

CityOne Concept Plan Design Criteria

Design criteria have been prepared for the development of the CityOne Building, being that component of the overall City One Concept Plan development located generally east of Carrington Street. The criteria will ensure that there is a clear framework within which the identified public benefits of the proposal, and the urban design and planning principles set out for the City One Building as part of the Concept Plan, are delivered upon at the time of the detailed design resolution of the development.

The future Project Application for the development of CityOne Wynyard will be required to demonstrate the manner in which the detailed design has satisfied / implemented each of the criteria. This requirement is incorporated into the Concept Plan Statement of Commitments which will comprise a component of the Concept Plan terms of approval.

Site Objectives

The detailed design for the CityOne development is to:

- Establish a primary eastern gateway into the Wynyard Station precinct.
- Provide new station entries of significantly increased pedestrian amenity on both the western side of George Street and on the eastern side of Carrington Street.
- Regenerate and activate pedestrian connectivity between George Street and Carrington Street.
- Provide a clear and direct east west pedestrian connection through the development site between George Street and Carrington Street.
- Provide unimpeded pedestrian access across Wynyard Lane.
- Provide for convenient and legible access by persons with a disability from George Street and Carrington Street to the station concourse level.
- Improve the public domain within the site.
- Provide a contemporary office development and associated retail development.

Building Design

Objectives

- Relate to and complement the site's urban context including the street wall and building heights established by adjacent existing built form, site topography and the site's location immediately adjacent to Wynyard Park.
- Provide a sense of containment and reinforcement of the geometry of Wynyard Park.
- Create direct and convenient pedestrian access to Wynyard station from George Street and the eastern side of Carrington Street that improves pedestrian permeability through the site.
- Encourage north-south atria over Wynyard Lane and east west atria that provide solar access between Shell House and the new development.
- Provide at least one major view corridor through the site, connecting George Street to Wynyard Park.

- Provide an identifiable and access compliant entry to Wynyard Station from George Street and eastern side of Carrington Street.
- Provide an identifiable entry into CityOne commercial building with safe, secure and equal access for all.
- Ensure the public (including mobility impaired people) have access to Wynyard station and all levels of the associated retail environment, public space and access corridors between the buildings.
- Enhance the character of the Carrington Street frontage and respect the scale of the adjacent Shell House heritage building.

Controls

- The detailed design of the building is to provide for the following setbacks:
 - 3.5m setback on Carrington Street between RL 56 (37m) and RL63.6 (45m).
 - 4m setback at ground level from the Carrington Street site boundary to provide the potential to continue the existing colonnade to the southern end of Carrington Street.
 - 4m setback from the northern and southern site boundaries that cross Wynyard Lane.
 - 4m tower setback from the southern site boundary between Wynyard Lane and George Street.
 - 6m tower setback from the northern site boundary between Wynyard Lane and Carrington Street (adjoining Shell House). The tower may cantilever or step out beyond this setback above RL 63 (45m), but only in such a manner as to allow daylight to penetrate the setback link between the tower proper and the renovated and redeveloped Shell House.
- Provide a provisional minimum total combined pedestrian exit to the east via George Street and the Hunter Connection of 20 metres (including the 4 metre width of the Hunter Connection) and unimpeded flow to the street.
- Demonstrate that the unimpeded combined exit width to the east is via the most convenient route from the concourse to street level, and not impeded by obstructions to pedestrian movement.
- Provide high void spaces at the Carrington (8 metre minimum) and George Street (13 metre minimum) station entries to maximise visual connections, sunlight and natural ventilation to the lower concourse levels of the station.
- Provide a development that is compliant with the Disability Discrimination Act 1992 and the BCA.
- Provide minimum floor to floor heights of 4.0m (ground to first floor) and 3.6m (first floor and above).
- Demonstrate no significant additional overshadowing of Wynyard Park between 12.00 noon and 2.00pm at the winter solstice.
- Demonstrate no additional overshadowing of the GPO facade or steps at any time.

Building Articulation

Objectives

- Provide high quality architecture and design excellence which complements the Wynyard Precinct.
- Provide a positive contribution to City One Wynyard's site attributes.
- Ensure the building's function is legible from Wynyard Park and Wynyard Lane.
- Articulate the lower level facade to respond to the adjoining heritage items.
- Provide active frontages to George Street and Carrington Street and safe and enhanced pedestrian environments along all frontages.

Controls

- Provide non-congruous balconies, awnings or louver screens on the tower facades.
- Enliven the tower facades by providing fixed and/or operable sun screens and articulation.
- Vary façade treatments, cantilevers and materials to provide visual interest and to break up the height and massing of the tower.
- Define the office building entries clearly using a selection of architectural methods including transparent materials, canopies, different materials, textures and colours.
- Articulate roofs to provide a quality roofscape.
- Provide for activation of the Shell house roofscape where appropriate.
- Articulate the building or provide a recessed junction of the tower with Shell House and Lisgar House.

Building Materials

Objectives

- Select material and façade treatments to enhance the appearance of the Carrington and George Street frontages.
- Select materials generally compatible in quality and durability, with the newer buildings in the Wynyard precinct where appropriate.
- Encourage building materials which minimise adverse impact on the environment and assist in the building's sustainability programme and increase the transparency of the development.
- Protect the Wynyard precinct from reflective glare.

Controls

- Use materials which are generally in accordance with the requirements of an “A” grade commercial building.
- Select materials that generally acknowledge the material palette in the City of Sydney.
- Use materials on the lower facade (street wall) that differentiate the facade from the tower element.
- Use materials on the lower facade that respond to the prominence and heritage significance of the masonry facade of Shell House.
- Use low reflectivity glazing in the facades that do not result in glare that causes discomfort or threatens the safety of pedestrians.
- Adopt minimum performance characteristics for façade glazing as follows:
 - Shading co-efficient no worse than 0.36% where exposed to excessive solar loads or where no architectural shading devices are utilised.
 - Solar reflectance of generally between 6% and 14% noting that the City of Sydney generally permits up to 20%. The transparency of the façade glazing is to be enhanced where practicable after taking into consideration glare, solar load and privacy issues, and shall not exceed 14%.
- The selection of materials and finishes and detailed design of the 3.5 metre setback on Carrington Street between RL 56 and RL 63.6 is to taken into consideration the heritage significance of Shell House, and the visual appearance of the setback area when viewed from Carrington Street.

Public Domain

Objectives

- Close Wynyard Lane at the northern and southern boundaries of the site to improve pedestrian permeability and encourage activation of the lane.
- Encourage activities which compliment the Council of the City of Sydney’s public domain and laneways policies.
- Provide access for people with disabilities.
- Create safe and secure public and private spaces.
- Ensure public access to view corridors during normal business hours.
- Co-ordinate signage through the development.

Controls

- Prevent creation of a non direct pedestrian or visual relationship between and George Street, Carrington Street and Wynyard Park.
- Create a view corridor between George Street and Wynyard Park.
- Visually and physically extend the street and pedestrian areas through the building design, retail links and through site connections.
- Provide two means of pedestrian access from George Street to the Wynyard station rail concourse level.
- Provide paving treatments to the main pedestrian access ways to the station concourse and through site links in such a way they have the characteristics of extensions of the public domain.
- Provide an 8 metre high station entry on Carrington Street and 13 metre high entry on George Street.

Car Parking and Access

Objectives

- Provide lighting at the interface of the buildings around the site.
- Ensure connectivity with proposed bicycle routes in the city and the existing Wynyard Station car park.
- Maintain traffic controlled vehicle access to, from and across Wynyard Lane.

Car Parking Controls

- Provide car parking below ground level.
- Provide disabled parking compliant with the relevant codes.
- Commercial tenant parking spaces to be clearly signposted as private parking and to not be used leased or sold for purposes of commercial or public parking.
- The design of the car park facilities to conform with AS2890.1-1993.
- Ensure that vehicles enter and leave the site in a forward direction.
- Maintain goods lift and service vehicle access to the retail areas and the station concourse level.
- Provide bicycle access and parking.
- Provide vehicular access from Wynyard Lane.
- Provide easily identifiable vehicle entries for the general public to the Wynyard Station Car Park.
- Provide garbage and loading areas integral with the development

7.9 Sustainable Development

Objectives

- Integrate start-of-the art energy efficient systems, features and controls and take into account the future operability and maintainability requirements in the design.
- Integrate water collection devices to deliver water to the public domain in Wynyard Park.

Controls

- Achieve an a Green Building Council of Australia, Green Star – Office Design v2 point rating system minimum rating of 6 stars for the base building.
- Encourage all tenants to design their fit-outs to achieve a rating of 5 Star AGBR.
- Provide the required overall Green Star Office Design v2 rating with a focus on the following categories:
 - Transport
 - Energy
 - Emissions
 - Management
 - Water
 - Indoor Environment Quality
 - Innovation
 - Land use and Ecology

Design Excellence

Objectives

- To achieve a high quality design for the commercial tower.

Controls

- The Director General may appoint an independent design review panel to provide advice on the design excellence of any future buildings. The review panel may include up to three members appointed by the Director General.
- At least one member of the review panel is to be an officer of the Department of Planning.
- The review panel will have regard to, but not limited to, the following matters:
 - Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.
 - Whether the form and external appearance of the building will improve the quality and amenity of the public domain at ground level.
 - Whether the building will meet the design criteria detailed in the Concept Plan
 - Whether the building will meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflective, visual and acoustic privacy, safety and security, and energy and water efficiency.

The advice of the review panel is to be taken into consideration by the consent authority in the assessment of any future Project Application.