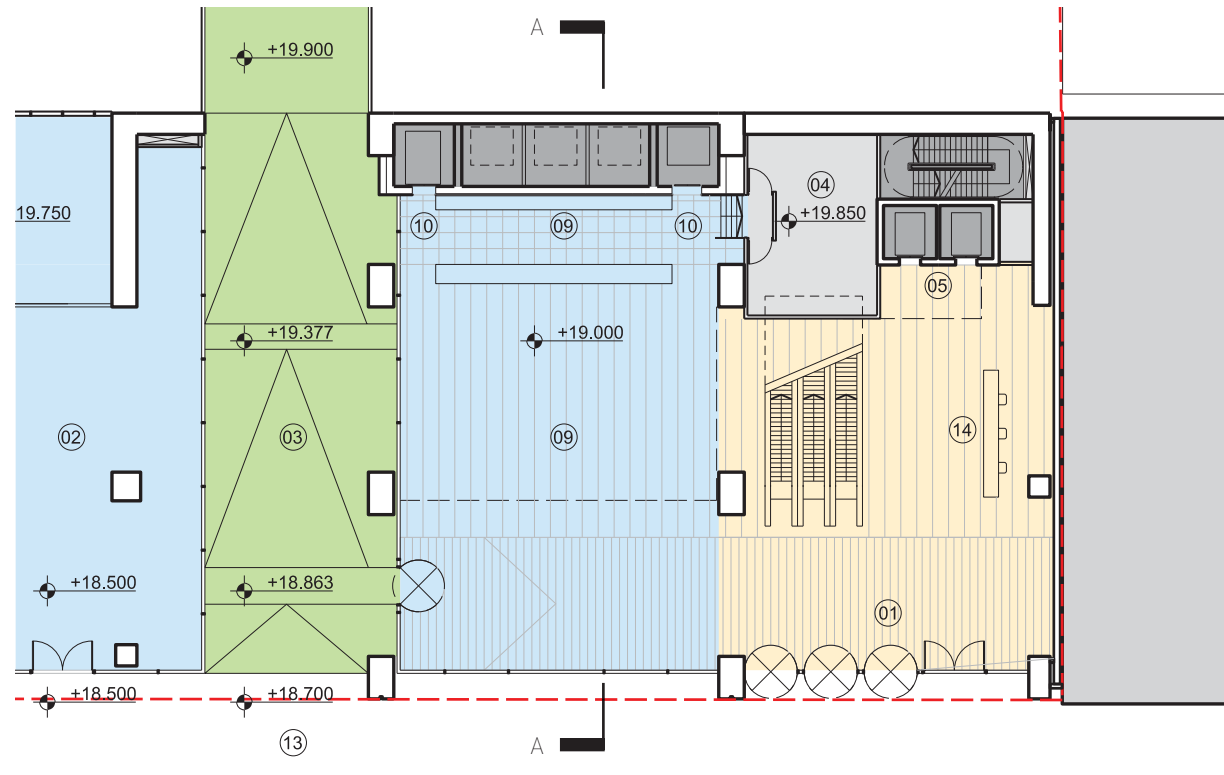


Tower office lobby

Office lobby

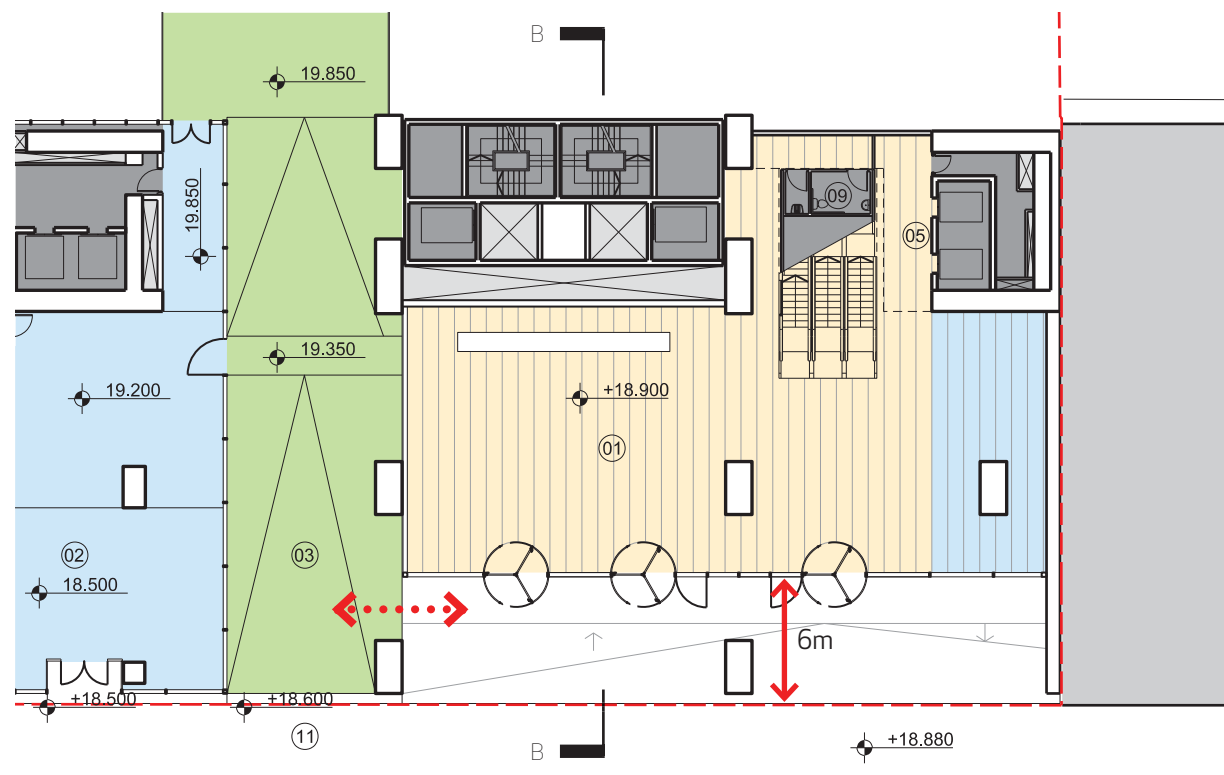
The main office tower lobby has been reconfigured. The primary changes are;

- The main facade along Carrington Street has been recessed by approximately 6m. The existing width of Carrington Street pavement is not overly generous therefore by recessing the office facade and entrance, a deeper transition zone in front of the main office revolving doors is achieved. The setback also allows tenants to access the through site link as shown. This will also provide relief to the existing condition on Carrington Street.
- The covered entrance space adopts the language of similar buildings along Carrington Street.
- The number and position of revolving doors have been amended. The separation of the office entrance from the through site link achieves a clear distinction between the two uses and enhances the formal office address on Carrington Street. The connection to the through site link is maintained.
- The relocation of the office lobby retail from the north to the south of the lobby has occurred concurrently with the relocation of the office entrance. The reordering of the entrance sequence means that the retail becomes secondary to the primary purpose of the lobby, while maintaining strong visibility and connectivity to the street.
- The mezzanine level in the main office has been removed in order to create a generously proportioned lobby space.



CARRINGTON STREET

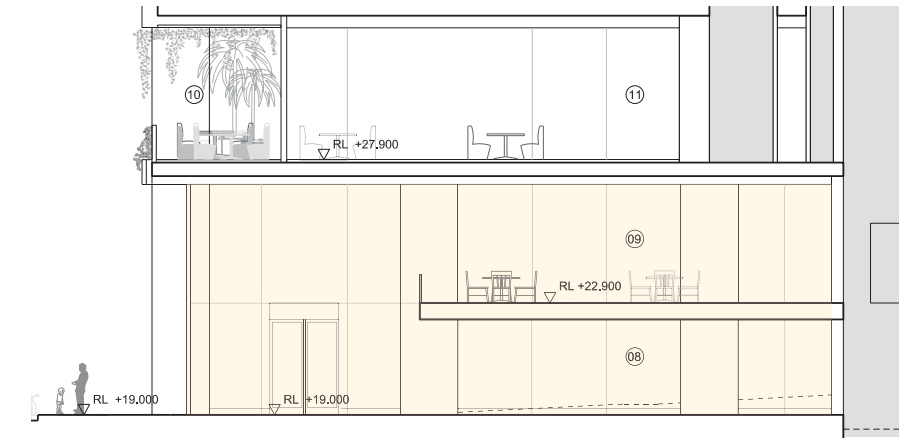
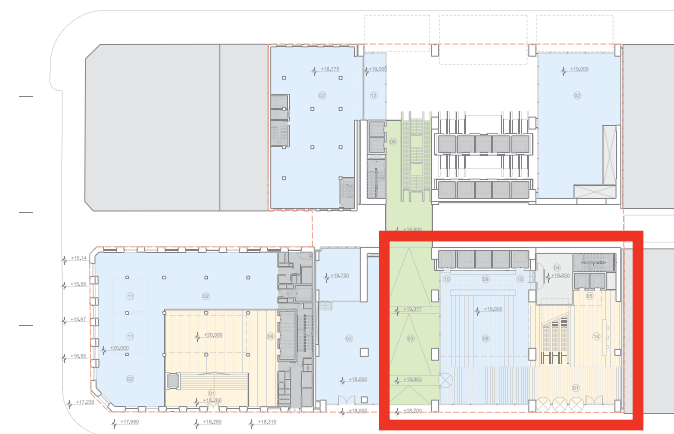
Extract from DA2008 approved - Carrington Street level



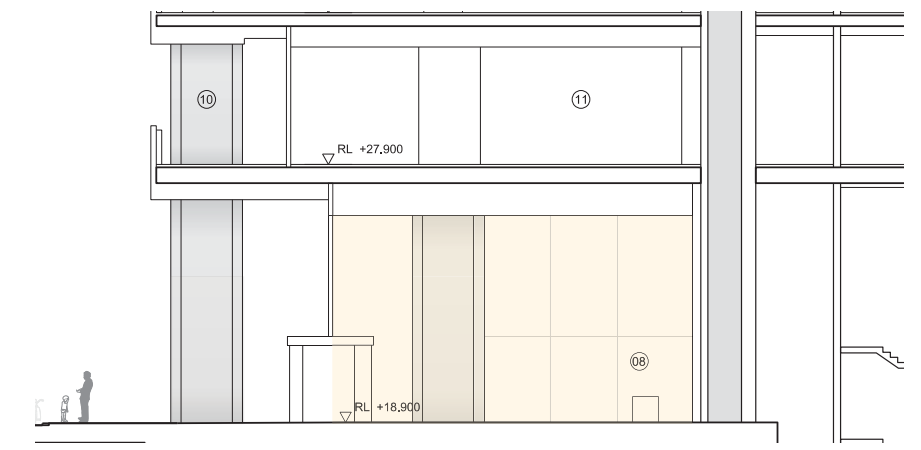
CARRINGTON STREET

Extract from DA2008 proposed - Carrington Street level

Key plan



Section AA through office lobby - Extract from DA2221 approved - Proposed Section 02



Section BB through office lobby - Extract from DA2221 proposed - Proposed Section 02



Extract from DA9004 approved - Illustrative View 06 Carrington Street through to George Street



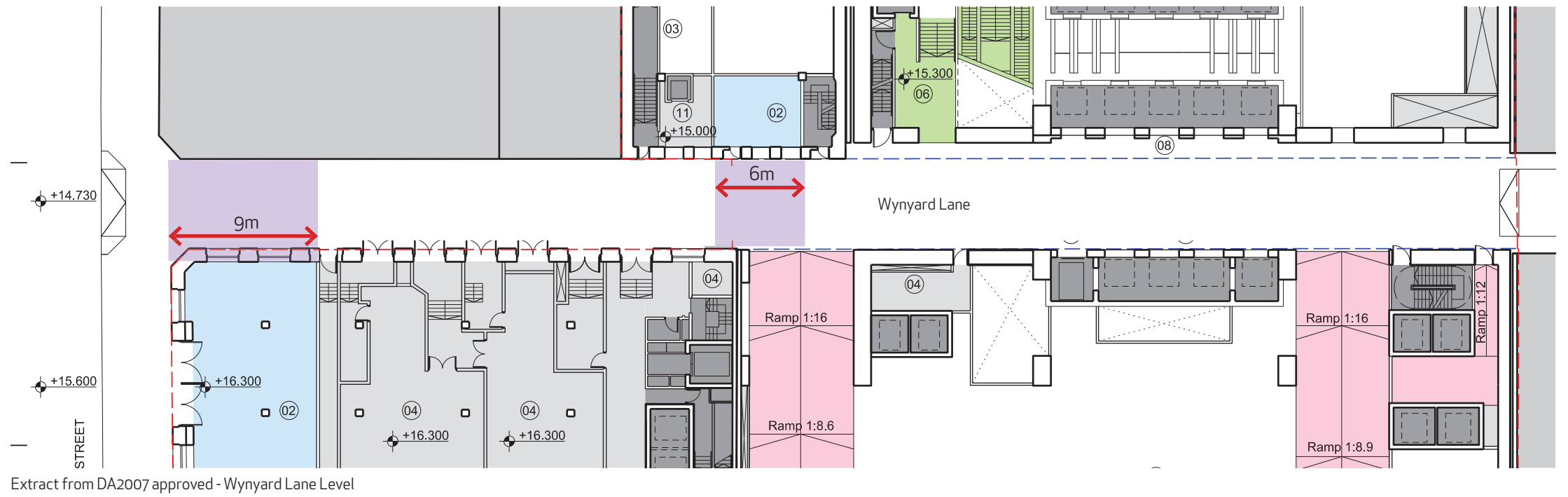
Extract from DA9004 proposed - Illustrative View 06 Carrington Street through to George Street

Wynyard Lane

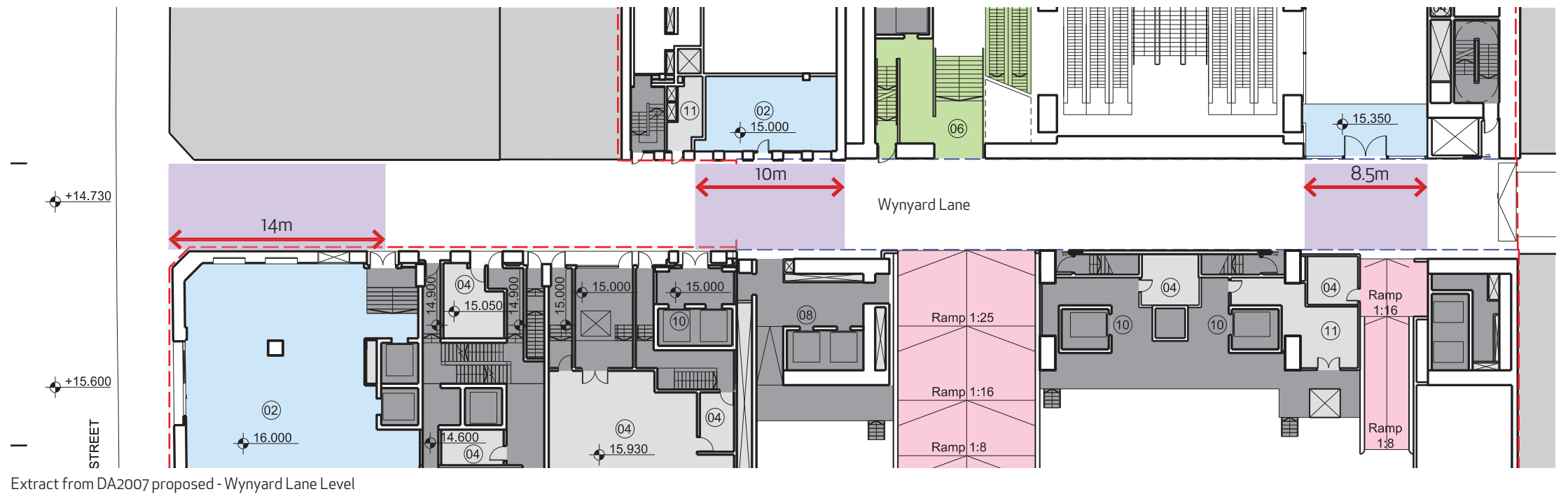
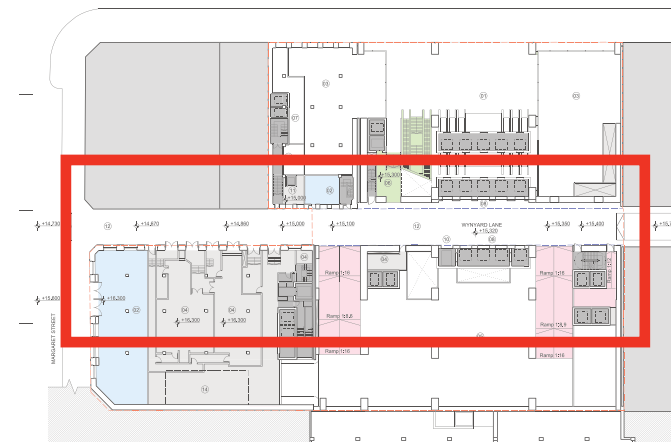
Wynyard Lane activation

Through design development Wynyard Lane activation has increased. The retail unit facades of Shell House, 285 George Street and the Tower have an enhanced presence along the lane. This will provide a greater opportunity to utilise these spaces in future subject to tenant requirements.

Approximately 17.5m of additional facade width has been created.



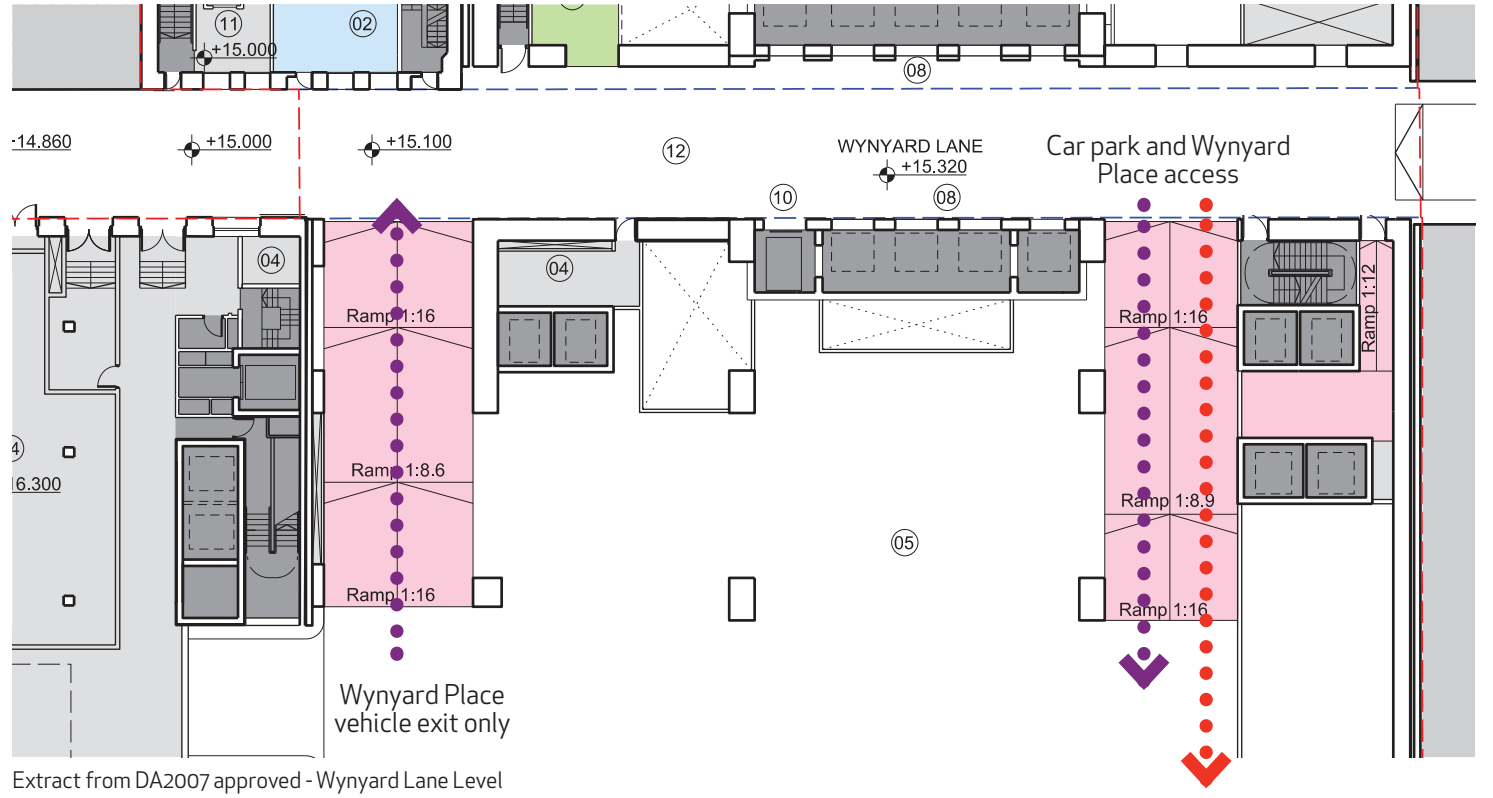
Key plan



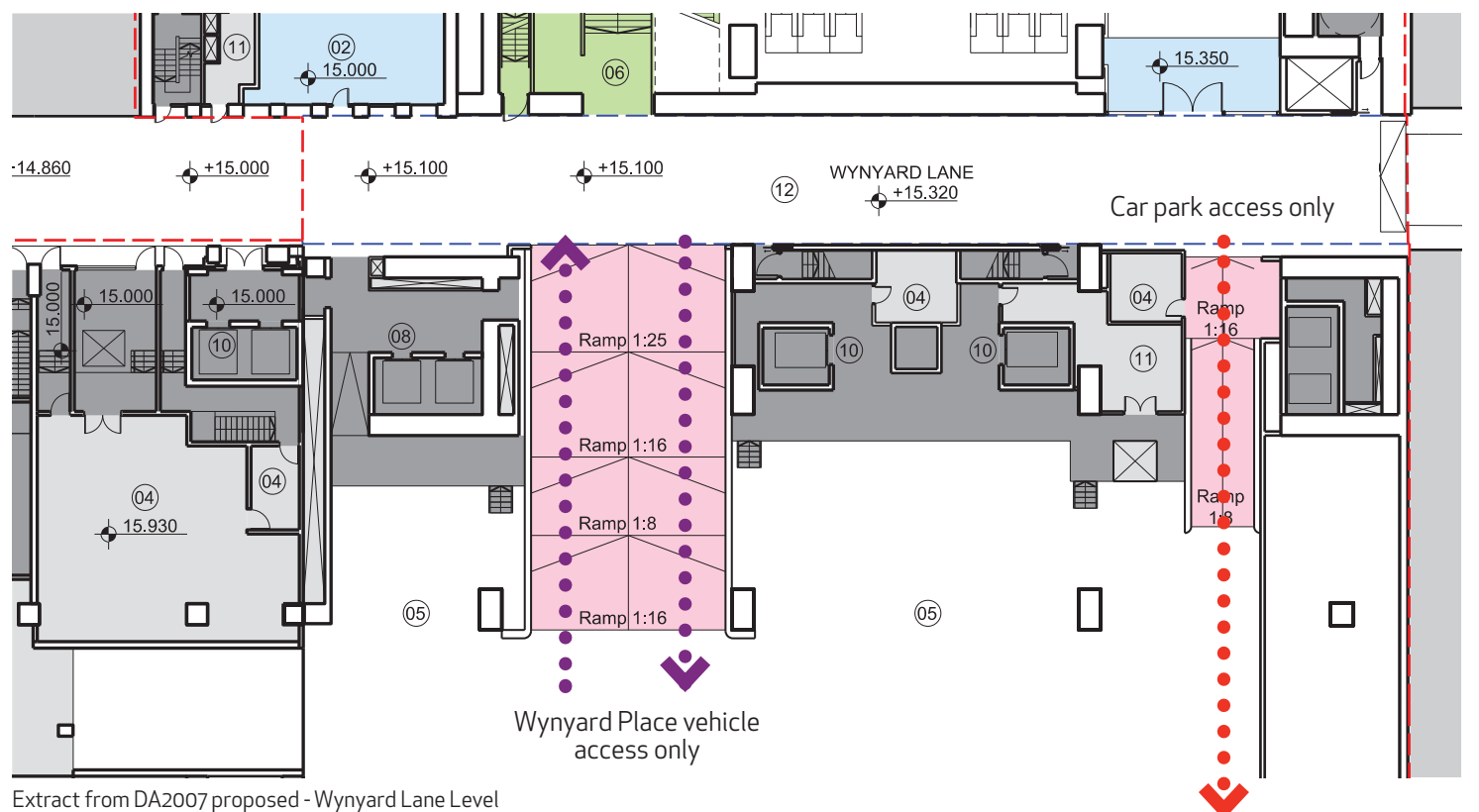
Loading dock access

The loading dock access from Wynyard Lane has been amended by separating the public and private traffic flows. One Carrington Street's access and loading has been consolidated to allow the public entrance to Wynyard Lane public car park to remain independent.

The segregation of uses ensures the safety and management of these spaces is optimal and removes the potential conflict between larger vehicles and cars using the public car park.



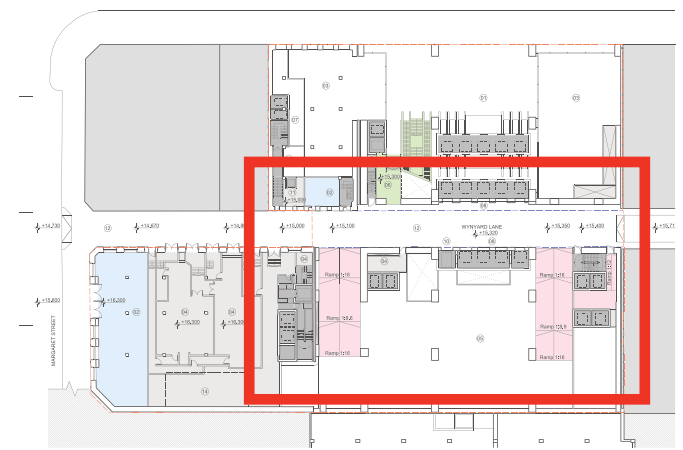
Extract from DA2007 approved - Wynyard Lane Level



Extract from DA2007 proposed - Wynyard Lane Level

- ➔ Car park access only
- ➔ Wynyard Place vehicle access only

Key plan

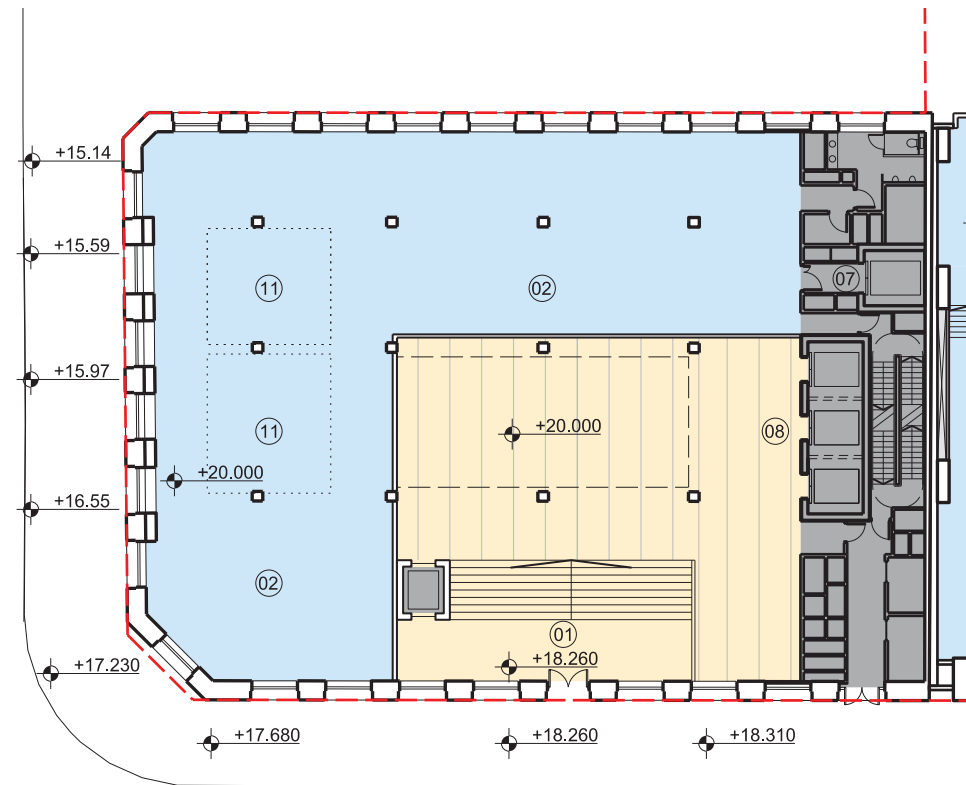


Shell House

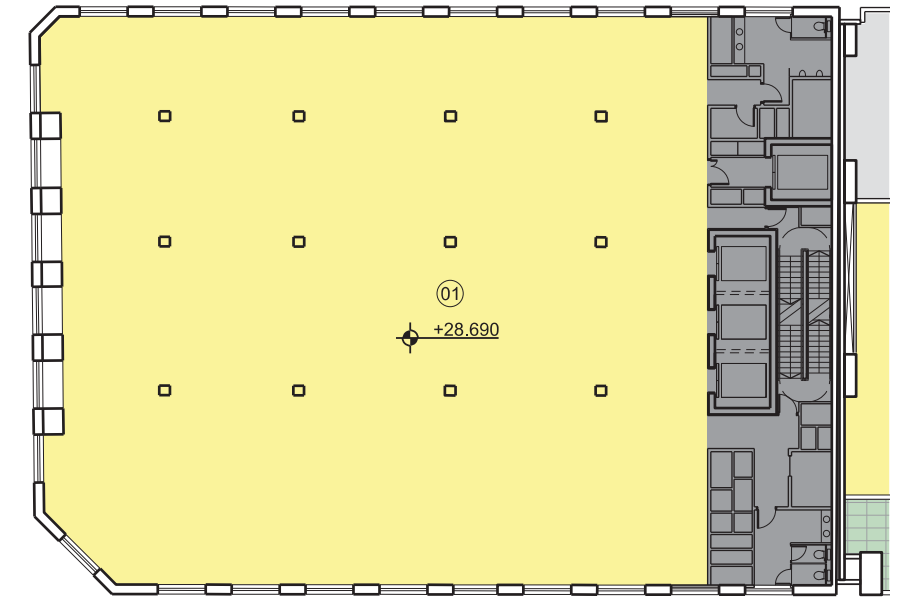
Shell House Internal configuration

Through design development Shell House has undergone the following key design changes;

- The core position has been relocated from the south of the floor plate to the centre. This places the core centrally on the building axis and aligns it with the original main entrance on Carrington Street. The result of the move on a typical floor creates the opportunity to connect to the adjacent tower along Carrington Street, creating one large floorplate.
- The retail units at Carrington Street Level flank the office entrance lobby with the possibility to connect to the retail directly from Carrington Street.
- A new entrance has been introduced on the corner of Carrington Street and Margaret Street. This allows direct access to the retail units on both Margaret Street and Carrington Street levels.
- The clock tower columns have been retained and will be partially transferred at Level 12 with the remaining columns being expressed on the typical office floors and the ground floor office lobby.
- The revised structural design has removed the need for additional concrete shear walls being inserted adjacent to the original facade. The result of this means less intervention between the new structure and the original heritage fabric of the building.

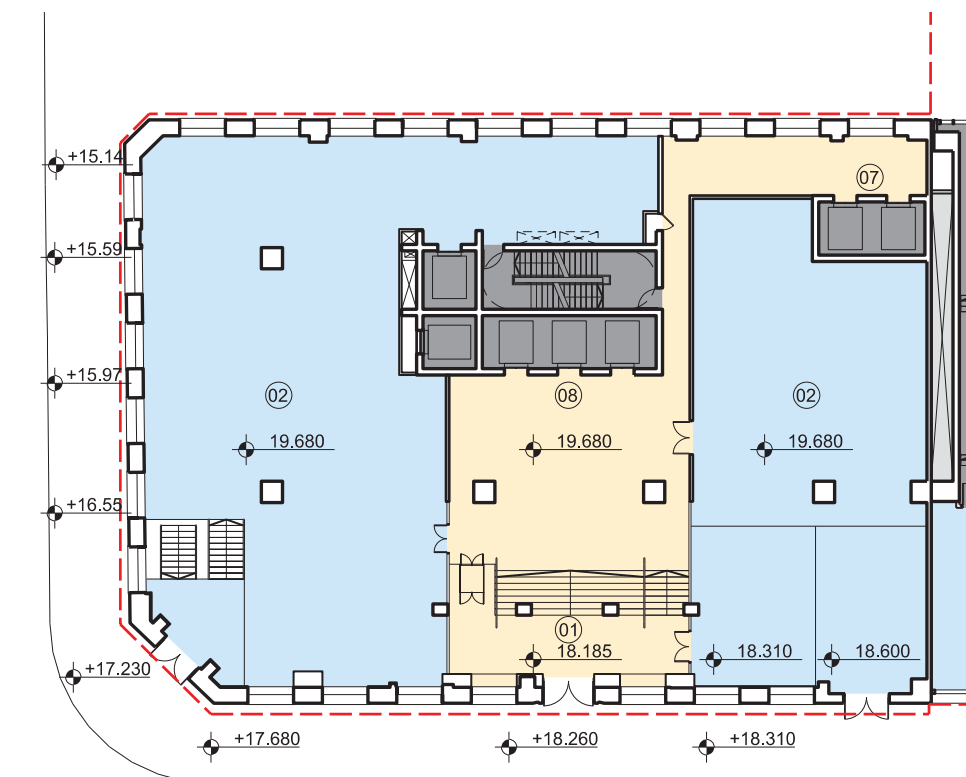
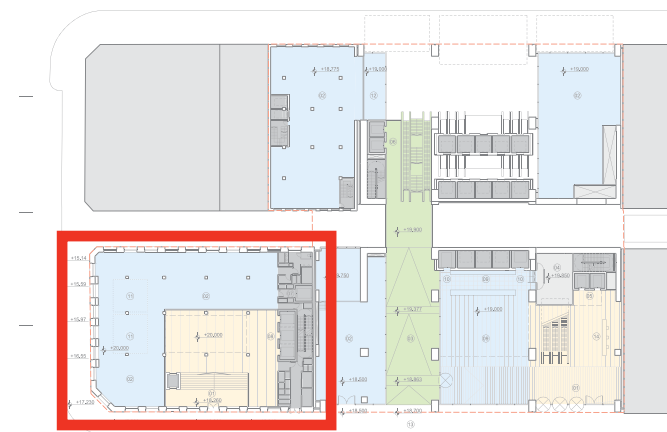


Extract from DA2008 approved - Carrington Street Level

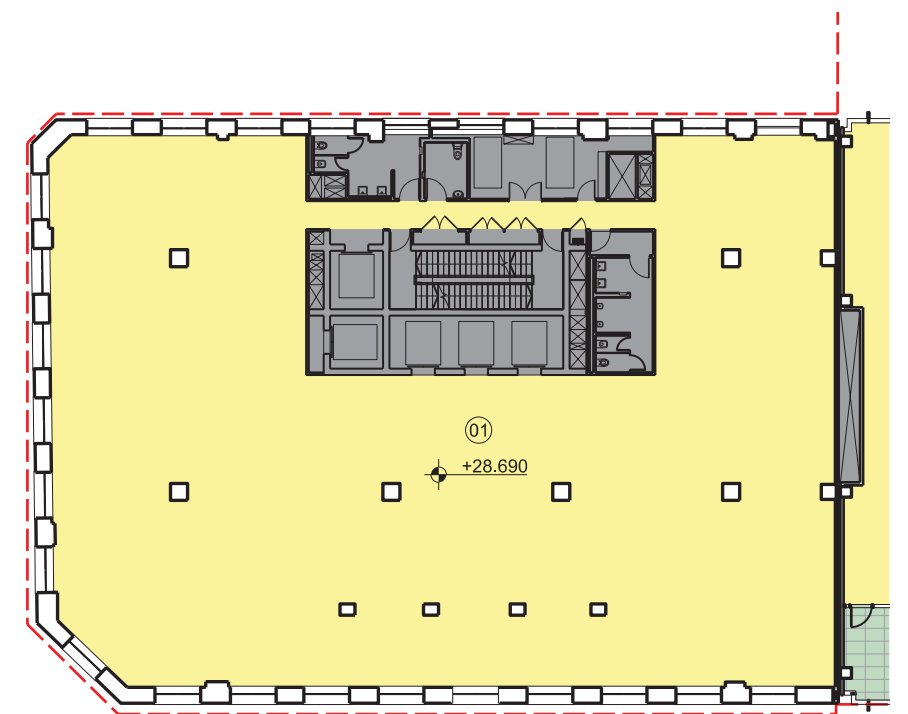


Extract from DA2010 approved - Shell House Level 02 - Typical level

Key plan



Extract from DA2008 proposed - Carrington Street Level



Extract from DA2010 proposed - Shell House Level 02 - Typical level



Extract from DA9000 approved - Illustrative View 01 York and Margaret Street corner view

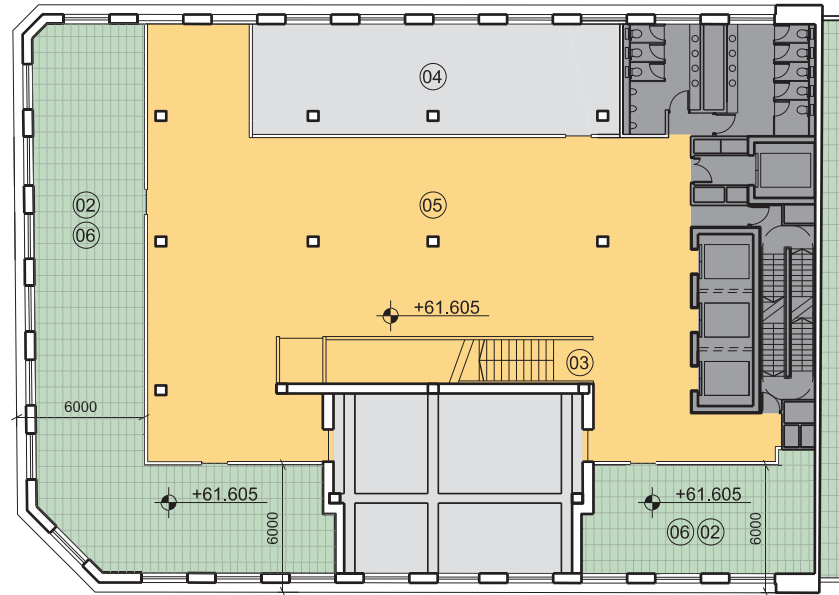


Extract from DA9000 proposed - Illustrative View 01 York and Margaret Street corner view

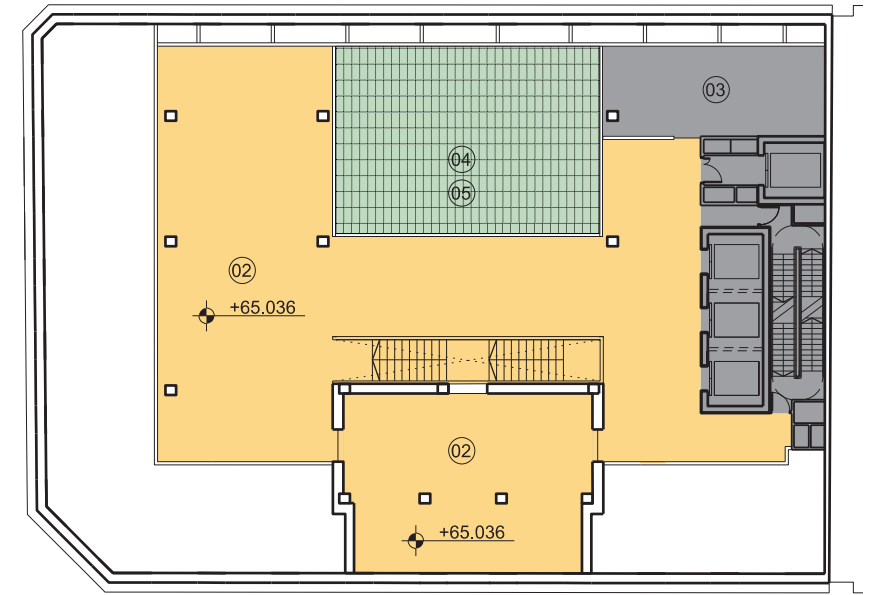
Shell House Roof pavilions

Through design development the Shell House roof pavilions have undergone the following key design changes;

- Repositioning of the southern core. The southern core previously projected outside of the pavilions rectangular form. The massing has now been refined to accommodate this.
- Two dedicated retail shuttle lifts have been introduced to serve level 11 with the flexibility of ground level access from either Margaret Street, Carrington Street or Wynyard Lane.
- The eastern roof terrace on level 12 has reduced in depth to accommodate the relocation of the southern core within the central massing of the roofscape.
- The pavilions either side of the clock tower allow 270 degree views.

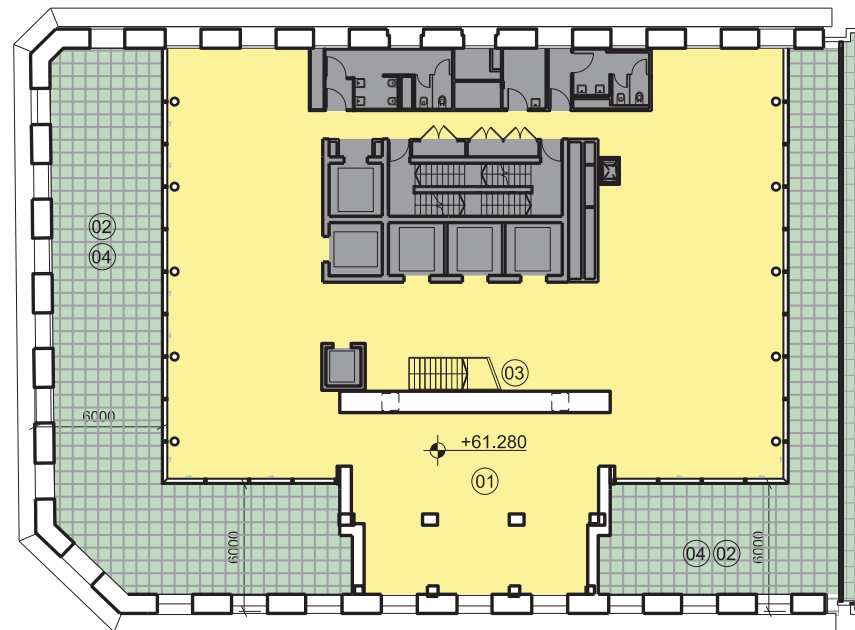
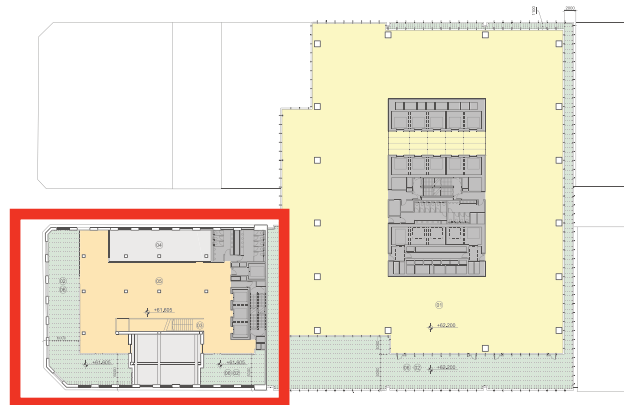


Extract from DA2019 approved - Shell House Level 11

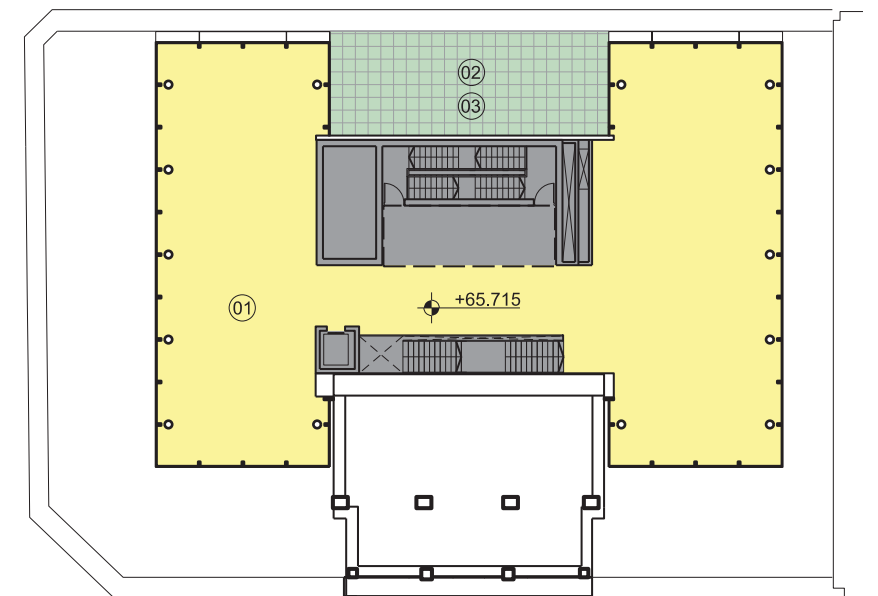


Extract from DA2020 approved - Shell House Level 12

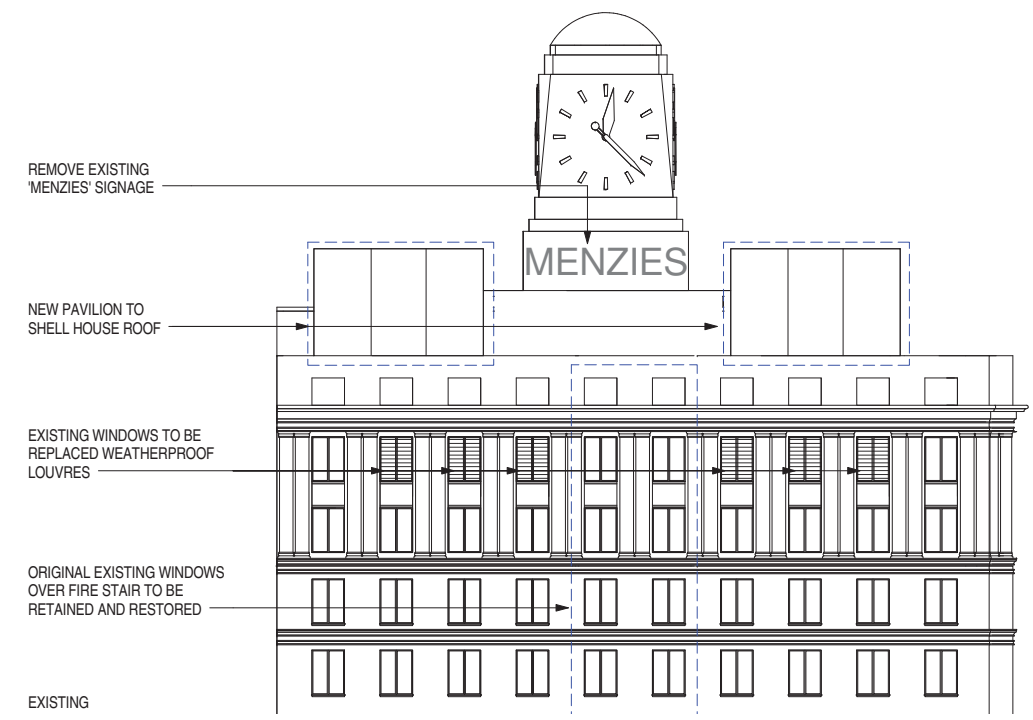
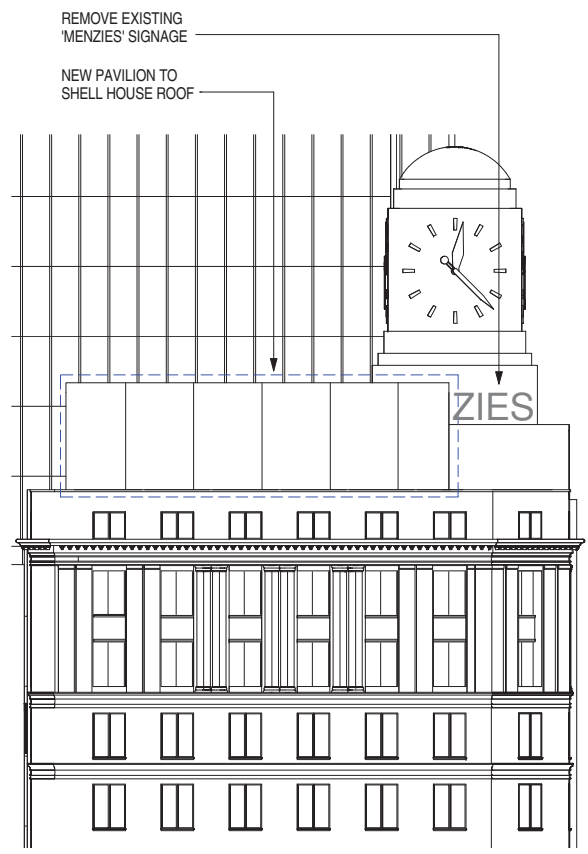
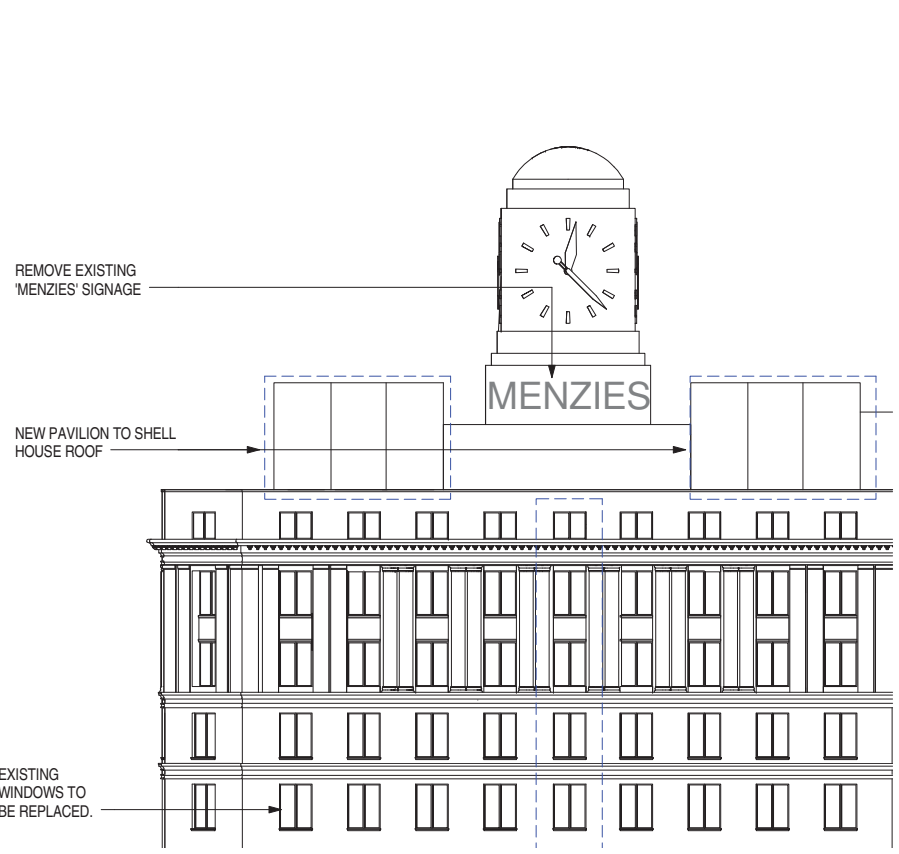
Key plan



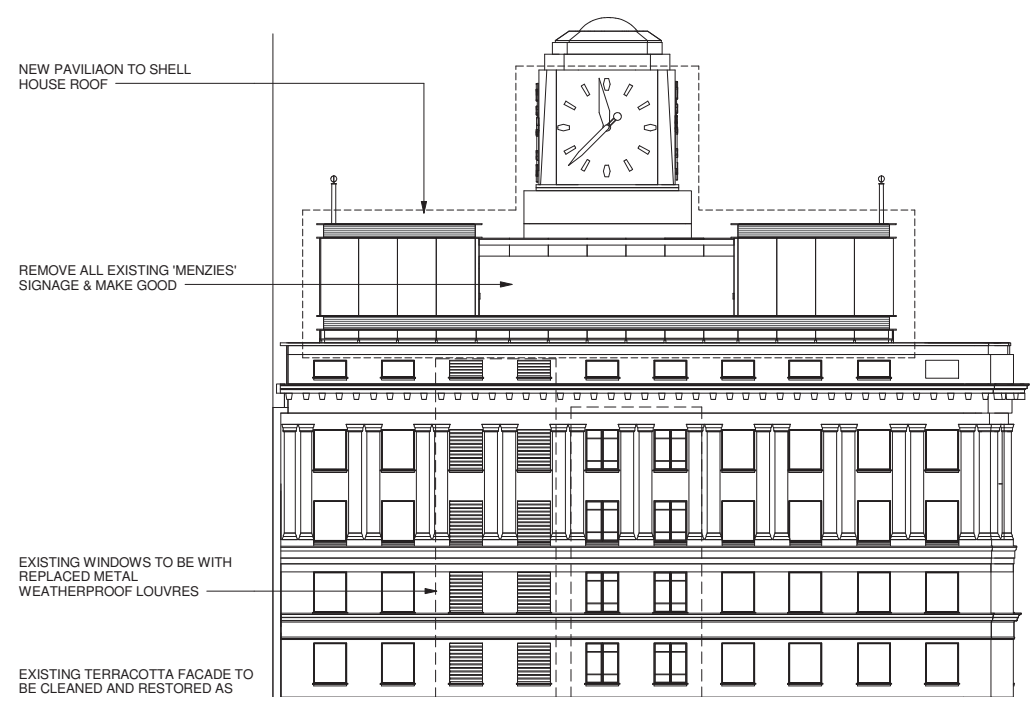
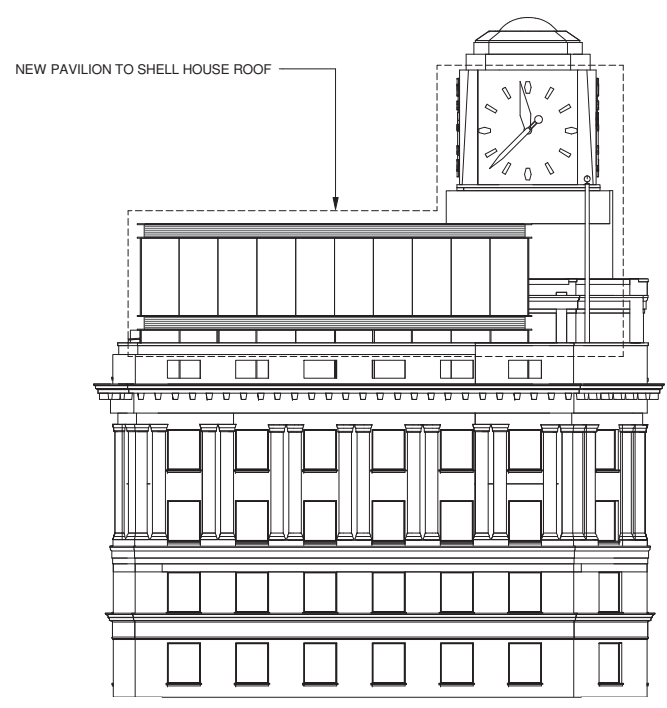
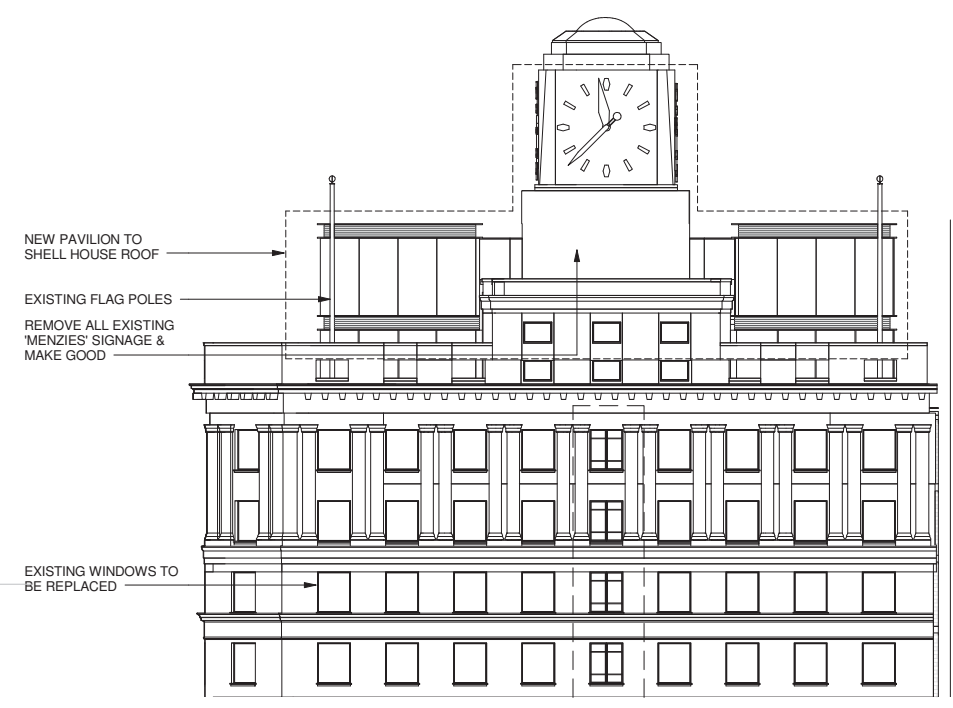
Extract from DA2019 proposed - Shell House Level 11



Extract from DA2020 proposed - Shell House Level 12



Extract from DA2300 approved - Shell House Elevations



Extract from DA2300 proposed - Shell House Elevations

Appendix A

Change comparison table -
17.07.2015

Item No.	Area	Location	Description		Action
Lower Basement Level					
01-1		Tower	Full lower basement level removed		
01-2		Shell House	Partial excavation		
Basement Level					
02-1		Shell House	Additional excavation beneath Shell House		
02-2		Shell House	EOT lifts x 2 have relocated from the tower to Shell House		
02-3		Tower	EOT facilities relocated from Lower Basement to Basement		
02-4		Tower/Shell House	One way ramp replaced with two way ramp		
Hunter Connection Level					
03-1		Shell House	Excavation under Shell House - parking, ramps, EOT lifts and plant introduced		
03-2		Tower/Shell House	Removal of one way ramp has increased the retail area available		
03-3		Tower	Stairs have been introduced in addition to the ramp connecting to the eastern Hunter Connection tunnel below George Street		
03-4		Tower	Position and size of the two voids from Hunter to Concourse have been amended		
03-5		Tower	Position of the stair and escalators from Hunter to Concourse have been moved east towards George Street		
03-6		Tower	EOT lifts removed from the retail space		
03-7		Tower	Goods lifts and shuttle lifts rotated 90 degrees and relocated		
03-8		Tower	South-western fire stair has been relocated to the south east		
03-9		Tower	Retail façade line has moved east, increasing the size of the west unit		
03-10		Tower	Fire egress from the Railcorp accommodation has been added		
Concourse Level					
04-1		Shell House	Excavation under Shell House - parking, ramps, EOT lifts and plant introduced		
04-2		Concourse	Removal of one way ramp has increased the retail area available		
04-3		Concourse	Position of the stair and escalators from Hunter to Concourse have been moved east towards George Street		
04-4		Concourse	EOT lifts removed from the retail space		
04-5		Concourse	Goods lifts and shuttle lifts rotated 90 degrees and relocated		
04-6		Concourse	South-western fire stair has been relocated to the south east		
04-7		Concourse	Position and orientation of the two goods lifts suspended from the ceiling have been amended. The height to the underside of these has also been amended to improve sightlines		
04-8		Concourse	Position and size of the two voids from Hunter to Concourse have been amended		
04-9		Concourse	Position and size of the void in the retail space on the east between to Hunter and concourse has been amended		
04-10		Concourse	Central route between the mega columns has been widened		

Item No.	Area	Location	Description		Action
George Street Level					
05-1		George Street	The stair between the two escalators connecting the through site link, George St and Carrington St has been relocated		
05-2		George Street	The width of the passageway connecting George Street and Wynyard Lane has been increased from 2.5m to approximately 3.30m		
05-3		George Street	A new open stair from George Street to the Carrington Street bridge link has been introduced		
05-4		Loading dock	Number of courier bays reduced from 14 to 8 spaces		
05-5		Loading dock	One way ramp to basement levels replaced with two way ramp		
05-6		Loading dock	EOT lifts relocated		
05-7		Loading dock	Goods lifts and shuttle lifts rotated 90 degrees and relocated		
Wynyard Lane Level					
06-1		Tower	Additional retail frontage achieved on Wynyard Lane		
06-2		285 George Street	Fire stair repositioned from south to north side of the building		
06-3		Shell House	EOT entrance relocated to Shell House		
06-4		Shell House	Ausgrid substations now distributed over two levels - Wynyard Lane and George Street		
06-5		Tower	Loading dock entrance has been relocated further north on Wynyard Lane		
06-6		Tower	Southern car park entry ramp has been reduced in width		
Carrington Street Level					
07-1		Shell House	Building core repositioned from the south of the floor plate to the east (applies to all levels)		
07-2		Shell House	Removal of the dedicated goods lift		
07-3		Shell House	New central lobby sequence flanked by two separate retail units		
07-4		Shell House	EOT lifts introduced which also act as the Shell House car park passenger shuttle lifts and goods lifts from the loading dock		
07-5		Through site link	The stair between the two escalators connecting George St and Carrington St has been relocated		
07-6		Through site link	A new open stair from George Street to the Carrington Street bridge link has been introduced		
07-7		Tower	The office lobby entrance has been set back from the site boundary		
07-8		Tower	The office lobby revolving door entrances have been distributed along Carrington Street and the entrance along the through site link has been removed. The revolving doors have also been recessed into the lobby façade		
07-9		Tower	The office lobby retail has been relocated to the south of the lobby with an operable façade		
07-10		Through site link	The bridge link over Wynyard Lane has been increased in width		
07-11		Through site link	Two new retail entrances have been introduced		
07-12		Through site link	Two retail goods lifts now serve the Carrington Street retail units		
Upper Ground Level					
08-1		Shell House level 01	The void on level 01 has been removed		
08-2		Shell House	New structure has been introduced throughout Shell House (applies to all levels)		
08-3		Tower	New core layout (applies to all levels)		
08-4		Tower	New structure (applies to all levels)		
08-5		Tower	Relocation of the business lounge/café/retail east above the retail unit on the George Street side		
08-6		Tower	Fire escape stairs and shuttle lifts repositioned		
08-7		Tower	Office lobby escalators have been repositioned		

Item No.	Area	Location	Description		Action
08-8		Tower	RL of the lobby has changed from +22.9 to +22.6		
	Mezzanine Level				
09-1		Tower	An additional column has been added to the mezzanine terrace level		
09-2		Tower	Removal of the stair connecting the lower levels		
09-3		Tower	Reduced plant area		
09-4		Tower	Improved visibility to Wynyard Lane on the north		
	Level 09				
10-1		Shell House level 11	Removal of the southern core lift overruns and stairs - this is now concealed		
10-2		Shell House level 11	Increased set back (2m) from the southern boundary with the tower		
	Level 10				
11-1		Shell House level 12	Removal of the southern core lift overruns and stairs - One lift continues to level 12 with overrun visible		
11-2		Shell House level 12	External courtyard reduced in area		
	Tower all levels				
12-1		All levels	New core layout		
12-2		All levels	New structural grid		
12-3		All levels	Revised building line/perimeter		
12-4		All levels	Revised cladding expression		
	Top of Tower				
13-1		Tower	Massing amended for lift overruns resulting from the revised core		
13-2		Tower	BMU removed from the north side of level 29		
13-3		Tower	Goods lift overrun removed		
	Massing/Elevation/façade				
14-1		Shell House	West elevation has been amended to include EOT entrance, louvers distributed vertically for on floor plant		
14-2		Shell House	Massing amendments to the roof pavilions		
14-3		Tower	Recessed shadow gaps have been amended with increase definition/width		
14-4		Tower	The top of the podium has been amended by adding vertical fins at close centres		
14-5		Tower	Massing changes to the top of tower with regards to lift overruns		
14-6		Tower	Balustrade removed from Level 29		
14-7		Tower	The distance of the north cantilever projection from George Street has reduced from 14.5m to 13m		
14-8		Tower	The northern cantilever has increased from 6m to 6.4m (over Wynyard Lane)		