



Kylie Chu
Essence
Level 17, Australia Square
264 George St, Sydney,
NSW 2000

23 July 2020

RE: Sandstone Precinct: Education Building – Design statement for MOD 9 submission

Dear Kylie,

This Design Statement has been prepared to support the proposed design modifications (MOD 9) to the Department of Education Building (Education Building) located at 35-39 Bridge Street, Sydney.

The S4.55 MOD 9 Application is being submitted following the approval of the State Significant Development (SSD) Stage 2 Application Number SSD 7484, for the adaptive reuse of the Lands Building and the Education Building as hotel facility. Both buildings have been described as the “Sandstone Precinct”.

We understand that this Design Statement will be submitted to the Department of Planning and Environment. Overall, we consider that the proposed modifications will have an acceptable design impact in the context of the adaptive reuse works that have been approved. The design intent and integrity of the new extension levels will be retained with the proposed amendments to the facades.

Make can confirm it has reviewed the following architectural drawings prepared by Webber:

- SP-DA-G-2496: Proposed plans- Education building- Basement 03: Rev 10
- SP-DA-G-2497: Proposed plans- Education building- Basement 02: Rev 8
- SP-DA-G-2498: Proposed plans- Lands building- Lower ground, Education building- Basement 01: Rev 7
- SP-DA-G-2499: Proposed plans- Lands building- Ground, Education building- Lower ground: Rev 12
- SP-DA-G-2500: Proposed plans- Lands building- Level 01, Education building- Ground: Rev 12
- SP-DA-G-2501: Proposed plans- Lands building- Level 02, Education building- Level 01: Rev 9
- SP-DA-G-2502: Proposed plans- Lands building- Level 03, Education building- Level 02: Rev 10
- SP-DA-G-2503: Proposed plans- Lands building- Level 04, Education building- Level 03: Rev 9
- SP-DA-G-2504: Proposed plans- Lands building- Level 05, Education building- Level 04: Rev 9
- SP-DA-G-2505: Proposed plans- Lands building- Level 06, Education building- Level 05: Rev 11
- SP-DA-G-2506: Proposed plans- Lands building- Level 07, Education building- Level 06: Rev 11
- SP-DA-G-2507: Proposed plans- Lands building- Level 08, Education building- Level 07: Rev 9
- SP-DA-G-2508: Proposed plans- Lands building- Level 09, Education building- Level 08: Rev 9
- SP-DA-G-2509: Proposed plans- Lands building- Level 10, Education building- Level 09: Rev 9
- SP-DA-G-2510: Proposed plans- Lands building- Level 11, Education building- Roof: Rev 8

- SP-DA-G-2720: GFA Schedule: Rev 8
- SP-DA-G-3200: Proposed elevations- Lands building- South, Education building- South: Rev 11
- SP-DA-G-3202: Proposed elevations- Lands building- North, Education building- North: Rev 10
- SP-DA-G-3203: Proposed elevations- Education building- East: Rev 10
- SP-DA-G-3205: Proposed elevations- Education building- West: Rev 11
- SP-DA-G-3210: Proposed elevations- Education building- Courtyard: Rev 9
- SP-DA-G-3500: Proposed sections- Lands and Education buildings- Section 01: Rev 9
- SP-DA-G-3502: Proposed sections- Lands and Education buildings- Section 03: Rev 9
- SP-DA-G-4100: Façade details- Education building- Glass bay: Rev 5
- SP-DA-G-4102: Façade details- Education building- Garden villa: Rev 7
- SP-DA-G-4104: Façade details- Education building- Level 9 infill cladding: Rev 6
- SP-DA-G-4105: Façade details- Education building- Cooling towers: Rev 4
- SP-DA-G-6000: Materials and finishes schedule: Rev 13

Proposed design modifications

We understand the proposed modifications are required because of architectural design development, façade design development and engineering advice and requirements. The modified works have been designed to minimise adverse design and heritage impacts while adapting the building into a high quality, functional hotel facility. We confirm that the following modifications are proposed:

External façade of Education Building

- Corner curved glass panels of the rooftop extension changed to 1500mm radius with minor mullion adjustments to reflect the change on all elevations for Levels 6-8. The updated radius further sets back the glass corners of the new extension from the existing heritage façade
- External northern elevation updates to the cladding on level 9 from perforated fluted to solid fluted. The setting out of the cladding panels have been adjusted to align with the changes to the glass modules below.
- Relocated maintenance access door and louvres on Level 9 eastern elevation

Internal courtyard façade of Education Building

- Corner curved glass panels changed to 1500mm radius, with the corners on the western side changed from curved to square to accommodate the additional mechanical requirements on the west elevation.
- Minor updates to east and west courtyard elevations to accommodate increased mechanical requirements. On the west, decorative perforated cladding has been added in front of mechanical louvres to conceal on levels 2-8. On the east, there has been a reduction in the width of the awning hoods on Levels 2-7 and an additional awning has been added on level 8 to match the levels below.
- Relocation of the Level 9 louvres in the courtyard to maintain the design intent for full height glazing and glass spandrels.

We believe the updates to the radius of the curved glass corners on the new extension levels and the internal courtyard are in accordance with the approved design intent. The façade design development and proposed modifications to the radius ensure that the curved glass corners remain as one single piece of glass to meet the requirements of DA condition B7.

We recognise that the design approach has been to maintain the position of the mullions where possible. For instances where the mullions have been required to move to accommodate the 1500mm radius, we believe the updates to the setting out have been designed in a way which minimises mullion adjustments whilst maintaining the approved design intent and equal module spacing within guestrooms.

Additionally, we consider the external updates to the cladding and location of maintenance door on level 9 will have a minimal impact to the overall architectural expression of the building. The design intent of the fluted cladding panels and the concealed plant room door have been maintained with the proposed modifications. We believe the modifications to the location of the door will have a positive impact to the design. The proposal sets back the door further under the roof overhang which conceals the door from the street below.

With regards to the internal façade updates, we believe that the proposed modifications incorporate the additional mechanical services requirements whilst maintaining the approved design concept of the *'mirrored glass box'* in the courtyard.

On the west courtyard elevation, where additional mechanical louvres are required, the design approach has been to recess them into the spandrel of the façade. Decorative perforated metal screens have been introduced in front to further conceal the proprietary louvre and match the design of the 'fish scale' perforated pattern on the adjacent lift core cladding. To maintain design consistency and symmetry across all spandrel panels on the west elevation, where louvres are not required, the design has also been updated to the perforated 'fish scale' cladding with a blanking panel behind to match.

We trust that the above information is sufficient for the Consent Authority's needs with respect to design intent and integrity. Should additional information be required, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michelle Evans', with a stylized flourish at the end.

Michelle Evans