

One Carrington Street
Sydney, NSW

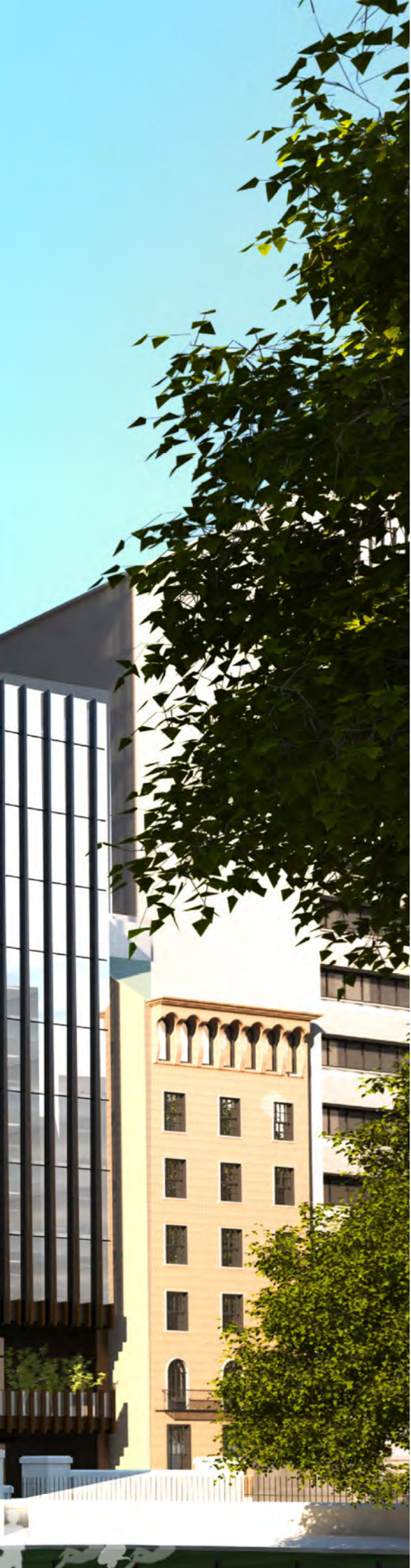
SDD S96

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This design report highlights the key design changes for One Carrington Street since the lodgement of the Development Application (DA) in April 2014.

During the past 18 months the design process has continued to evolve and refine the project. The project was presented to the TfNSW's Design Review Panel on the 2nd March 2015. The panel was very supportive of the proposed design. Specific comments and recommendations have been incorporated into the revision of the design.

This report focuses and highlights the areas where the project has undergone significant development since the DA.

These areas include:
the tower massing, the transit hall, tower office lobby, Wynyard Lane and Shell House

For a full summary of the detailed design changes please refer to Appendix A.





Contents

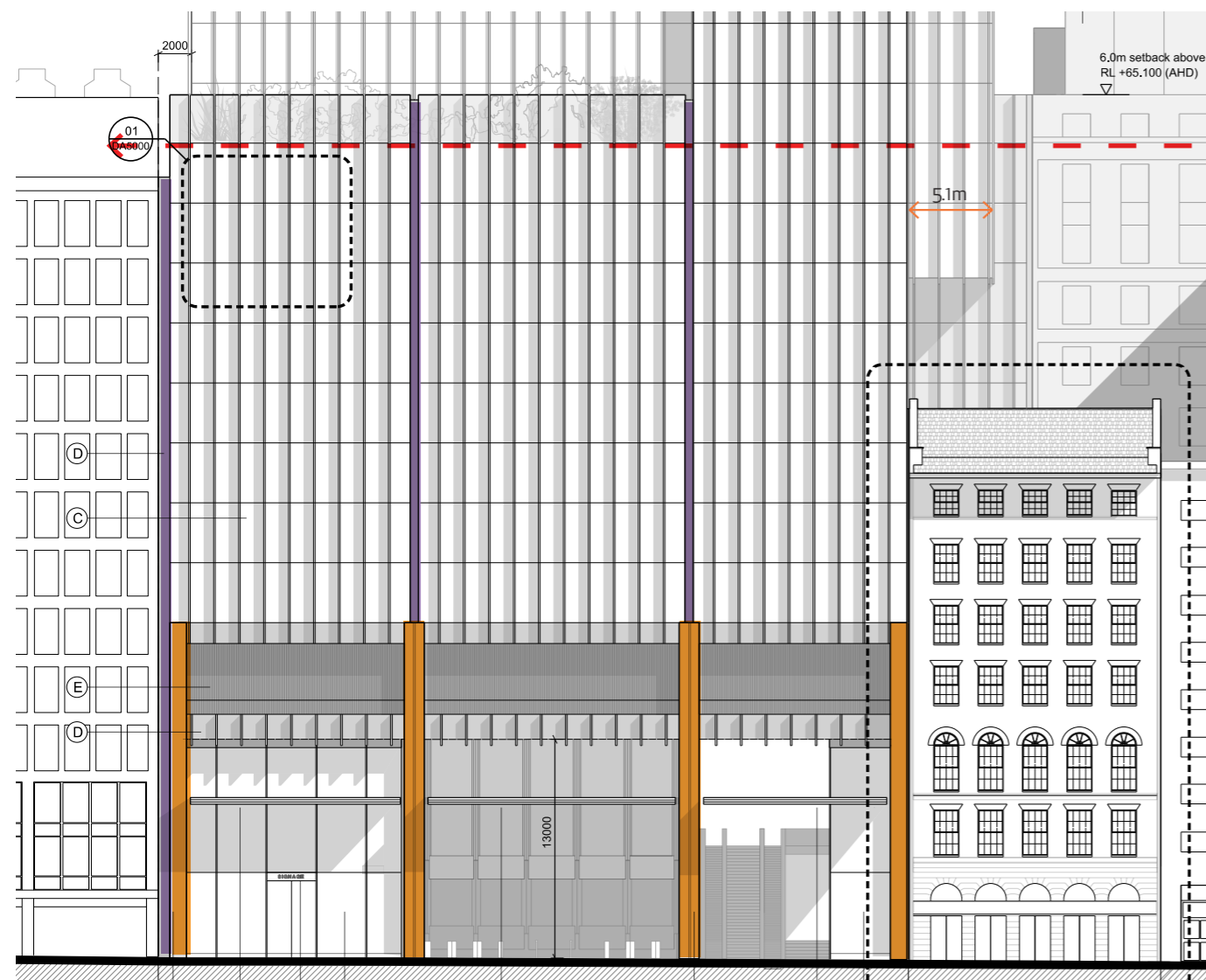
Tower massing	7
Tower massing	8
East Elevation	8
Tower massing	10
North cantilever George Street setback	10
Tower massing	11
East Elevation	11
Tower massing	12
Facade composition	12
The Transit Hall	15
The Transit Hall - materiality	16
The Transit Hall	18
Office passenger lift pit arrangement	18
The Transit Hall	20
Office goods lift pit arrangement	20
Concourse Level	21
Increase in the public circulation area	21
Through site link	22
Connection to Wynyard Lane	22
Through site link	23
Stairs and escalators	23
Through site link	24
Width of bridge over Wynyard Lane	24
Tower office lobby	27
Office lobby	28
Wynyard Lane	31
Wynyard Lane activation	32
Loading dock access	33
Shell House	35
Shell House	36
Internal configuration	36
Shell House	38
Roof pavilions	38
Appendix A	41
Change comparison table - 17.07.2015	42

Tower massing

Tower massing East Elevation

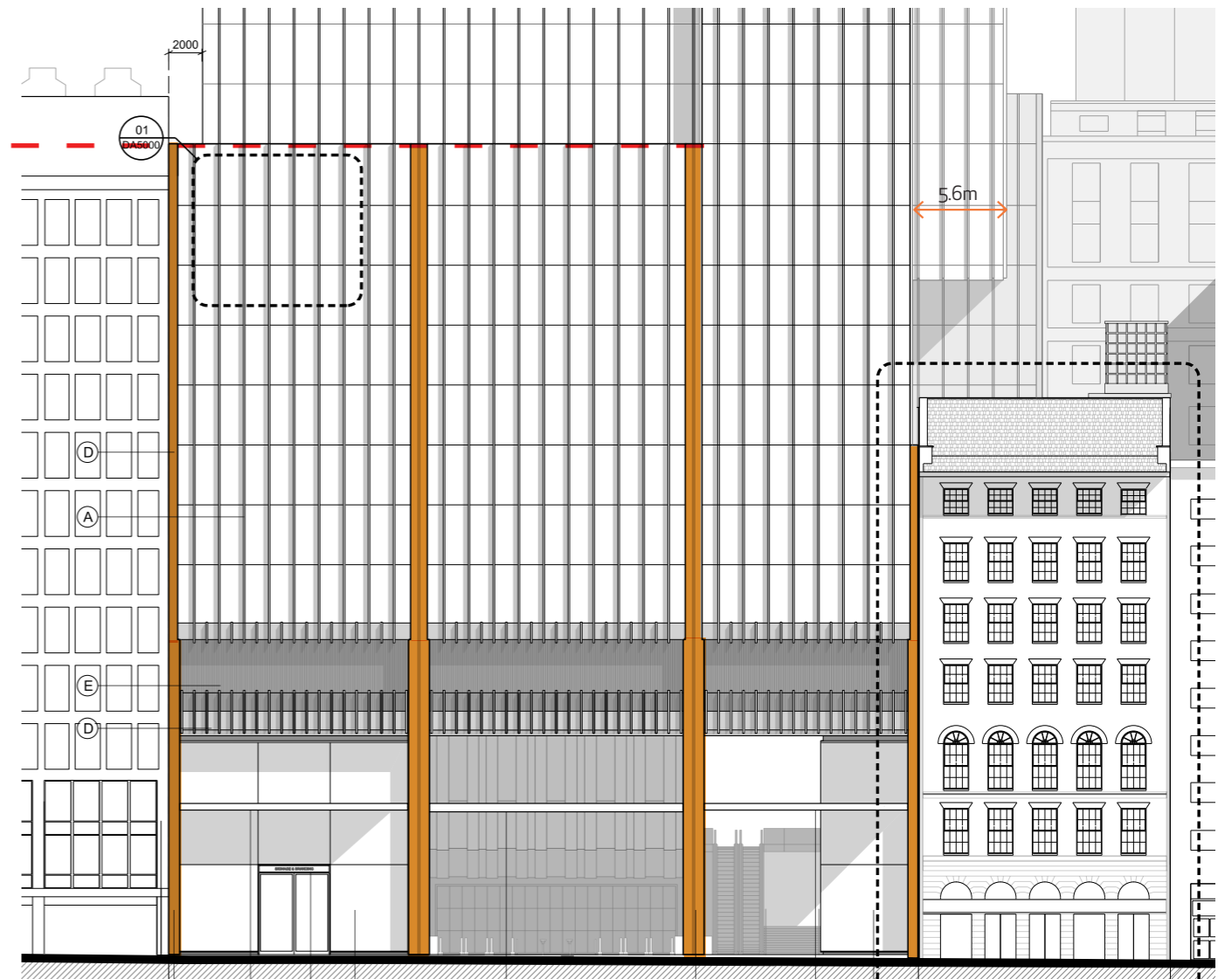
Through design development the east elevation has undergone the following key refinements

- The primary mega columns have been clearly defined throughout the podium level simplifying the articulation and proportion on George Street providing a clean delineation between the adjacent buildings
- The realignment of the elevation has led to an increase in the cantilever to the north of the building from 5.1m to 5.6m
- The 2m setback from the southern boundary to the tower element of the development has been maintained
- The extended balustrade at Level 9 has been removed and aligned with the massing setback, strengthening the concept of the individual blocks on George Street



Extract from DA2100 approved - east podium elevation

Level of balustrade reduced



Extract from DA2100 proposed - east podium elevation



Extract from DA9002 approved - Illustrative View 03 Laneway View from George Street



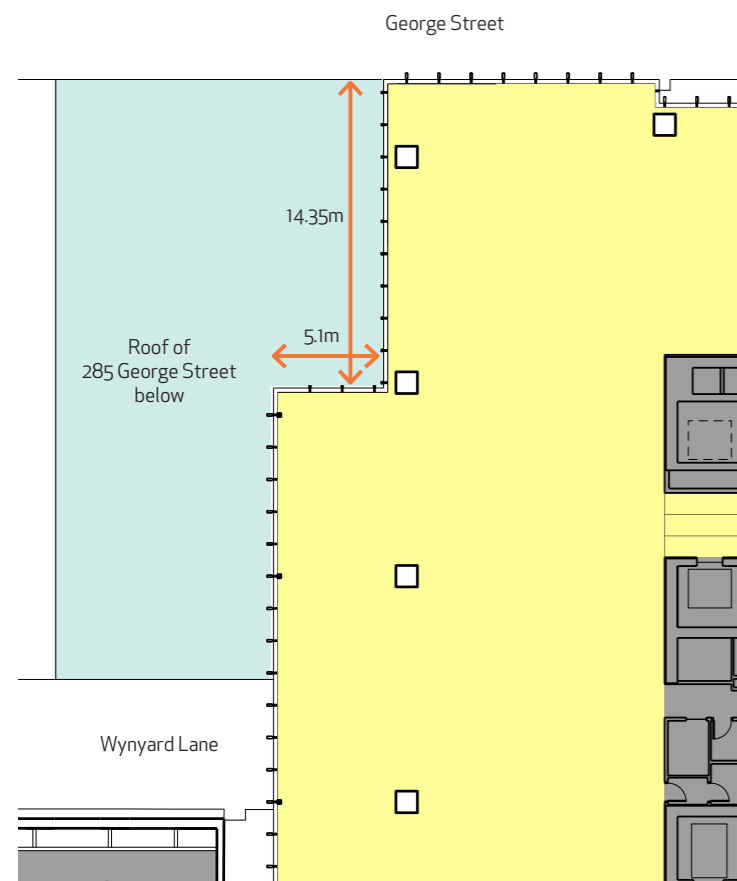
Extract from DA9002 proposed - Illustrative View 03 Laneway View from George Street

Tower massing

North cantilever George Street setback

Through design development the structural resolution has reduced the distance of the setback of the northern cantilever from George Street

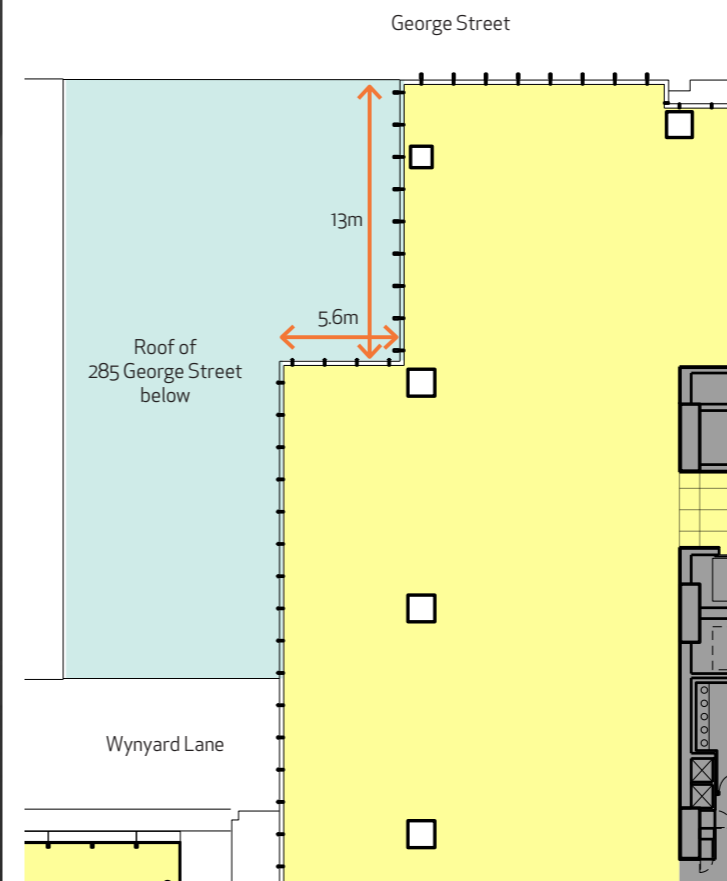
- This has reduced from 14.35m to 13m with no impact to the setting of the heritage building below



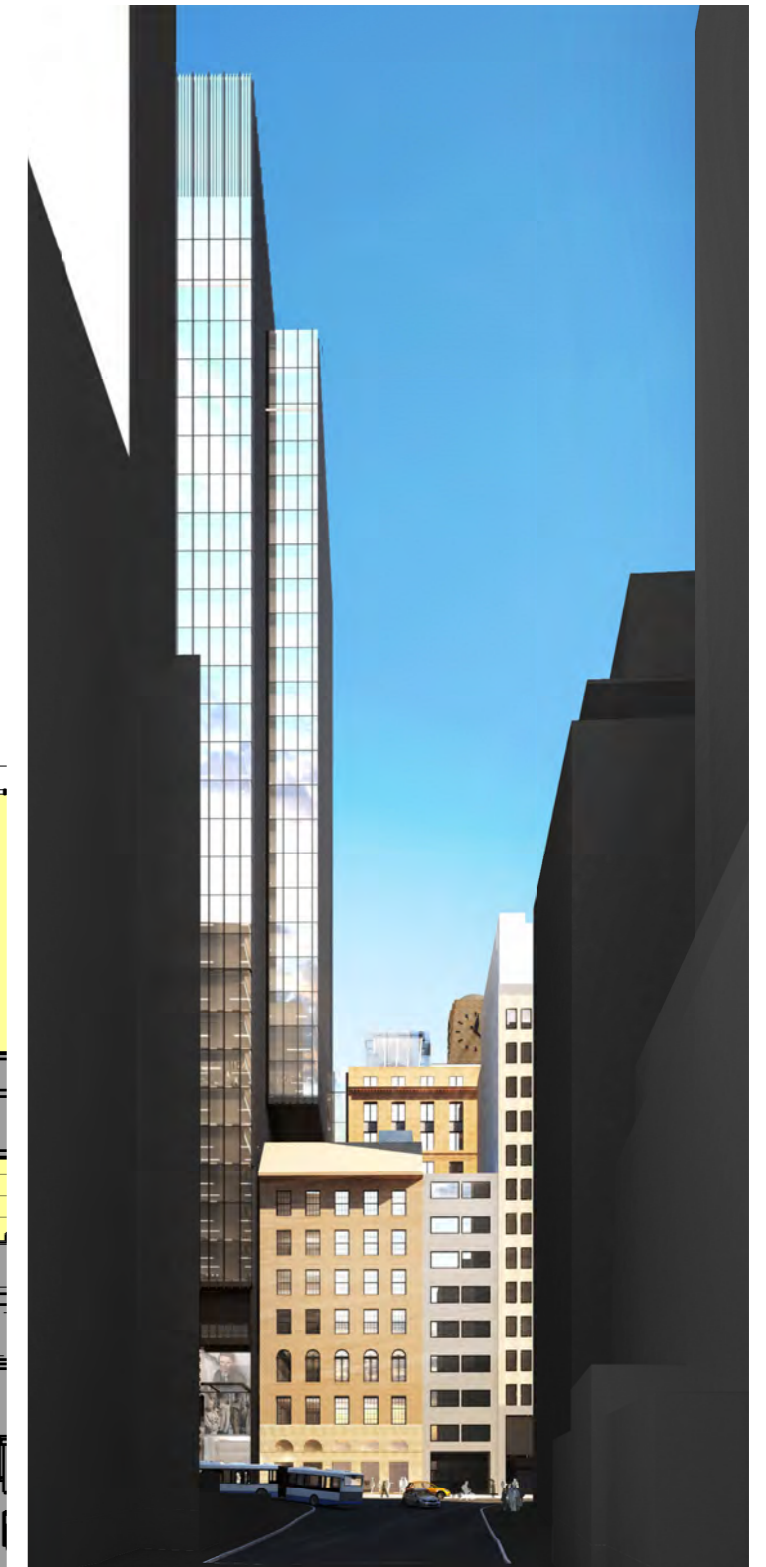
Extract from DA2020 approved - Level 10 plan



Extract from DA9003 approved - Illustrative View 04 Hunter Street view



Extract from DA2020 proposed - Level 10 plan

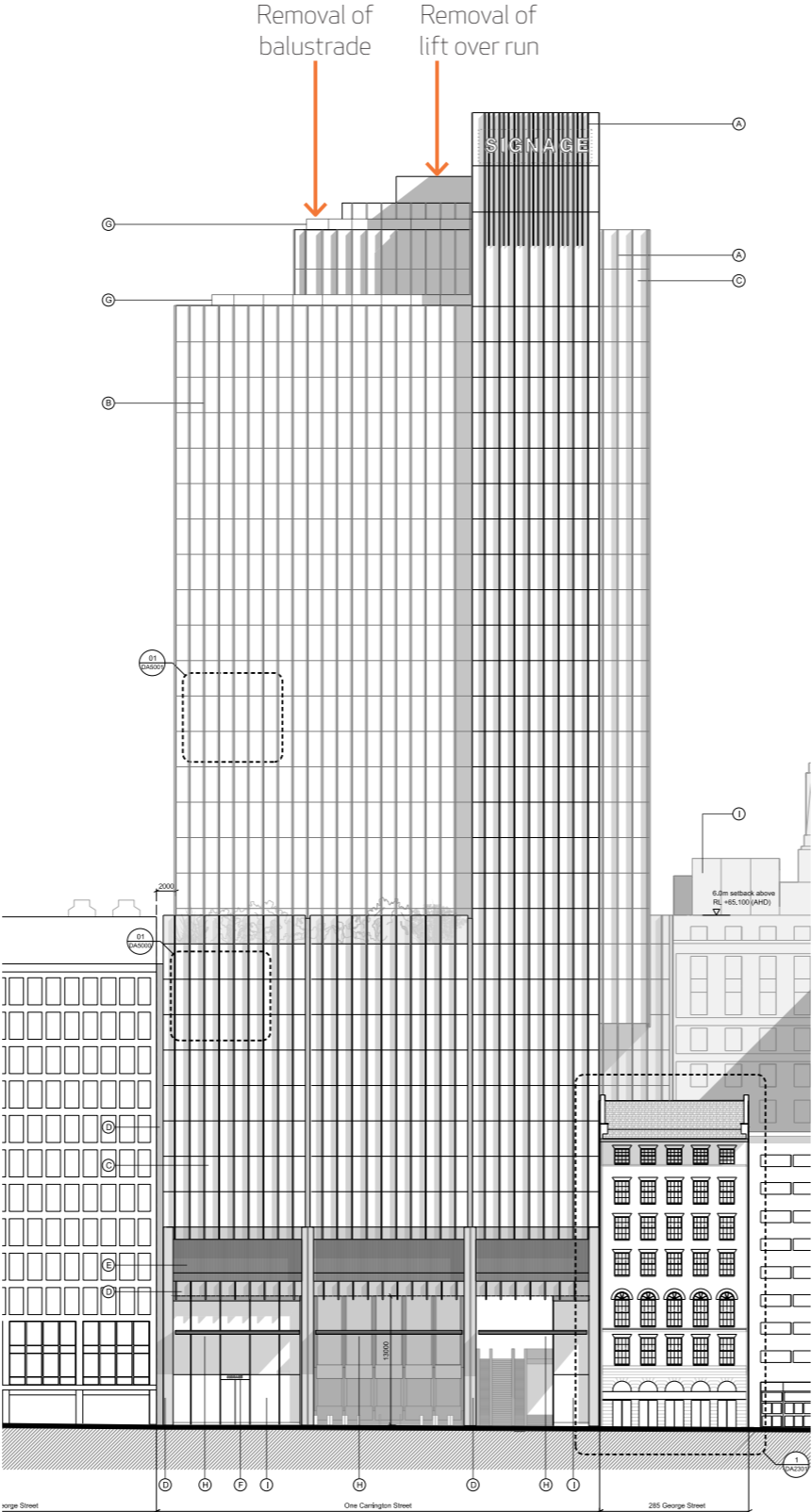


Extract from DA9003 proposed - Illustrative View 04 Hunter Street view

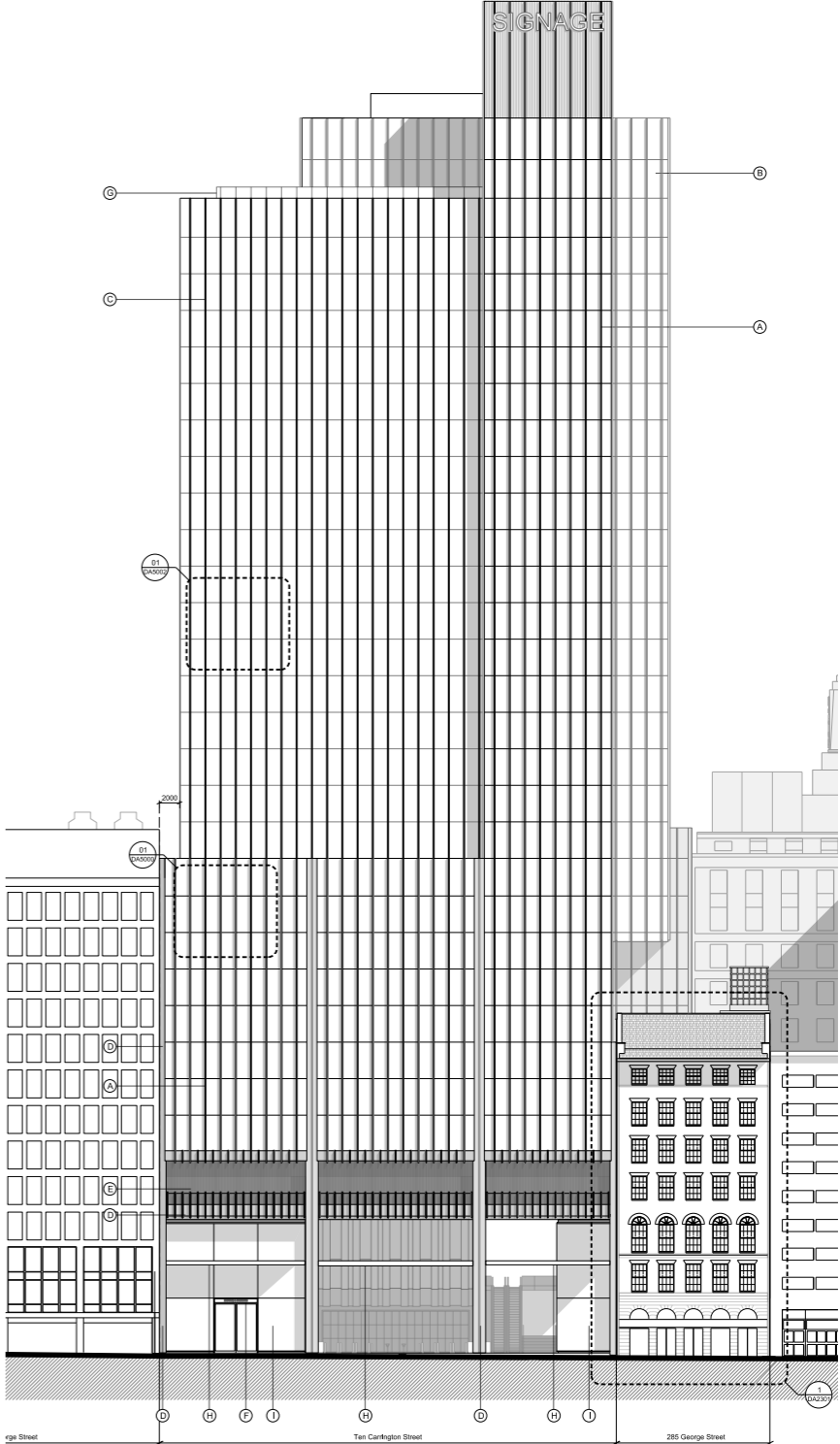
Tower massing East Elevation

In addition to the refinement of the building massing and articulation at podium level the top of the building has also been improved with the following changes;

- Removal of the lift over run - this has consolidated the massing at roof level and reduced the number of tiers. The result of this is a refined expression of the individual massing 'blocks'
- Removal of the balustrade at level 29 - as this is not an accessible roof terrace this is not required



Extract from DA2100 approved - East elevation



Extract from DA2100 proposed - East elevation

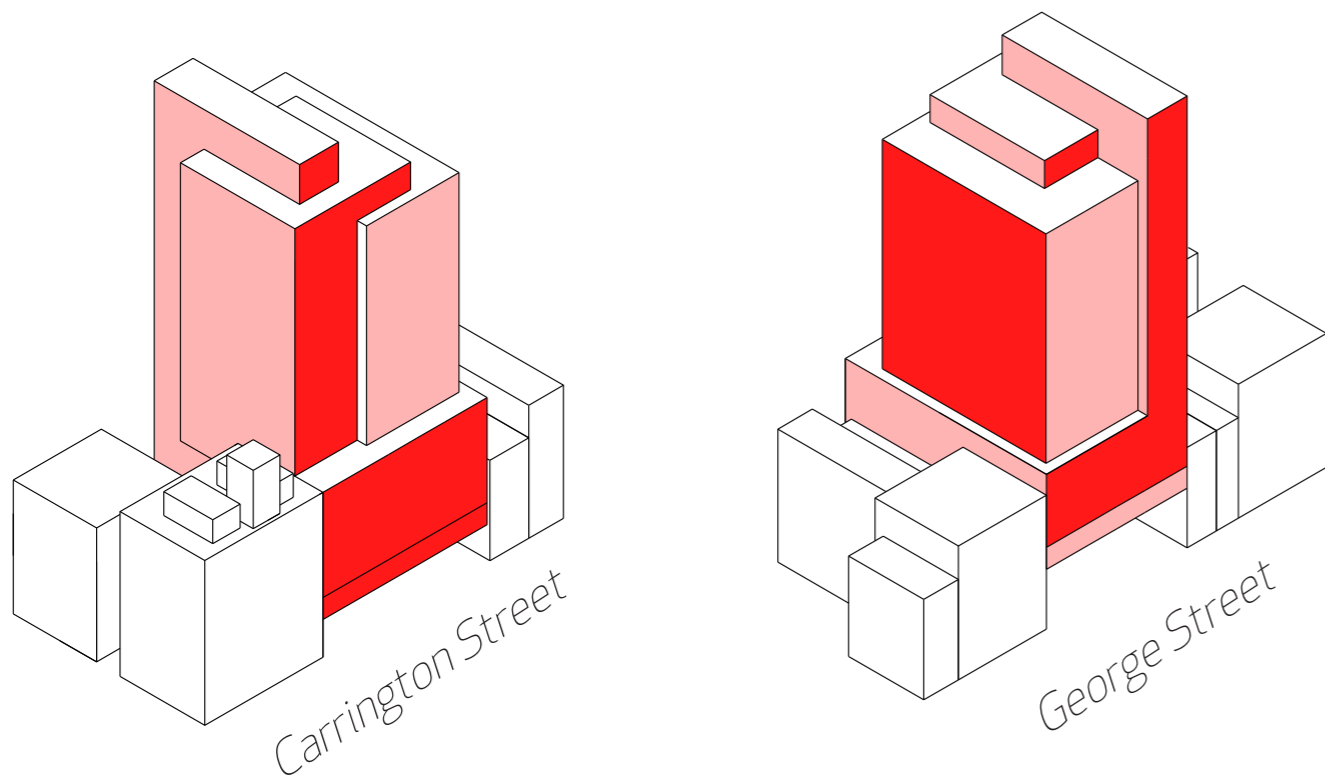
Tower massing Facade composition

The architectural concept of the interlocking blocks previously expressed only two facade types. The two facade types were located on the opposing elevations of each interlocking block.

During design development the interlocking block concept has been strengthened by expressing each block with its own cladding type. The massing of the building can be broken down into three clear blocks, A, B and C. The glazing to each of the blocks remains consistent with the variable between them being the treatment of the vertical fins.

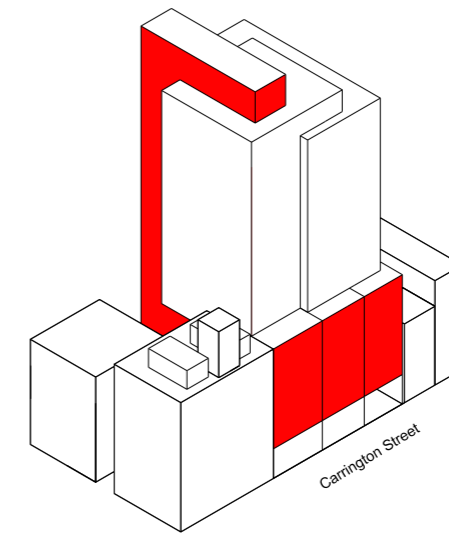
Block A is treated as the primary block into which the other two blocks intersect. This has the deepest fin at 200mm depth. Block B has a fin depth of 100mm and Block C's fin is replaced with a 15mm vertical cap.

The subtle shift between the treatment of each block creates the contrast to distinguish each one, while maintaining the overall composition.

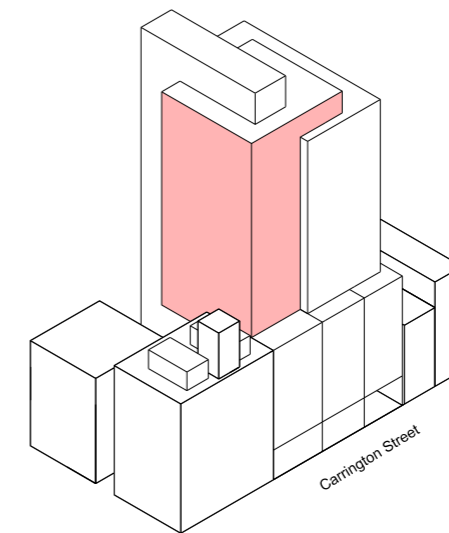
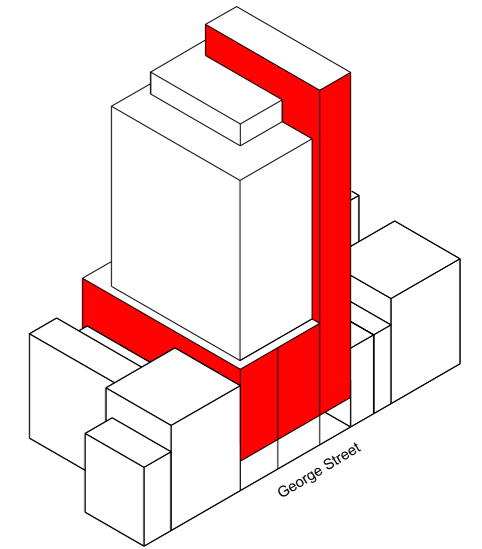


Original tower facade concept diagram - two facade types

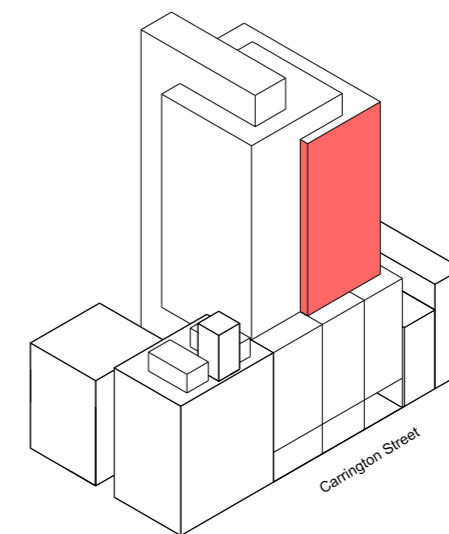
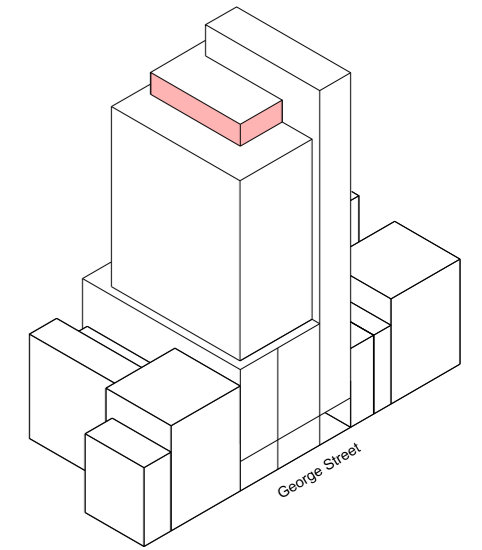
Revised composition
blocks A, B and C



Block A - 200mm deep fins



Block B - 100mm deep fins



Block C - 15mm cap

