



One Carrington Street
Sydney, NSW

SDD S96

Issued for Section 96

29.09.2016





This design report highlights the key design changes for One Carrington Street since the lodgement of the Section 96 application in September 2015

This report focuses and highlights the areas where the project has undergone design development since the last application

These areas include, the podium massing, tower office lobby, Wynyard Lane and Shell House

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



TEN CARRINGTON STREET



Contents

Podium	7
Podium massing - Double height terrace	8
Urban Room soffit and Mezzanine Level balcony	10
Carrington Street elevation	11
Office lobby	12
Wynyard Lane	15
Wynyard Lane activation	16
Shell House	17
Internal configuration	18
Roof pavilions	20
Appendix A	23
Change comparison table - 07.09.2016	24

Podium

Podium massing - Double height terrace

Through design development a double height terrace has been introduced at Mezzanine Level on George Street and Carrington Street.

This has developed in order to accommodate increased activation on the George Street terrace and also to provide more amenity and visual connectivity at Mezzanine Level between George Street and Carrington Street.

Previously the George Street terrace was inaccessible and occupied entirely by louvres. By moving the plant level up to level 01 this has allowed full use of the Mezzanine Level and both terraces.

The expression of these double height terraces on both elevations and the accentuation of the mega-columns reaffirms the civic scale, proportion and relationship between base, tower and mega-columns while providing additional amenity to the occupant.



George Street - approved



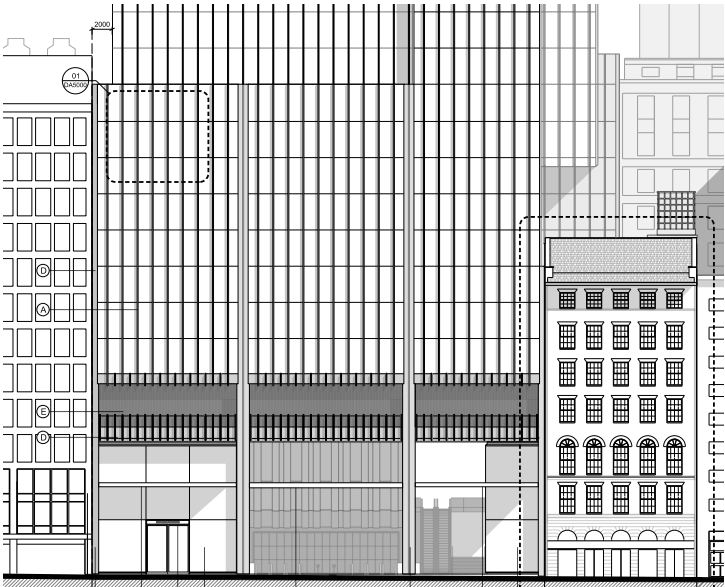
George Street - proposed



Carrington Street - approved



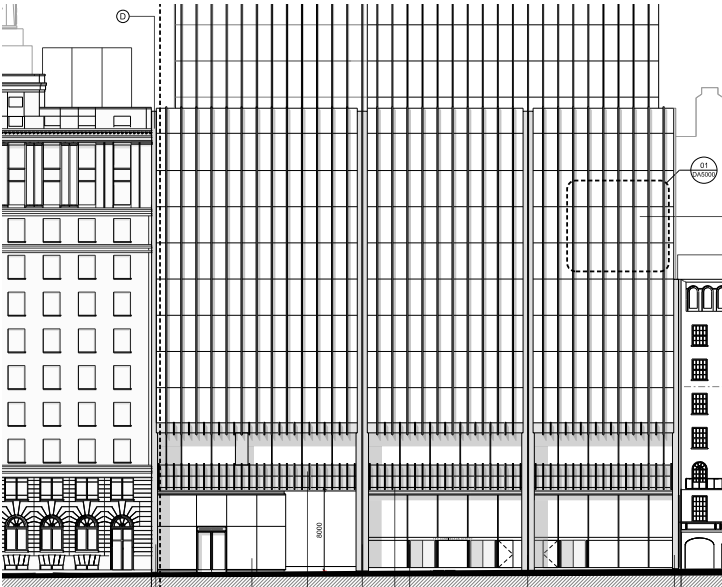
Carrington Street - proposed



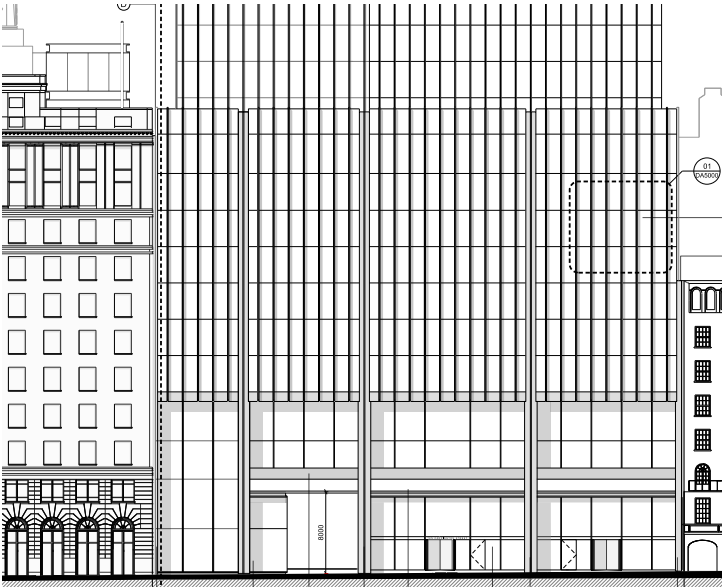
Extract from DA2100 approved east podium elevation



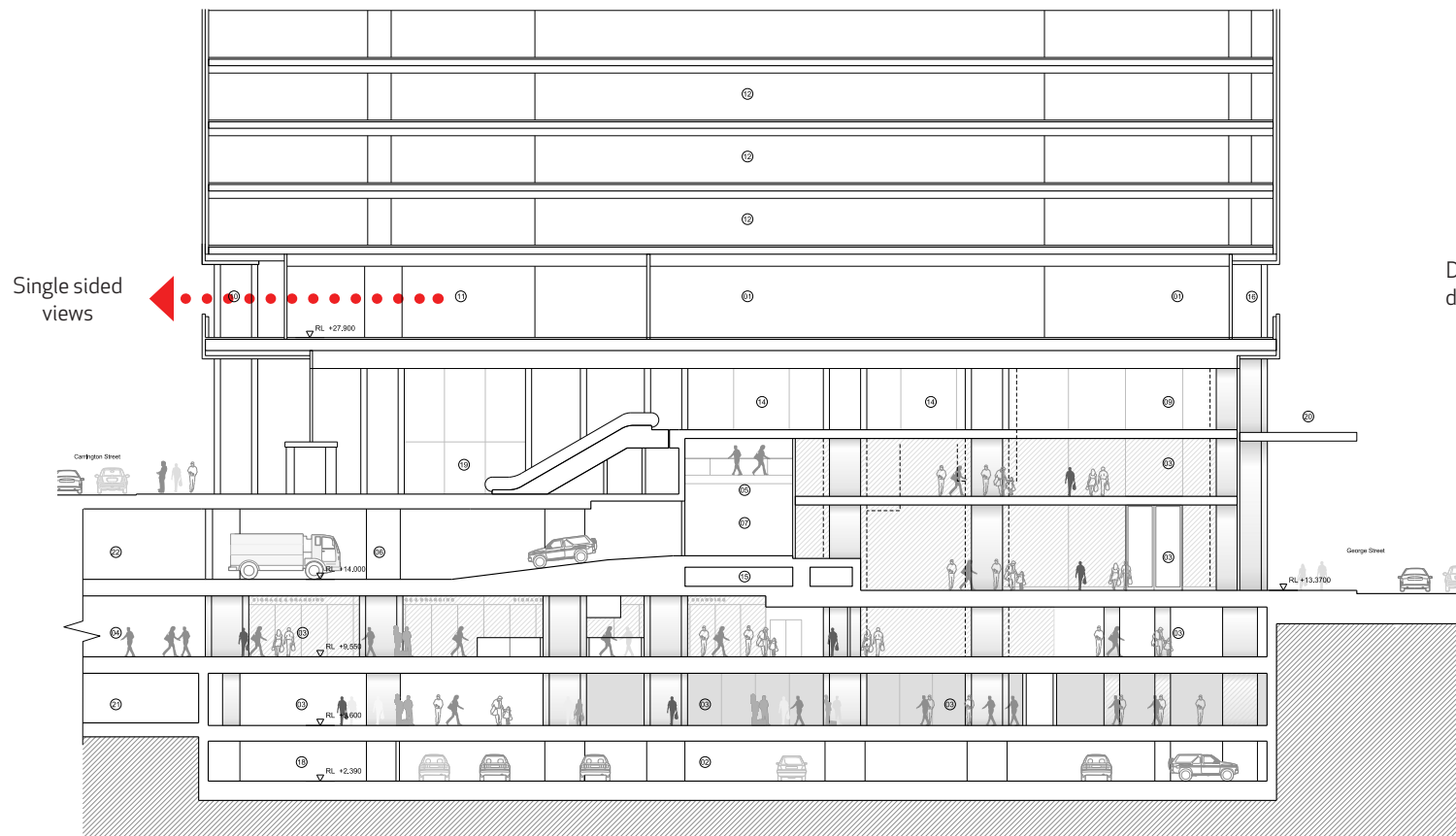
Extract from DA2100 proposed east podium elevation



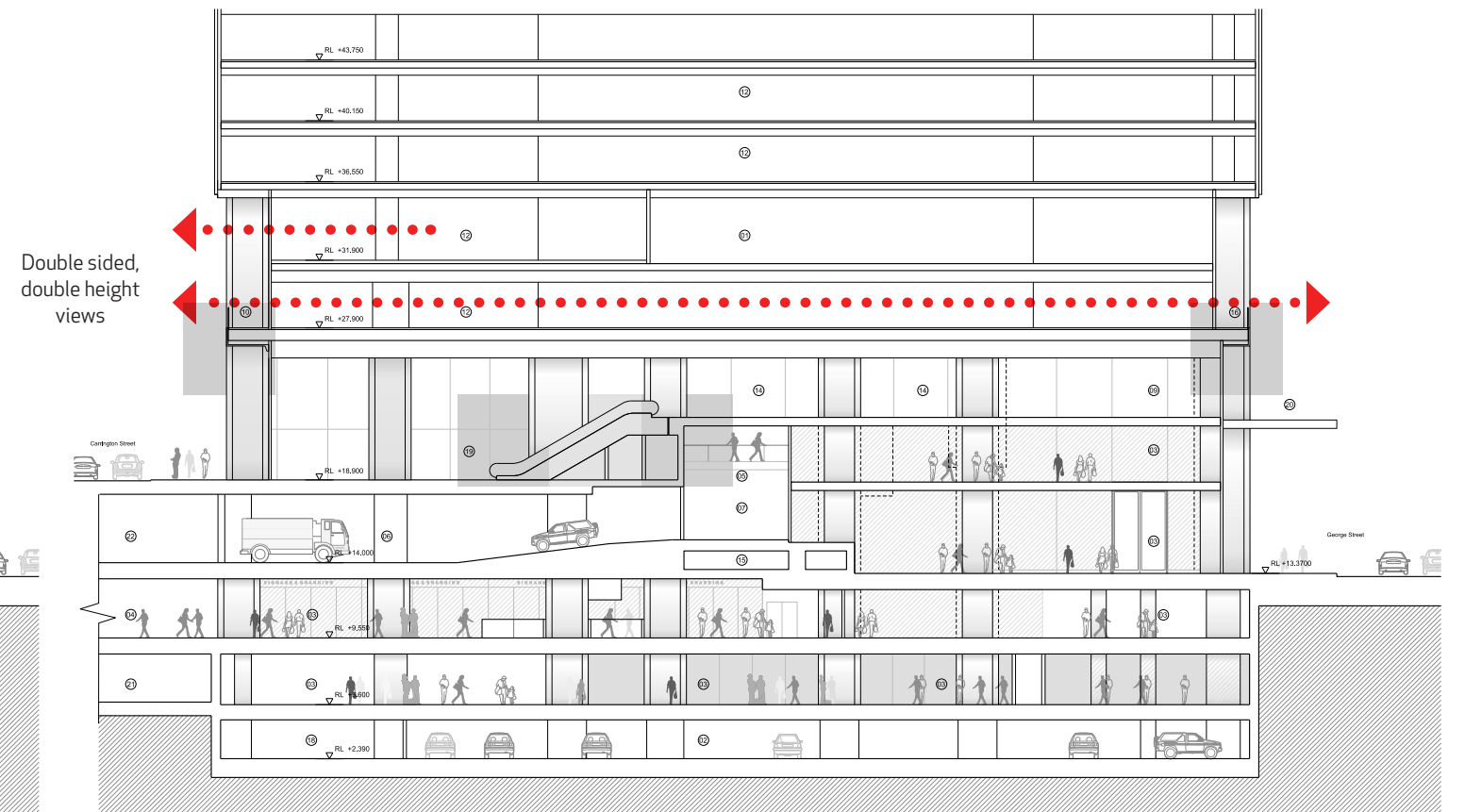
Extract from DA2102 approved east podium elevation



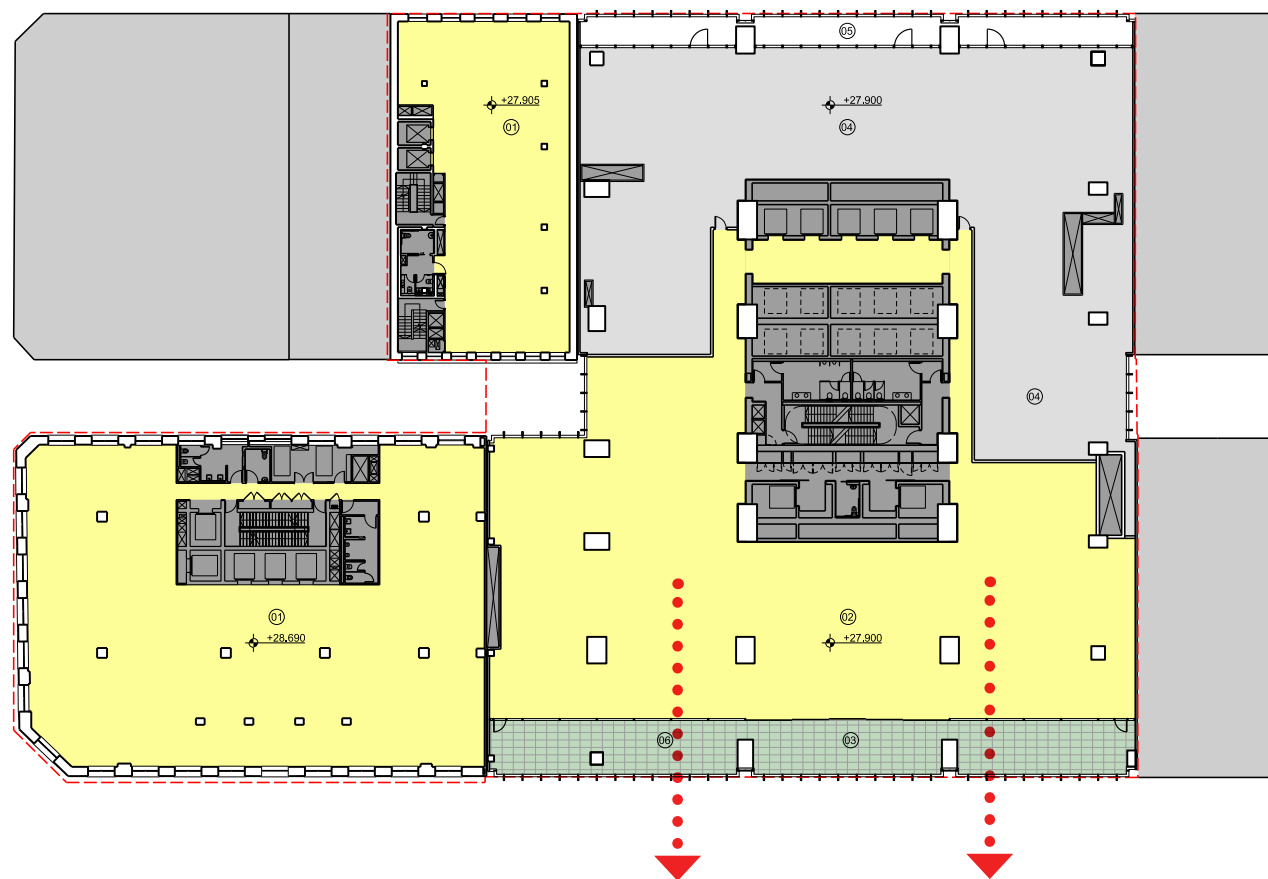
Extract from DA2102 proposed east podium elevation



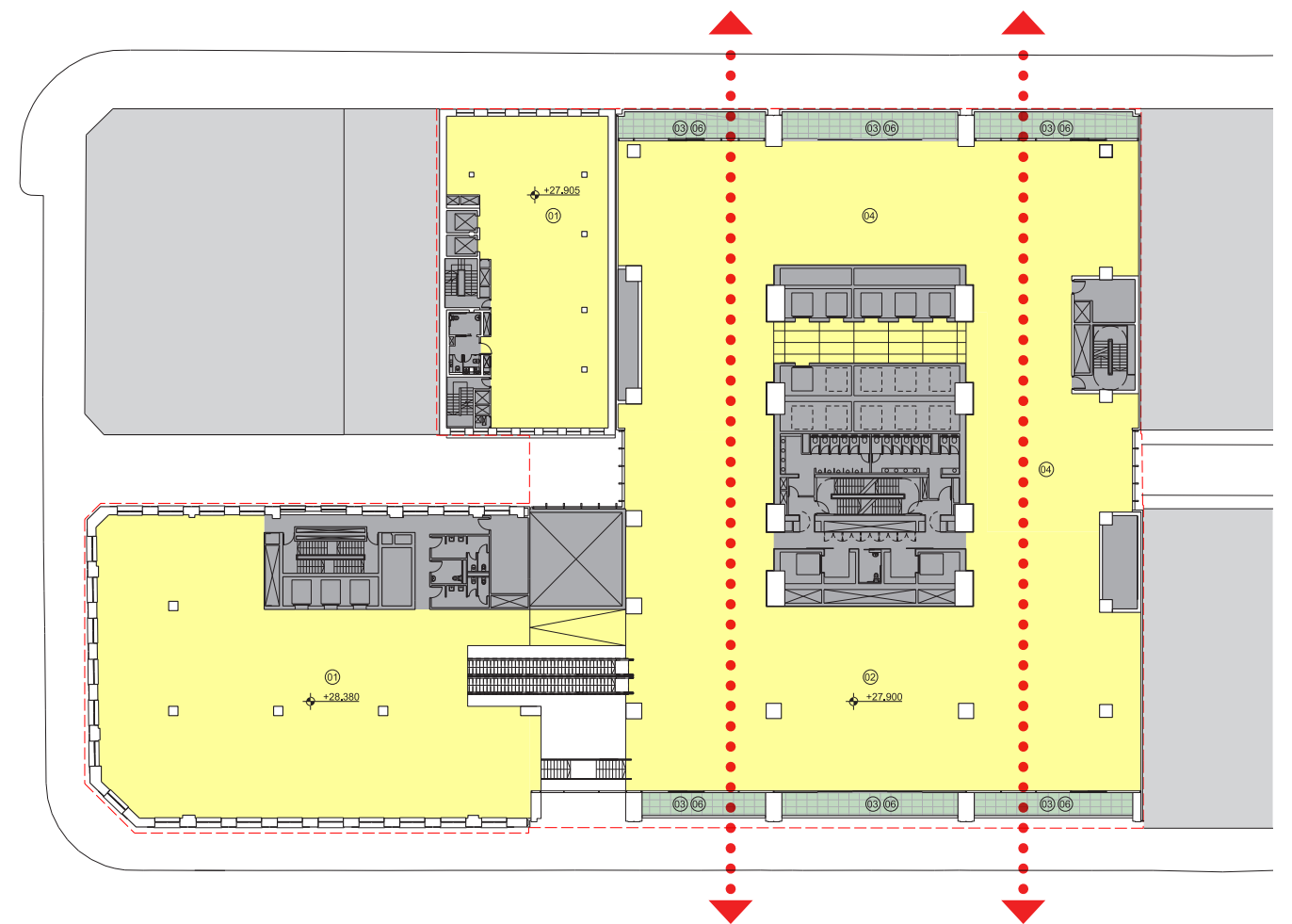
Extract from DA2222 approved - proposed section 3



Extract from DA2222 proposed - proposed section 3



Extract from DA2010 approved Mezzanine Level plan



Extract from DA2010 proposed Mezzanine Level plan

Urban Room soffit and Mezzanine Level balcony

The Urban Room which is crowned and contained with a definitive soffit that runs from George Street to Carrington Street remains a key component of the design and composition of the development.

The existing consent proposes the use of two materials on this soffit, glass reinforced concrete (GRC) and dark bronze anodised aluminium. GRC is used throughout the main space with the metal finish being contained to the perimeter on the east and west edges of the soffit.

Through further design studies it became apparent that in order to enhance the concept of the single plane from George Street to

Carrington Street that a single material should be used.

Two options were considered,

- Option 01 - to continue the GRC to the perimeter edge
- Option 02 - to continue the metal further into the Urban Room

Taking the dark bronze further into the Urban Room and the through site link reduced the opportunity to uplift and use reflective light to fill the space.

Option 01, taking the GRC to the perimeter edge and using this to form the balcony maintains the strength of the concept as a single element without compromising the soffit of the Urban Room.

The refinement at the balcony level and the contrast between the material of the mega-column and the balcony visually enhances the verticality of the structure. The eye is directed by the darker material until this is intercepted at the beginning of the office tower when a horizontal band of metal is introduced.



Extract from DA9002 approved west podium elevation



Extract from DA9002 proposed west podium elevation