



Mr Stephen Barry
Planning Director
Office of the Independent Planning Commission NSW

cc: casey.joshua@ipcn.nsw.gov.au

Dear Mr Barry

**Pitt Street South Over Station Development (SSD 8876 MOD 2 & SSD 10376)
Response to the Independent Planning Commission**

I refer to your correspondence, dated 11 March 2021, and the Commission's request for further information for the subject applications. The Commission requested the Department provide further information with respect to any design alternatives that were considered when balancing the architectural expression of the building and the impact that these façade elements and the associated structure may have on the internal amenity of apartments.

In response to the Commission's request, the Department notes a number of design alternatives were considered for the architectural expression of the proposed building. The design alternatives included reducing the depth and the number of GRC columns. These design alternatives were put forward by the Applicant in its RTS to address concerns raised about the GRC columns encroaching on the approved building envelope. The Applicant also considered the alignment between the proposed facade and internal layouts. These alternatives were presented to the Sydney Metro Design Review Panel (DRP) during sessions held on 16 June and 18 August 2020.

The DRP did not support the proposed changes to the GRC columns as it diminished the overall architectural quality of the façade. The DRP raised concern that a reduction in the number of GRC columns would result in a reduced solid facade to window ratio. The DRP also considered the changes would adversely affect the thermal comfort of apartments on the eastern and western elevations.

Subsequently, the proposal was amended to reinstate the original depth of the GRC columns and increase the number of columns in line with the DRP advice. The advice of the DRP and the Applicant's response is provided in the submitted Amended Design Integrity Report dated 11 November 2020.

The Department agreed with the DRP's recommendations and accepted the design changes would retain the architectural integrity of the building while achieving an acceptable level of internal amenity. The Department also refers the Commission to Section 6.4.11 of its Assessment Report, which considered the submitted solar analysis and the impacts of the proposed façade element.

If you have any enquiries, please contact James Groundwater on (02) 8289 6778 or via email james.groundwater@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Witherdin'.

16 /03 /2021

Anthony Witherdin
Director
Key Sites Assessments