



Michael Rowe
JBA Urban
Level 7 / 77 Berry Street
North Sydney NSW 2059

16 March 2016

Subject: One Carrington Street – Response to Section 96 modification comments

Dear Michael,

Following the request from the Department we have compiled a series of views from alternate prominent positions around the site, please refer to the attached document.

The proposed reduction to the fin depth is intended to provide greater contrast between the three façade types, thereby reinforcing the original design intent to have three contrasting interlocking forms that break up the massing of the building.

As the Department has pointed out the 15mm capping will not read as a fin, however, as illustrated in the renders, the 15mm does provide fine grain articulation to the facade which ties it in with the overall materiality and architectural expression of the building.

The views demonstrate that the part of the building which the 15mm façade type applies to only presents a slender façade to the primary frontages of Carrington Street and George Street and will therefore always be seen in the context of the other façade types. Its predominant frontage is to the south, however as the views from the public domain illustrate, this frontage will not be viewed front on and is largely obstructed by other buildings. In particular we note that 333 George Street is under construction and will completely obstruct views from street level south of Martin Place.

Further we note that importantly the fins are still provided at podium level in order to achieve the solid appearance to the base of the building and complement the materiality of the buildings around Wynyard Park and to a lesser extent on George Street.

In light of the above, we are of the opinion that the proposed modification to the façade typologies will enhance the contrast between the forms consistent with the original design intent and result in an acceptable massing when viewed from the public domain.

Yours sincerely,

Simon Lincoln