



CC/MR  
12721  
20 February 2017

Carolyn McNally  
Secretary  
Department of Planning and Environment  
320 Pitt Street  
SYDNEY NSW 2000

Attention: Jane Flanagan

Dear Ms McNally

**SHELL HOUSE FLOOR LEVELS AND GROUND LEVEL DETAILS  
SSD 5824 (MOD 4) - ONE CARRINGTON STREET, SYDNEY**

This letter provides a response to the further correspondence from the City of Sydney (Council) dated 13 January 2017 to the Department of Planning and Environment in relation to Modification 4 to SSD 5824. It aims to address the key concerns raised by Council, and contains the agreed outcomes following a meeting on Friday 20 January 2017 between Make (project architect) and representatives of the Council, Margaret Desgrand and Chris Corradi.

The following points were raised and discussed in detail during the meeting with the associated outcomes as noted:

**1.0 FLOOR LEVEL AMENDMENT - GROUND FLOOR LEVELS**

In relation to the ground floor levels, the following two points were discussed:

- The proposed levels were accepted. Margaret Desgrand suggested that minor adjustments throughout the ground floors may assist to split the ramp in the new link building to facilitate an additional entrance within the link building façade. Thereby increasing general permeability, which would reduce the demand for the total number of doors in the Shell House facade.
- Council showed the example of the Greenland development where a laneway network is to be established that will provide on grade access to the Primus Hotel via the northern side of the building rather than from Pitt Street.

It was agreed that further clarification will be required for the final design solution (see below suggested condition). A note will be placed on the ground floor drawing "subject to satisfaction of condition of consent". It is also noted that the suggested condition below addresses some of the other concerns raised by Council discussed further in the sections below.

***(XX) Shell House Ground Level Details***

*(1) The following additional information relating to the Shell House is to be submitted to and approved by Council prior to the issue of the relevant Construction Certificate:*

- (a) The ground floor layout plan including the proposed entrance treatment, proposed levels changes and interface with Carrington Street.*
- (b) The detailed fitout design of the Shell House lobby space, including interface with the new tower to the south.*

*(c) The detailed design of the works to the openings at ground level on Carrington Street.*

## **2.0 FLOOR LEVEL AMENDMENT - LEVELS 04-10**

It was determined that the proposed floor level changes may be accepted, subject to the Council being satisfied that there is no existing original internal joinery or framing to any of the windows within Shell House. It was agreed that Make would provide a selection of photos of the existing situation as part of its response to Council (see **Attachment A**).

## **3.0 DEMOLITION OF THE SOUTHERN FAÇADE AND PROPOSED ESCALATORS**

In relation to the demolition of the southern façade and proposed escalators, it was noted that:

- While the detailed design of the internal lobby is still to be finalised in conjunction with NAB, the fundamental arrangement will be consistent, namely:
  - a main entrance from Carrington Street through Shell House;
  - an open public facing activation to the through site link; and,
  - an escalator, stairs and lift taking employees and public from the entrance up and through the lower levels up to the tower's mezzanine veranda level.
- It is the intention to articulate the different and distinct characters of both Shell House and the new tower.
- A condition of consent would be required for the final details to be submitted to Council for approval. The suggested condition above has been drafted to enable this process to occur.

## **4.0 ALTERATIONS TO OPENINGS - GROUND FLOOR, CARRINGTON STREET FAÇADE**

It was noted that NAB wished to use Shell House as their main entrance, thereby giving sense and importance back to the building. Margaret Desgrand suggested an alternate approach that would be acceptable to that proposed:

- The single windows either side of the main entrance door be lowered to provide two new entrance doors in addition to the existing central door. The Elevation DA2300 Rev 03 (see **Attachment B**) has been revised to reflect this request.
- The existing southern door be reinstated using the stone and materials (where possible) gained by the forming of the new entrance doors. This would have the benefit of re-establishing the reading of the base from the south at the junction with the new tower. Elevation DA2300 Rev 03 has been revised to reflect this request (see **Attachment B**).
- A condition of consent would be required for the final details to be submitted to Council for approval. The suggested condition above has been drafted to enable this process to occur.

## **5.0 BUILDINGS TOUR**

It is noted that Margaret Desgrand generously offered to organise building visits to relevant buildings (including 5 Martin Place - Challenger and Ashurst fitouts, 50 Martin Place - Levels 1 and 2, Perpetual Trustees and Parliament House) that may inform the final design approach for Shell House. Plans are currently in place to arrange this building tour for late February.

## **6.0 CONCLUSION**

In light of the above, all of the key issues raised by Council have been addressed by either:

- a) reaffirming the intentions for the current proposal;
- b) adjusting the design in line with principles agreed with the Council; or
- c) requiring details of the Shell House lobby design to be submitted under the proposed condition of consent.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [mrowe@jbaurban.com.au](mailto:mrowe@jbaurban.com.au).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Michael Rowe', with a horizontal line underneath.

Michael Rowe  
*Director*

**Attachments**

Attachment A - Shell House internal window photos

Attachment B - Amended drawings

**make**

# Shell House internal window lining

**Date**  
9 February 2017

# Shell House internal window lining

—

## Carrington Street

### Abstract

This document is in support of the letter from Make regarding the internal condition of the window lining of Shell House.

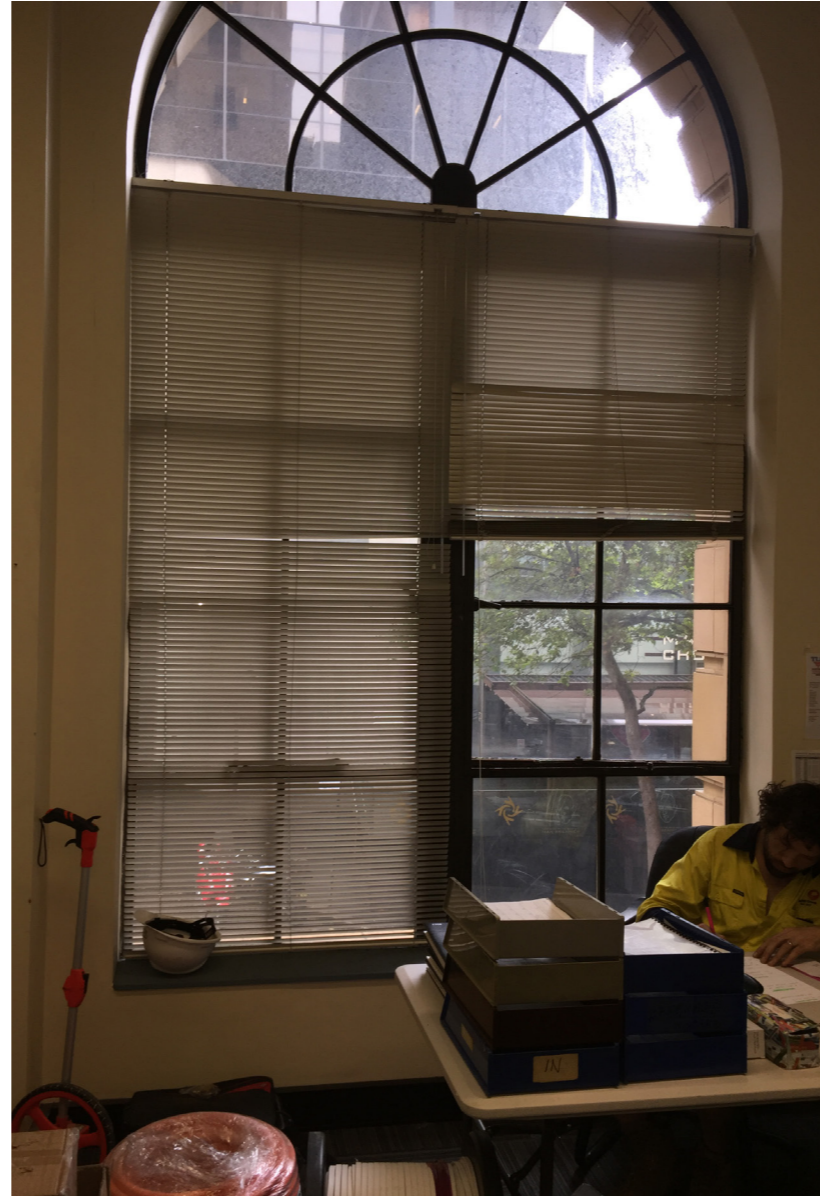
Internal photographs of a window from each elevation (Carrington Street, Margaret Street, Wynyard Lane) from each level of Shell House was taken. as a sample to demonstrate the internal condition of the window lining.

The summary of the findings concludes that there is no original fabric remaining and has all been subject to subsequent fit-outs and renovations.

**Shell House internal window lining**  
—  
**Carrington Street level**



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

—  
Upper Ground level



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

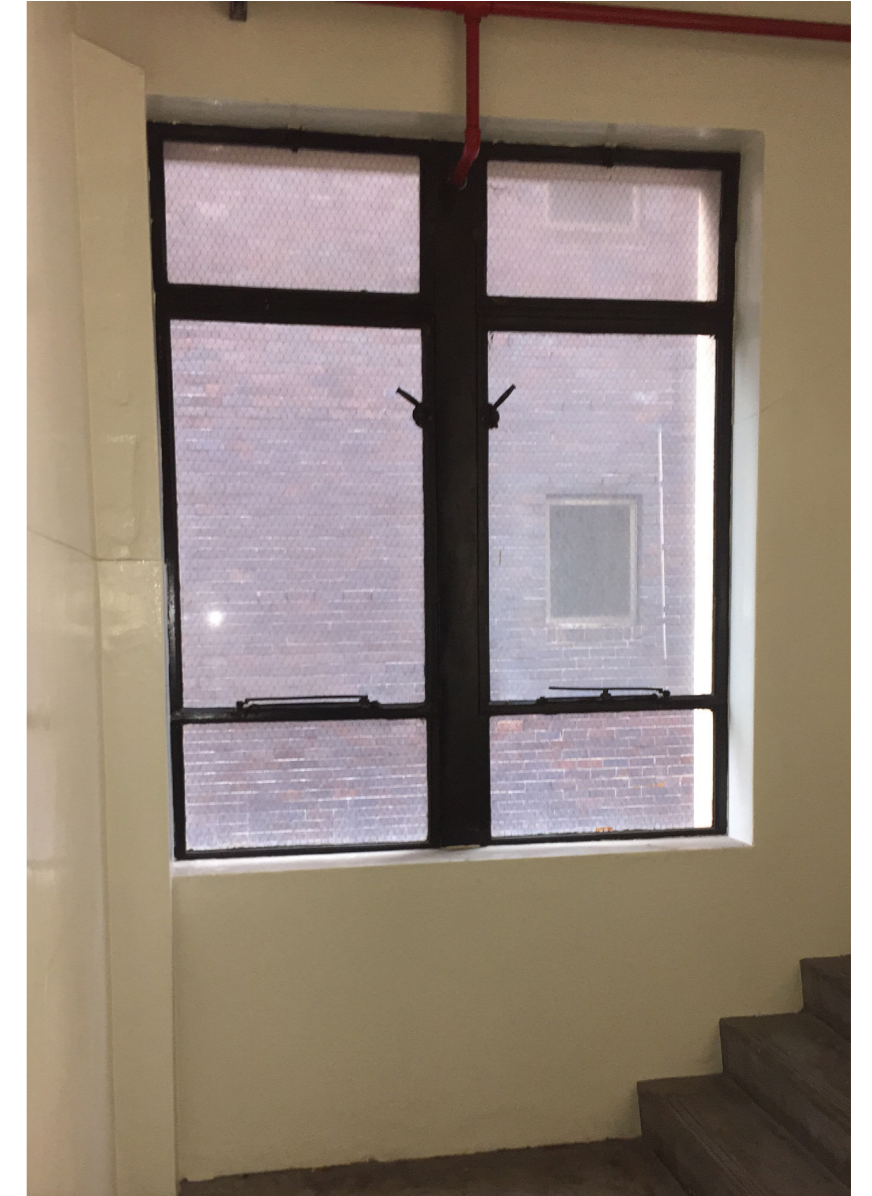
## — Mezzanine level



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

—  
Level 01



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

—  
Level 02



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

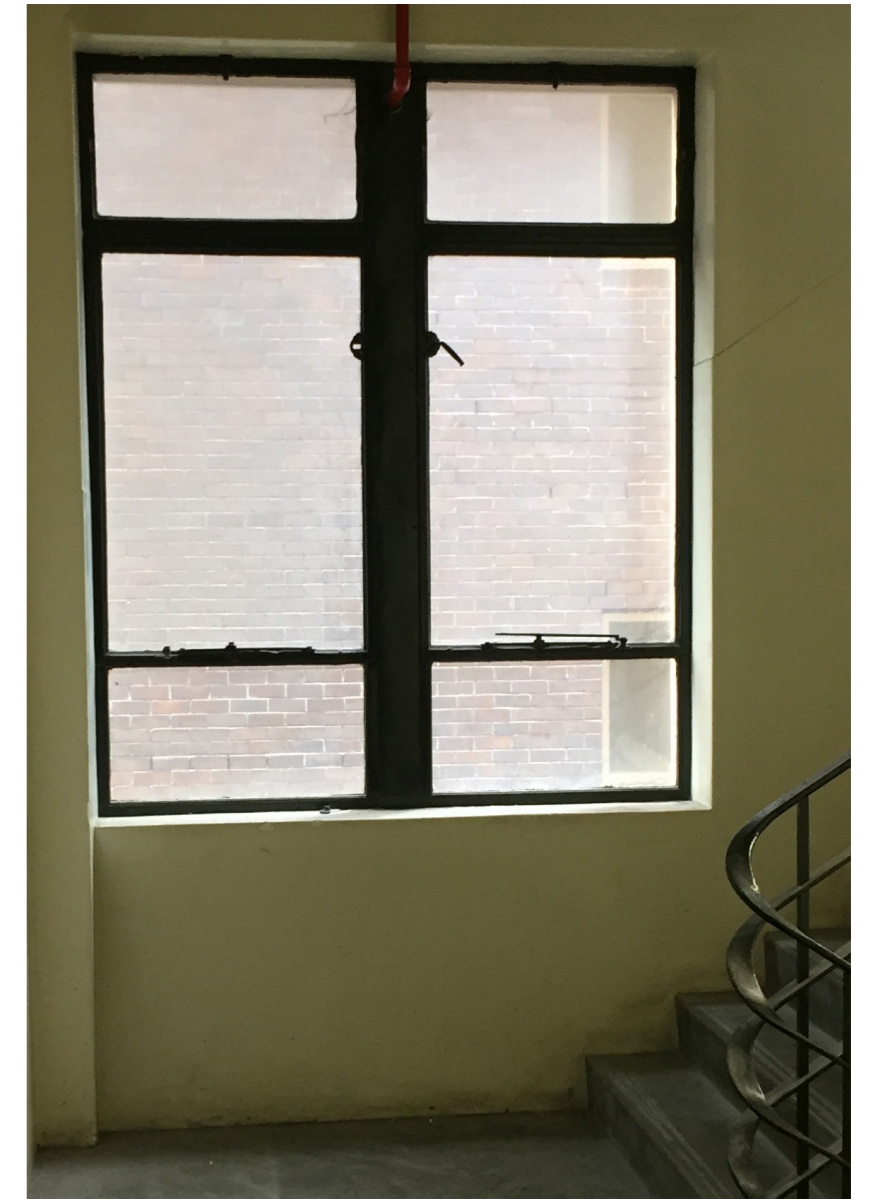
—  
Level 03



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

—  
Level 04



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

—  
Level 05



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

—  
Level 06



Carrington Street



Margaret Street



Wynyard Lane

# Shell House internal window lining

—  
Level 07



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

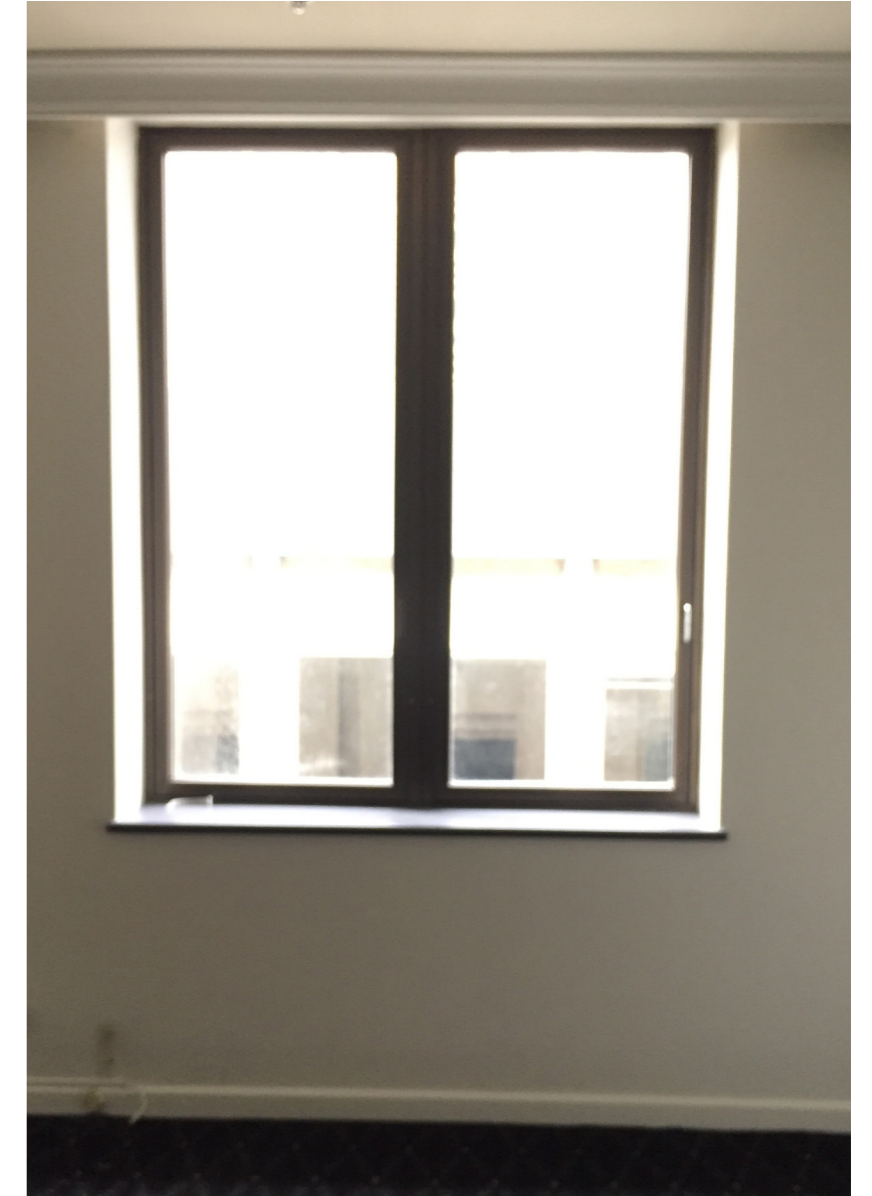
—  
Level 08



**Carrington Street**



**Margaret Street**



**Wynyard Lane**

# Shell House internal window lining

## — Details



Window base close-up

Window base close-up

Window top close-up

**make**

Make  
Level 2  
36 Carrington Street  
Sydney NSW 2000  
Australia

[info@makearchitects.com](mailto:info@makearchitects.com)  
[www.makearchitects.com](http://www.makearchitects.com)



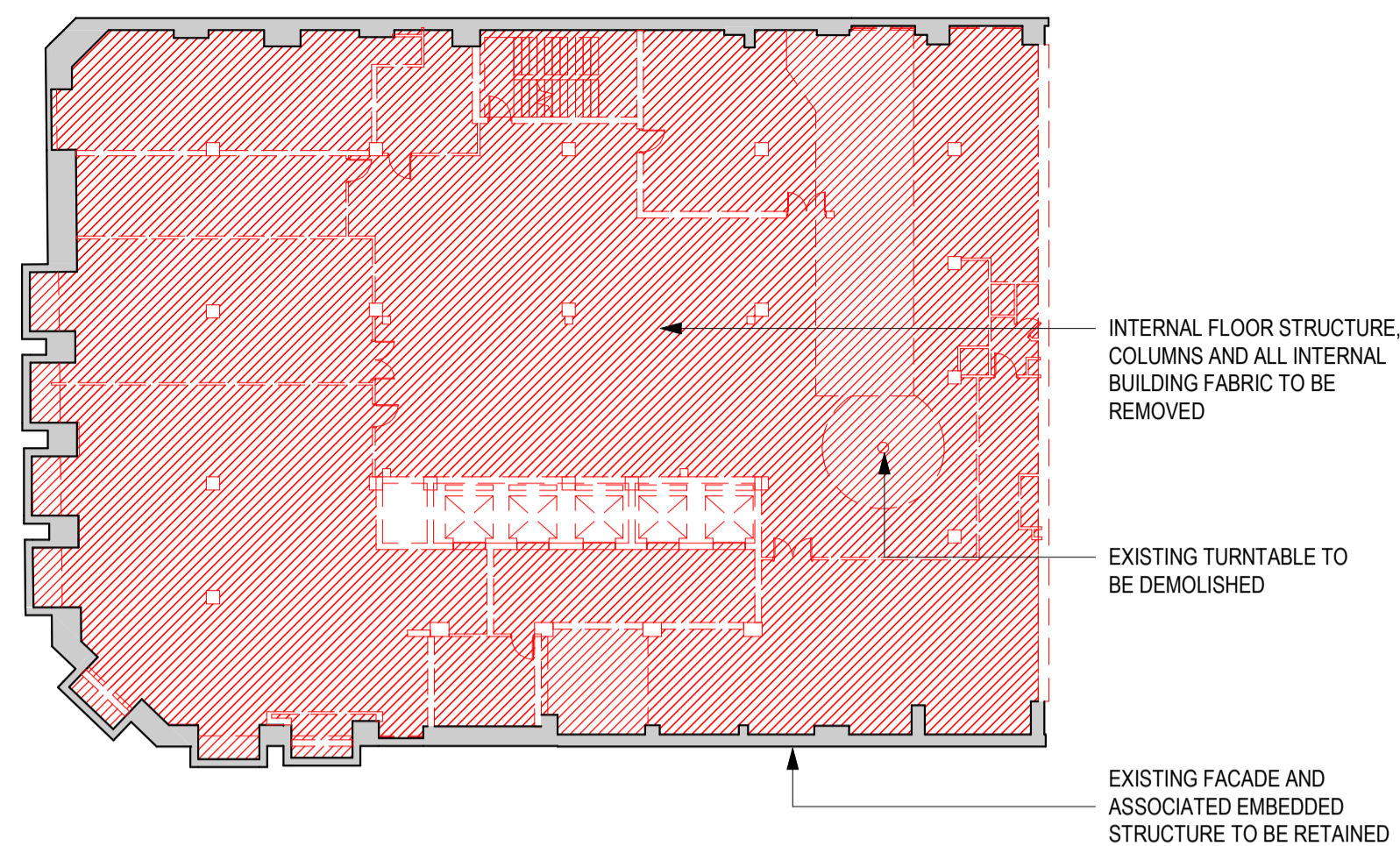
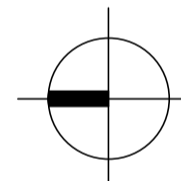
- General Notes:**
- Design drawings are based on 3rd party survey information, prior to construction all set-out dimensions and site and property boundaries are to be verified on site by a registered surveyor. Notify the superintendent in writing of compliance to the drawings and / or any discrepancies.
  - Do not scale from the drawings, use only figured dimensions. If in doubt obtain written advice from the superintendent.
  - All dimensions are in millimetres unless otherwise stated. All dimensions are minimum setting out requirements.
  - The architectural documentation is to be in read in conjunction with all relevant contracts, architectural drawings, schedules, reports and specifications and all structural, civil, mechanical, electrical, fire engineering, fire services, hydraulic, acoustic, landscape and other relevant consultant drawings, specifications and reports.
  - The architectural documentation is only allowed to be used for the purpose for which it was commissioned. Unauthorised use of the documentation is prohibited.
  - Immediately report any discrepancies between architectural documentation and other consultant and/or project documentation to the superintendent for clarification prior to the commencement of the allied works.
  - Comply with all current BCA, Australian standards, work cover, occupational health and safety, and any other legislation relevant to the works.
  - Notify the superintendent prior to any works which may involve a variation to the contract.
  - Information pertaining to existing structures, planting, services, etc. indicated within the documentation are not guaranteed as complete or correct and have been generated from information supplied by authorities and third party consultants. The contractor is to verify all existing information prior to the commencement of works as per item 1.
  - The contractor is to verify all dimensions, existing levels, existing structure, services, building fabric and site features on the site prior to the commencement of any works. Written confirmation of the compliance between the drawings and the site is to be provided to the superintendent. Any discrepancies are to be reported to the superintendent prior to the commencement of works.
  - Installation of systems and proprietary products to be strictly in accordance with manufacturers recommendations.
  - Reduced levels (RL) datum is Australian height datum (AHD) co-ordinates are to Australian map grid (MGA).

**LEGEND:**

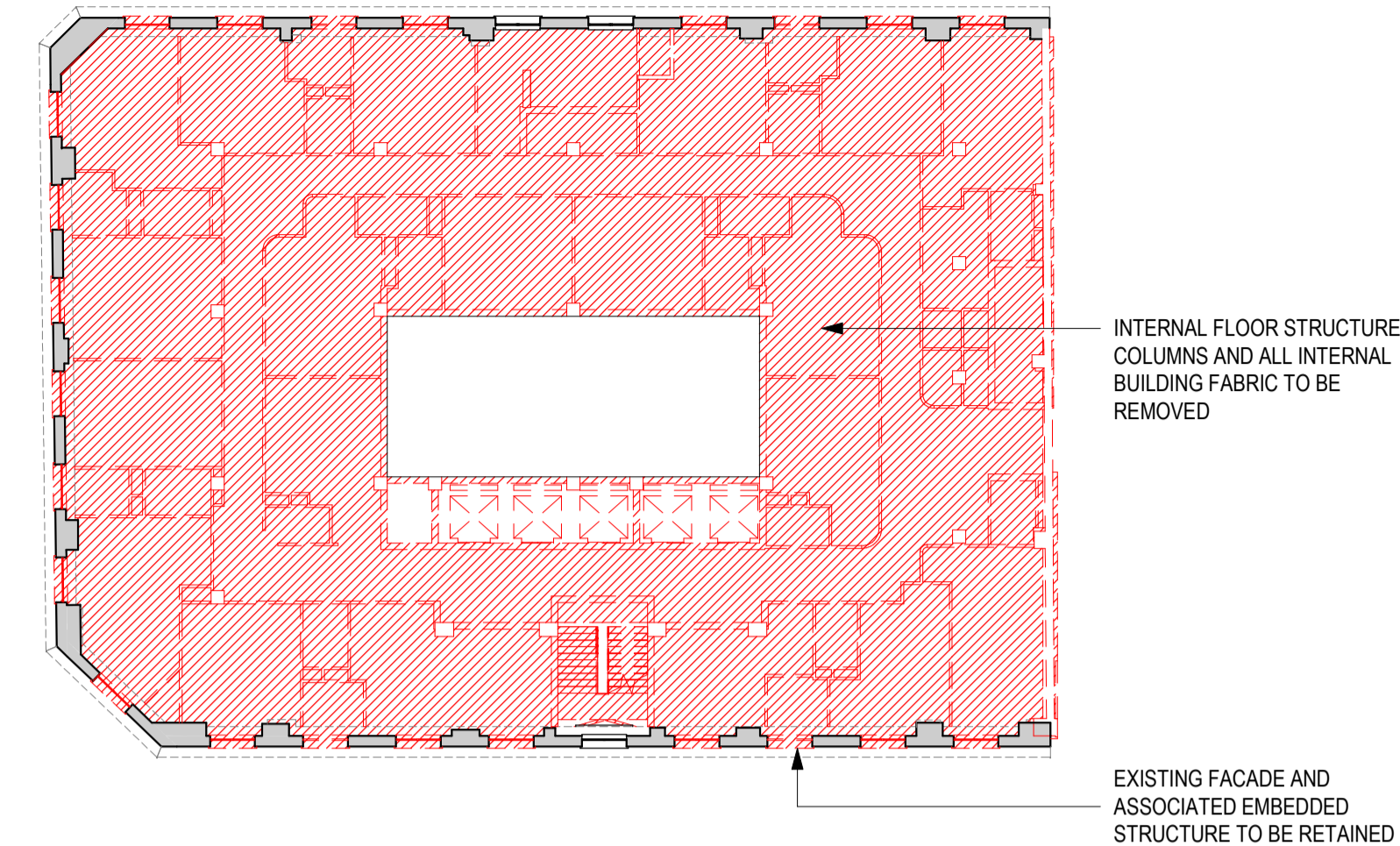
- ALL BUILDING ELEMENTS WITHIN THIS ZONE TO BE DEMOLISHED
- CLOCK TOWER WALLS AND INTERNAL SLABS REMOVED AS REQUIRED FOR NEW AND TEMPORARY STRUCTURE
- EXTERNAL OPENINGS/WALLS WITHIN THIS ZONE TO BE MODIFIED TO SUIT EGRESS/ SERVICE ACCESS/ NEW WINDOWS
- EXISTING ALUMINUM WINDOW FRAMES TO BE REPLACED
- EXISTING WALL / STAIRS TO BE DEMOLISHED

**NOTES:**

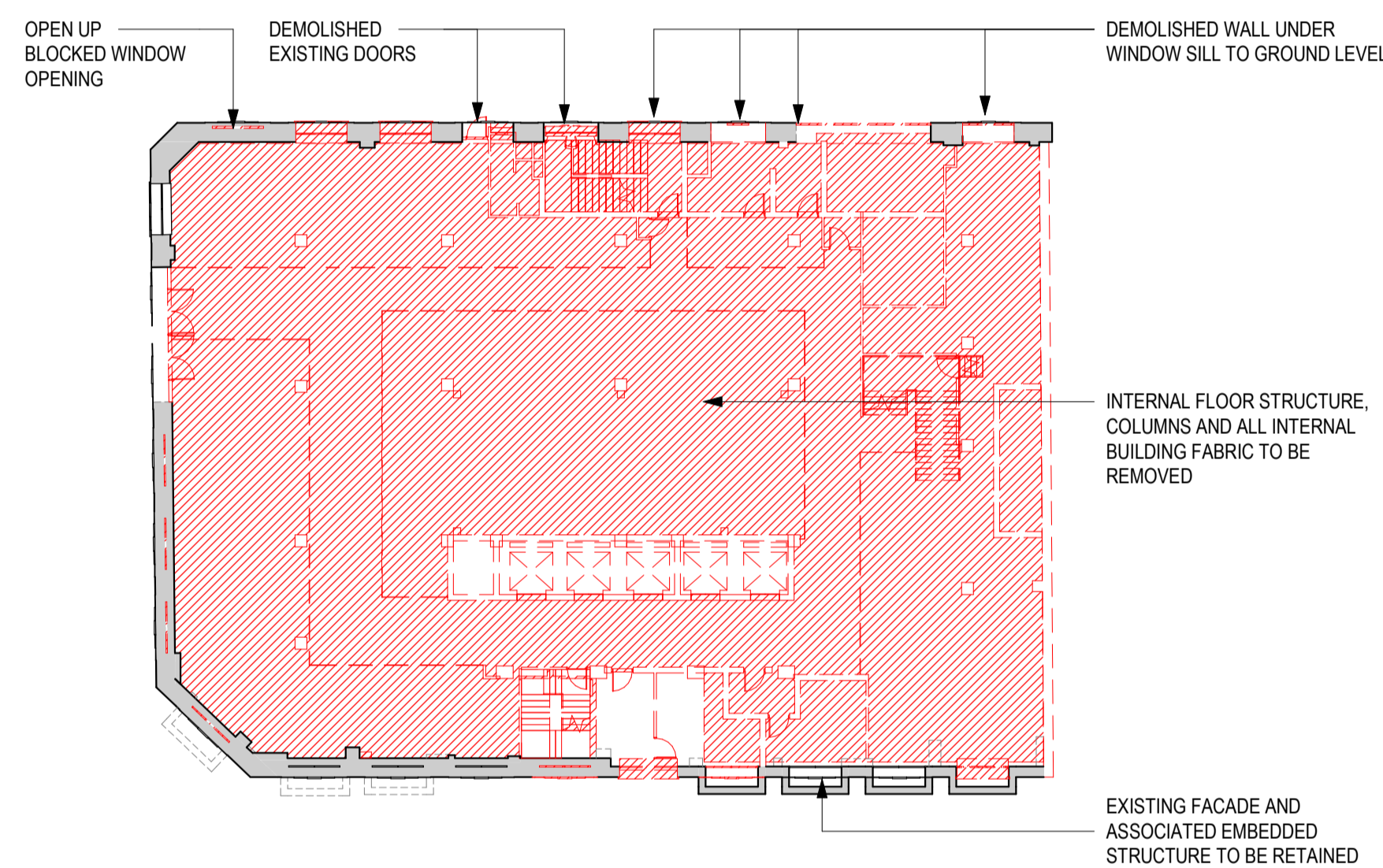
- REFER DA2300 FOR EXTENT OF WINDOWS TO BE REPLACED
- REFER DA2300 FOR DETAILS OF MODIFICATIONS/ RESTORATIONS TO THE FACADE



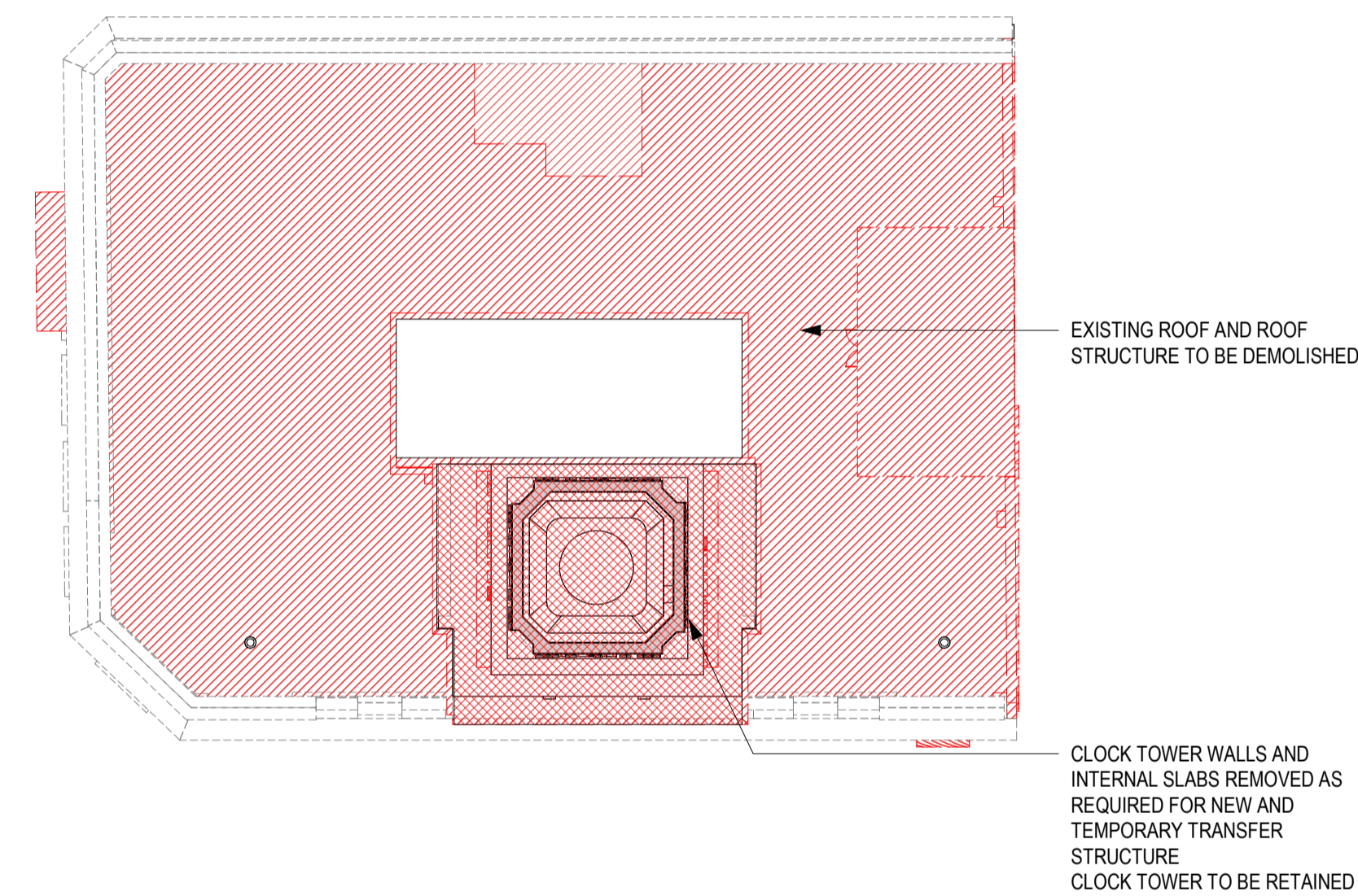
**1** Basement Level  
Scale: 1 : 250



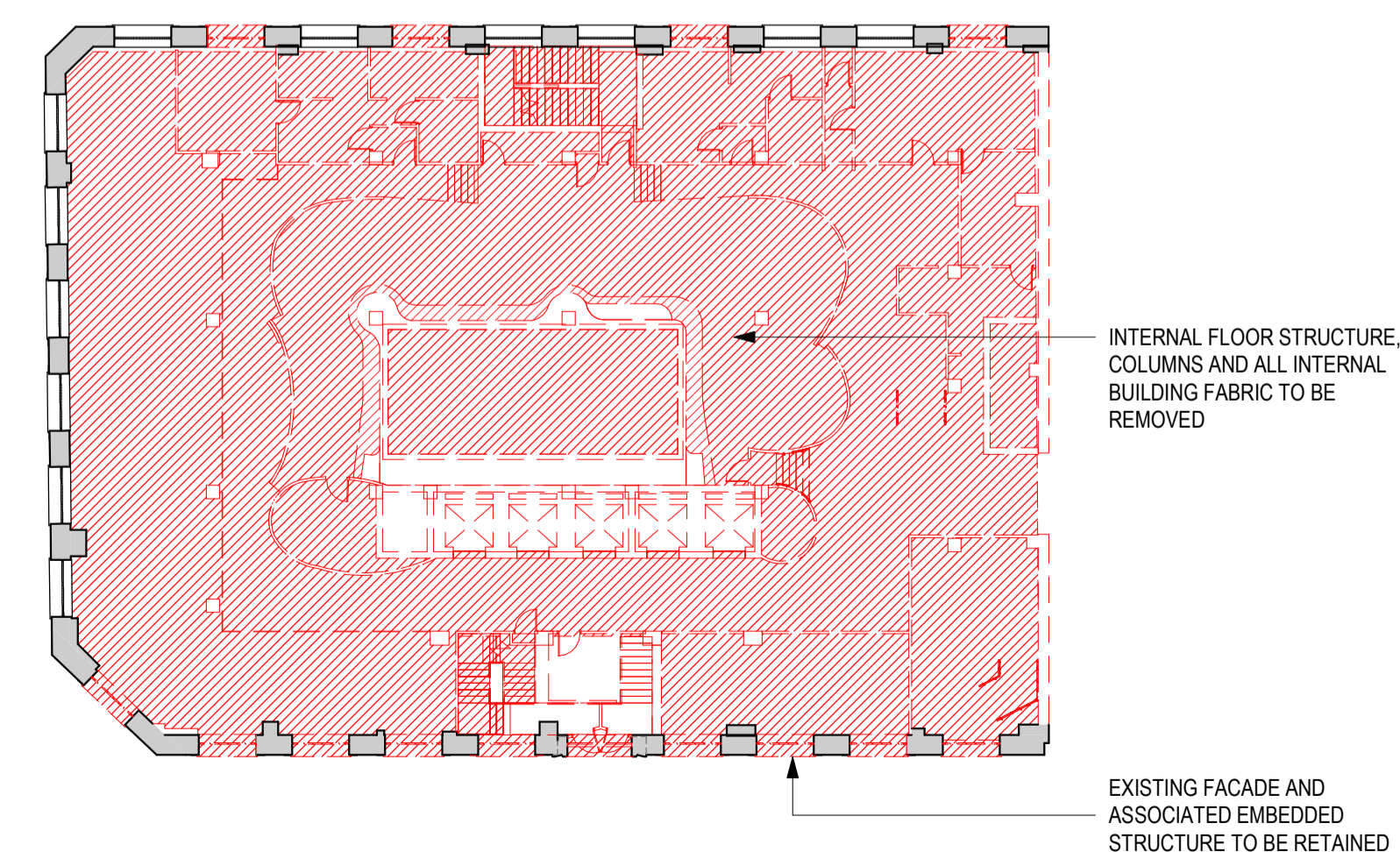
**4** Typical  
Scale: 1 : 250



**2** Sub - Basement  
Scale: 1 : 250



**5** Roof  
Scale: 1 : 250



**3** Ground  
Scale: 1 : 250

issue	reason for issue	date	checked
Rev 00	Development Application Submission	17.03.2014	RO
Rev 01	Section 96	25.09.2015	RO
Rev 02	Section 96	09.09.2016	RO
Rev 03	Section 96	21.09.2016	RO
Rev 04	Section 96	20.02.2017	RO

**Brookfield**

Sovereign Wynyard Centre Pty Limited or its nominee  
Level 22, 135 King Street  
Sydney  
NSW 2000  
T +612 9322 82

**make + architectus**

Make  
32 Cleveland Street  
London  
W11 4JY  
T +44 (0)20 7636 5151  
info@makearchitects.com  
www.makearchitects.com

Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
T (61 2) 8252 8400  
F (61 2) 8252 8600  
sydney@architectus.com.au  
ABN 90 131 246 694

project **Wynyard Place**

drawing **Demolition Plans**



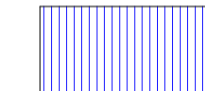
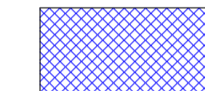

scale	As indicated	drawing no.	<b>DA0007</b>
drawn	AP		
paper size	B1		
checked	RO	issue	<b>Rev 04</b>
project no.	m: 958 a: 120298.00		



**General Notes:**

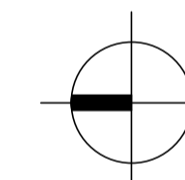
- Design drawings are based on 3rd party survey information, prior to construction all set-out dimensions and site and property boundaries are to be verified on site by a registered surveyor. Notify the superintendent in writing of compliance to the drawings and / or any discrepancies.
- Do not scale from the drawings, use only figured dimensions. If in doubt obtain written advice from the superintendent.
- All dimensions are in millimetres unless otherwise stated. All dimensions are minimum setting out requirements.
- The architectural documentation is to be read in conjunction with all relevant contracts, architectural drawings, schedules, reports and specifications and all structural, civil, mechanical, electrical, fire engineering, fire services, hydraulic, acoustic, landscape and other relevant consultant drawings, specifications and reports.
- The architectural documentation is only allowed to be used for the purpose for which it was commissioned. Unauthorised use of the documentation is prohibited.
- Immediately report any discrepancies between architectural documentation and other consultant and/or project documentation to the superintendent for clarification prior to the commencement of the affected works.
- Comply with all current BCA, Australian standards, work cover, occupational health and safety, and any other legislation relevant to the works.
- Notify the superintendent prior to any works which may involve a variation to the contract.
- Information pertaining to existing structures, planting, services, etc. indicated within the documentation are not guaranteed as complete or correct and have been generated from information supplied by authorities and third party consultants. The contractor is to verify all existing information prior to the commencement of works as per item 1.
- The contractor is to verify all dimensions, existing levels, existing structure, services, building fabric and site features on the site prior to the commencement of any works. Written confirmation of the compliance between the drawings and the site is to be provided to the superintendent. Any discrepancies are to be reported to the superintendent prior to the commencement of works.
- Installation of systems and proprietary products to be strictly in accordance with manufacturers recommendations.
- Reduced levels (RL) datum is Australian height datum (AHD) co-ordinates are to Australian map grid (MGA).

**LEGEND:**

-  ALL BUILDING ELEMENTS WITHIN THIS ZONE TO BE DEMOLISHED
-  CLOCK TOWER WALLS AND INTERNAL SLABS REMOVED AS REQUIRED FOR NEW AND TEMPORARY STRUCTURE
-  EXTERNAL OPENINGS/WALLS WITHIN THIS ZONE TO BE MODIFIED TO SUIT EGRESS/ SERVICE ACCESS/ NEW WINDOWS
-  EXISTING ALUMINUM WINDOW FRAMES TO BE REPLACED
-  EXISTING WALL / STAIRS TO BE DEMOLISHED

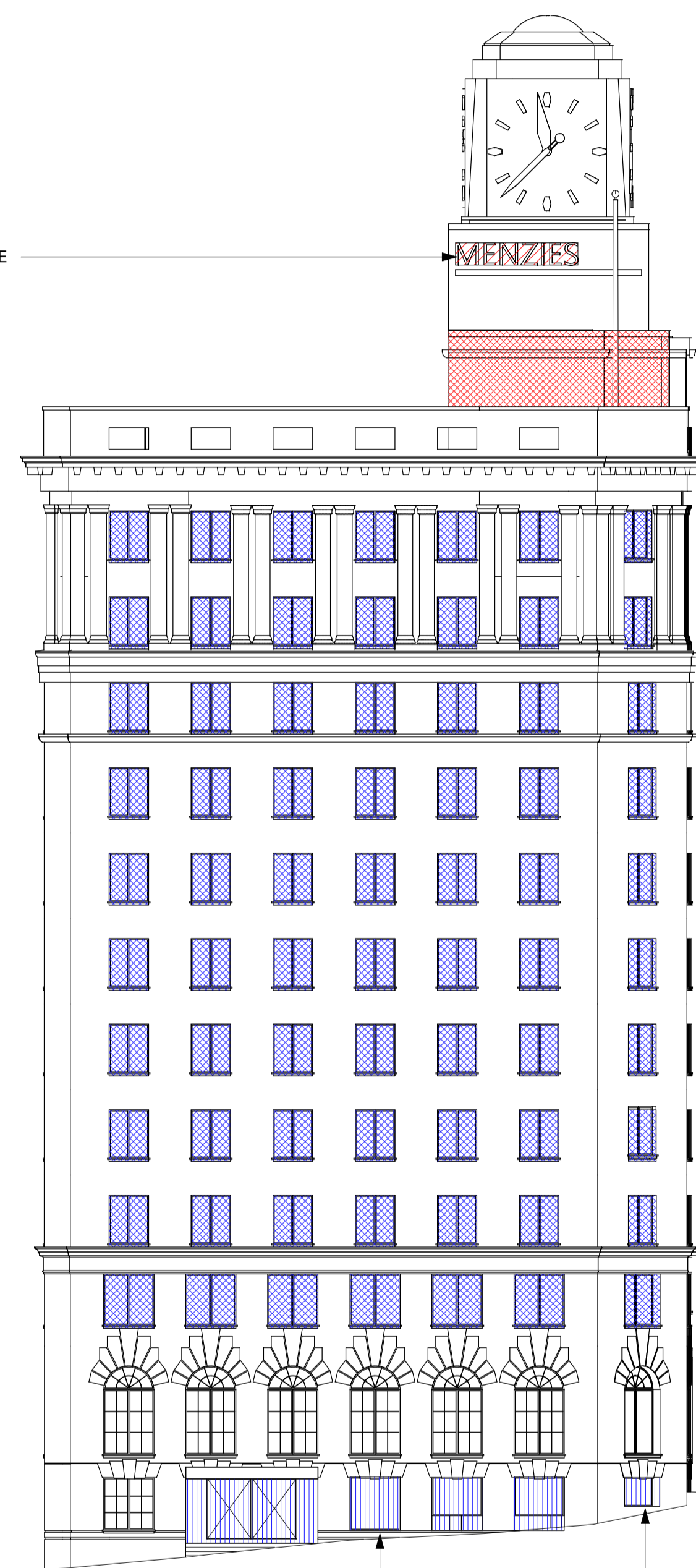
**NOTES:**

- REFER DA2300 FOR EXTENT OF WINDOWS TO BE REPLACED
- REFER DA2300 FOR DETAILS OF MODIFICATIONS/ RESTORATIONS TO THE FACADE

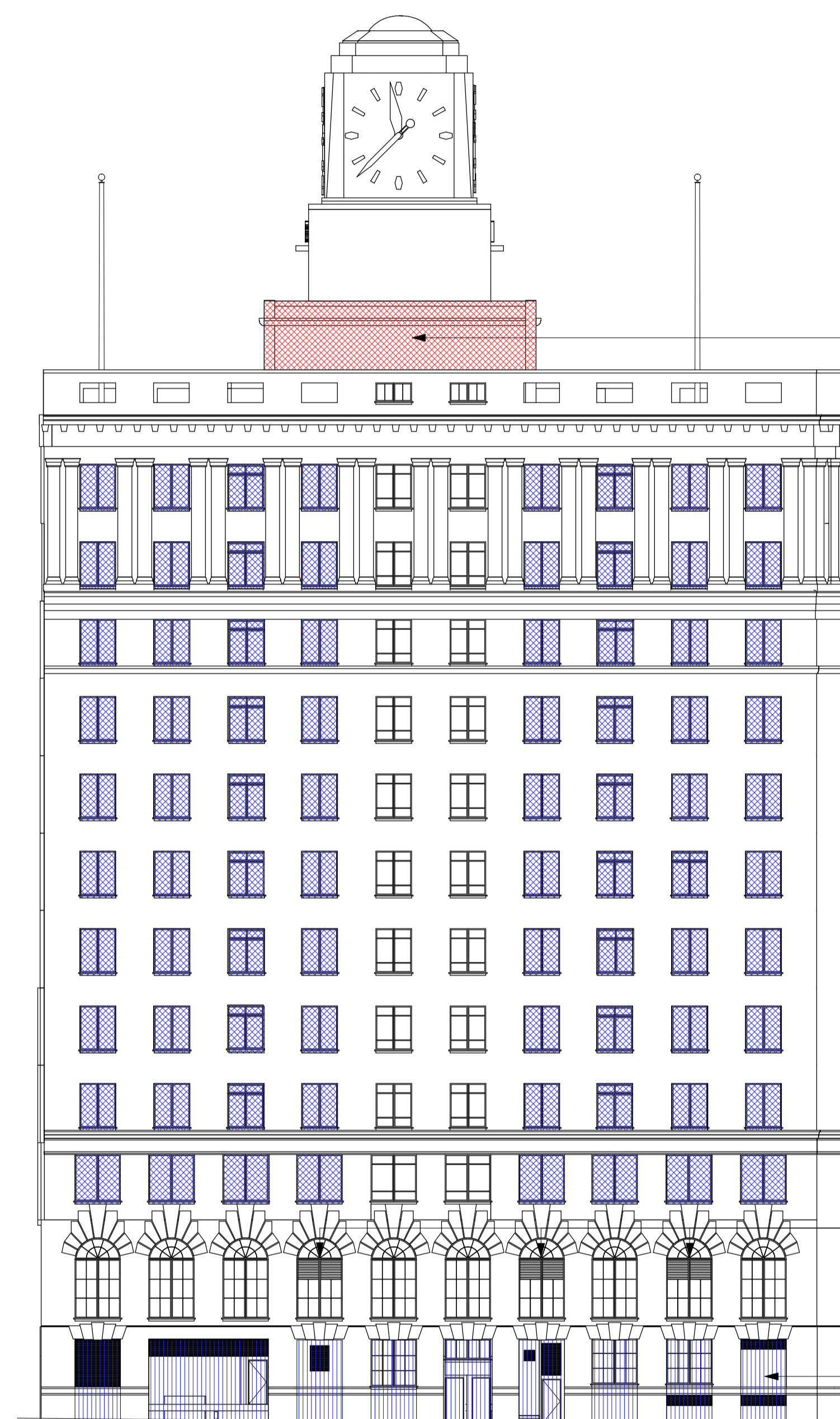


REMOVE ALL EXISTING 'MENZIES' SIGNAGE & MAKE GOOD

REINSTATE ORIGINAL WINDOW AND BASE DETAIL



REINSTATE ORIGINAL WINDOW DETAIL



CLOCK TOWER WALLS AND INTERNAL SLABS REMOVED AS REQUIRED FOR NEW AND TEMPORARY STRUCTURE  
CLOCK TOWER TO BE RETAINED

ALL ORIGINAL EXISTING WINDOWS ON FIRST FLOOR AND GROUND FLOOR AND SEMI BASEMENT LEVEL TO BE FULLY RESTORED OR REPLACED TO MATCH ORIGINALS

OPEN UP BLOCKED WINDOW OPENING

TYPICALLY REMOVE EXISTING DOORS /WINDOWS/ LOUVRES

1 Carrington Street Elevation  
Scale: 1 : 200

2 Margaret Street Elevation  
Scale: 1 : 200

3 Wynyard Lane Elevation  
Scale: 1 : 200

NOTE: REFER DA2300 FOR ADDITIONAL DETAILS OF MODIFICATION TO EXISTING FACADE.

issue	reason for issue	date	checked
Rev 00	Section 96	20.02.2017	RO

**Brookfield**

Sovereign Wynyard Centre Pty Limited or its nominee  
Level 22, 135 King Street  
Sydney  
NSW 2000  
T +612 9322 82

**make + architectus**

Make  
32 Cleveland Street  
London  
W11 4JY  
T +44 (0)20 7636 5151  
info@makearchitects.com  
www.makearchitects.com

Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
T (61 2) 8252 8400  
F (61 2) 8252 8600  
sydney@architectus.com.au  
ABN 90 131 246 694


project Wynyard Place

drawing Demolition Elevations

scale	As indicated	drawing no.
drawn	AP	DA0007-2
paper size	B1	
checked	RO	issue
project no	m: 958 a: 120298.00	Rev 00

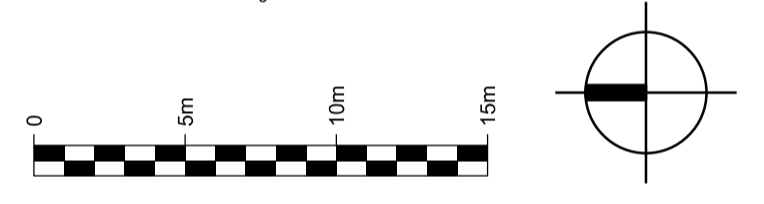
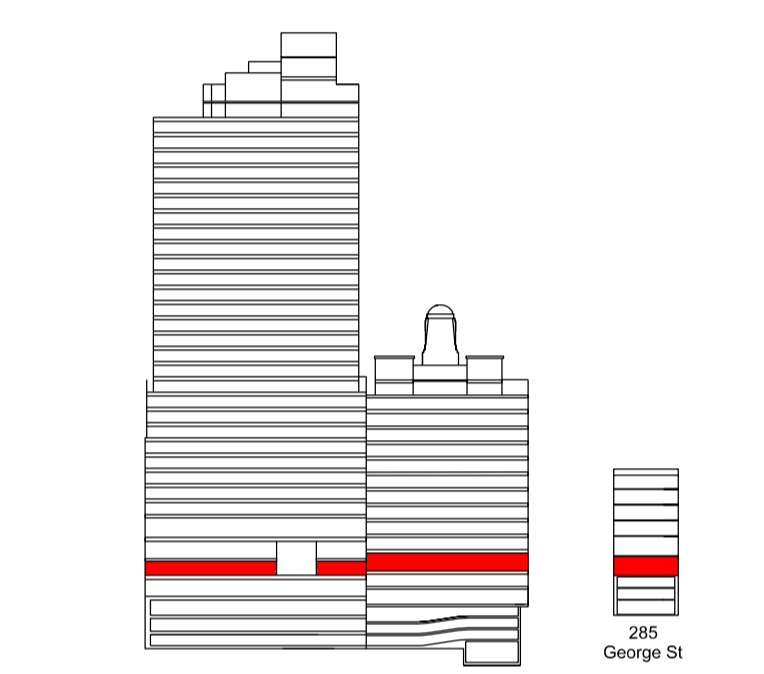
**architectus**  
 Architectus Group Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Group Pty Ltd) be disclosed to any person without the prior written consent of that company.

Do not scale drawings. Verify all dimensions on site. Dimensions in millimetres unless otherwise stated. Levels are in metres above Australian Height Datum unless otherwise stated. All discrepancies to be notified in writing to Make+Architectus.



--- Site Boundary

- 01: Lobby / Reception
  - 02: Retail
  - 03: Carrington Street to George Street Connection
  - 04: Plant / Services
  - 05: Office Shuttle Lifts
  - 06: Retail Passenger Lifts
  - 07: End of Trip Lifts
  - 08: Shell House Passenger Lifts
  - 09: Goods Lifts
  - 10: Refer to Public Domain drawings
  - 11: Office amenity
- Through-Site Link
  - Retail
  - Core / Stairs / Lifts / Toilets
  - Plant / Back of House
  - Office Lobby
  - Office / Office Amenity



Issue	reason for issue	date	checked
Rev 00	Development Application Submission	19.03.14	PS
Rev 01	Issued for TNSW Landowners Consent	28.08.15	PS
Rev 02	S96 Issue	25.09.15	PS
Rev 03	S96 Issue - Draft	09.09.16	SL
Rev 04	S96 Issue	28.09.16	SL
Rev 05	S96 Issue	14.02.17	SL

## Brookfield

Sovereign Wynyard Centre Pty Limited or its nominee  
 Level 22, 135 King Street  
 Sydney  
 NSW 2000  
 T +612 9322 82

## architects make + architectus™

**Make**  
 32 Cleveland Street  
 London  
 W1T 4JY  
 T +44 (0)20 7636 5151  
 info@makearchitects.com  
 www.makearchitects.com

**Architectus Sydney**  
 Level 18 MLC Centre  
 19 Martin Place  
 Sydney NSW 2000  
 T (61 2) 8252 8400  
 F (61 2) 8252 8600  
 sydney@architectus.com.au  
 ABN 11 098 488 448

project **Wynyard Place**

drawing **Carrington Street Level**  
 Shell House Carrington Street  
 285 George Street Level 01

scale **1 : 250** status drawing no. **DA2008**

paper size **A1**

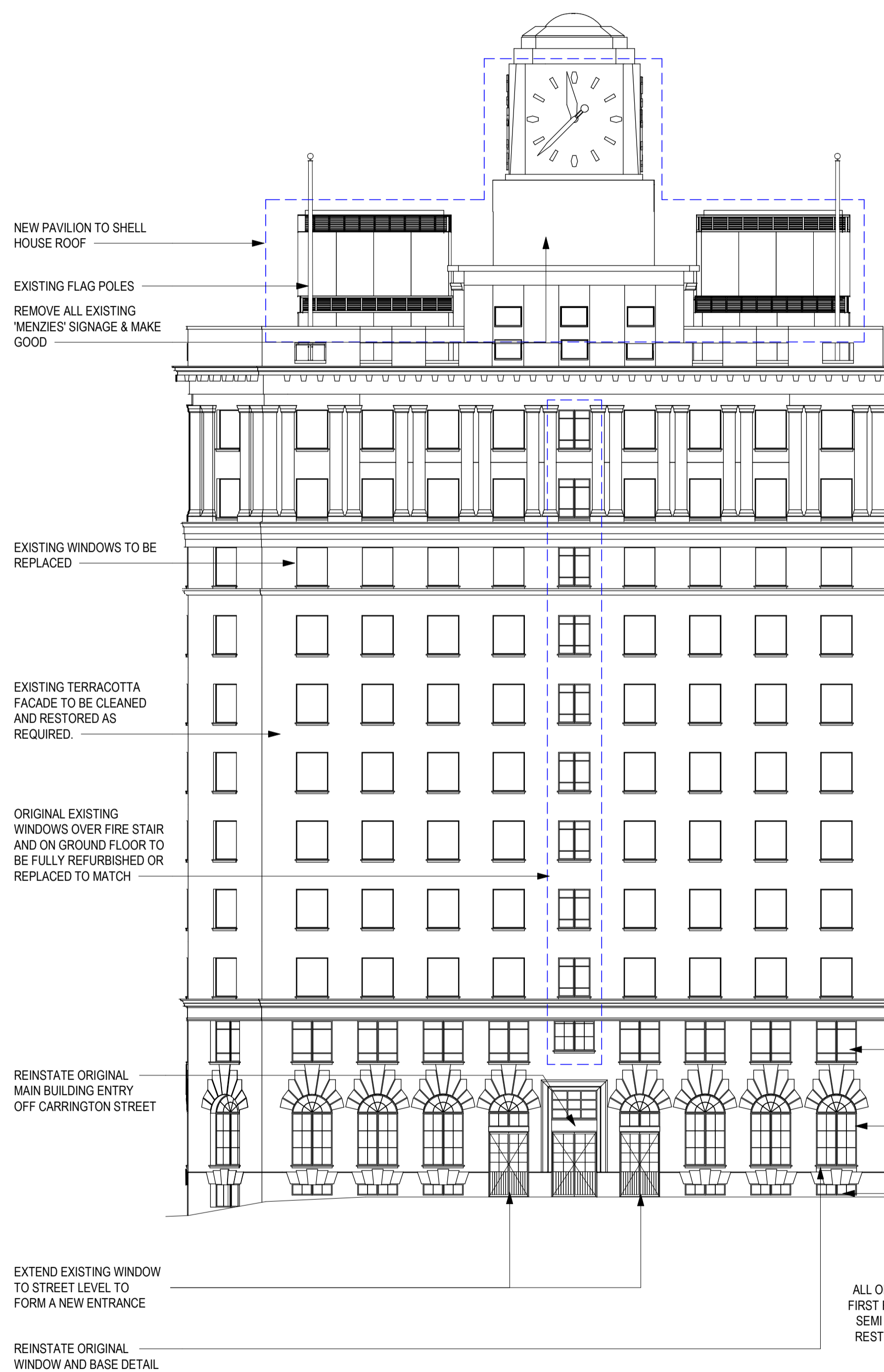
checked **PS/IL** issue

project no **m: 958 a: 120298.00** **Rev 05**

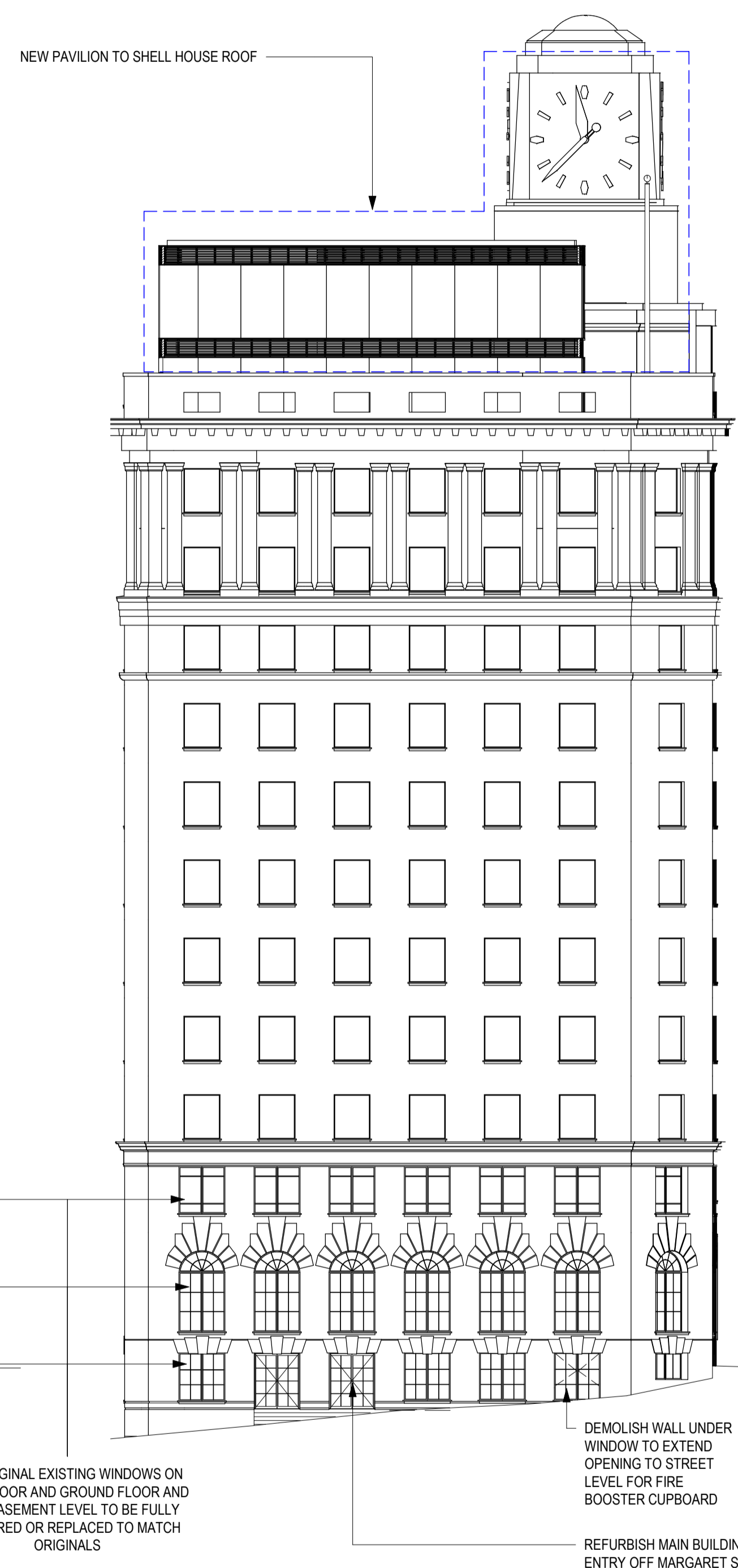


General Notes:

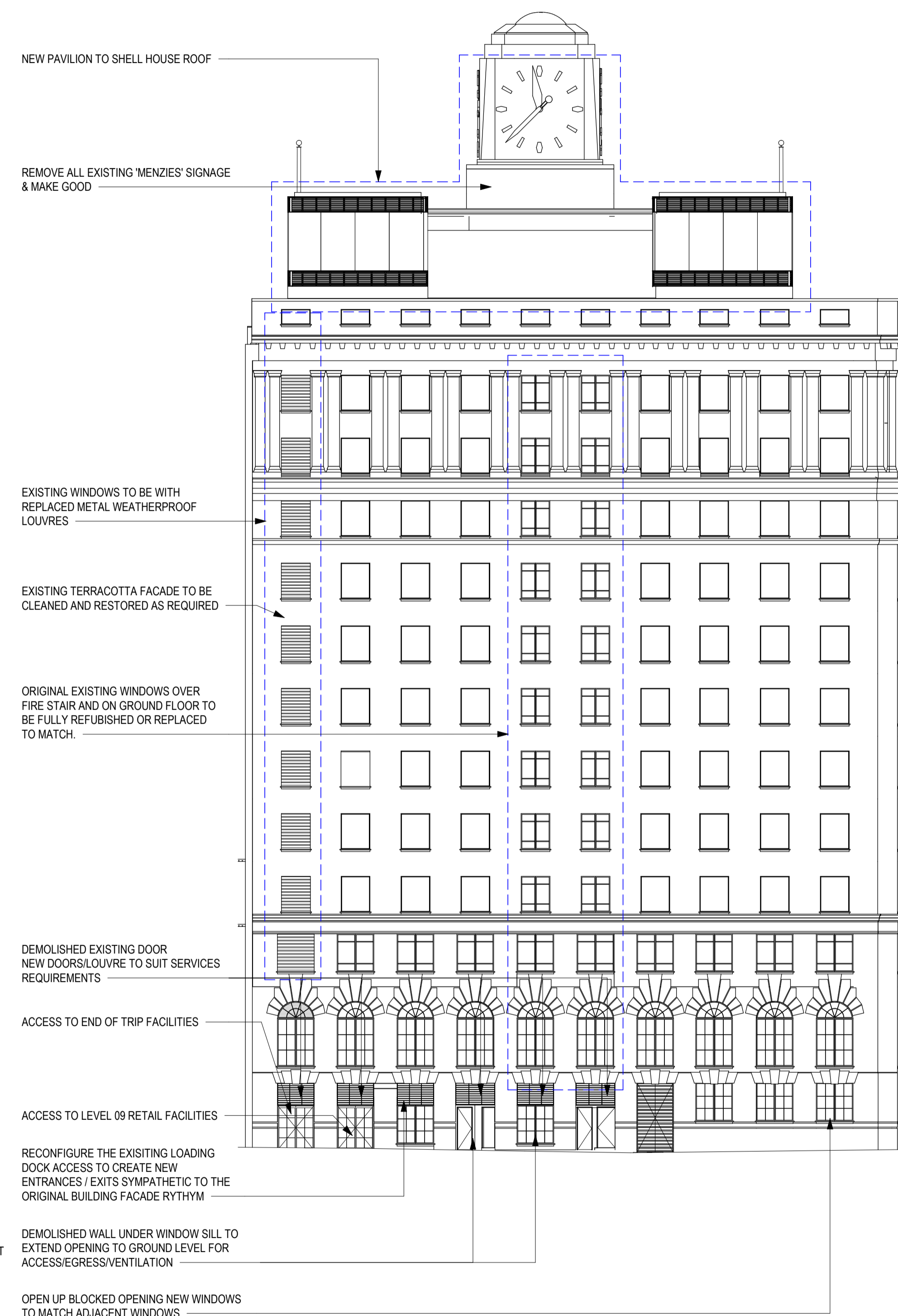
- Design drawings are based on 3rd party survey information, prior to construction all set-out dimensions and site and property boundaries are to be verified on site by a registered surveyor. Notify the superintendent in writing of compliance to the drawings and / or any discrepancies.
- Do not scale from the drawings, use only figured dimensions. If in doubt obtain written advice from the superintendent.
- All dimensions are in millimetres unless otherwise stated. All dimensions are minimum setting out requirements.
- The architectural documentation is to be read in conjunction with all relevant contracts, architectural drawings, schedules, reports and specifications and all structural, civil, mechanical, electrical, fire engineering, fire services, hydraulic, acoustic, landscape and other relevant consultant drawings, specifications and reports.
- The architectural documentation is only allowed to be used for the purpose for which it was commissioned. Unauthorised use of the documentation is prohibited.
- Immediately report any discrepancies between architectural documentation and other consultant and/or project documentation to the superintendent for clarification prior to the commencement of the affected works.
- Comply with all current BCA, Australian standards, work cover, occupational health and safety, and any other legislation relevant to the works.
- Notify the superintendent prior to any works which may involve a variation to the contract.
- Information pertaining to existing structures, planting, services, etc. indicated within the documentation are not guaranteed as complete or correct and have been generated from information supplied by authorities and third party consultants. The contractor is to verify all existing information prior to the commencement of works as per item 1.
- The contractor is to verify all dimensions, existing levels, existing structure, services, building fabric and site features on the site prior to the commencement of any works. Written confirmation of the compliance between the drawings and the site is to be provided to the superintendent. Any discrepancies are to be reported to the superintendent prior to the commencement of works.
- Installation of systems and proprietary products to be strictly in accordance with manufacturers recommendations.
- Reduced levels (RL) datum is Australian height datum (AHD) co-ordinates are to Australian map grid (MGA).



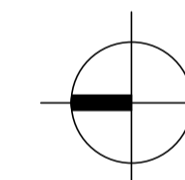
1 Carrington Street (West) Elevation  
Scale: 1 : 200



2 Margaret Street (North) Elevation  
Scale: 1 : 200



3 Wynyard Lane (East) Elevation  
Scale: 1 : 200



issue	reason for issue	date	checked
Rev 00	Development Application Submission	17.03.2014	RO
Rev 01	Section 96	25.09.2015	RO
Rev 02	Section 96	09.09.2016	RO
Rev 03	Section 96	20.02.2017	RO

Brookfield

Sovereign Wynyard Centre Pty Limited or its nominee  
Level 22, 135 King Street  
Sydney  
NSW 2000  
T +612 9322 82

make + architectus™

Make  
32 Cleveland Street  
London  
W11 4JY  
T +44 (0)20 7636 5151  
info@makearchitects.com  
www.makearchitects.com

Architectus Sydney  
Level 18 MLC Centre  
19 Martin Place  
Sydney NSW 2000  
T (61 2) 8252 8400  
F (61 2) 8252 8600  
sydney@architectus.com.au  
ABN 90 131 246 694

project Wynyard Place  
drawing Proposed Shell House Elevations

scale 1 : 200 drawing no. DA2300  
drawn AP  
paper size B1  
checked RO issue  
project no m: 958 a: 120298.00  
Rev 03