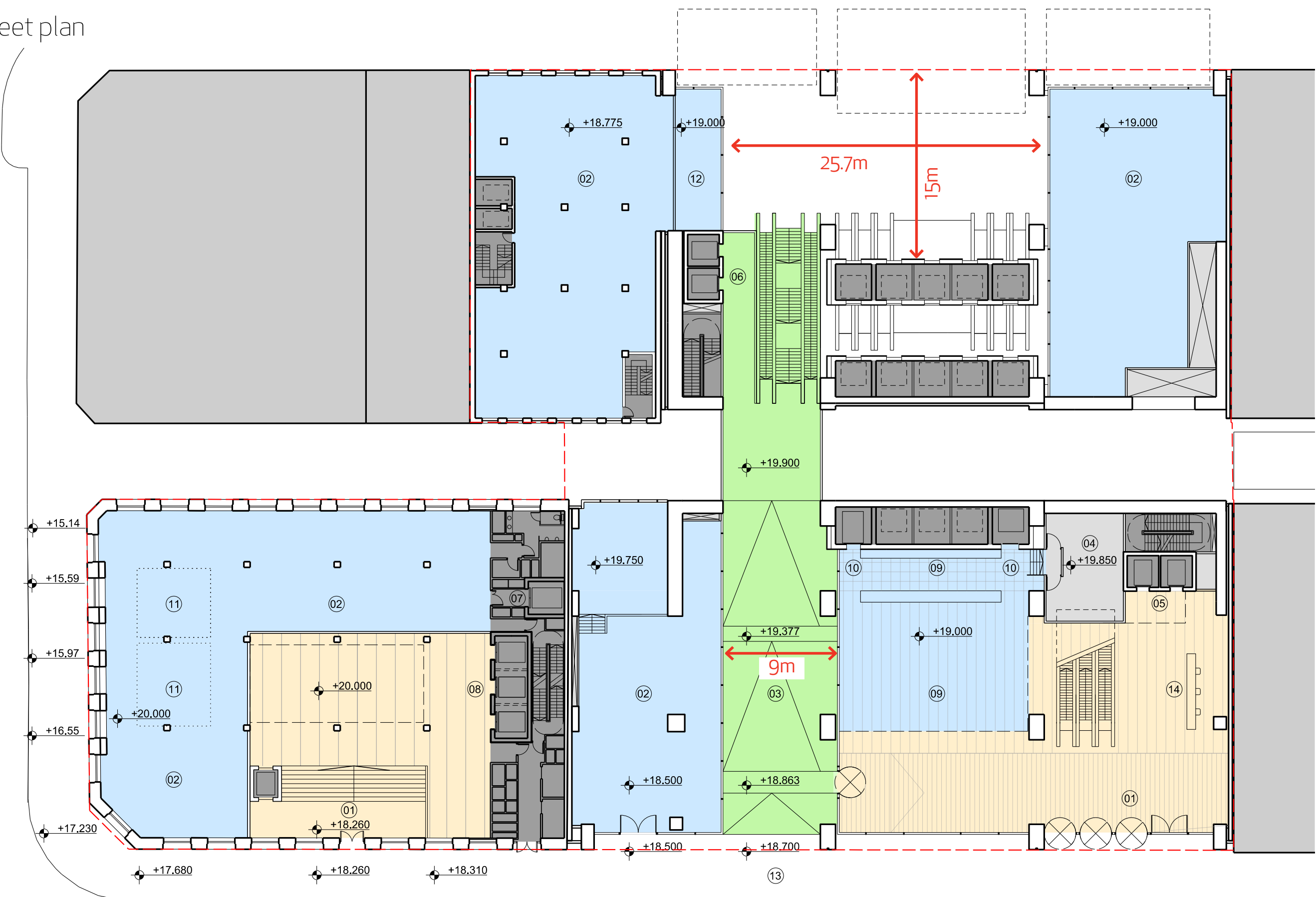


Architectural  
response to  
submissions



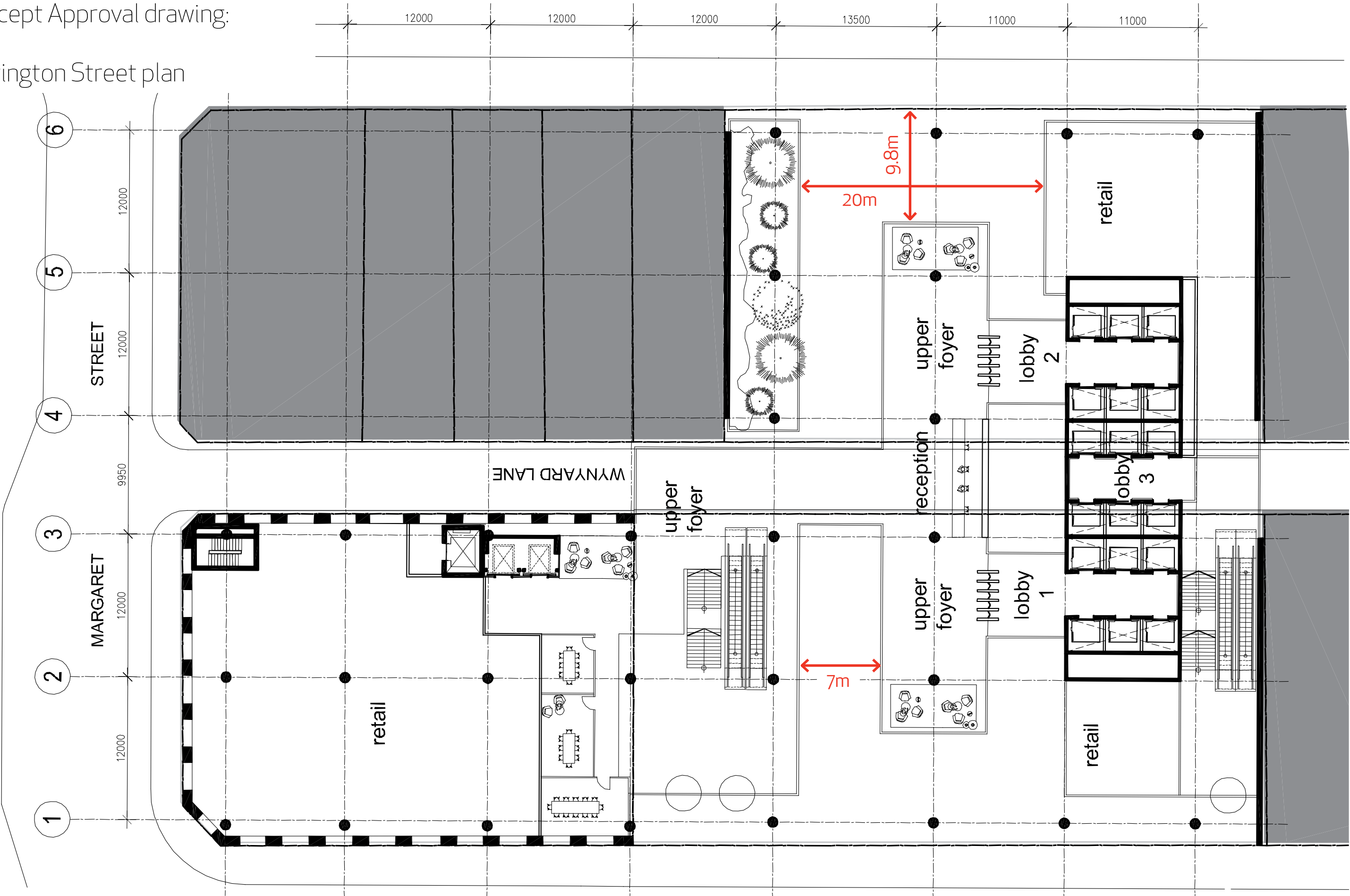
Analysis of the Transit  
Hall space

DA drawing:  
DA2008  
Carrington Street plan

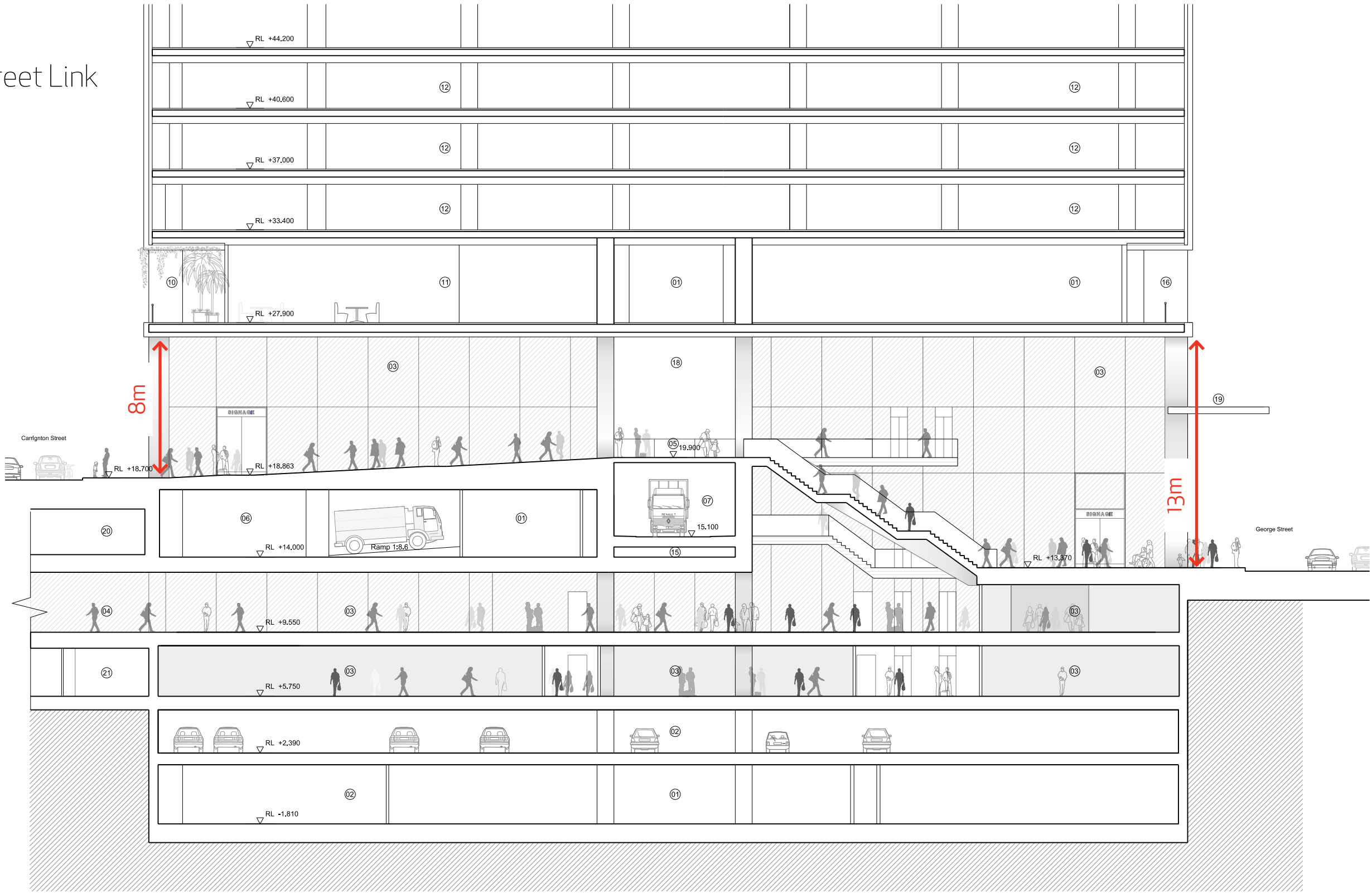




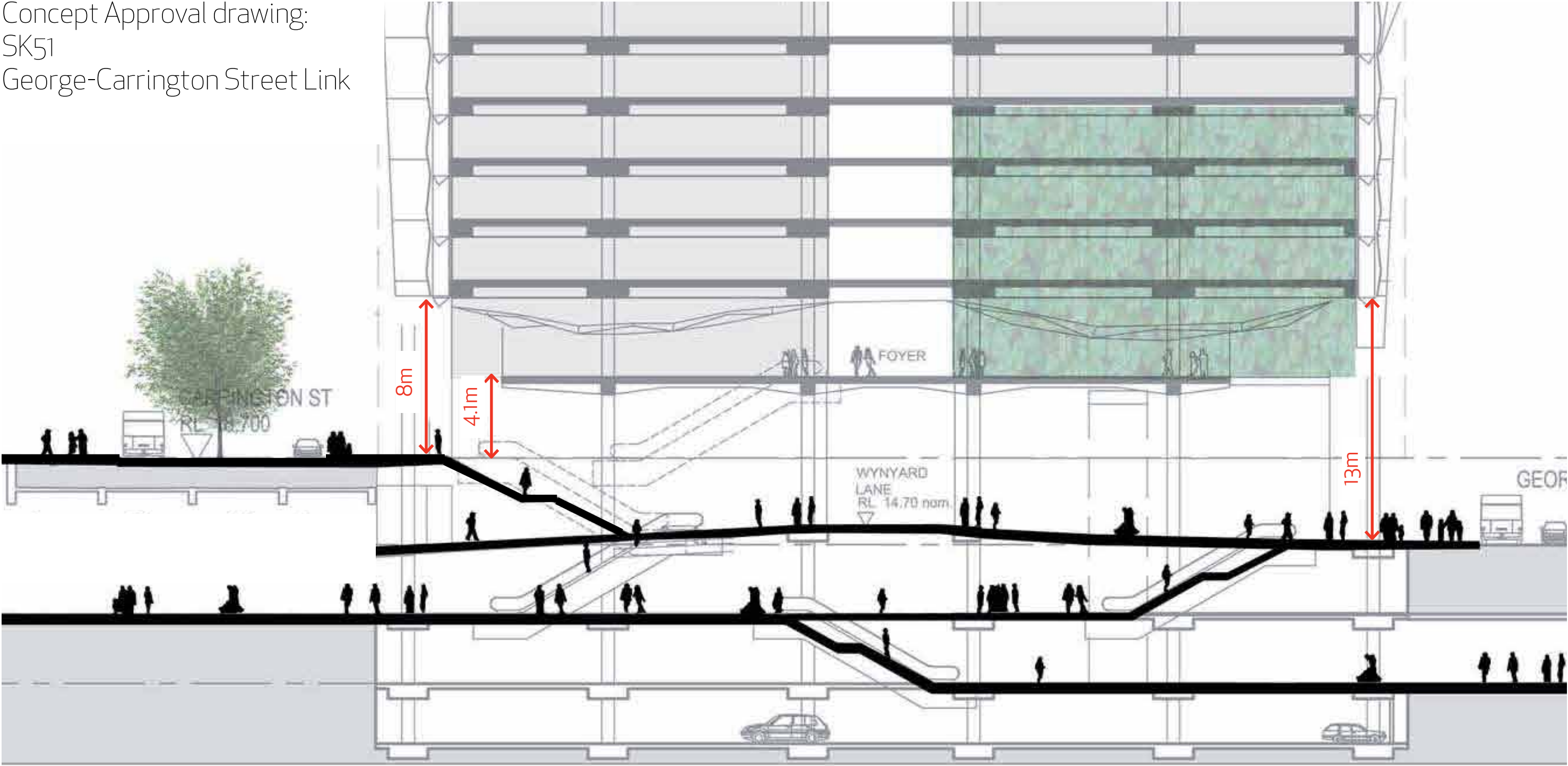
Concept Approval drawing:  
SK11  
Carrington Street plan



DA drawing:  
DA2220  
George-Carrington Street Link



Concept Approval drawing:  
SK51  
George-Carrington Street Link

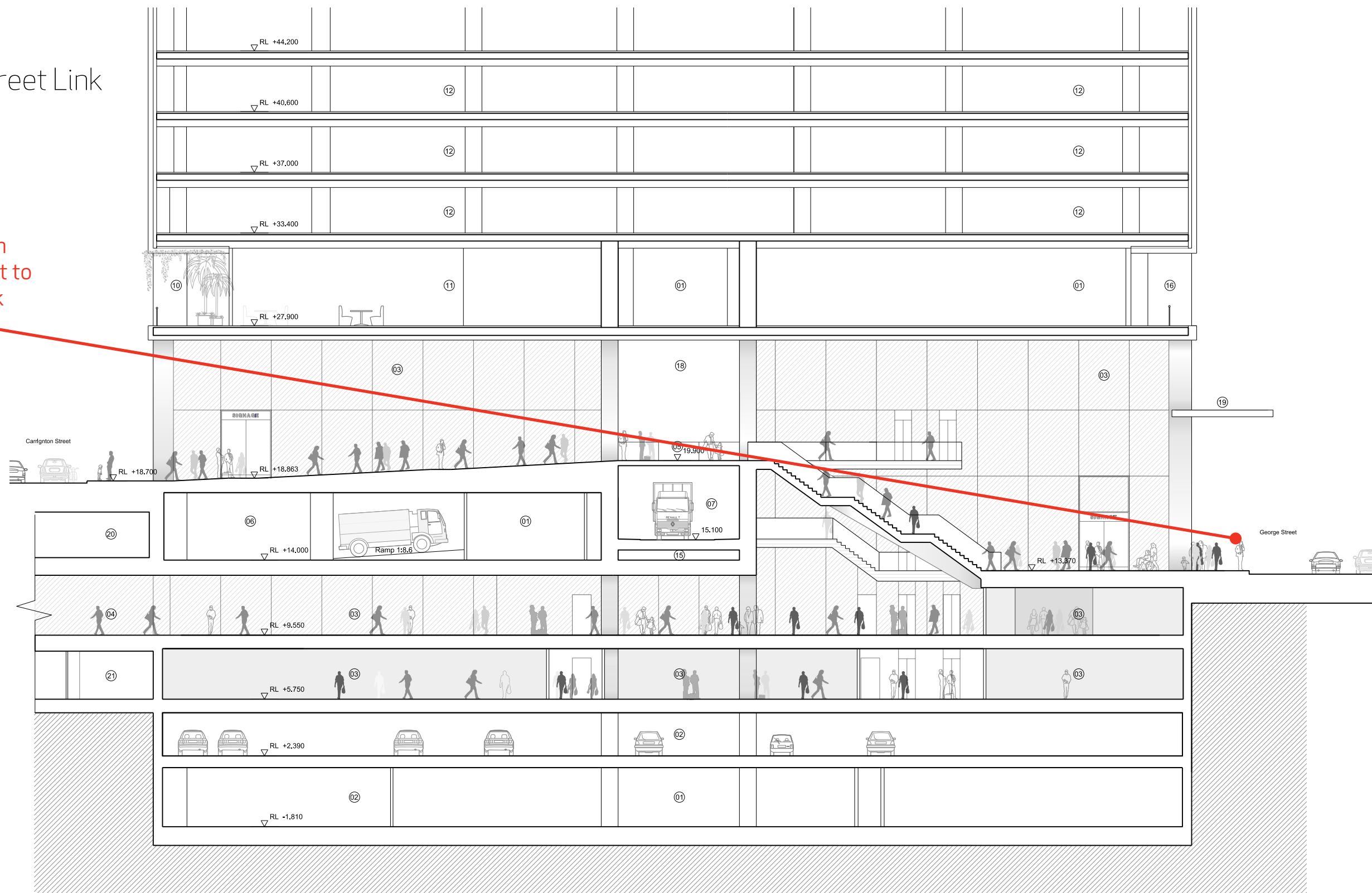




Analysis of the through  
site link sight line

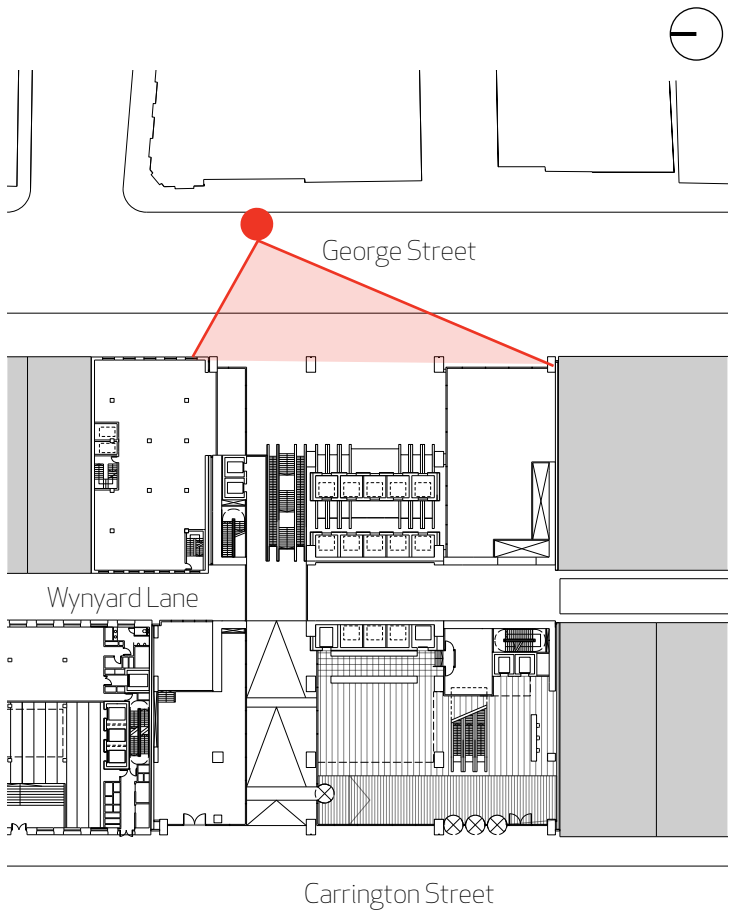
DA drawing:  
DA2220  
George-Carrington Street Link

Sightline from  
George Street to  
Wynyard Park

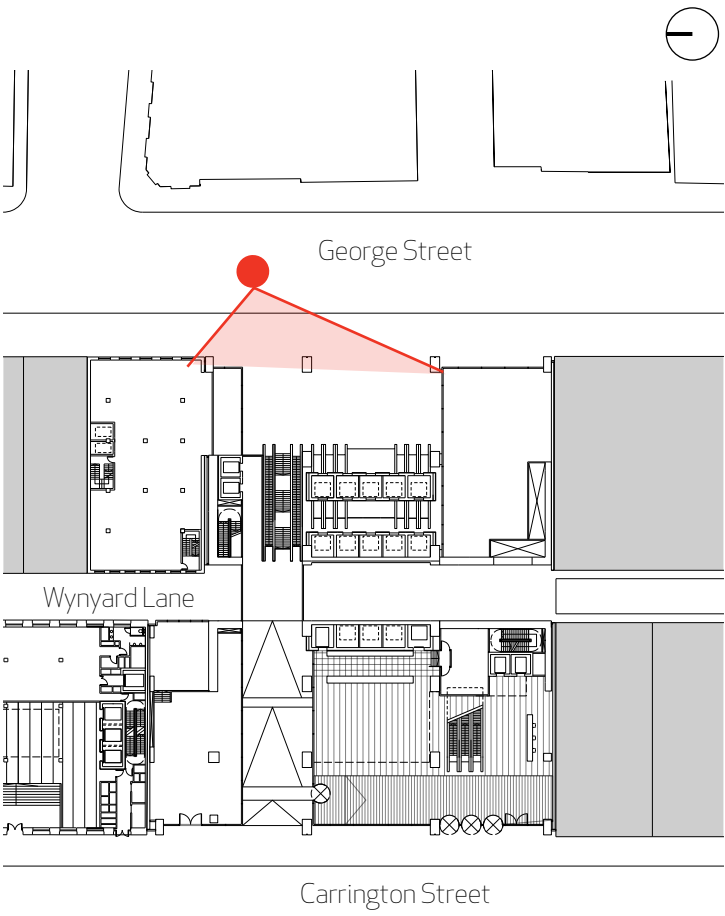




View 01

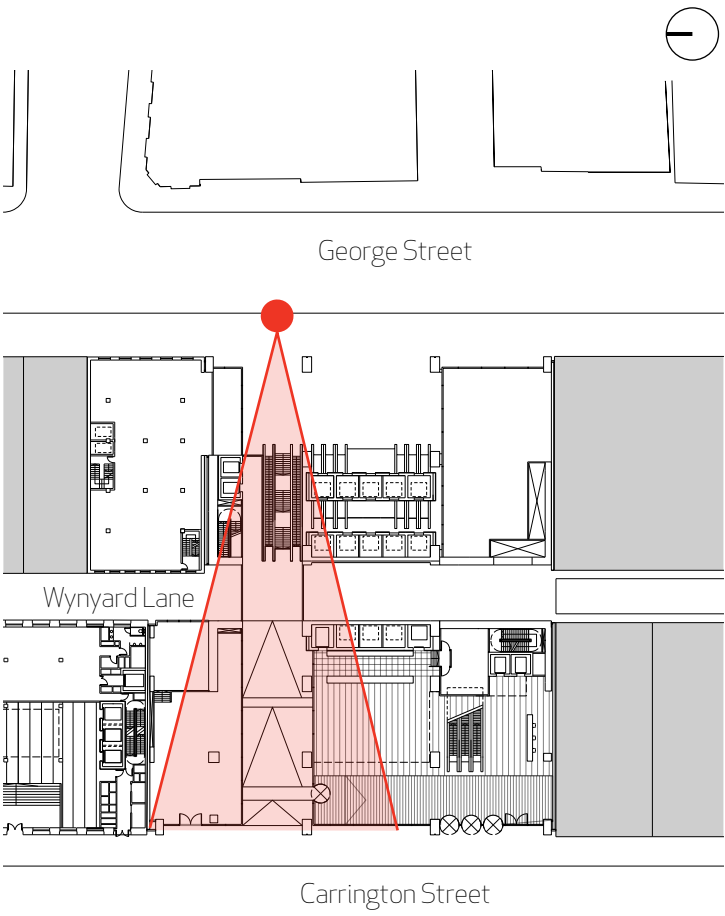


View 02

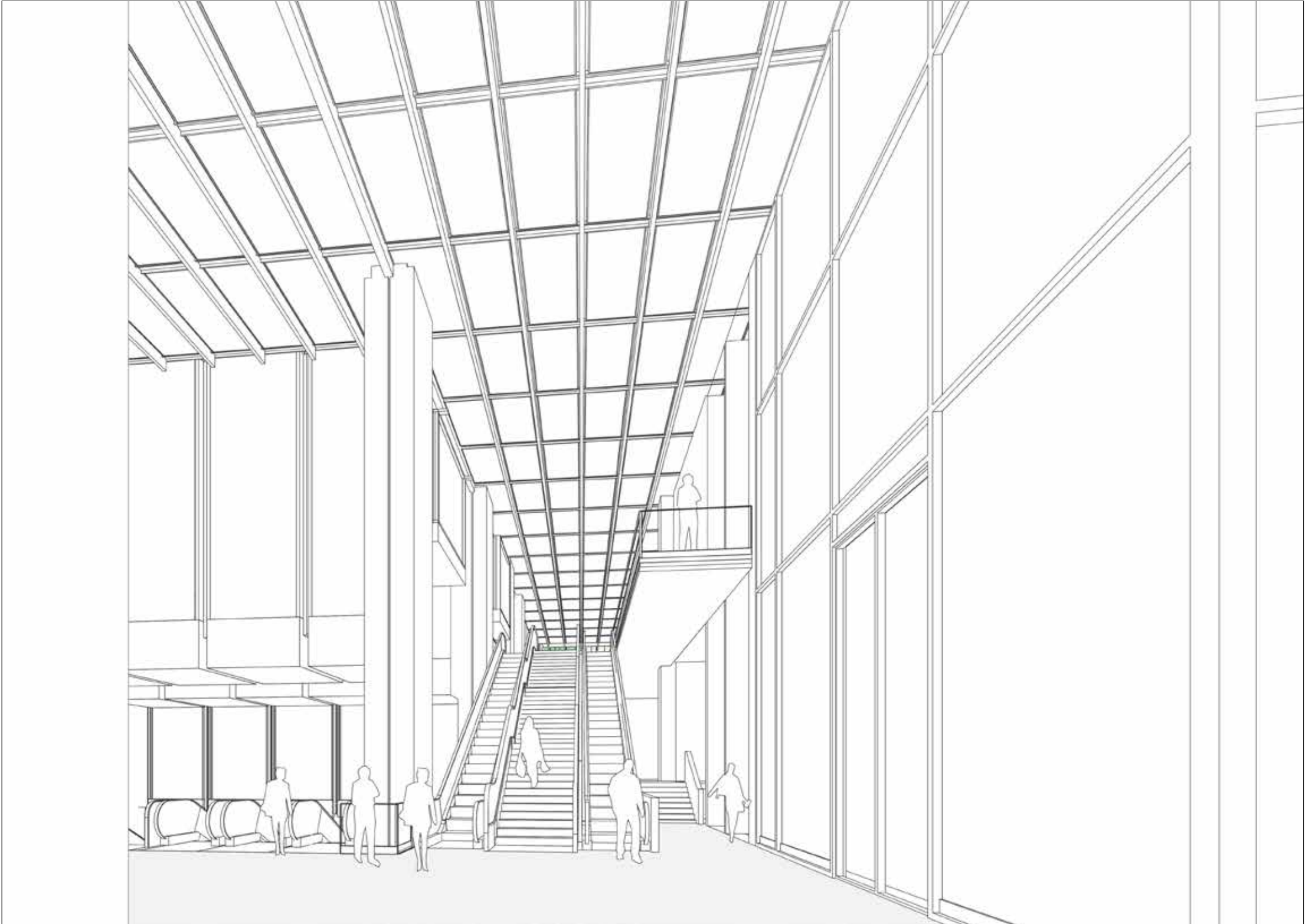
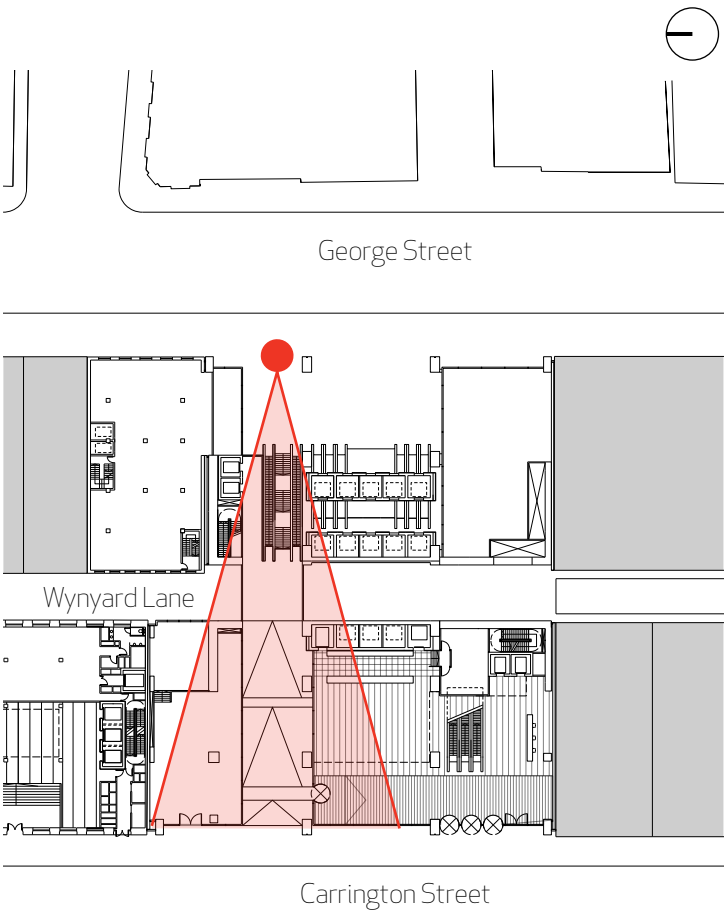




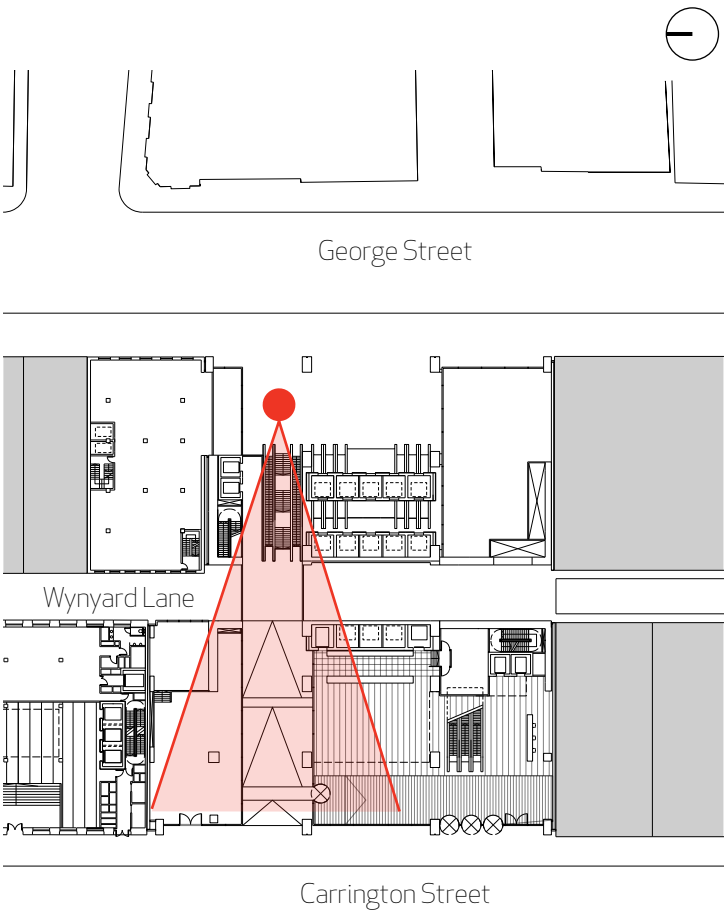
View 03



View 04

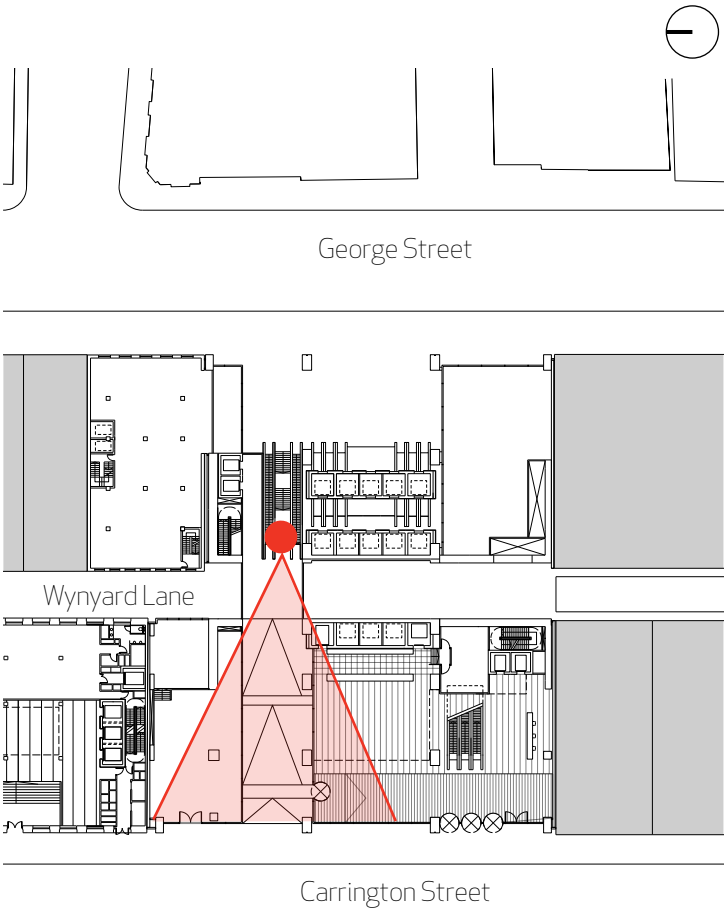


View 05

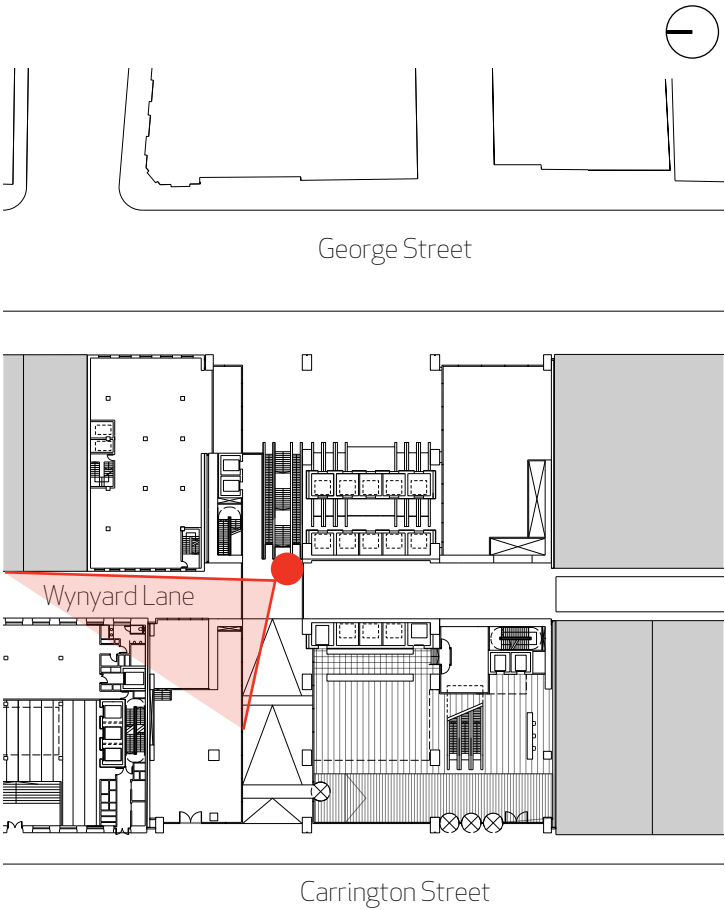




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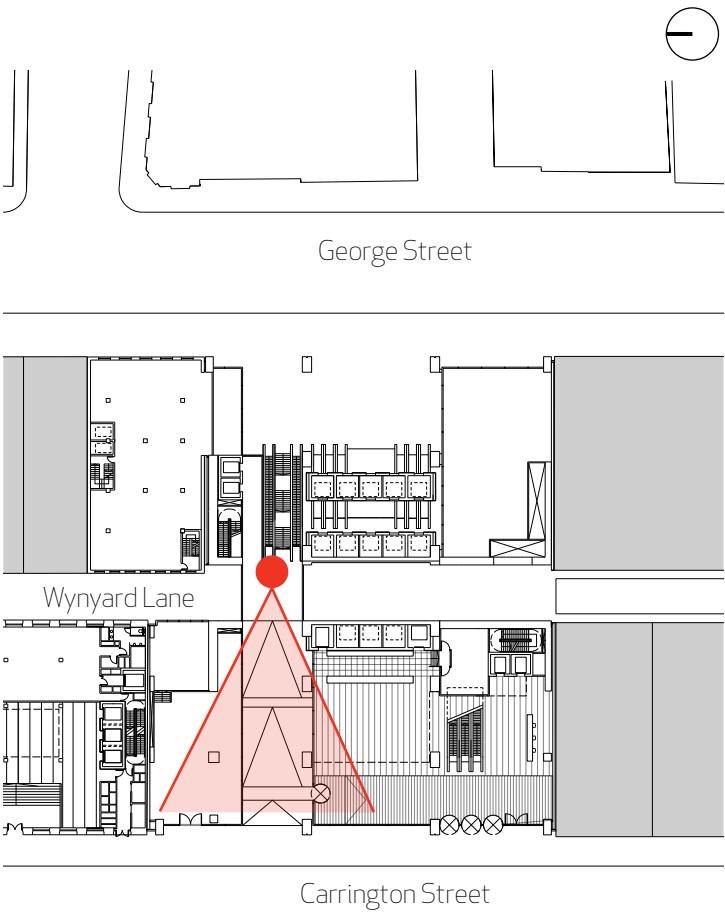


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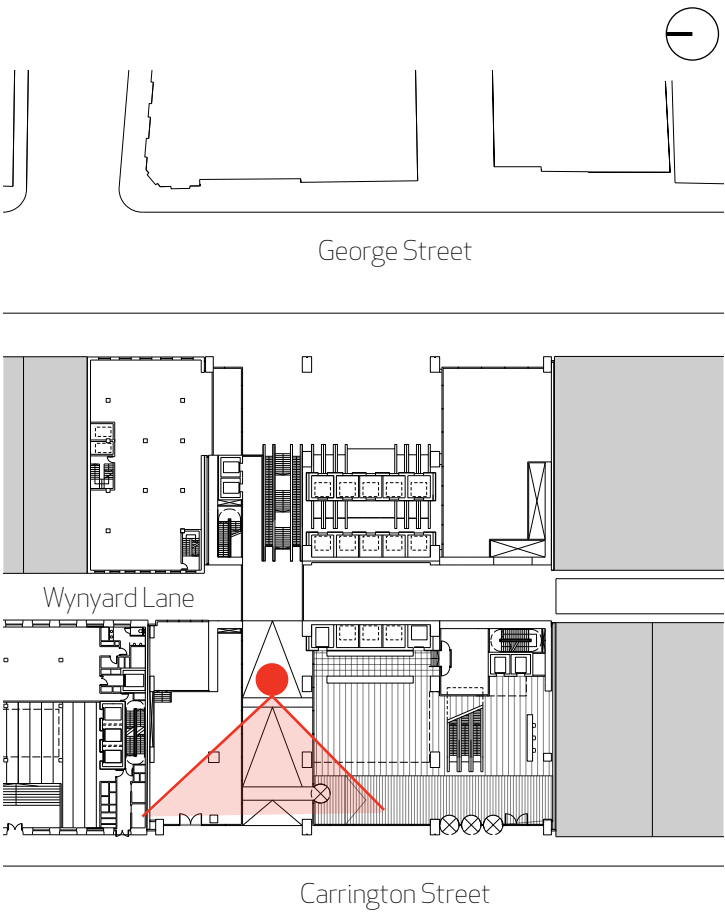




View 08

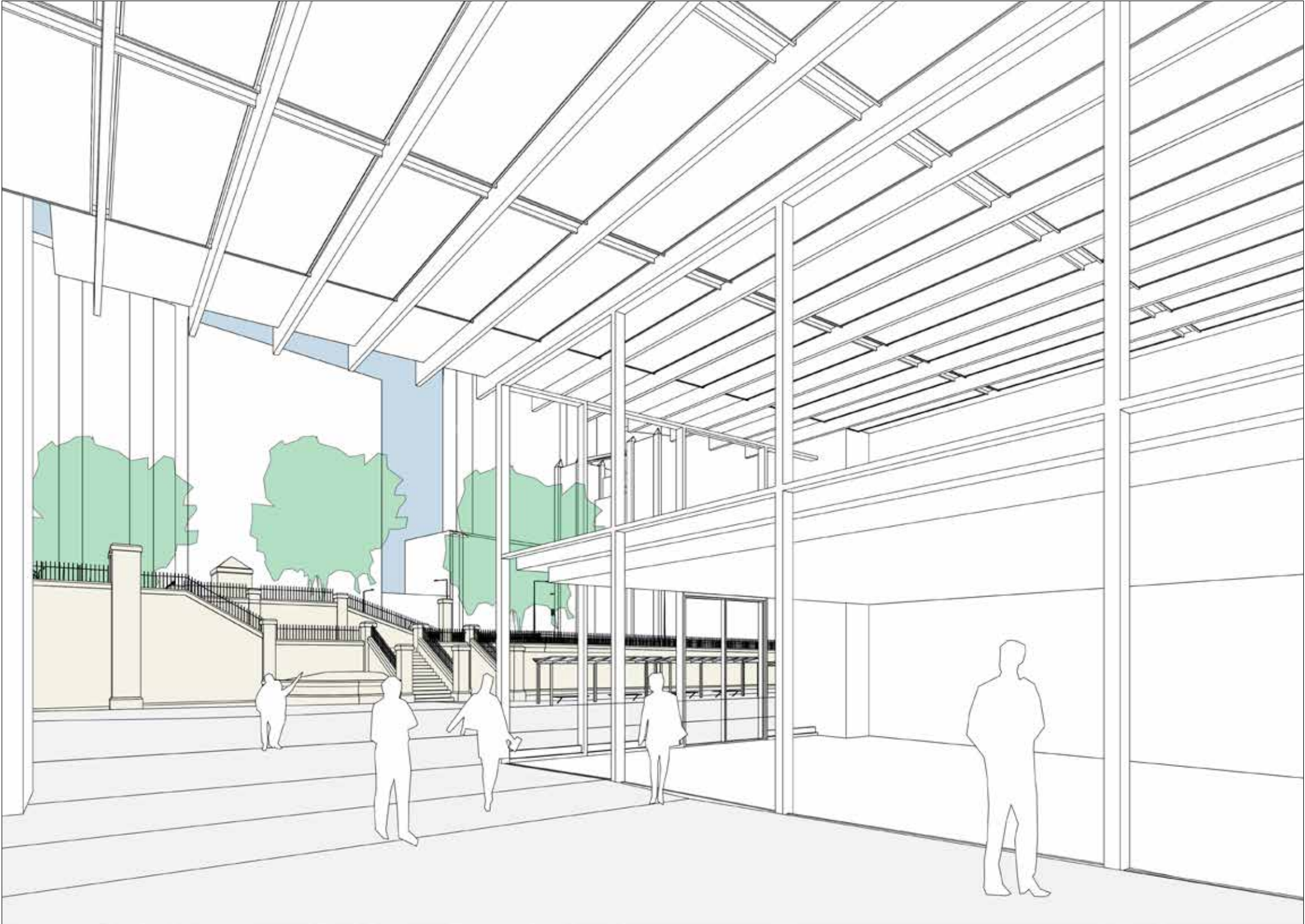
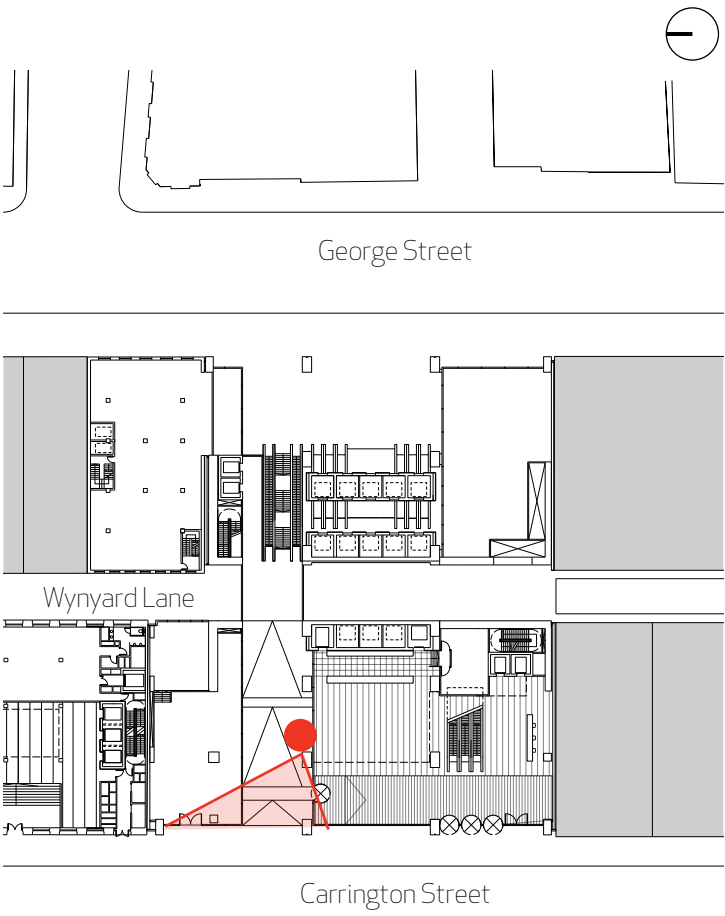


View 09



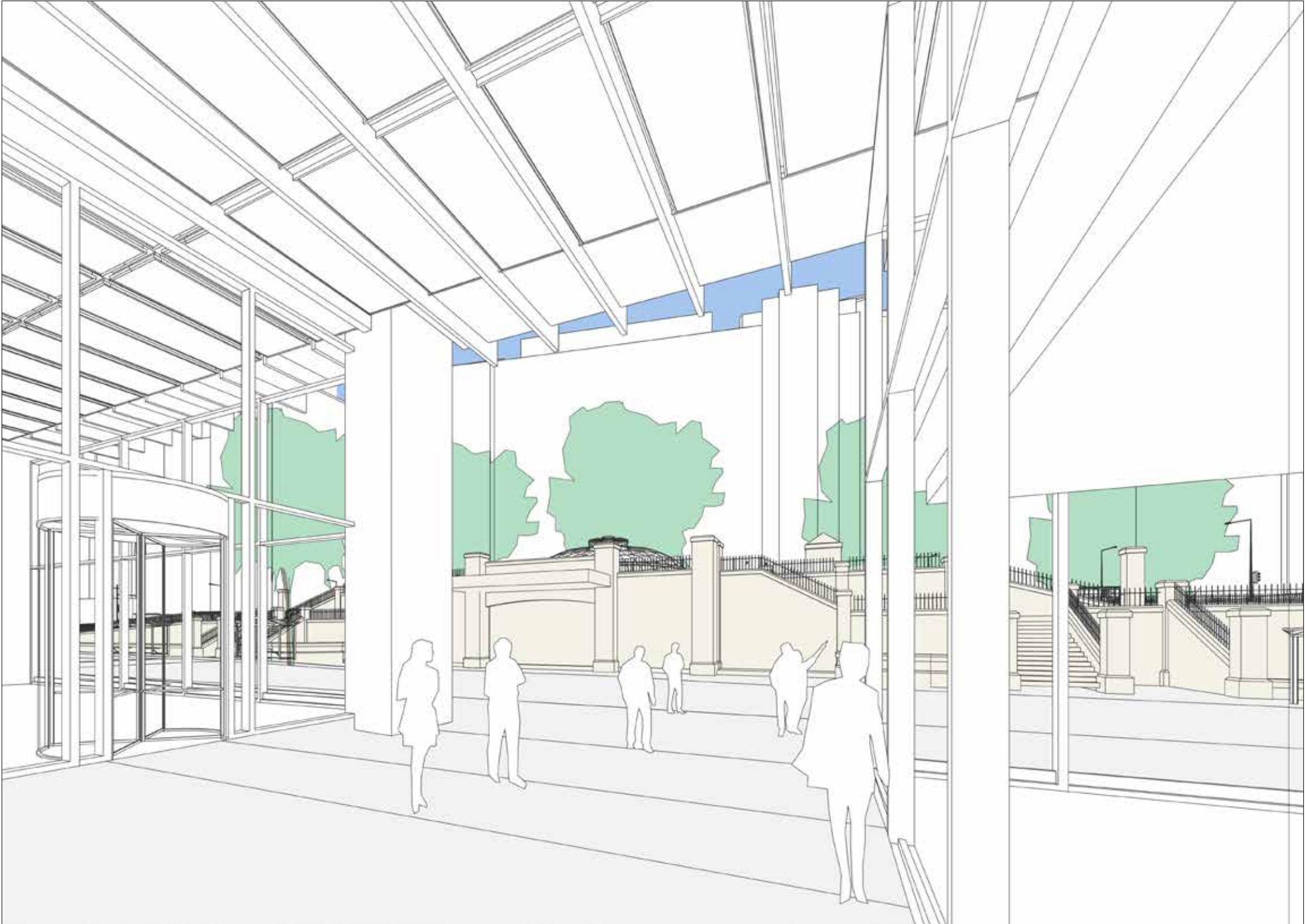
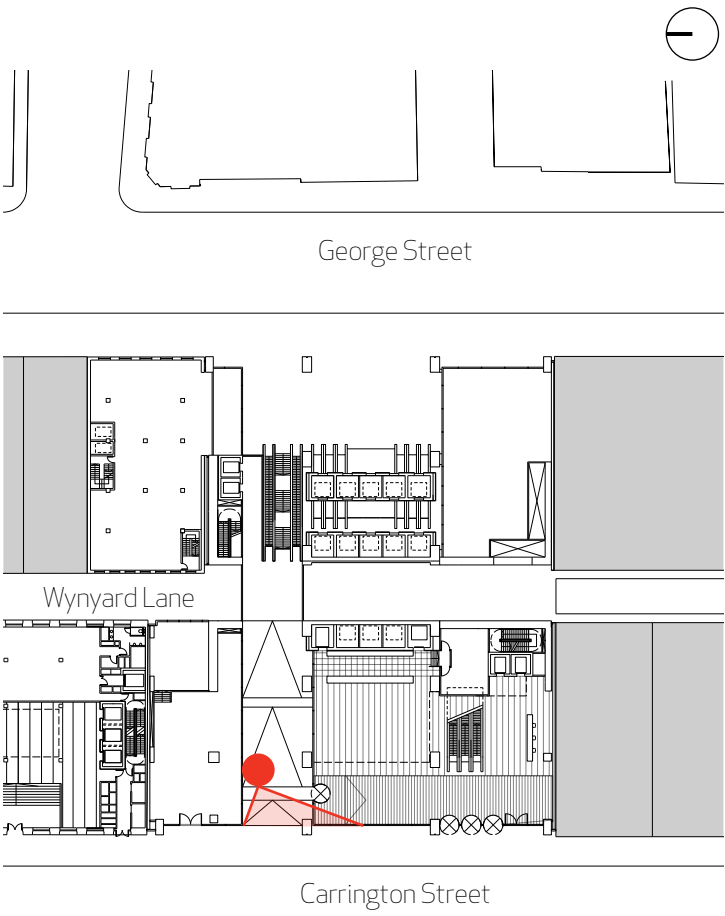


View 10

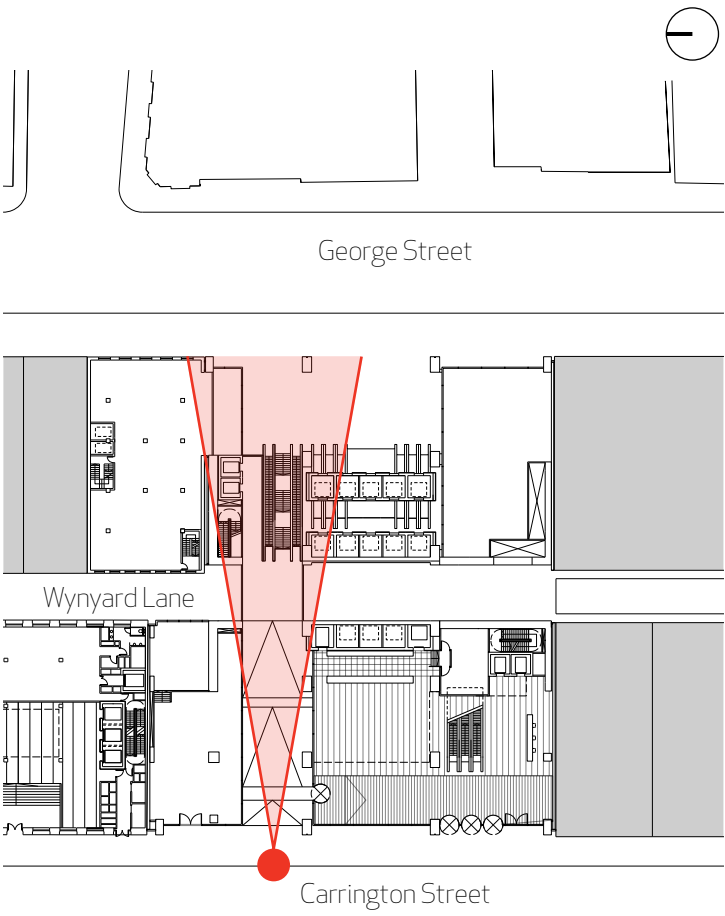




View 11

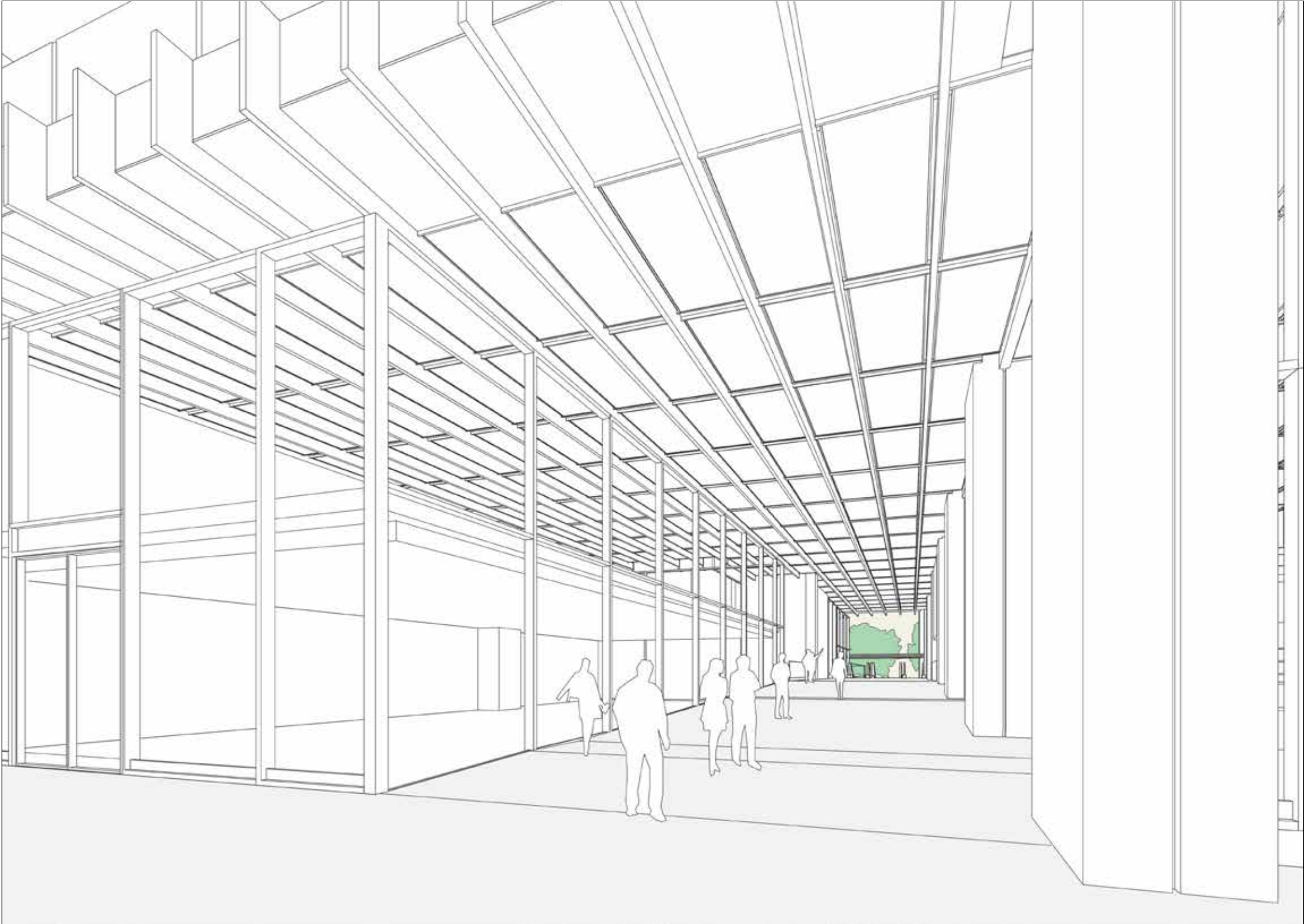
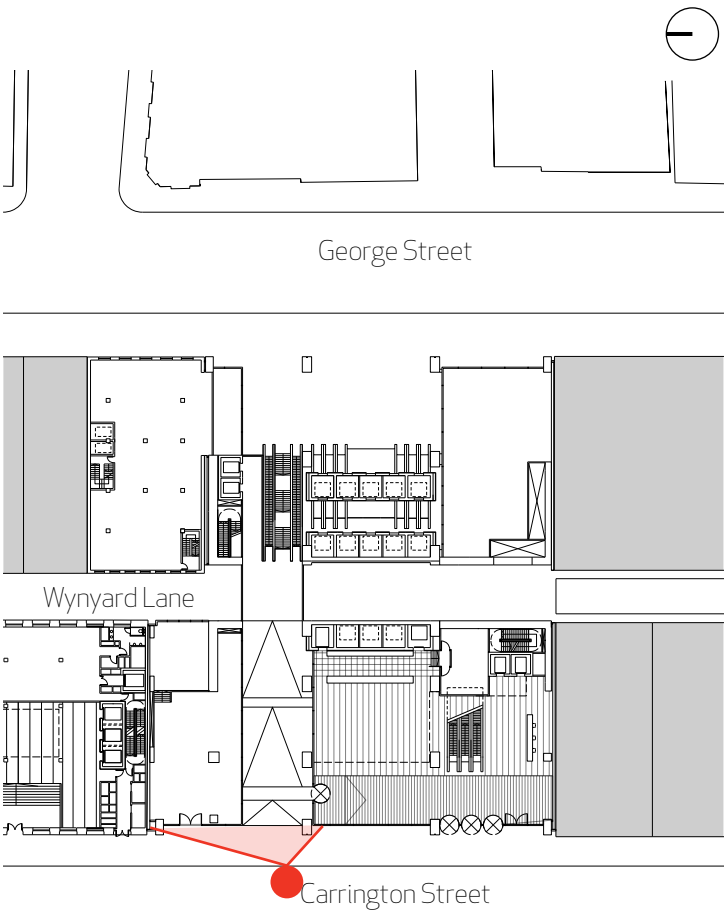


View 12





View 13





Analysis of Wynyard  
Lane activation



Wynyard Lane/Margaret Street activation



Shell House viewed from Margaret and Carrington Streets



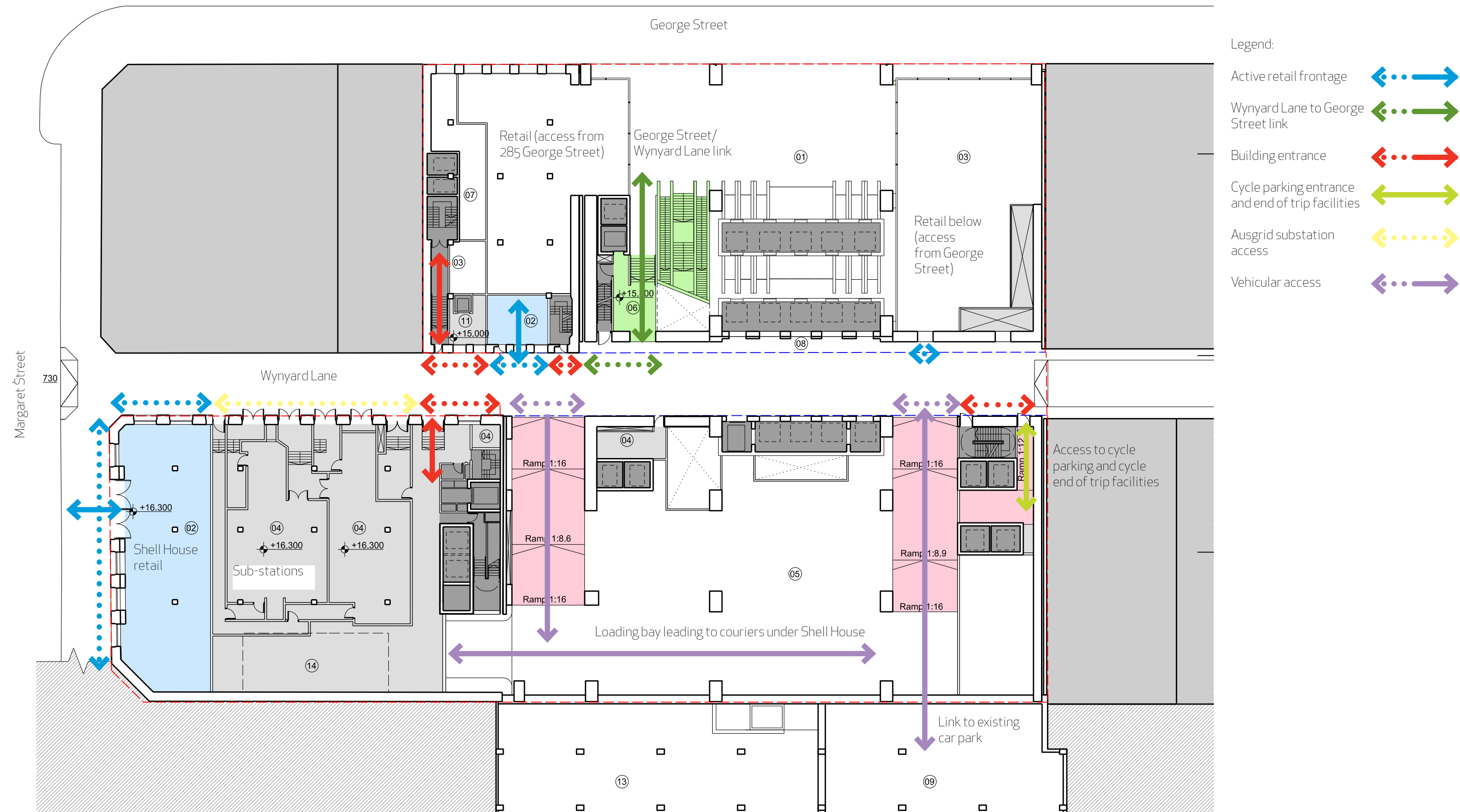


Shell House on Wynyard Lane looking north toward Margaret Street

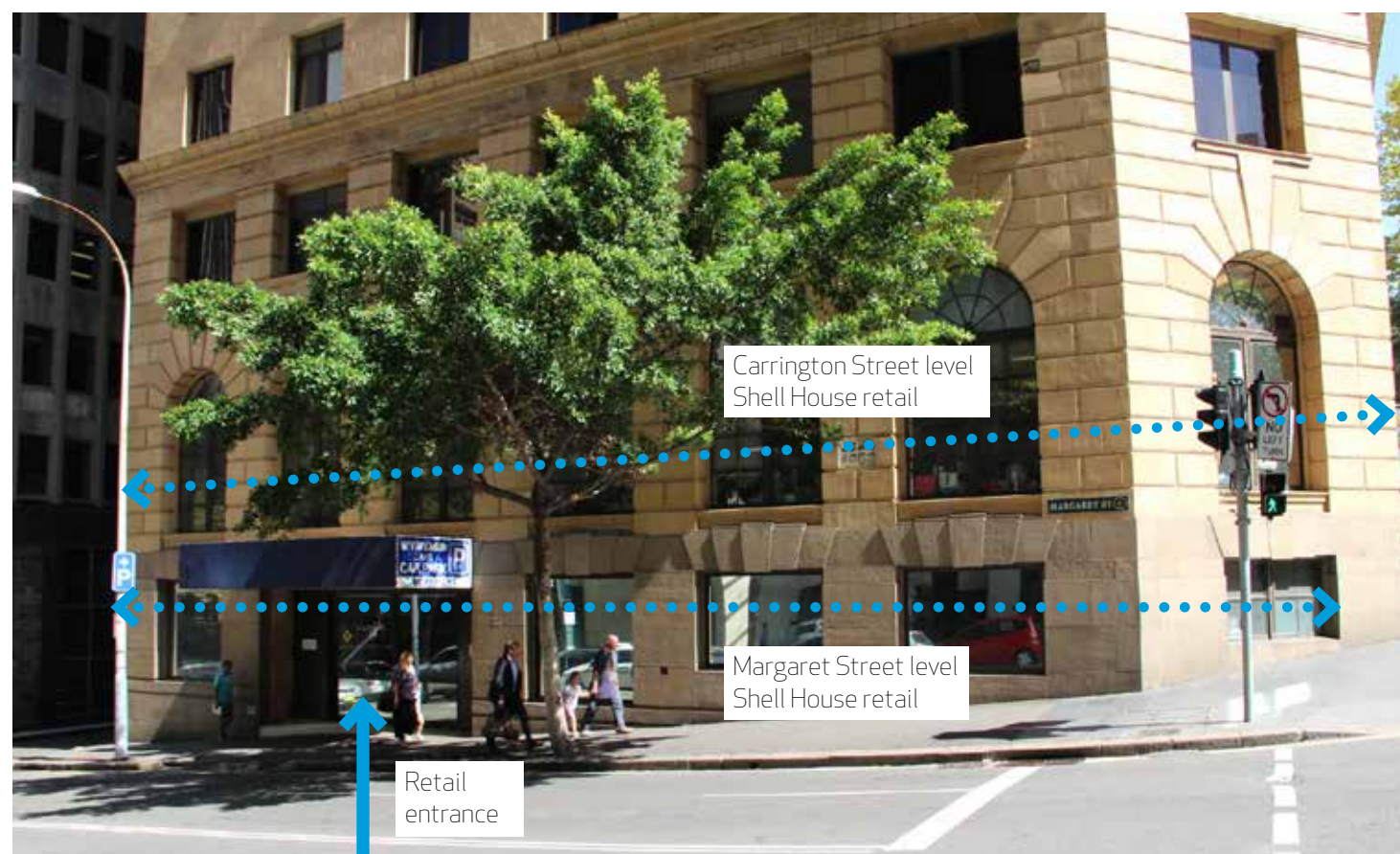
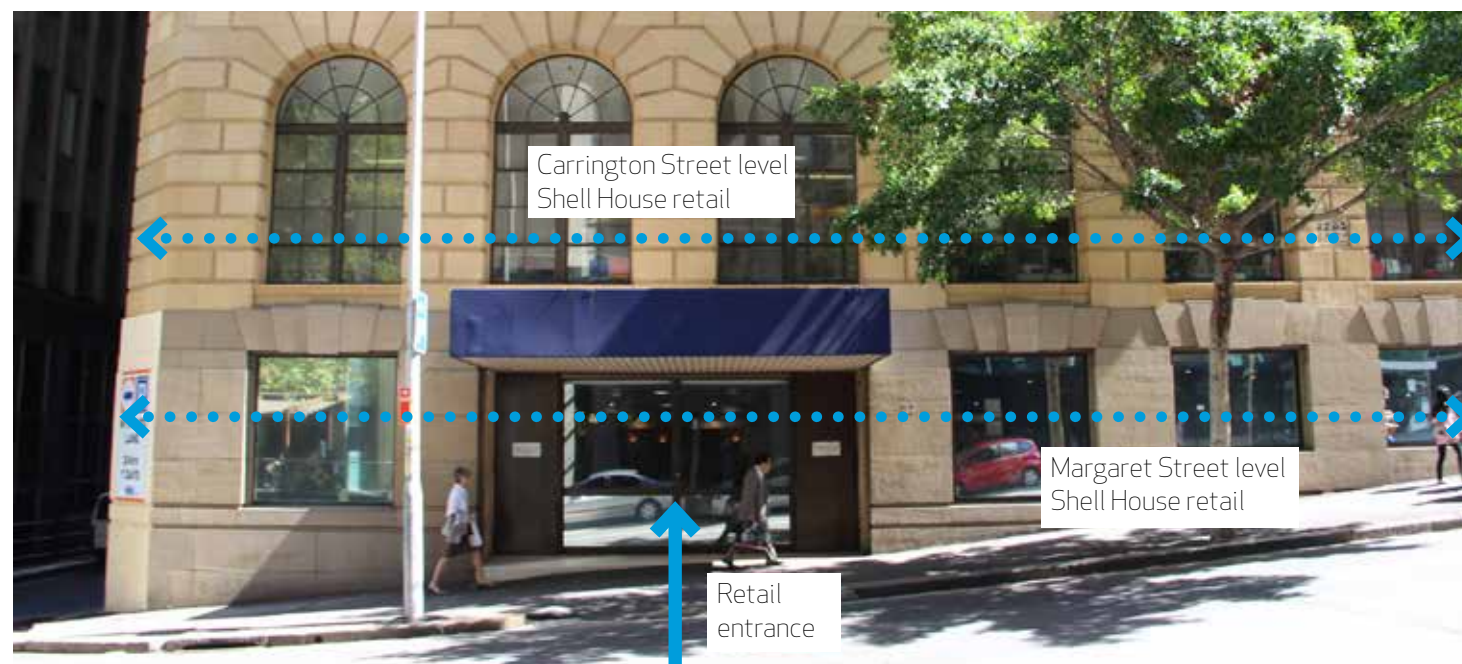


Shell House, 285 George Street and existing link over Wynyard Lane looking south

Wynyard Lane/Margaret Street activation  
DA drawing DA2007







Shell House viewed from Margaret and Carrington Streets



Wynyard Lane looking north toward Margaret Street



**Paul A. Scott**

**From:** Jacky Chan <jacky.chan@arup.com>  
**Sent:** 28 February 2014 06:08  
**To:** Simon Lincoln; Paul A. Scott; David Tomlin; 'Mark Ciano'  
(Mark.Ciano@brookfieldmultiplex.com); Paul Dawson (paul@depcons.com); Simon Zou  
**Cc:** Cameron Dymond; Robert Saidman; Mark Curzon  
**Subject:** RE: SC05613 - 1 Carrington St Ausgrid Meeting

Dear all,

Thanks for your time and discussion on the electrical supply arrangement for the One Carrington Project.

The following are my notes with corresponding responsible party from the meeting as a record:

- The development maximum demand requires the full capacity of the two new substations. Ausgrid to review the existing external loads supplied from Substation 420 in Shell House and identify opportunities to divert those existing feeders. – *David Tomlin (Ausgrid)*
- Design team explained the proposed strategy to decommission two existing basement chamber substations 1771 and 1772 and retain Substation 420 initially for construction power then construct the two new substations. Ausgrid had no objection with this approach. – *Note*
- Due to the heritage building status of Shell House, Ausgrid gave in-principle dispensation for a single access chamber for transformer access between the two substations. Separate access doors still to be provided to separate the substations. – *Note*
- Due to the heritage building status of Shell House, Ausgrid gave in-principle dispensation separate personnel access chambers into each substation off the combined transformer access chamber. – *Note*
- Due to the heritage building status of Shell House and Wynyard Lane being a lower pedestrian traffic area, Ausgrid gave in-principle dispensation to consider the use of low level air intake to take advantage of existing openings in the façade. – *Note*
- Design team to produce new substation layout to Ausgrid for consideration. – *Simon Lincoln (Make), Simon Zou (Architectus), Paul Dawson (DEP) and Arup*
- Once new substation layout is accepted in-principle, Design Team to produce a report to formalise the required dispensations with explanations as to the site constraints. – *Design Team*
- Based on the project briefing and preliminary substation design, Ausgrid to start preparing Design Information Package – *David Tomlin (Ausgrid)*

Please let me know if I have missed or misunderstood anything.

Regards,  
Jacky

**Jacky Chan**  
Senior Engineer | Building Services Sydney

**Arup**  
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(Mark.Ciano@brookfieldmultiplex.com); Paul Dawson (paul@depcons.com)  
**Cc:** Cameron Dymond; Robert Saidman  
**Subject:** SC05613 - 1 Carrington St Ausgrid Meeting  
**When:** Thursday, 27 February 2014 10:30 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** SYD Meeting Room Palm Lvl 10 (Board Room) (20 People + Presentation Facilities)

Dear all,

As discussed, this is an initial meeting with Ausgrid. The purpose of this meeting would be to establish and agree the electricity supply arrangement for the 1 Carrington St development.

Intend for the agenda to be flexible with aim to cover the following:

- Architectural scheme
- Construction methodology
- Site electrical demand
- Site electrical servicing strategy
- Proposed new substation siting

I have booked a room in our offices at L10, 201 Kent St. Please sign in and ask for me at reception on arrival.

Please forward to other parties who may also wish to attend.

Regards,  
Jacky

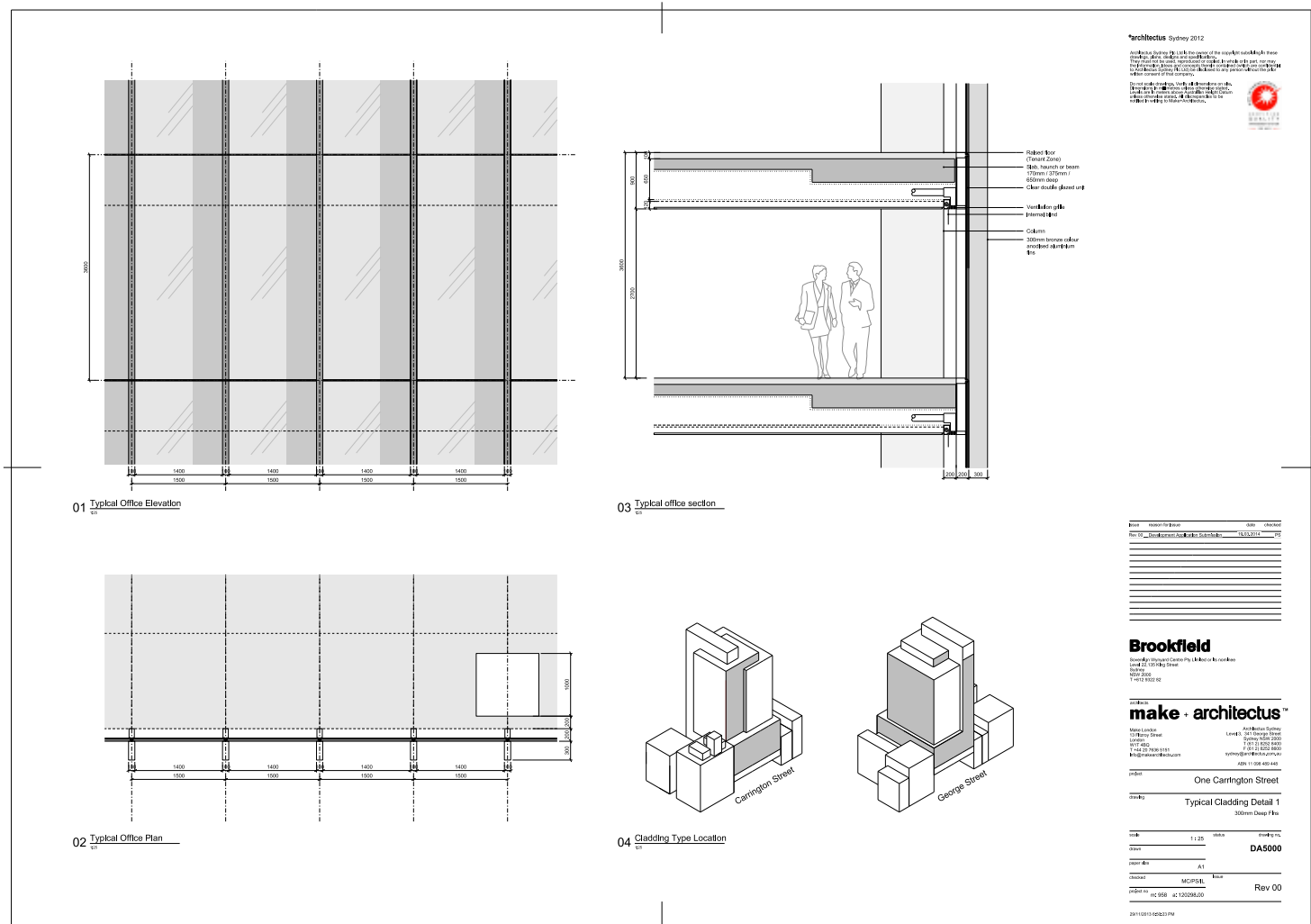
**Jacky Chan**  
Senior Engineer | Building Services Sydney

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t +61 (0)2 9320 9320 d +61 (0)2 9320 9908  
f +61 (0)2 9320 9321 m +61 (0)414 564 002  
[www.arup.com](http://www.arup.com)

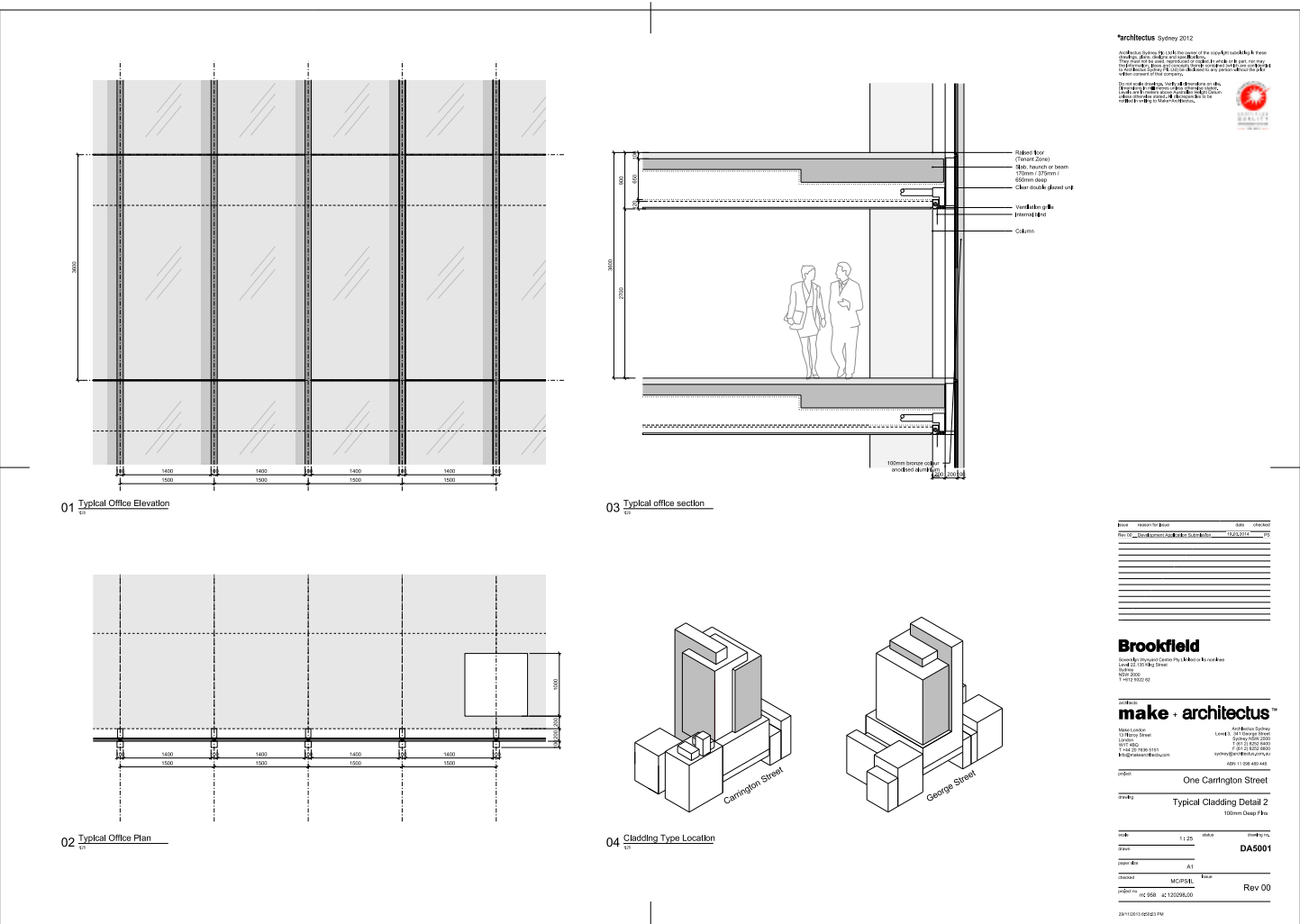
Analysis of podium and tower expression

Differential expression of podium and tower facades

- There are two distinct cladding treatments applied to the building -
  - Cladding detail 1 - 300mm projecting bronze fin
  - Cladding detail 2 - 100mm projecting bronze fin
- Each elevation has been articulated to achieve the maximum contrast between the two types with the exception of the tower element on George Street which is intended to rise the full height of the building to accentuate its verticality.

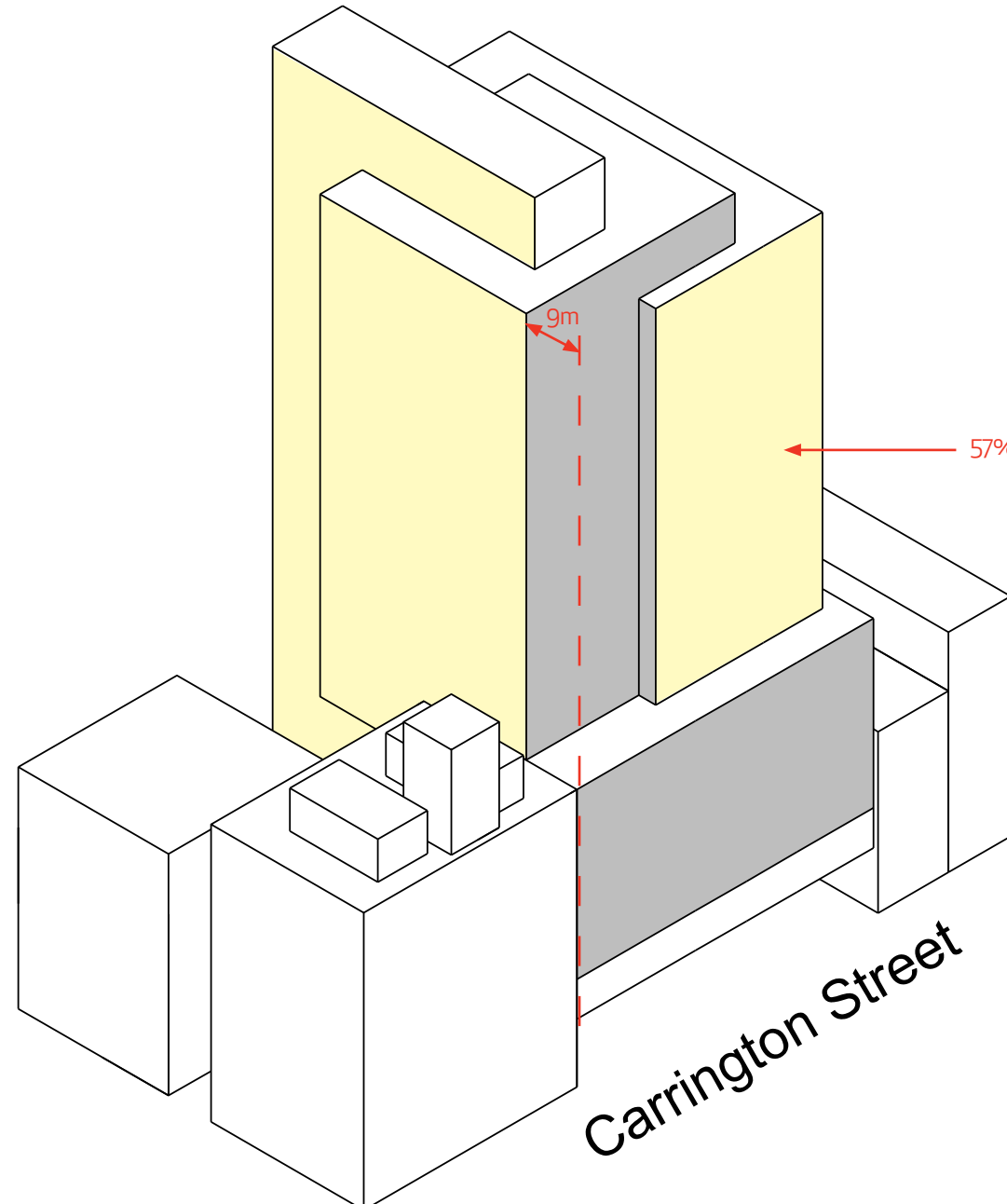


DA drawing DA5000 - cladding detail 1



DA drawing DA5001 - cladding detail 2

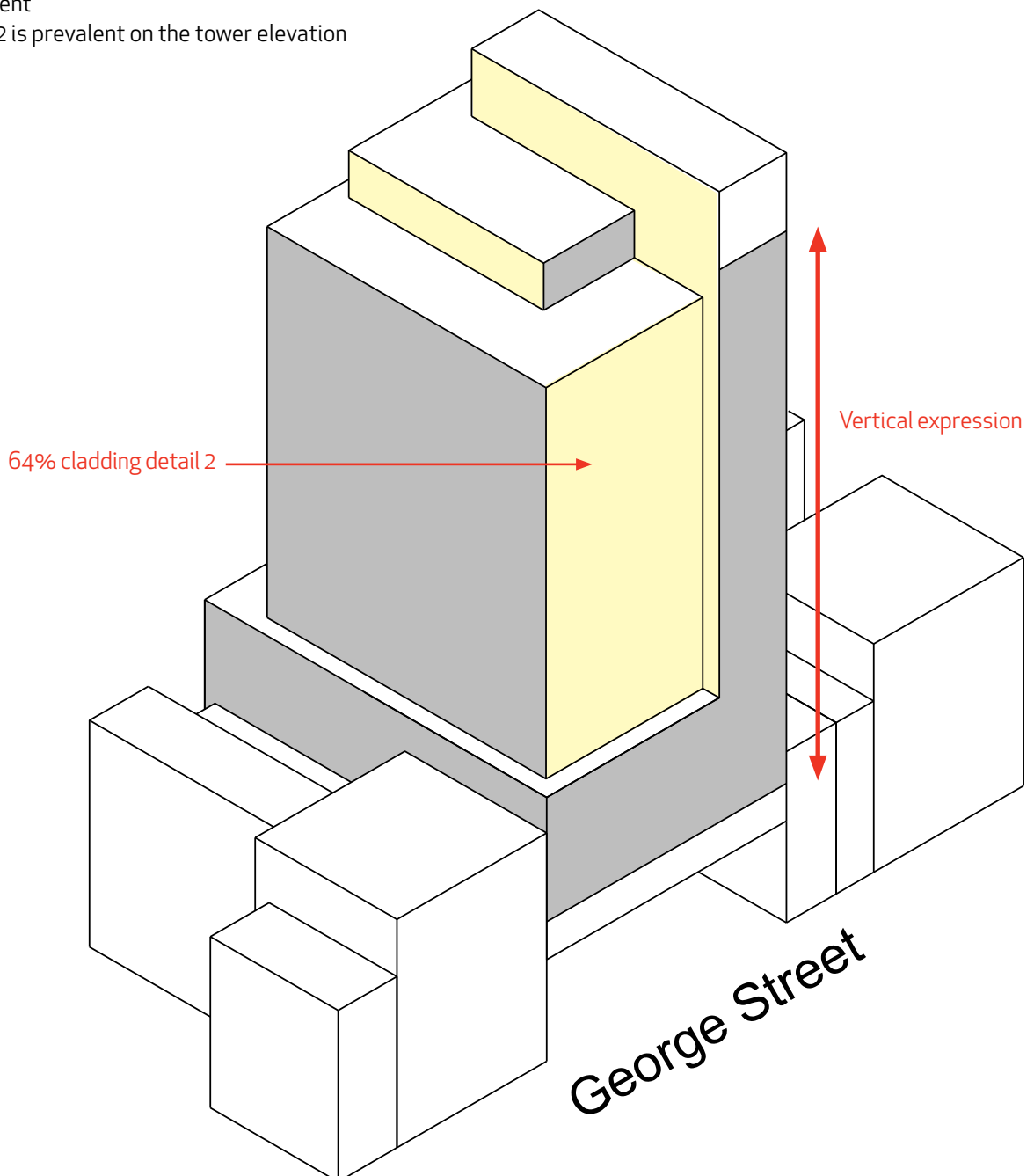
- The Carrington Street elevation is articulated with cladding details 1 and 2.
- Cladding detail 2 is prevalent on the tower elevation with cladding detail 1 being used for the podium
- Where cladding detail 1 is used on the tower this is set back by 9m, 3m more than required in the Concept Planning Approval.



Cladding detail 1

Cladding detail 2

- The George Street elevation also benefits from the contrast between cladding details 1 and 2.
- This is the one elevation in the scheme that celebrates the verticality of the proposal from the ground to the top of the building and is therefore key to express this as a single cladding treatment
- Cladding detail 2 is prevalent on the tower elevation







View looking northeast highlighting the differentiation of the cladding types and the increased setback



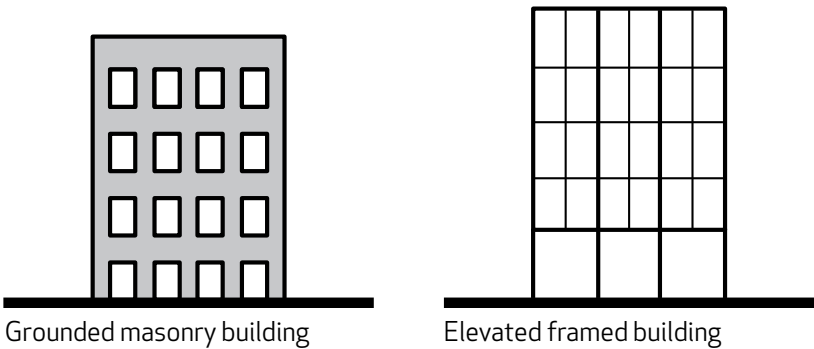
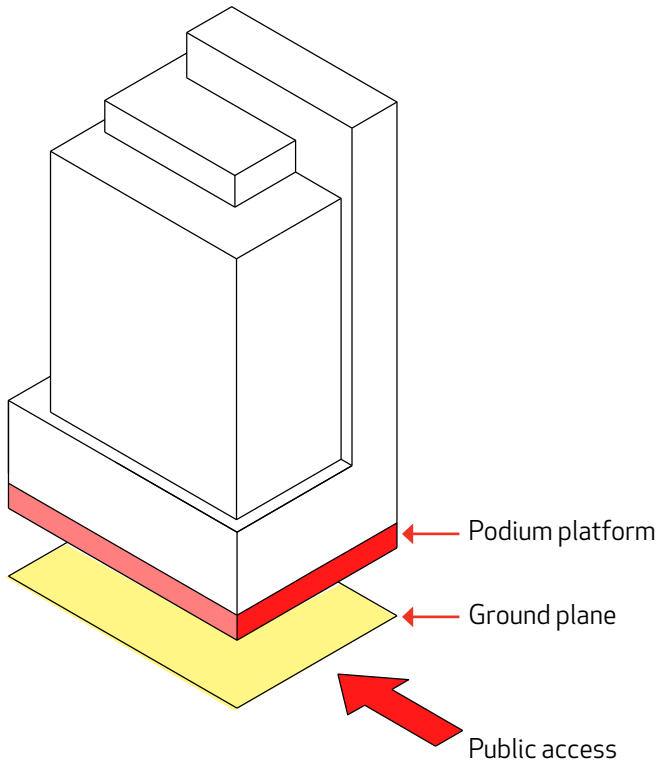
View looking west highlighting the vertical expression on George Street



# The podium expression

One Carrington Street is a building of civic scale, presence and function that has been elevated in order to allow the city to occupy the space beneath it. It is not a building that meets the ground in a traditional way, to the extent where even the lift pits of the office tower above have been suspended so the public can pass below them.

- The building podium is raised above the ground and sits upon a platform which in turn is supported by a series of mega-columns connecting back to the ground plane.
- The platform bridges the new transit hall and public realm below and is fundamental in the buildings approach to the open nature and permeability of the site.
- A masonry building traditionally connects with the ground plane delivering its mass with authority with a series of punched openings in a similar way to Shell House and Lisgar House.
- In order to achieve the large spans required to deliver a light unobstructed space it is appropriate to use a structural frame system. The structural frame has been expressed using metal rather than masonry in response to an appropriate assignment of material properties.
- Cladding detail 1 has been used on the podium of the building as the deeper fins achieve a greater sense of solidity when viewed from an oblique angle - see the renders opposite. The oblique views are typical of how the building will be viewed from the street. This also enhances the distinction between the podium and tower.



George Street entrance view - large spans achieved to provide a new 'urban room'



Carrington Street view looking south - the podium appears solid



George Street view looking south - the podium appears solid

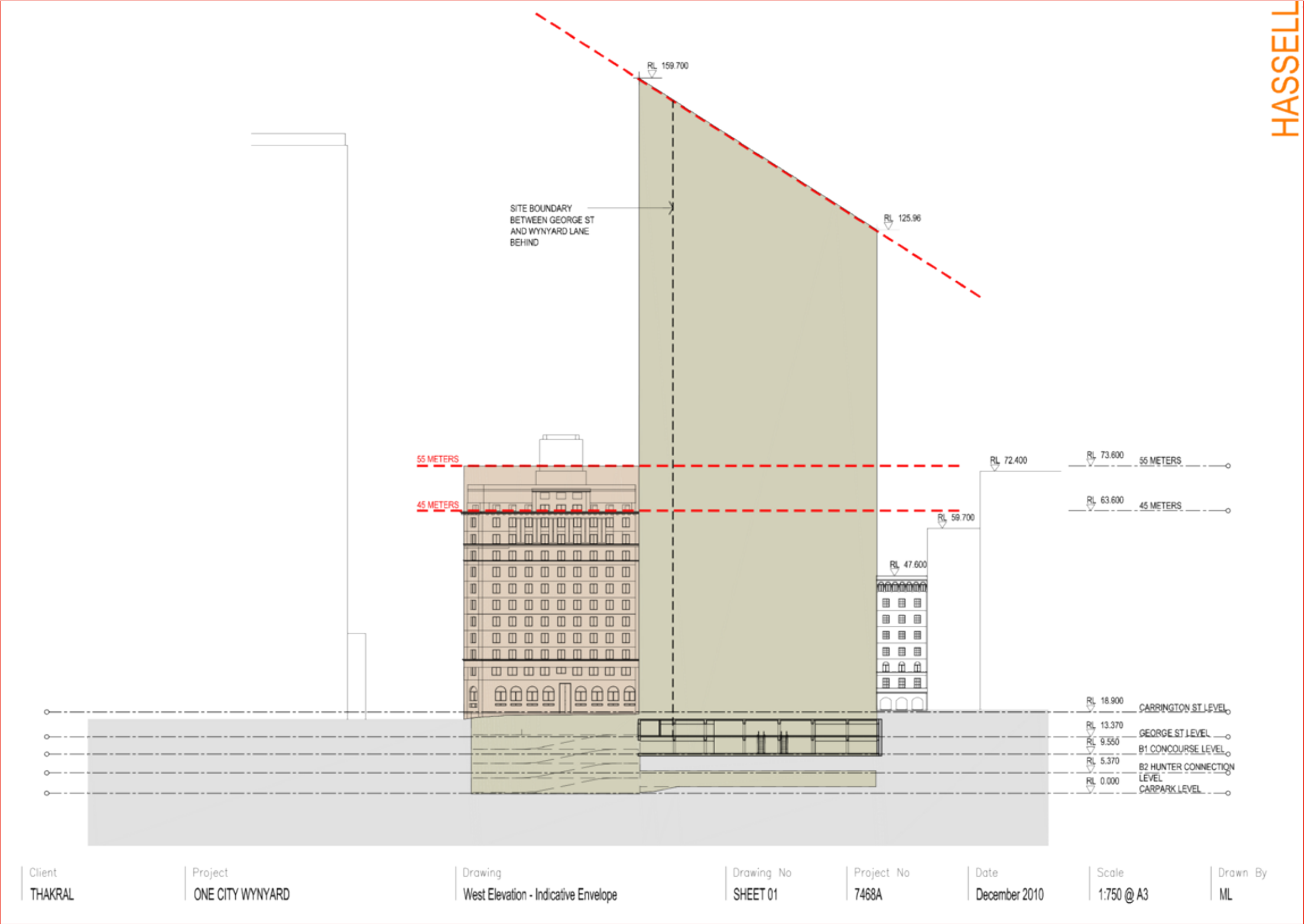
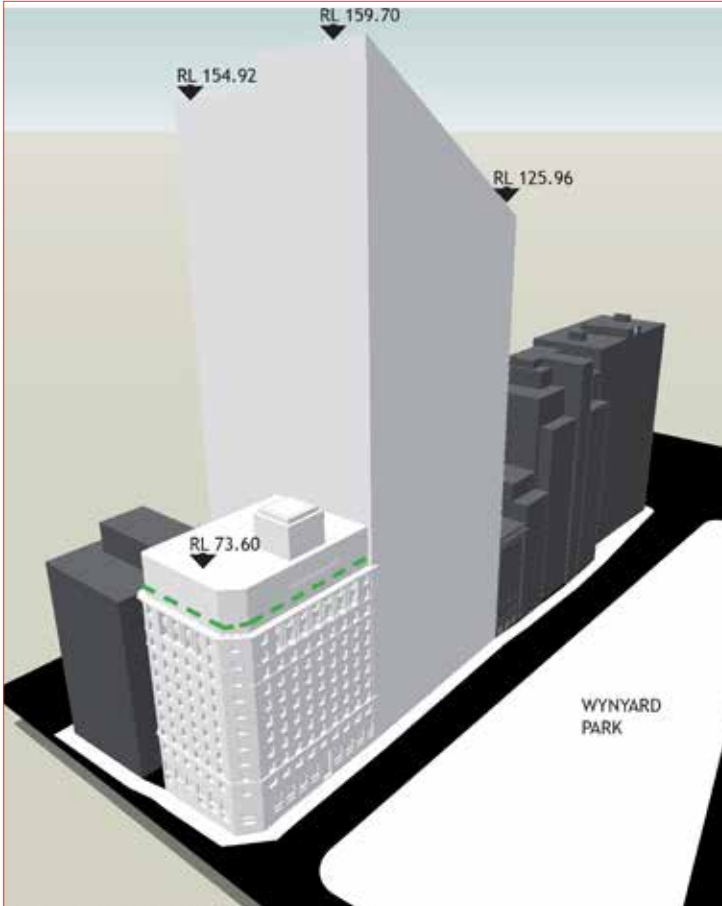




Shell House Pavilions

# Shell House pavilions - Concept Plan Approval

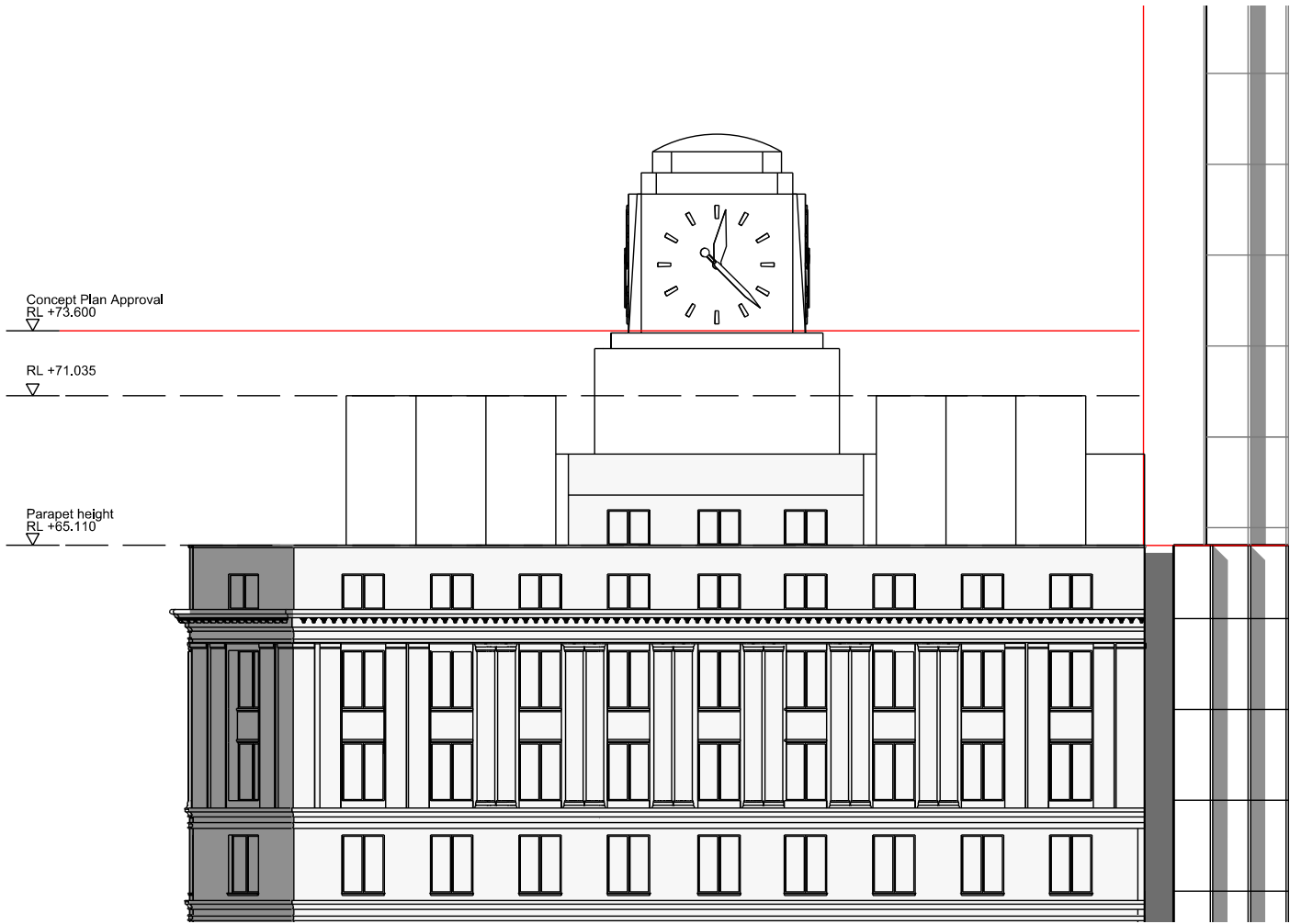
- The Concept Plan Approval for the top of Shell House makes an allowance for an additional storey at a maximum height of RL 73.60.
- The massing diagram below from the Concept Plan Approaval demonstrates the potential for the clock tower of Shell House to be engulfed by any new addition



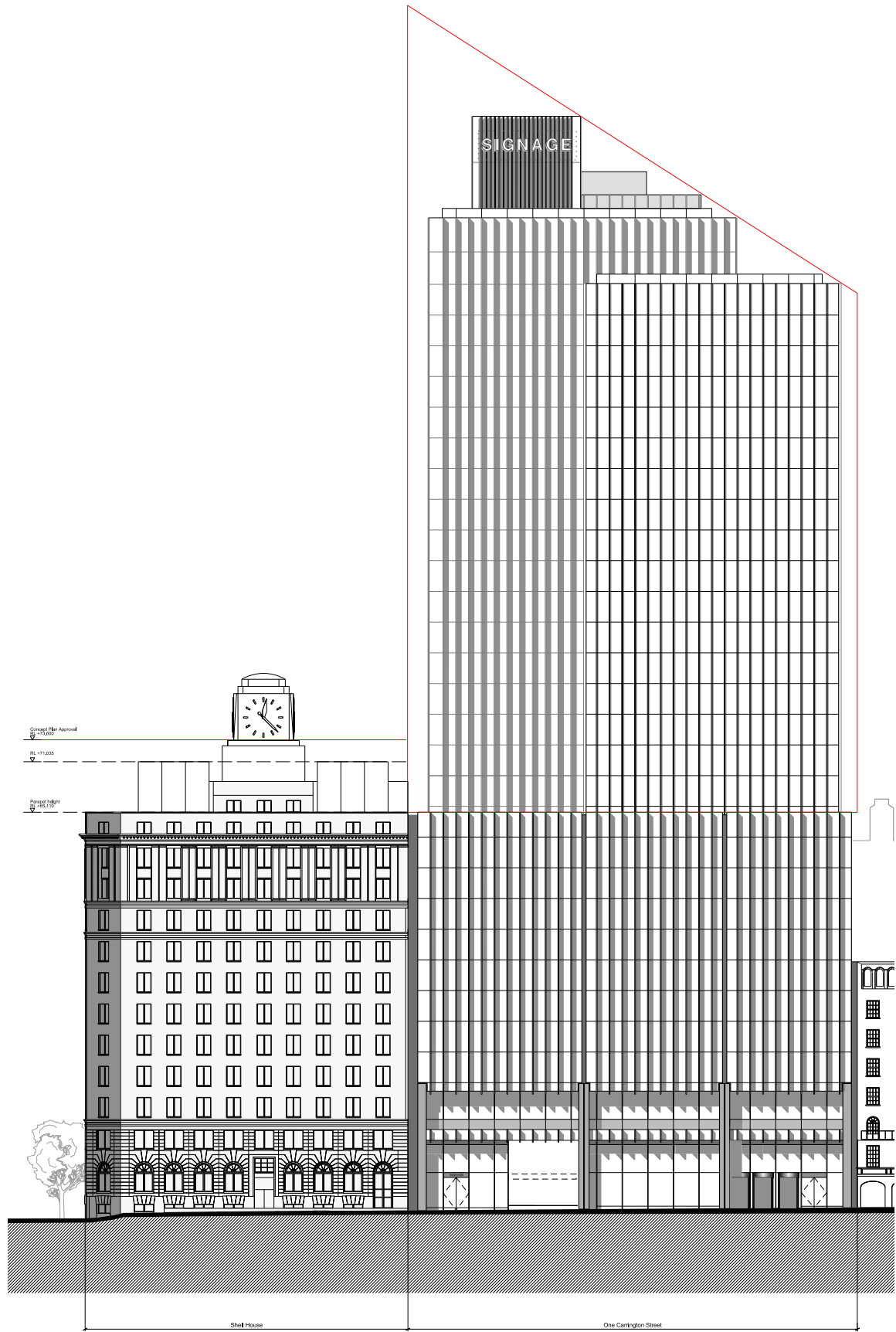
# Shell House pavilions - DA submission

- The DA submission presents two pavilions which flank the clock tower
- Both pavilion roofs are more than 2.5m below the maximum height outlined in the Concept Plan Approval
- The position of each pavilion provides open space around clock tower
- The new additions are expressed simplistically to contrast with the layered articulation of the original building elevation, clearly depicting 'old from new'.

— Concept Plan Approval envelop

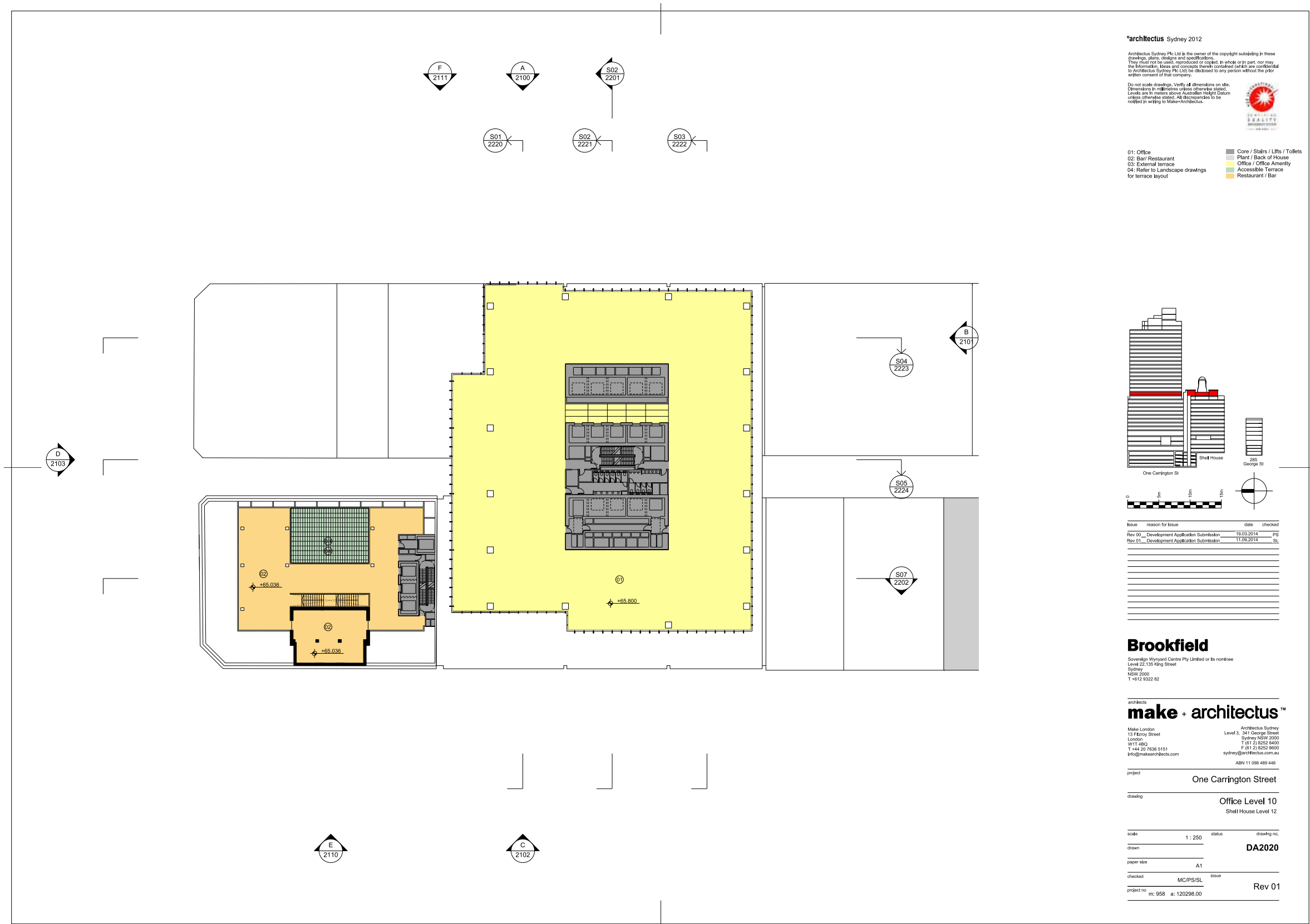


Top of Shell House elevation



Carrington Street elevation

Shell House level 12 - plan  
revision



Revised DA drawing DA2020



