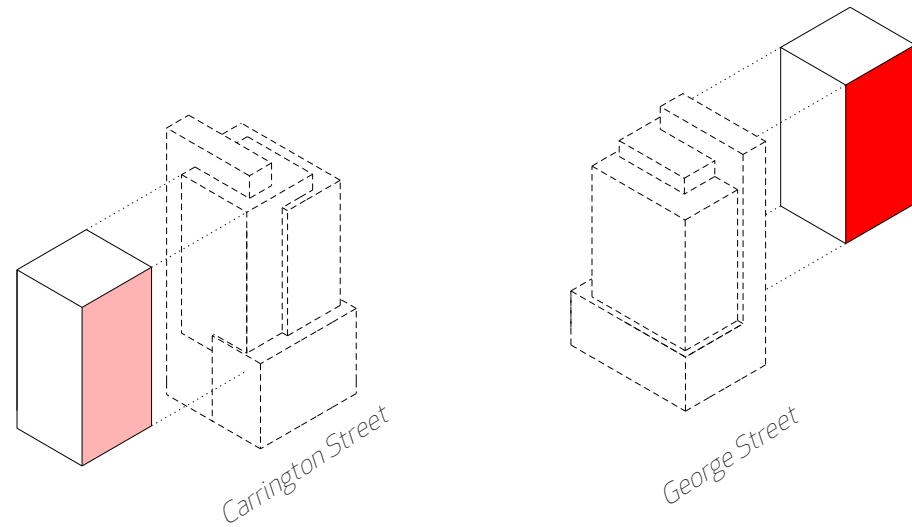
6 The Wynyard Window

- A simple block echoing the scale of the neighbouring buildings is lifted to sit atop the podium.
- The blocks sits back from the perimeter, respecting the Concept Approval.
- The architectural expression is rotated by 90 degrees to create a window overlooking Wynyard Park and Darling Harbour.



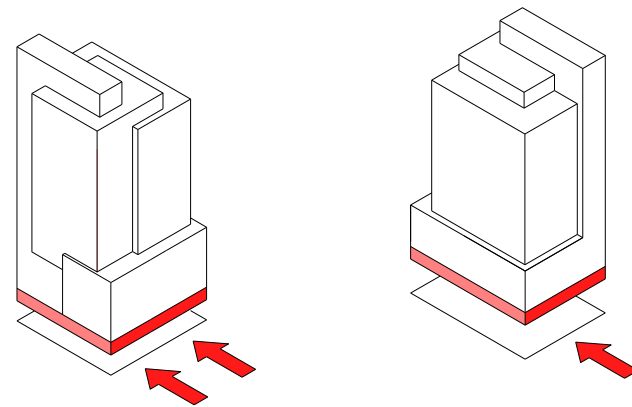
7 The City Tower

- A new bay is lifted and rotated again by 90 degrees, before locking into the northern frontage and cantilevering over 285 George Street.
- It frames and secures future views of the clock tower.



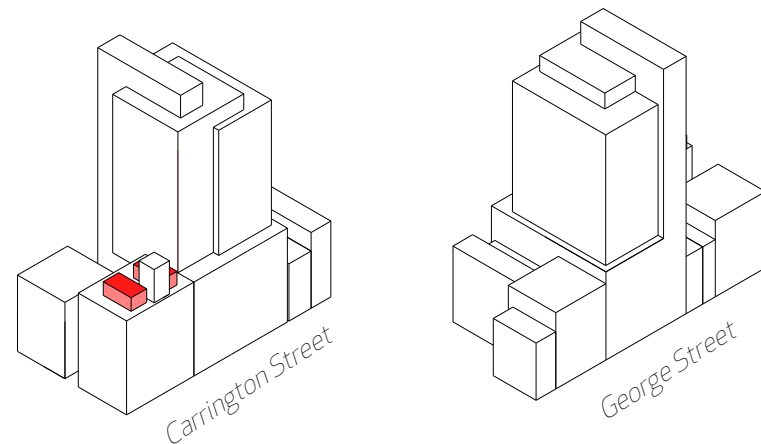
8 The Hall

- An expansive protective canopy runs from George Street to Wynyard Park, with retail, office and station pavilions below.
- The entire George Street frontage is lifted some 13m, to form a generous station entrance.
- To Carrington Street, the frontage is raised 8m to form the office entrance facing Wynyard Park.
- A new laneway between Carrington and George Streets is created to the south.



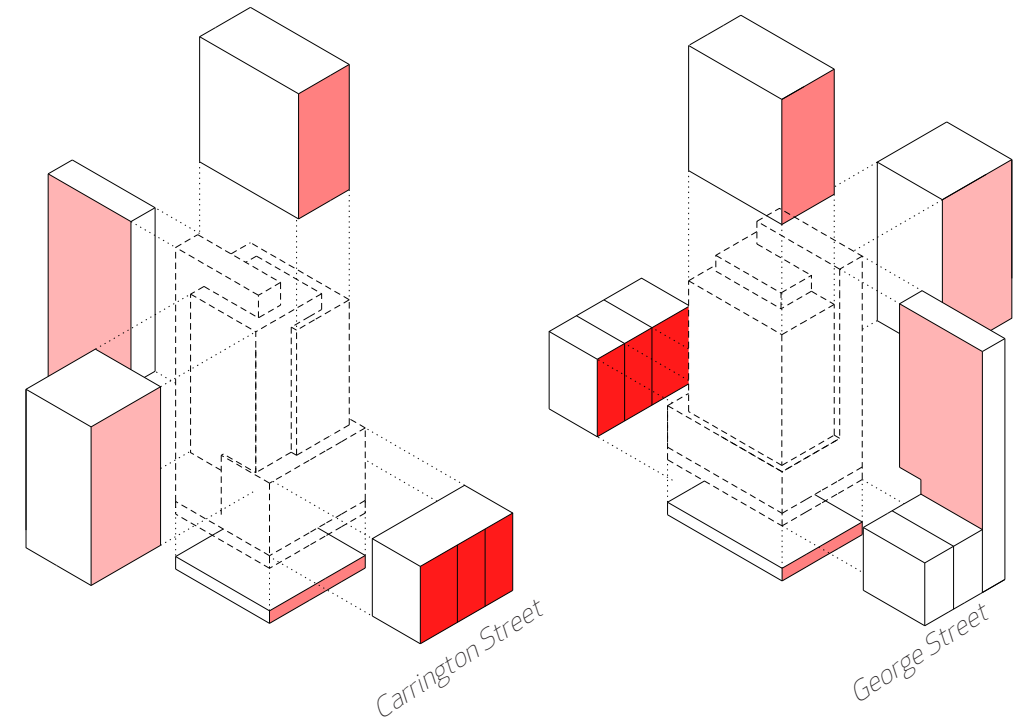
9 Shell pavilion

- A pair of pavilions sits north and south of the clock tower.
- The location and proportion of the pavilions maintains views of the clock tower from the streets to the east and west.



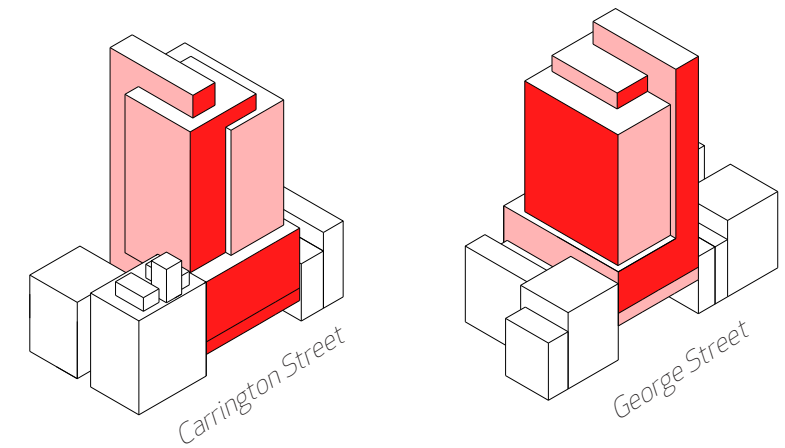
10 The four elements

1. The hall:
 - New civic space and station entrance, linking the station, George Street and Wynyard Park.
2. The base:
 - Anchoring and locking the building into its context.
3. The tower:
 - Simple, elegant form, seemingly unhindered by site constraints.
4. The windows:
 - Rotated block, opening up in response to the clearing of the city to the harbour.



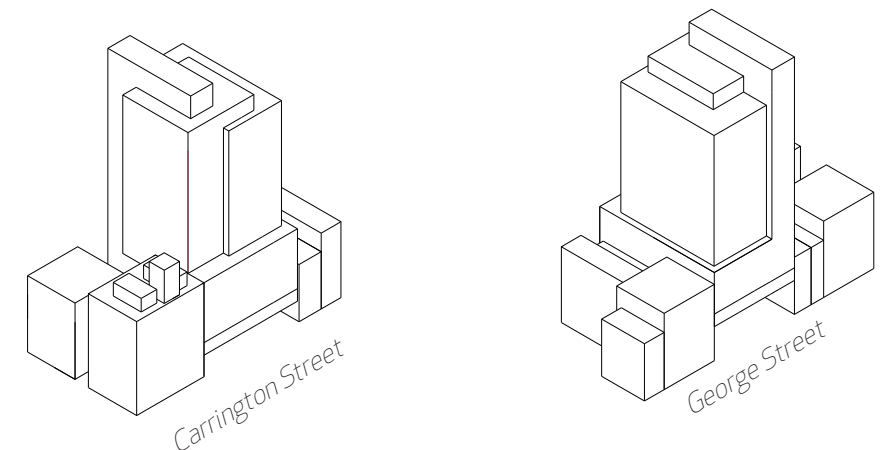
11 Facade types

- Two facade expressions, running with the massing.
- The east and west have 300mm-deep fins closing up on oblique angles of the street, while the north and south are shallow fins expressing the more open context.
- The window rotates this to accentuate the rotation and reflect the closing of the view to the north and opening to the west.

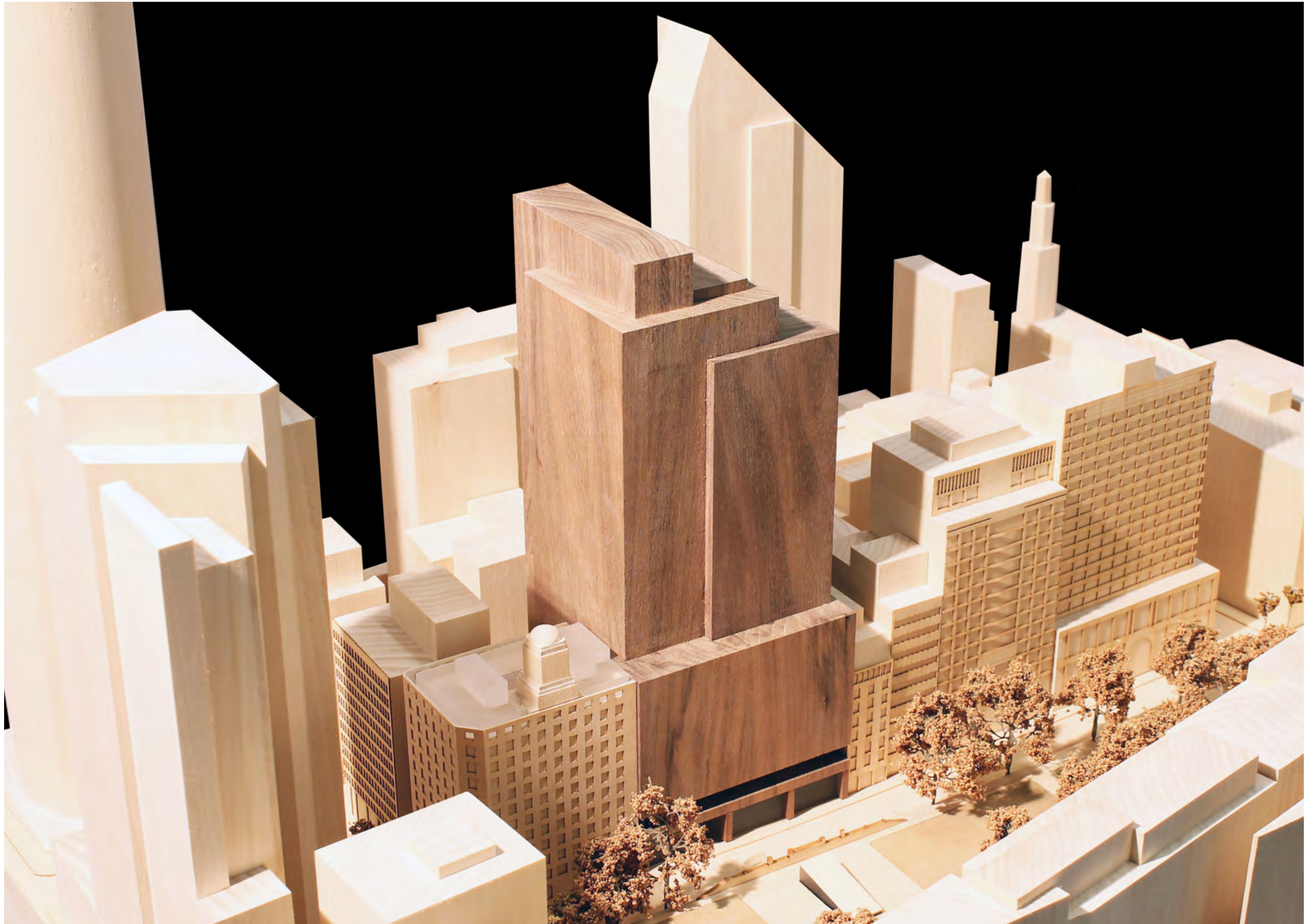


12 The proposal

- Composed of elements, each in scale with its surroundings.
- Combined in response to the grain and scale of the street, and the views and skyline above.
- Regular, efficient orthogonal floors.
- A unique building form derived from its context and use.



Model Photos



*This page:
Photograph of model - facing Carrington Street
and Wynyard Park*

*Next page:
Aerial photograph of model*



The components

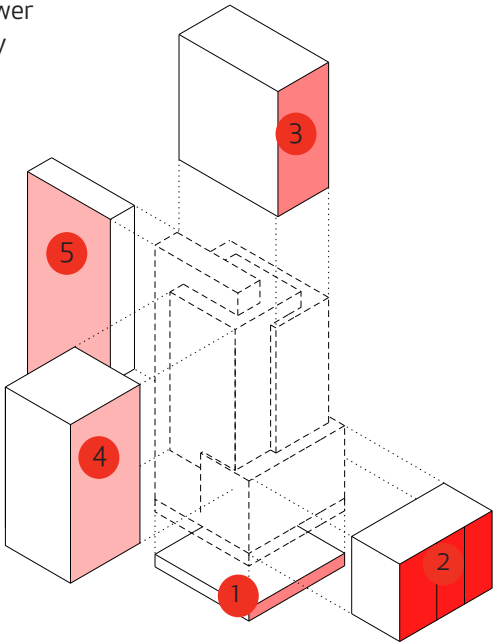
Sydney's CBD rises from the masonry and brick horizon of the 19th and 20th century city, above which the Shell House clock tower formerly stood. Taking the scale and rhythm of these buildings as its starting point, the proposals compose a new tower and a new destination that locks into this impressive district.

The site itself presents very distinct faces:

- To the east, George Street affords only long, oblique views of the building, while the dense urban grain immediately around the site focuses the eye on the detail at street level and through to Carrington Street, or down into the station concourses, while in the long views down Hunter Street lift the eye up to the varied roofscape.
- To the west, the whole composition is laid out, visible across the green foreground of Wynyard Park and anchored by the heritage assets of Shell House and Lisgar House.
- From the north and south, the site can only be seen as a further layer in the composition of buildings. A simpler elevational treatment on these planes is chosen here, to act as a backdrop.

There are five principal elements, each with their own role and expression, building on and clearly interlocking with each other and becoming less dense and visually lighter as they gain height.

1. The hall
2. The base, or podium
3. The Wynyard Window
4. The City Tower
5. The Sky-bay



Massing and articulation

Concept

- The proposals deliberately build out to, and restate, the street edge. This is a part of the city where the urban grid has not been ruptured or opened up by the addition of towers or alien geometry. This is an area still defined by the language of regular building plots and grids.
- The competition-winning proposal took the language of these blocks and broke the programme into a series of simple architectural forms that retained the scale of their surroundings.
- The composition of these blocks was defined by both the Concept Approval and Design Criteria constraints, but also just as importantly, the experience of the building at street level.
- The design must never appear as though it has been driven by formal constraints alone. For this reason, the angled ski-slope approach was eschewed.

Base

- The site sits mid-block and the proposals need to sit within this context, with buildings of varying heights, styles and materials.
- The base or podium is divided into three bays, reflecting the layout and structure of the building.
- The base is a constant height through the site, set at the height of the Shell House parapet. The block, elevated above the street, also defines a new transit hall, or public room, from Carrington Street to George Street, with a constant height canopy spanning the site.
- This new datum is lower than the existing buildings on the site, and sits within the middle of the heights along the immediate neighbours.

Setbacks

- Above the base the building sets back, in a manner developed during the competition process.
- The articulation is simple and legible – a deliberate interlocking of regular volumes.
- To the south there is a consistent 2m setback east to west, rather than the stepped 4m setback to the eastern section of the former Design Criteria. This has allowed the building to be pulled back from the Wynyard Park frontage, providing more space around Lisgar House and also allowing setbacks to be introduced to George Street, where there had been none, and deeper setbacks to Carrington Street adjacent to Shell House.
- There are no exposed blank party walls. Rather the setbacks allow the building's composition to clearly express the interlocking composition.

Specific setbacks:

George Street

- The mid and southern bays set back in excess of 1m. The narrow oblique reading of George Street, coupled with the southern setback, intensifies this articulation.
- The northern bay continues up, to give wider City expression to the tower and as a marker for the new station entrance and transport interchange. This is given presence in the views from the CBD along Hunter Street, and then seen as a simple form in the longer views down George Street or across Wynyard Park.
- The cantilever over 285 George Street and Wynyard Lane is set back at least 6m from the street and below the height of the northern bay.

Carrington Street

- The original Concept Approval control 6m setback is increased to 9m, in deference to Shell House and its clock tower.
- The tallest expression and element of the composition is then set 3m further back from the 9m setback

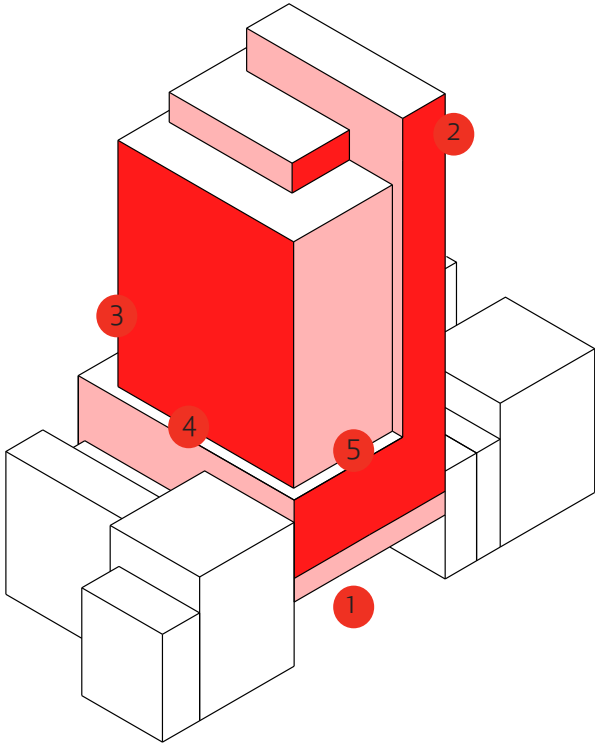
Northern elevation

- The cantilevered section is set back over 6m from the line of George Street and 9m from Carrington Street, accentuating the interlocking blocks.

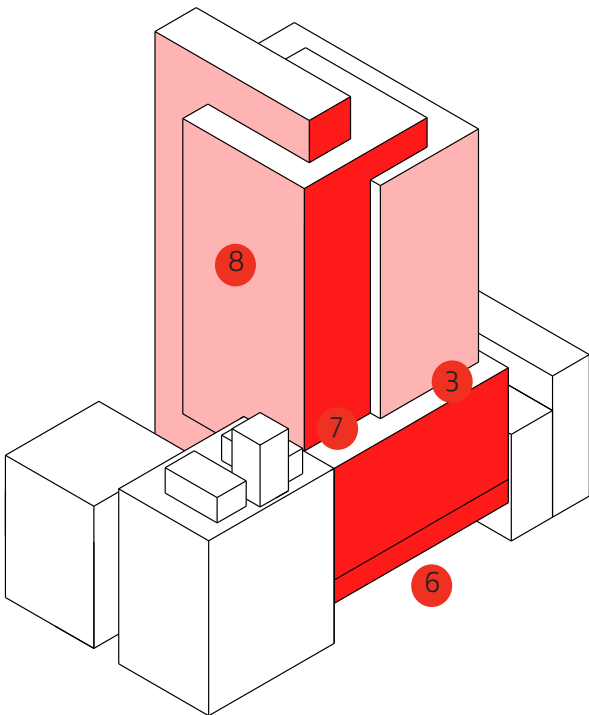
Southern elevation

- The setback section is a consistent 2m along the setback, providing a canvas or backdrop against which the city can be read, creating a moment of calm in an increasing frenetic skyline.

1. Min. 13m clear to George Street.
2. The Sky-Bay - northern podium bay raised up to below line of the Martin Place solar plane.
3. 6m setback to Carrington Street.
4. 2m setback to southern boundary.
5. Min. 1m setback to George Street (southern and central bays).
6. Min. 8m clear to Carrington Street.
7. 9m setback to Carrington Street (northern section, adjacent to Shell House).
8. 6m cantilever to the north.



Massing model viewed from the south-east



Massing model viewed from the north-west