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JBA Urban
Level 7 / 77 Berry Street
North Sydney NSW 2059

03 February 2016

Subject: One Carrington Street – Response to Section 96 modification comments

Dear Michael,

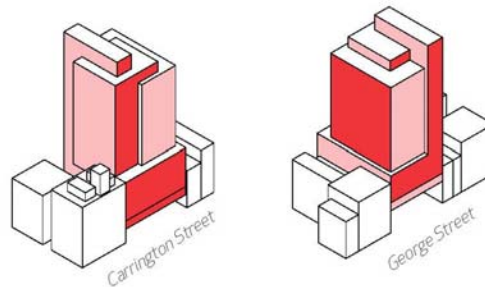
Please find our responses below to the various comments we have received on the Section 96 application.

Department of Planning and Environment

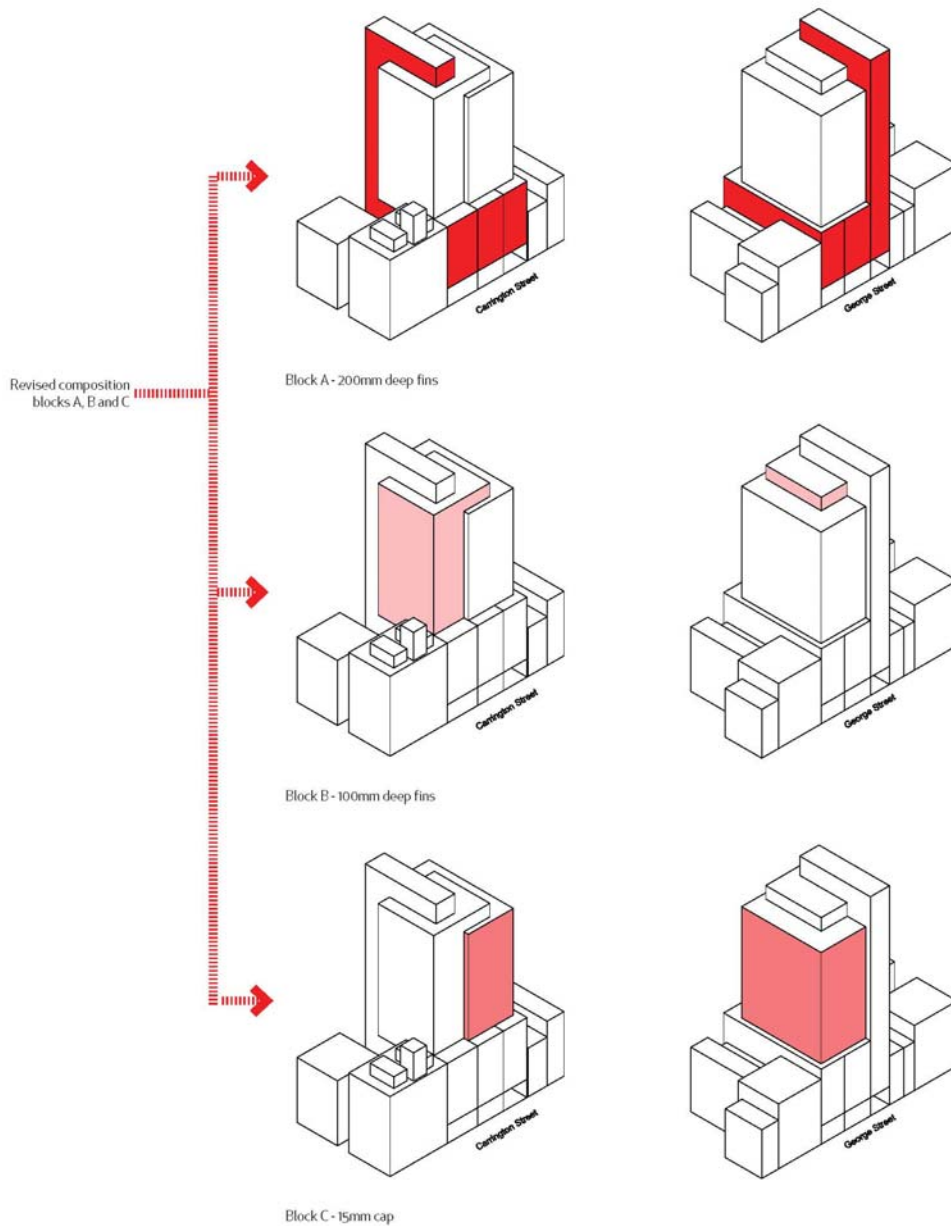
We would like to address the Departments comment regarding the design development of the façade. The approved design is comprised of three interlocking blocks. These are arranged to form the architectural expression of the building massing. Previously in the approved scheme the proposal was to apply two façade treatments to the three blocks. The two types consisted of 300mm and 100mm deep fins projecting from each mullion at 1.5m centres. Each of the facade type (fin depth) was applied to the opposing faces of each block. Refer to the extract from the original Design Statement below (page 25).

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.



The diagrams above display the nature of the façade application and highlight that in some cases the same façade type reads on a single elevation. In order to achieve greater contrast and identity between each of the three blocks, the concept has been developed to provide three façade types unique to each block. This improves the contrast between each of the blocks. Please refer to the revised diagrams on the next page.



The depth of the fin for each façade type has been controlled to achieve a hierarchy for each block. Previously each block was treated equally with the two façade types applied to all. The deepest profile has been assigned to block A which contains the podium and tallest block of the buildings massing. The 200mm deep fins provide a greater degree of shading for the taller block and the perception of solidity on the podium when viewed along the street. The 100mm deep fin is assigned to block B which primarily faces north and west. This offers a level of shading to the façade while distinguishing itself from block A. Block C primarily addresses the south and uses a 15mm vertical capping at 1.5m centres to enhance the vertical articulation of the block.

There is a subtle shift between the comparative renders of the approved scheme and the amended Section 96 scheme. Each of the blocks has been enhanced while maintaining the integrity of the original concept of the interlocking blocks.

Transport for NSW

Access to the public car park

Access to the public car park will remain via the existing public entry and ticketing point located at Coles supermarket level within Wynyard Station. This provides direct access to Carrington Street and York Street, Wynyard Park and Concourse Level from the car park. With the introduction of the new through site link from Carrington Street to George Street and improved vertical transport connection within the Wynyard Place development to the Concourse Levels the need to enter from Wynyard Lane is removed. Therefore no pedestrian access will be provided from Wynyard Lane to the existing public car park. This will improve safety and remove any potential conflict between pedestrians and vehicles.

City of Sydney

George Street awning

We will be engaging with the City of Sydney as per Condition B1. Studies have been undertaken and these will be presented to the Council Officers as part of the above condition. The new entrance hall has a deliberately grand and civic scale, with a true sense of openness. To celebrate the space and its importance within George Street, these canopies are both more generous in nature (extending deep into the space and to the pavement edge) and a natural marker when viewed down the street.

Key elements of the awning design are:

- Keeping permeability from the park
- From Concourse level: allowing views of the sky, which would be reduced if lowered

The building is defined by the mega-columns, creating three distinct zones on the George Street and Carrington Street facades. These forms are directly connected through the public link, which is also defined by the mega-columns. The columns 'disappear' into the soffit of the urban room, where a black louvred surface connects each column in the east-west direction. This surface is then continued in the same plane to further define the three areas. It is integral to the overall design composition that the three bays remain legible and unobstructed. By connecting the three primary awning structures with a light and transparent treatment (glazed infill) we are able to maintain the articulation of the bays while providing necessary shelter.

Public domain

The proposed zones that are depicted by bollards are intended to provide both traffic calming and a protected zone for pedestrians/patrons. The final position and size of these zones will be determined once the shared zone application is approved. The public domain drawings have been amended to rationalise these protected zones and further consultation through Conditions B14 and B16 will follow.

Public Art

The public art strategy will be submitted to the City of Sydney in accordance with Condition B2 of the existing consent.

Façade materiality

The Section 96 modifications to the façade material remain consistent with the DA approval with limited change to the key proportion and composition of the elevation. The main amendment relates to the position of the mega columns and their relationship to the recess (shadow gap) in the façade, which continues up the building on the north and south boundaries.

Yours sincerely,

Simon Lincoln