

Tzannes  
ABN 54 069 785 655

Nominated Architects  
Alec Tzannes 4174  
Jonathan Evans 6613  
Mladen Prnjatovic 7468  
Ben Green 7066  
Chi Melhem 7754

W . tzannes.com.au  
T . +61 2 9319 3744  
E . tzannes@tzannes.com.au

Suite 5, Level 5, 2-12 Foveaux St  
Surry Hills NSW 2010  
Sydney, Australia

Tzannes

20.03.20

Daniel Doyle  
Level 14, Tower Three, International Towers  
Sydney Exchange Place, 300 Barangaroo Ave  
Barangaroo NSW 2000  
Australia

Dear Daniel

In relation to the Department of Planning, Industry & Environment's Request for Additional Information, dated 13/03/20, we advise the following:

- The siting and size of the proposed building sign is complicated by the lowercase characters of "wework", where the single ascender of the "k" extends above the main body of the letters. An uppercase WEWORK sign for instance would fit within the approved 1350mm high zone at an appropriate size for the building, but is inconsistent with their corporate branding
- Extending the k above parapet height is not considered acceptable
- Lowering the whole sign for the top of the k to be below parapet height would interfere with the integrity of the uppermost sun shade device
- Reducing the size of the lettering for the k to fit within the height of the approved signage zone would result in an element out of scale with the building and unsuitable for viewing angles and distance
- Our advice is that lowering the signage to spandrel position of level 6 maintains the architectural integrity of the sun shades and allows for a building sign of an appropriate size as anticipated by the approved planning application
- Further the height of the proposed wework sign matches the height of the existing Accenture signage on adjoining International House for consistency
- The width of the proposed wework sign is approx. 9m, half the width of the approved signage zone
- The overall area of the proposed sign, taking the top of the k as the height, is approx. 17.3sqm, against the approved area of 20sqm
- In relation to viewing out of the level 6 glazing from inside, we believe that the proposal is acceptable for the following reasons:
  - o Sign is located behind timber cross brace bays and column
  - o Furniture will be in the area and compromise low viewing angles
  - o Body of the sign is below 1233mm AFFL and therefore below average eye level
  - o The k ascender is in one location
  - o A spandrel panel in a more conventional office floor plate would similarly limit low level external views
  - o The letters are individually supported on horizontal rails, allowing views between and through the letters
  - o Only 4 viewing panels are affected out of hundreds
  - o Is consistent with the character and character of the wework fitout
  - o The level 6 area is a social space and could be considered enriched with the visible signage
- The light source is behind the white lettering material and hidden from view. Style and construction is generally consistent with Accenture



In summary we support the relocation of the sign to low level 6 and do not consider internal views to be unduly compromised. Refer below visual mock up to demonstrate this position.

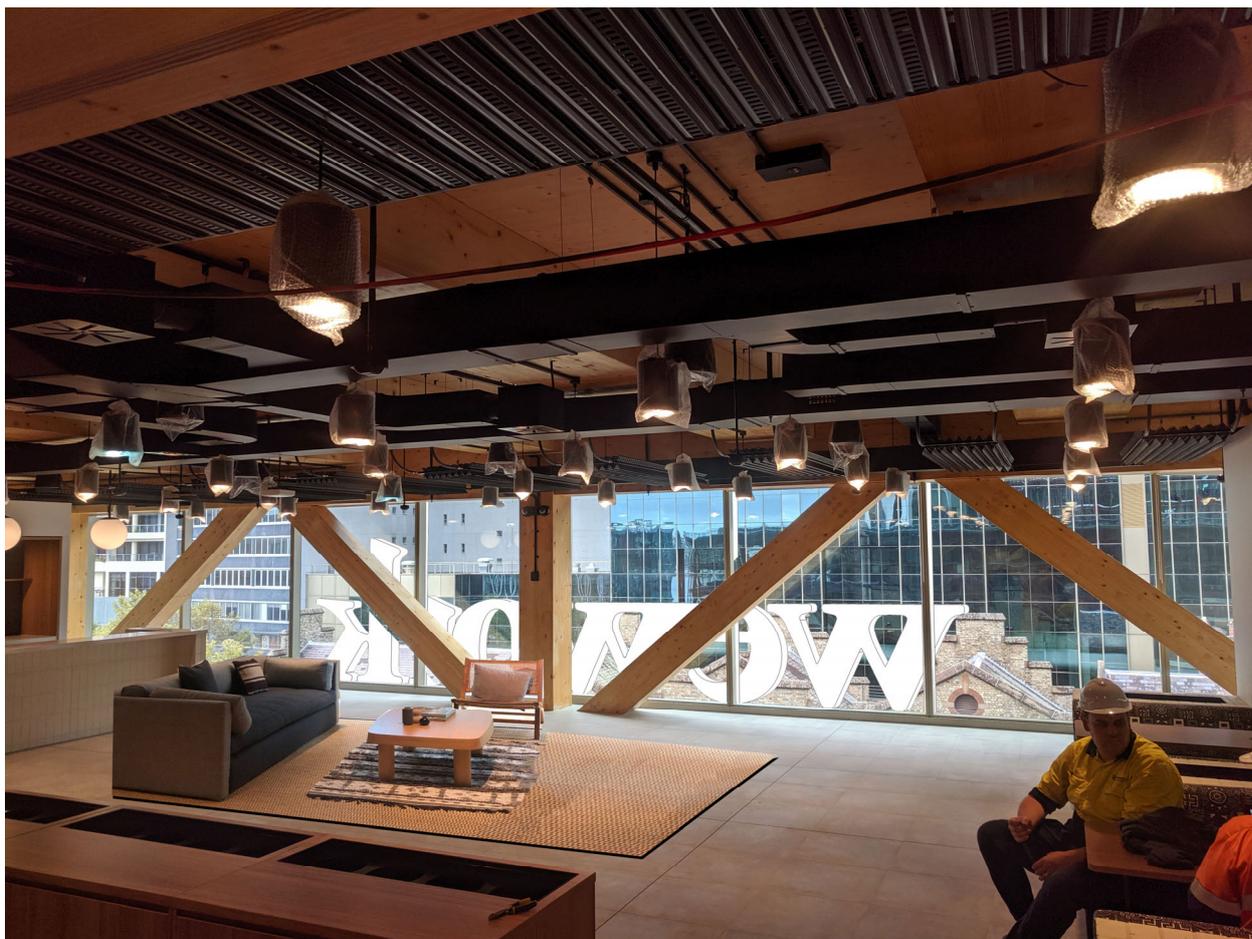


Figure 1 \_ Visualisation of Daramu House east façade WeWork external signage viewed from Level 6 floor plate

Yours sincerely

Jonathan Evans  
Director  
TZANNES

