

Carrington Street

The commercial tower plot is significantly wider and taller than the neighbouring Shell House. The new building breaks down and expresses its components into a scale sympathetic with its context.

The base is expressed as three bays of varying width, with the widest northern bay defining the new laneway and allowing a clear, direct line of sight from Wynyard Park to George Street.

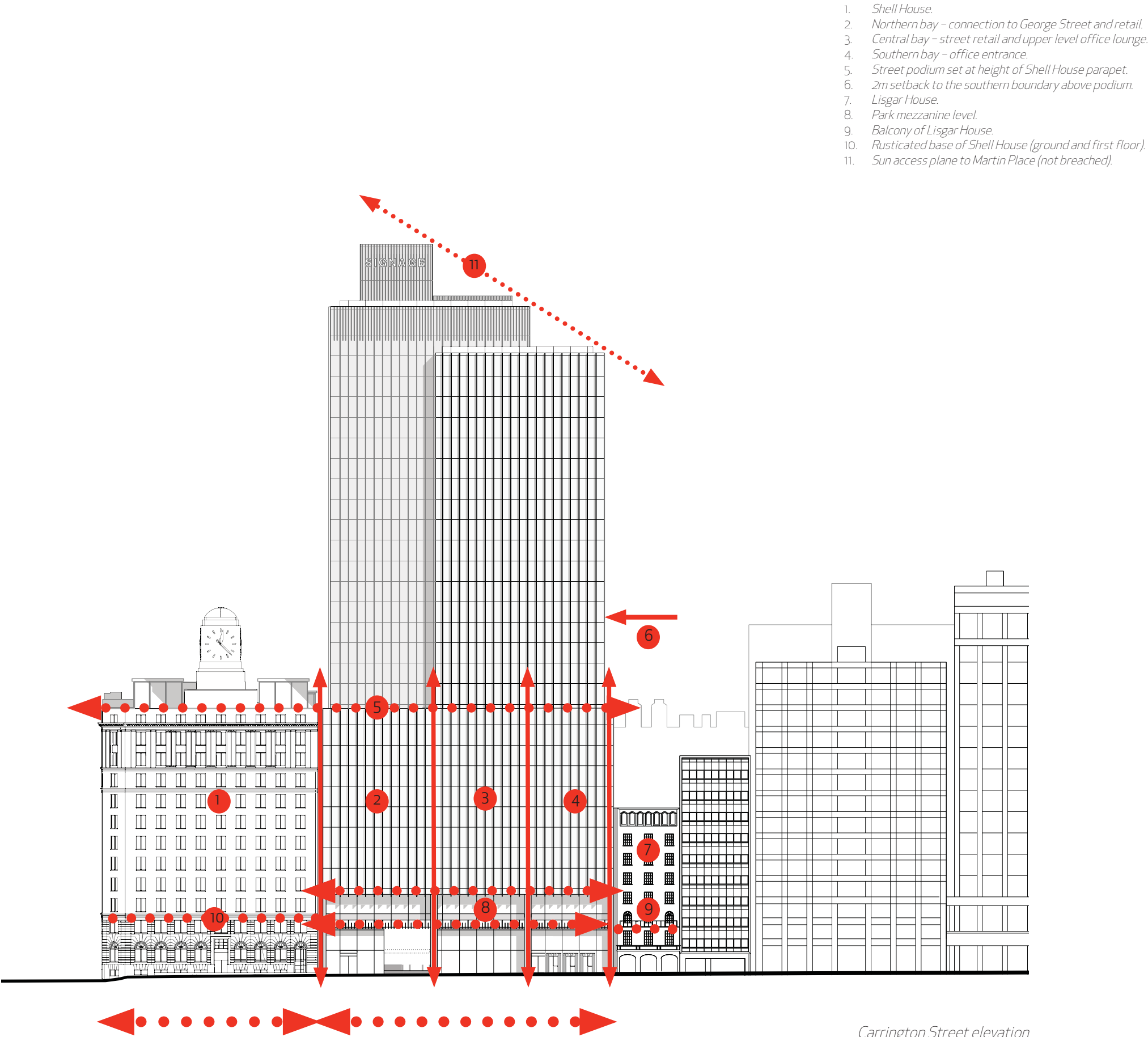
The southern and narrowest bay houses the office lobby entrance. The height of the bay is reduced from the current Menzies Hotel building height, to match the parapet level of Shell House. The balustrade is extended up to form a 2m-high glazed protected terrace at level 9.

These three bays reinforce the street edge and so define the external public room that is Wynyard Park, while also providing an appropriate civic presence to Carrington Street and the west.

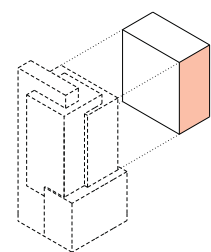
A recessed loggia at mezzanine level runs the length of the frontage, unifying the composition and acting as a break or springing point to the office floors above, while also introducing a lower-level component relating to Lisgar House.



View north across Wynyard Park to Carrington Street



# Wynyard Window



The upper building sections appear in the longer city views and are the expression of the new tower. From George Street they form part of the tight oblique street collage, while from Wynyard Park they rise above the dense, evergreen foliage. These sections are read from many angles and vantage points, and it is the design's intention that the appearance should similarly shift and evolve in response to environment and view.

The architectural expression is rotated by 90 degrees to throw its differences into relief with the base, forming a large window west towards Wynyard Park and Darling Harbour and east towards the CBD.

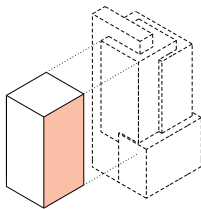
The tower component is in effect a single block that interfaces first with the extended northern George Street bay, and then with a elevated interlocking element to the north. This block sets back from the south, west and east and is held on the north by the extruded George Street bay. The scale of this block mimics that of the surrounding street level buildings, thus forming a tall structure composed of elements drawn from the city rather than imposing a single geometric form.

The internal structural bays are suppressed in the reading of these elements, to form simpler elegant forms of a larger scale. The logic of the facade glazing and fin articulation is as for the base.



Illustrative view:  
Carrington Street elevation looking north-east

# City Tower



The final piece of the composition is the insertion of a further high-level block. The expression is the same as the lower 'Window' block, but this piece is rotated by 90 degrees and appears to have been pushed into the building by some giant's hand.

To the west, this component is set back a further 3m from Carrington Street to a total of 9m, deferring to Shell House and clearly legible from Wynyard Park as a separate volume.

To the north, the component cantilevers at high level, 6m over Wynyard Lane and a refurbished 285 George Street, capturing the development area of this plot without the need to add additional floors to the existing building.

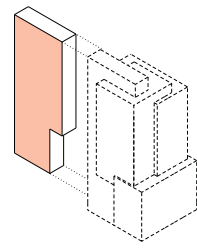
The deeper fins on the south help with solar protection, but are open on the corners and towards Darling Harbour to take advantage of the long views.



Illustrative view:  
Carrington Street elevation looking south-east



## The roof and skyline



The skyline and silhouette of the building define both the character of the building, as well as that of the city in which it sits. The interlocking form of the concept finds ultimate expression in the slim bay that rises from George Street up into the Sydney skyline. This is the fifth compositional element: the Sky-Bay.

Within the city, this simple, elegant component stands in strong relief to the cluttered and disparate surroundings, drawing the eye upwards. At the top, a double-height office suite looks over the city – a signature space visible from the eastern CBD – and is topped by a series of filigree fins concealing the prosaic plant, while providing a visual full-stop to the composition.



*Illustrative view:  
Looking south along George Street*



*Illustrative view:  
Elevated view west on Hunter Street*



A large, intricate, white dotted line graphic that meanders across the entire gray background. It starts from the bottom left, curves upwards and to the right, then loops back down and to the left, creating a complex, abstract shape that frames the central text area.

## Modifications to Concept Approval

This section discusses the difference between the modified and original approvals.

# Modifications to the Concept Plan Envelope

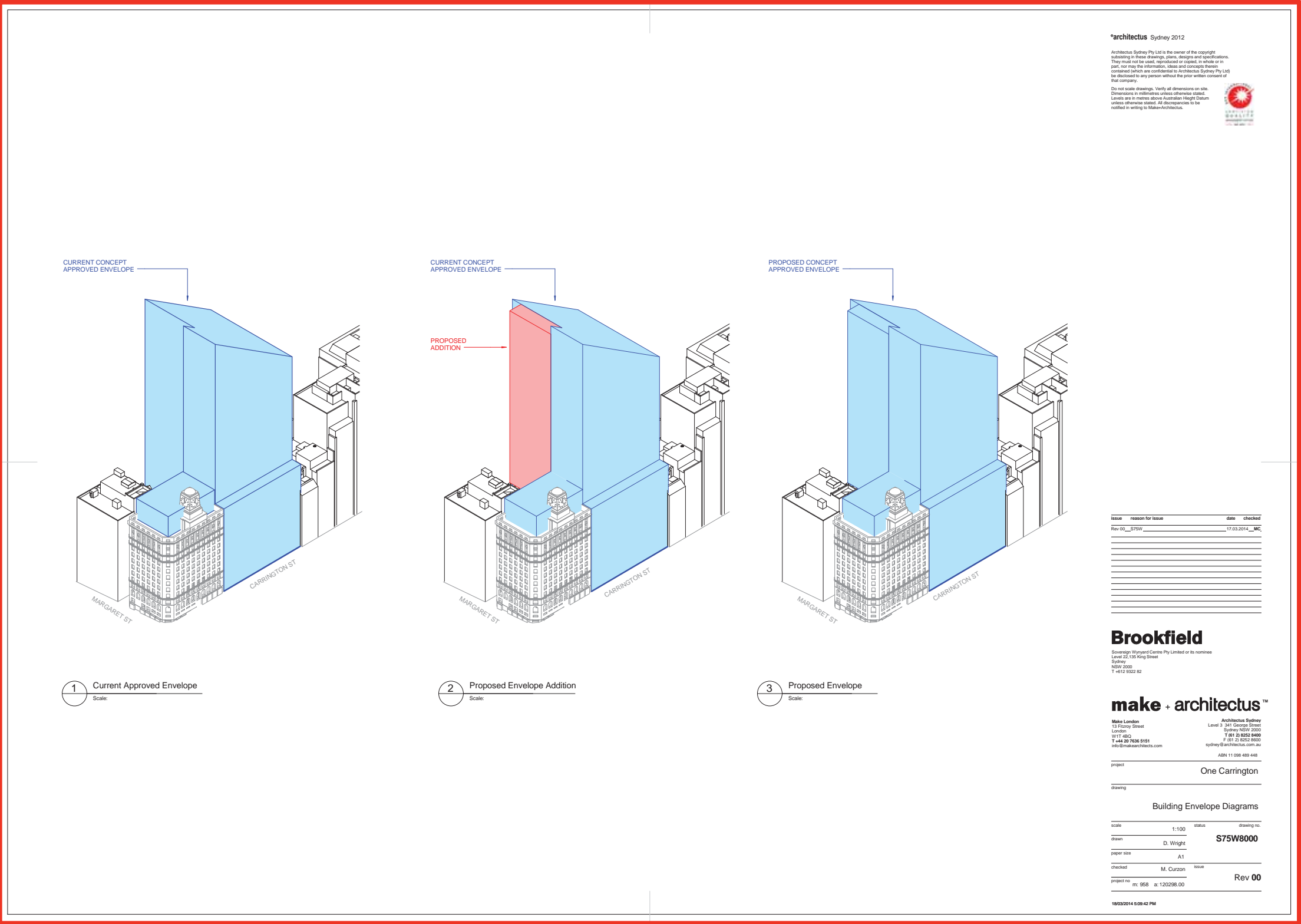
The addition and integration of 285 George Street, thereby increasing the size of the development site, necessitates a revised Concept Approval Envelope.

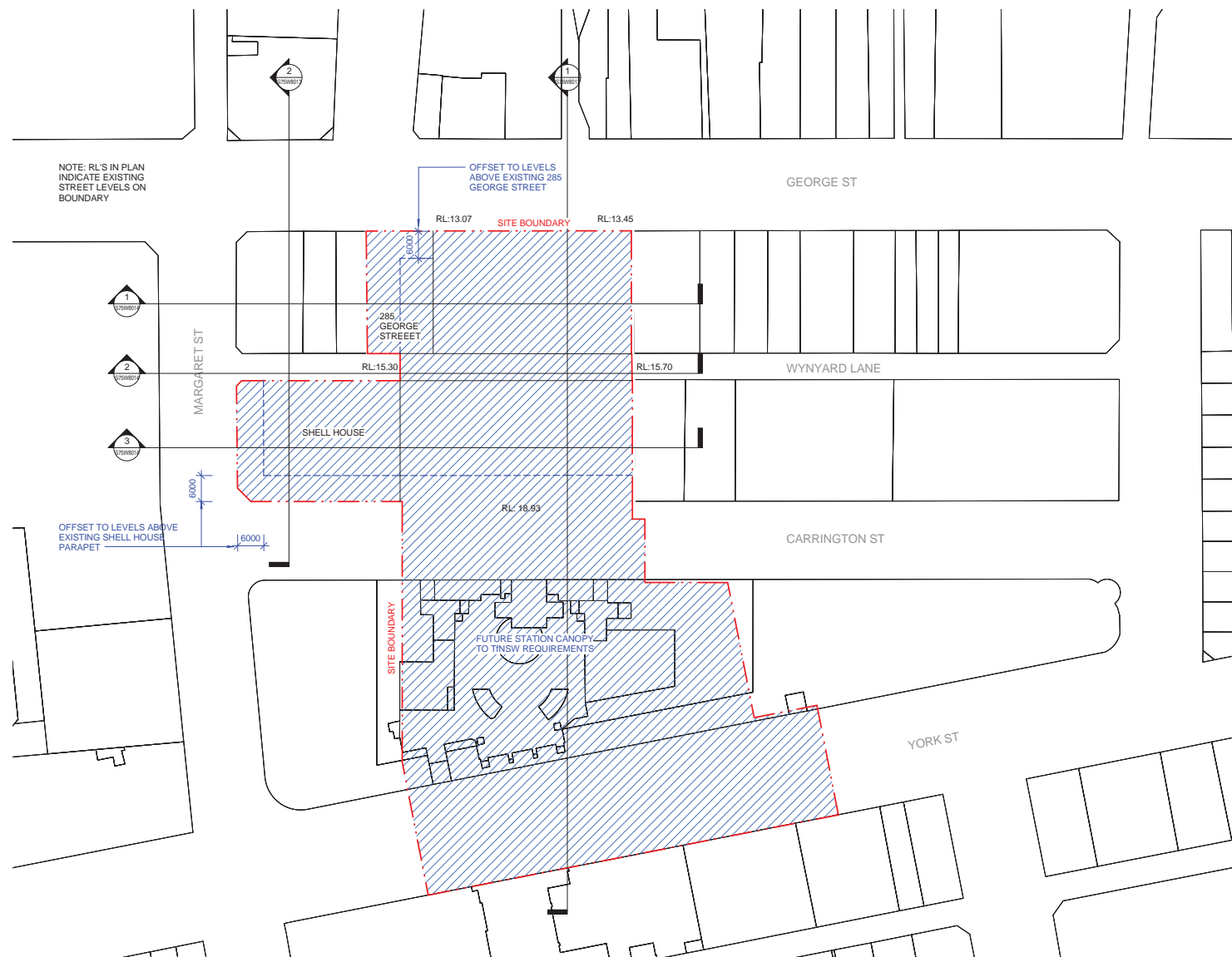
The additional section of envelope sits above a plan area taking in a section of 285 George Street, set some 6m back from George Street and a further section of Wynyard Lane. Unlike the previous envelope, where the entire section of Wynyard Lane between blocks was incorporated, this is a smaller extension of some 8m.

This extension allows for the allowable development area to be incorporated, without losing some of the design improvements developed as part of the competition design. These enhancements included the introduction of a setback to George Street and deeper setbacks around the Shell House clock tower.

The proposed extension does not seek to increase the overall height of development, which would be possible while still maintaining the sun access plane to Martin Place. Rather it maintains the current height of the Concept Approval. A full overshadowing study is submitted as part of this application.

The drawings opposite form part of the separate S75W submission.





1 Site Plan  
Scale: 1 : 500

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Rev 00	S75W	17.03.2014	MC

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project One Carrington

drawing

Site Plan

scale 1 : 500 status drawing no.

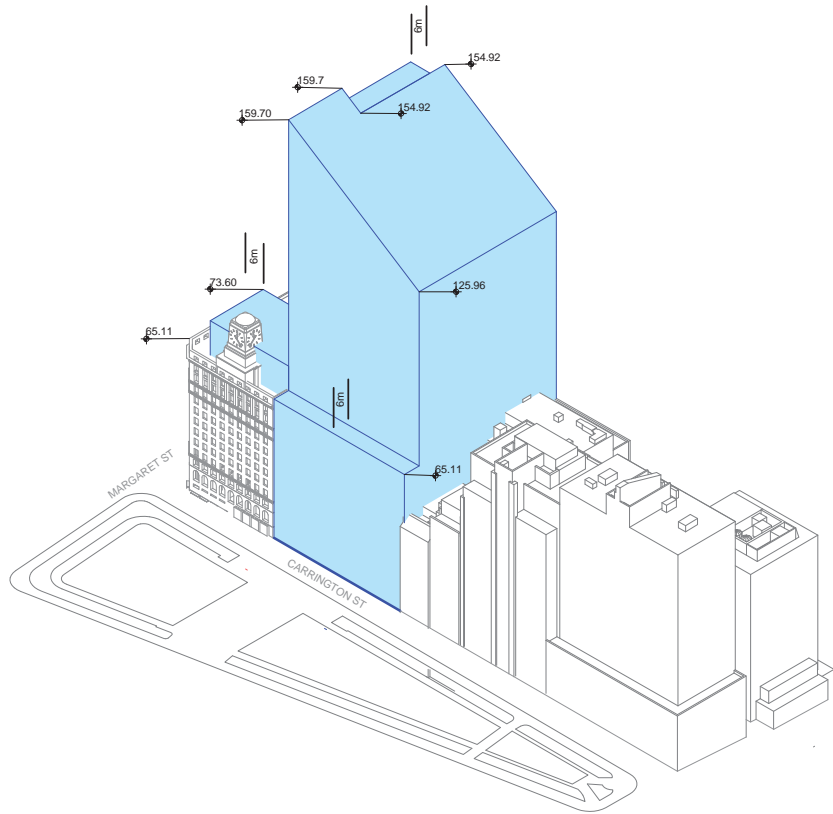
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paper size A1

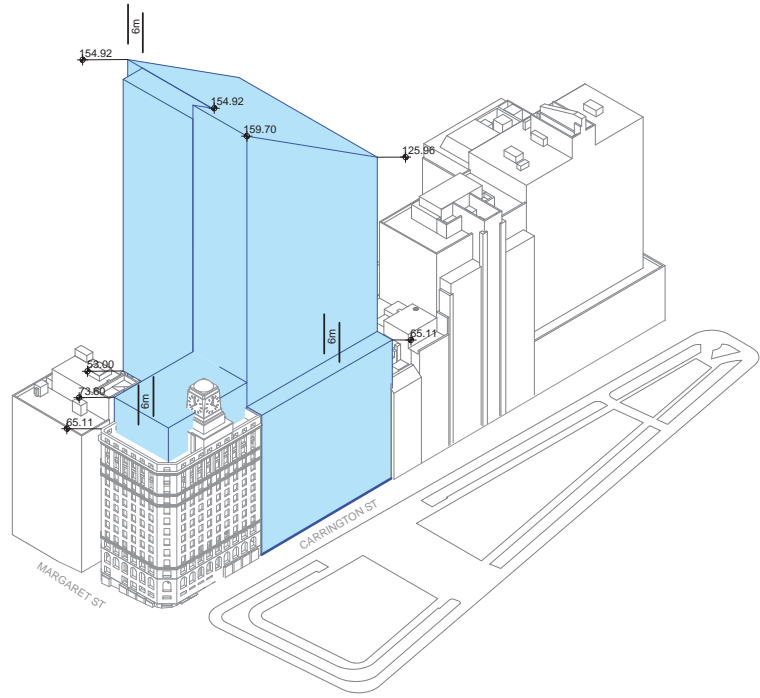
checked M. Curzon issue

project no. m. 958 a. 120298.00 Rev 00

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1 Concept Envelope - South West  
Scale:



2 Concept Envelope - North West  
Scale:

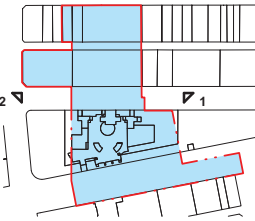
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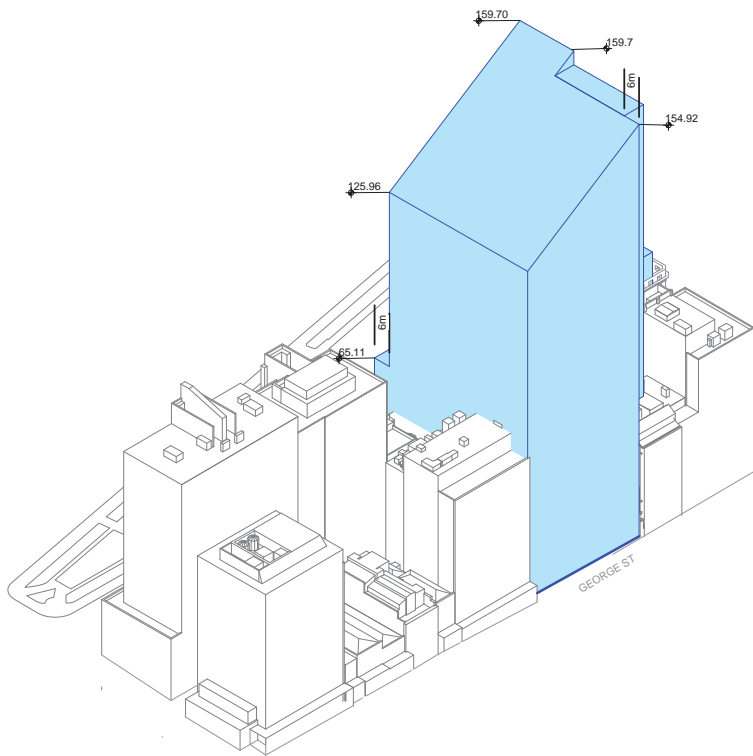
drawing

Building Envelope 1

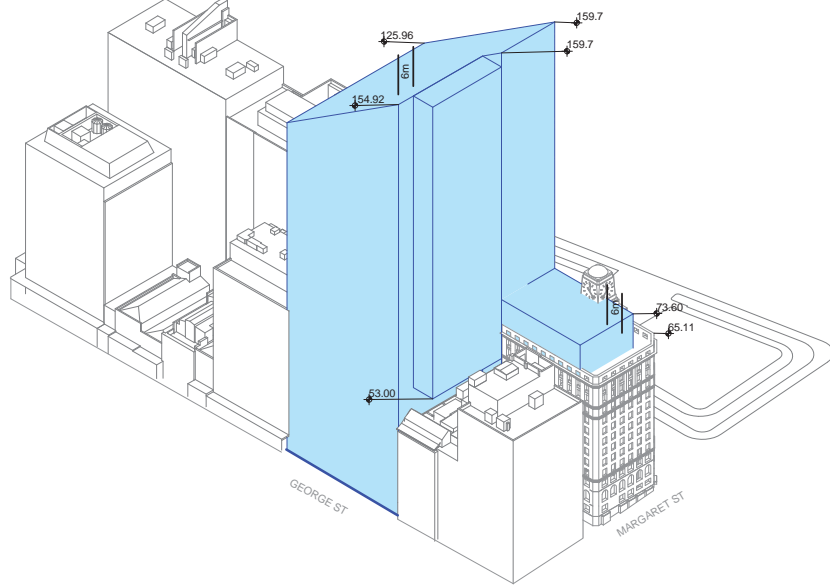
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paper size	A1		
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Scale:



2 Concept Envelope - North East  
Scale:

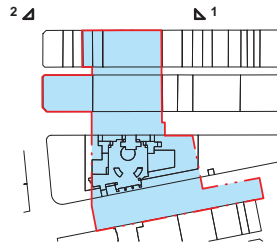
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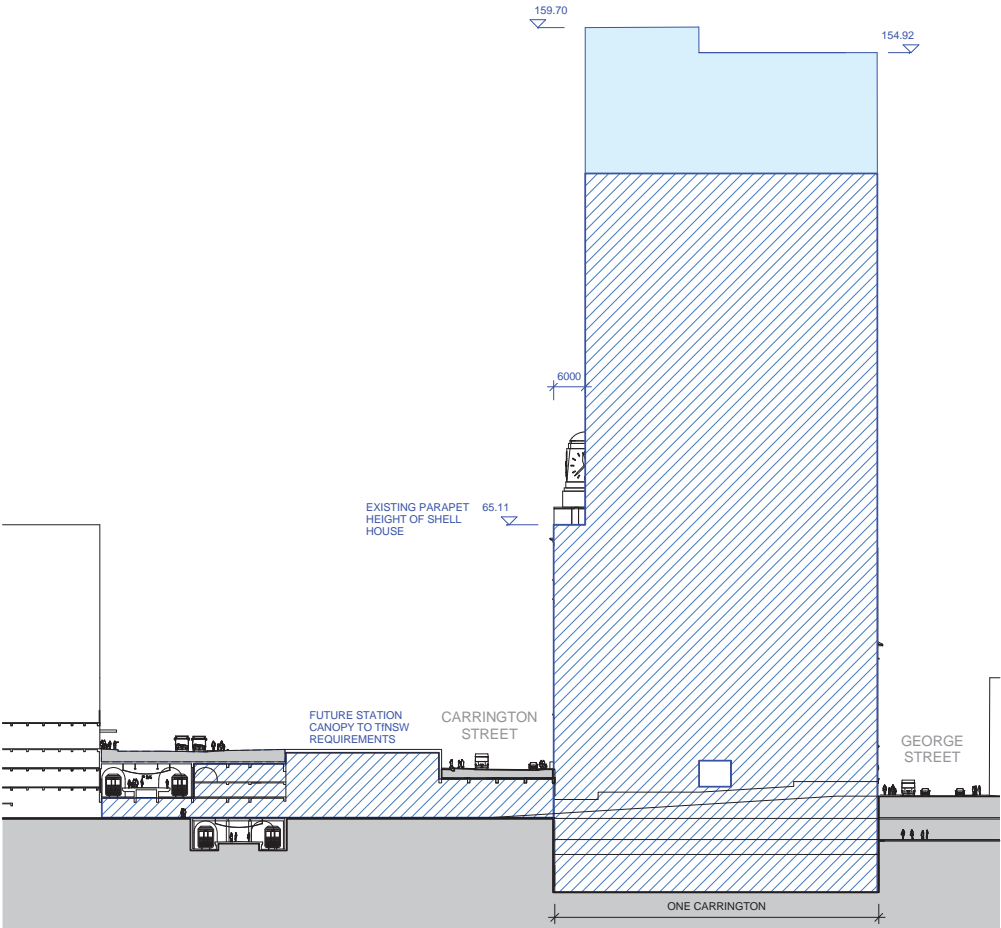
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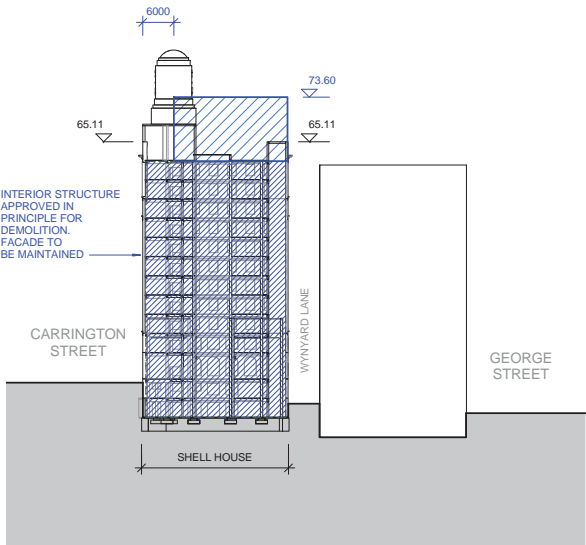
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project no.	mc 958	at 1202298.00	Rev 00

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1 East West Section 1  
A102 Scale: 1: 500



2 East West Section 2  
A102 Scale: 1: 500

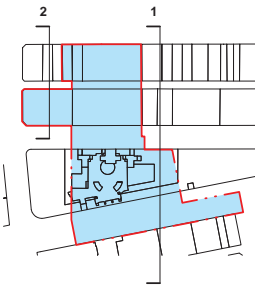
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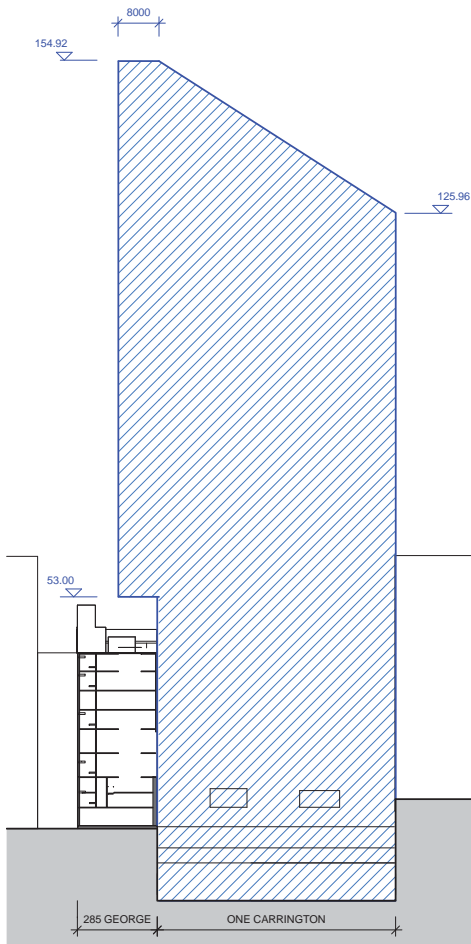
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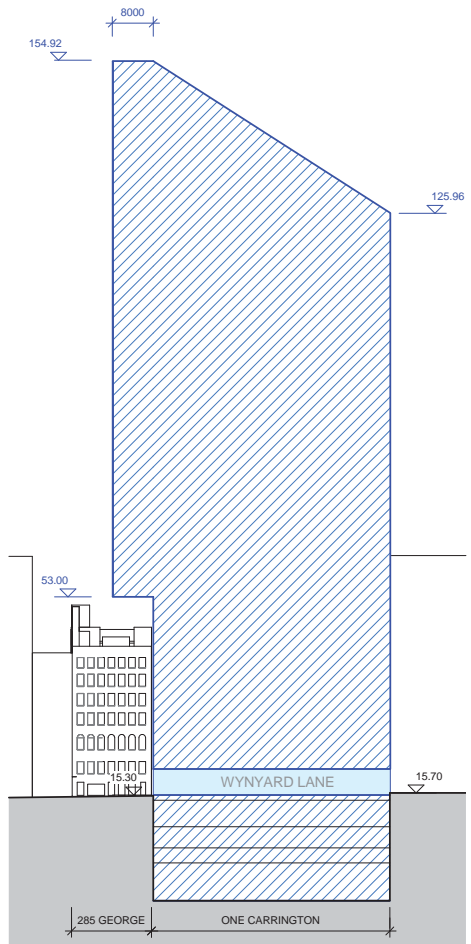
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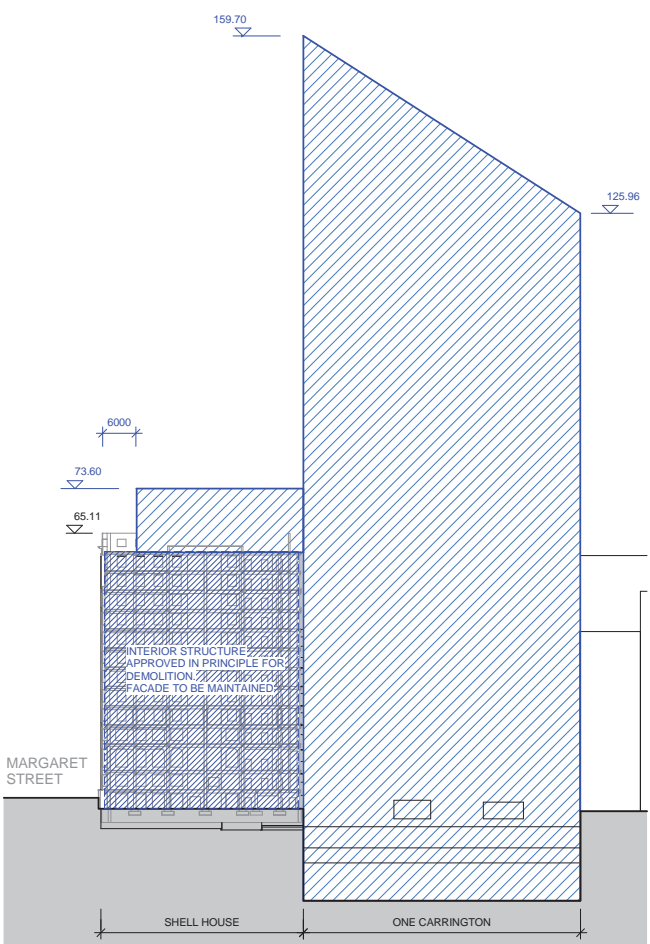
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2 North South Section 2  
A104 Scale: 1 : 500



3 North South Section 3  
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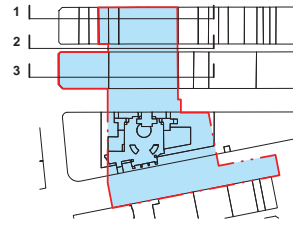
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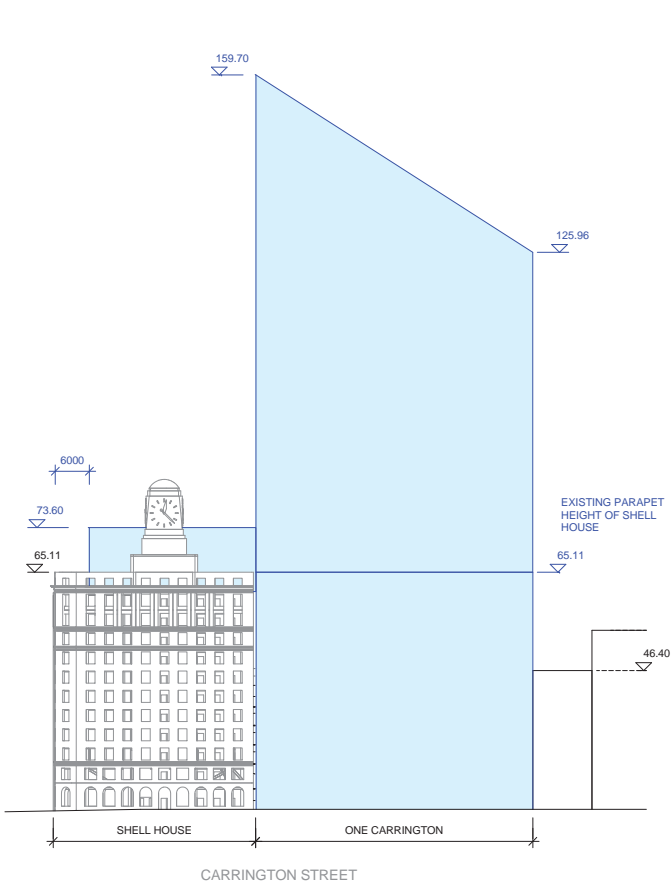
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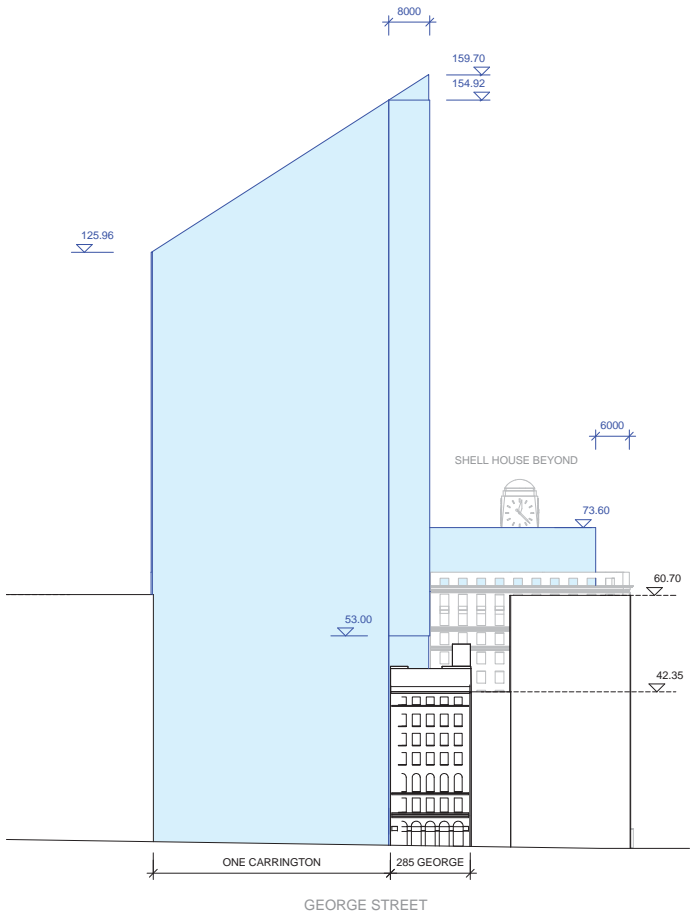
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Scale: 1 : 500

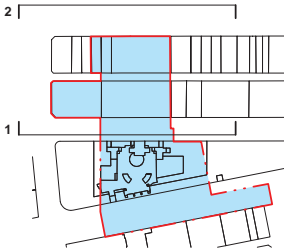
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project  
drawing

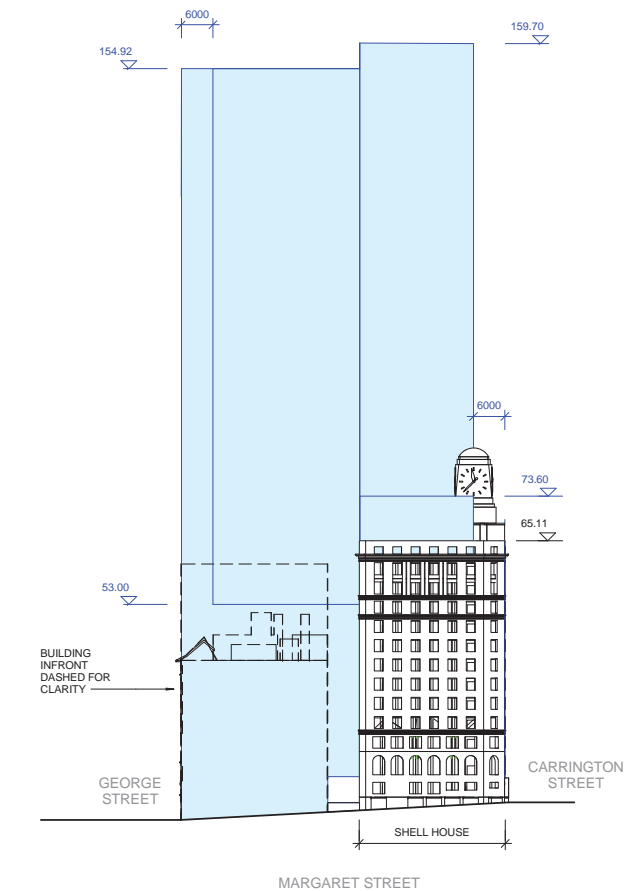
One Carrington

Elevations 1

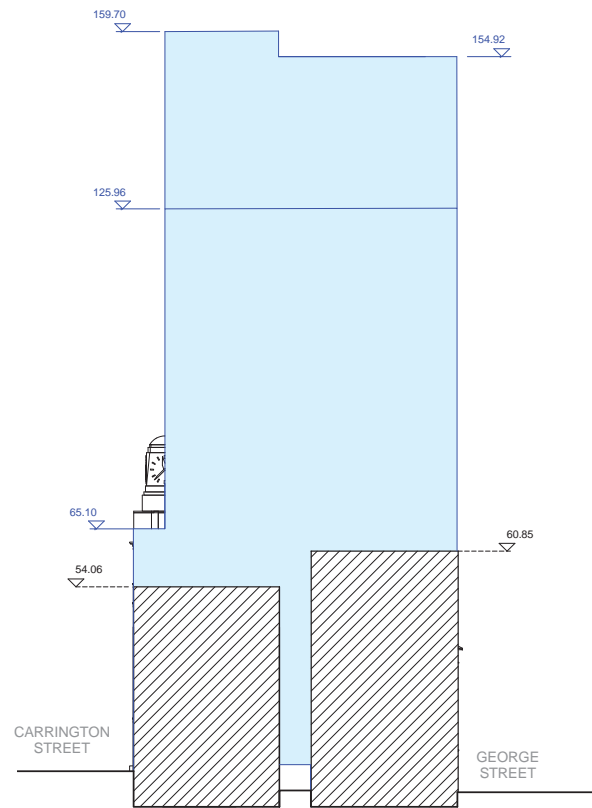
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2 South Elevation  
Scale: 1 : 500

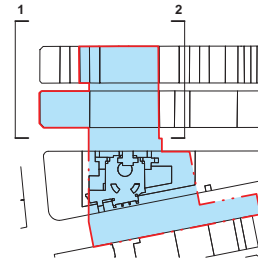
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drawing

Elevations 2

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checked	M. Curzon	issue	
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