

21st December 2018

ASHLEIGH RYAN
LEVEL 23, DARLING PARK TOWER 2,
201 SUSSEX STREET
SYDNEY, NSW 2000, AUSTRALIA

Project: One Circular Quay Project – Tower B Hotel and Basement
1 Alfred Street, Sydney

Reference: Design Integrity (Excellence) Statement
D/2016/1529 Section 4.55 DA amendment

Dear Ashleigh,

On behalf of the combined Kengo Kuma and Associates and Crone team, we would like to confirm that the design intent and concepts proposed in the winning competition scheme, and in the approved development application, have been maintained in this current Section 4.55 DA amendment submission.

Our key design principle then and now remains to create a connection between people, city activity, nature and architecture by way of the "pixel"; an architecturally and materially defined façade element to reconcile human scale with that of the city. The pixel element allows the architectural design to respond generously to the functional requirements of the Hotel and the civic life of the City.

The following items are a summary of the changes and updates to the design that are proposed in this Section 4.55 DA application.

- A revised Ground Floor Plan with secondary access to the hotel lobby via Rugby Place and Crane Lane.
- An increased ground floor retail frontage and tenancy depth facing Rugby Place is added to further contribute to the place making of the Alfred, Pitt, Dalley, George precinct retail activation.
- Other design refinements, primarily related to spatial planning, include an improvement in the structural and service strategy. This allows for a more flexible floor plate in the main publicly accessible floors throughout the tower.
- The improved typical hotel floor plate allowed for a building length reduction whilst also improving the usable hotel room area. Additionally this allowed for an



increase in building separation to the proposed Lend Lease Circular Quay building.

- The improved engineering of the building allowed for a reduction in the hotel floor to floor height, whilst maintaining the same interior ceiling height. This presented the opportunity to have additional hotel rooms occupy what was previously a structural transfer floor and plant room floor.
- Minor reduction in the green terrace extent within the podium to support the refined building service strategy.
- The Gross Floor Area (GFA) for the project remains consistent with the previous approved maximum. Review of the hotel operations allowed much of the floor space previously dedicated to hotel functions below ground to be into the tower.

In summary the current design is conceptually and qualitatively consistent with that of the original competition design, maintains its distinctive aesthetic qualities, enhances ground level activation and improves hotel operations.

Thank you for your ongoing consideration.

Yours faithfully,

Crone Partners Pty Ltd & Kengo Kuma and Associates



Balazs Bogнар

Kengo Kuma and Associates



Sally Hsu

Crone Partners Pty Ltd

