Pitt Street Developer South

NSW Independent Planning Commission

Pitt Street South OSD

INTERNAL AMENITY SUBMISSION

18 March 2021
Final

IPC Request - 11 March 2021

The Commission requests the Applicant provide the following information:

2. *Internal amenity: further information with respect to the consideration given to balancing the solidity of the facade and the OSD tower internal apartment amenity, with particular reference to the studies provided to the Sydney Metro Design Review Panel.*

Consideration by the Applicant given to balancing the solidity of the facade and the OSD tower internal apartment amenity post IPC question

Pitt Street Developer South

GRC embellishments and solidity studies

GRC embellishments - eastern elevation

The Applicant has considered the solidity of the facade balancing internal amenity with sustainability conditions.

The Applicant's response is outlined below:

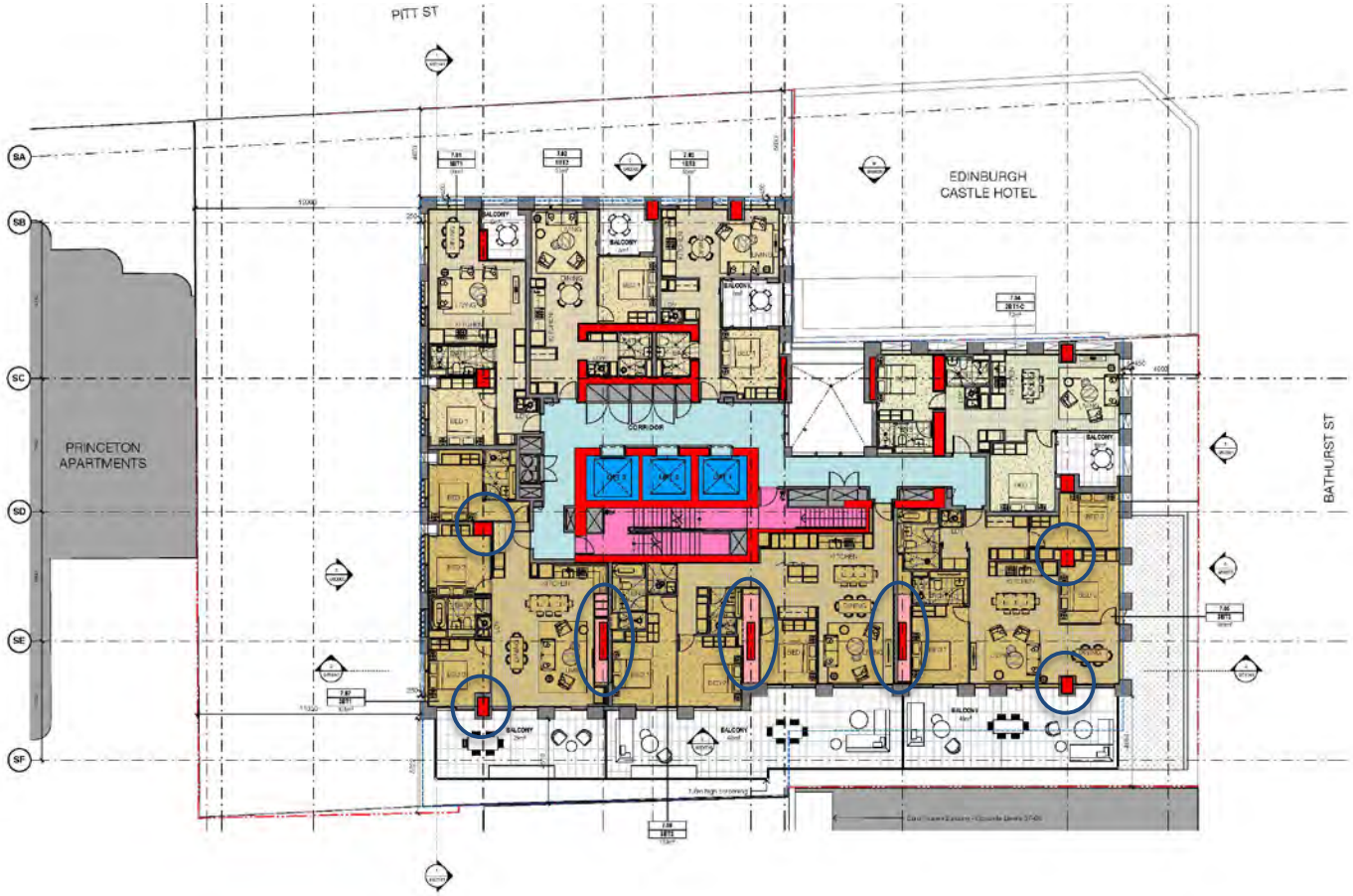
1. South east corner
2. Structural column
3. Provides privacy for south east balcony
4. Removal would negatively affect NatHERS and risk achieving BASIX 30
5. Removal would negatively affect NatHERS and risk achieving BASIX 30
6. Provides built form articulation to balcony

Pitt Street Developer South

Structural OSD design

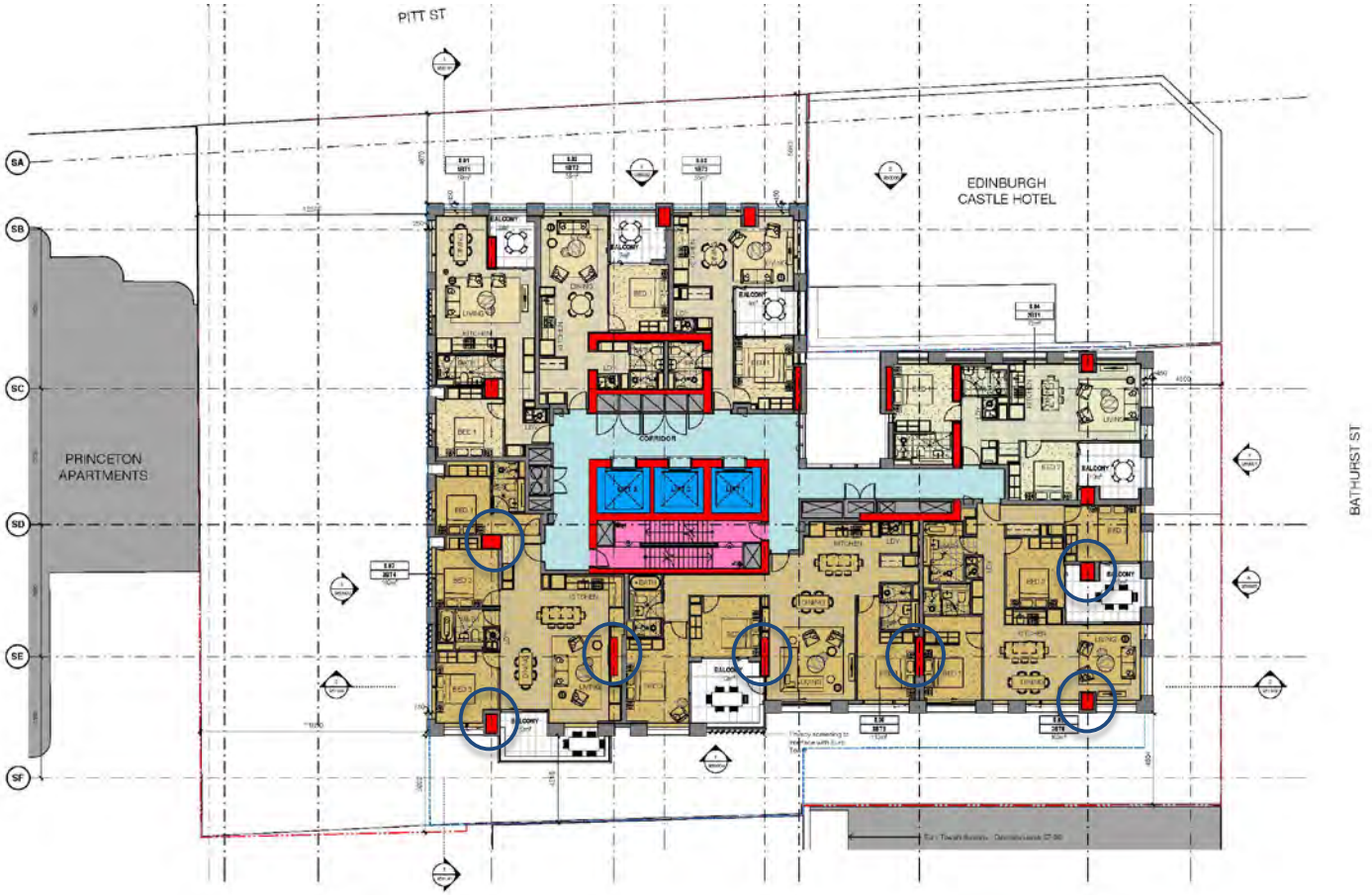
Structural design level 07

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)



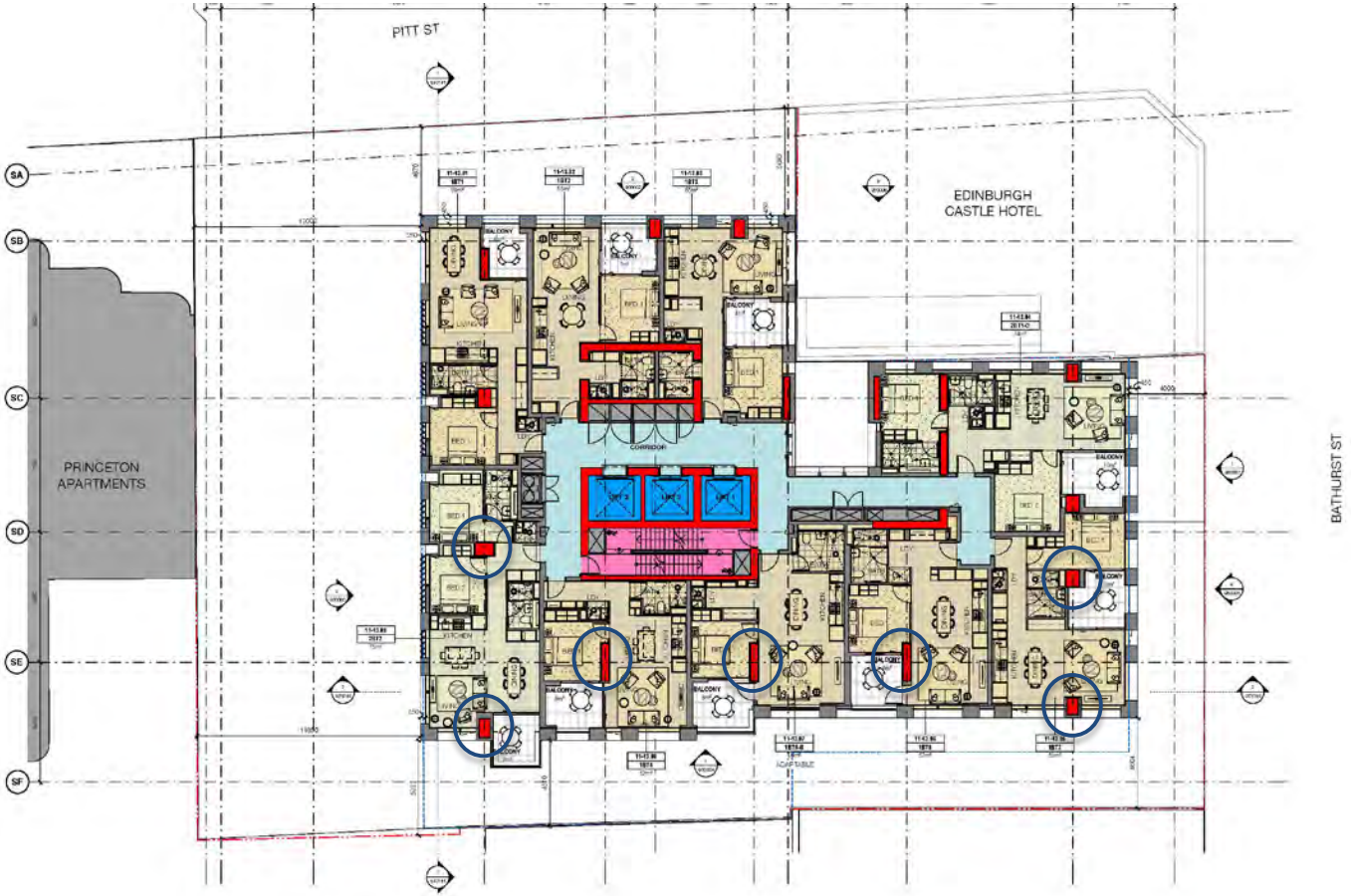
Structural design level 08

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)



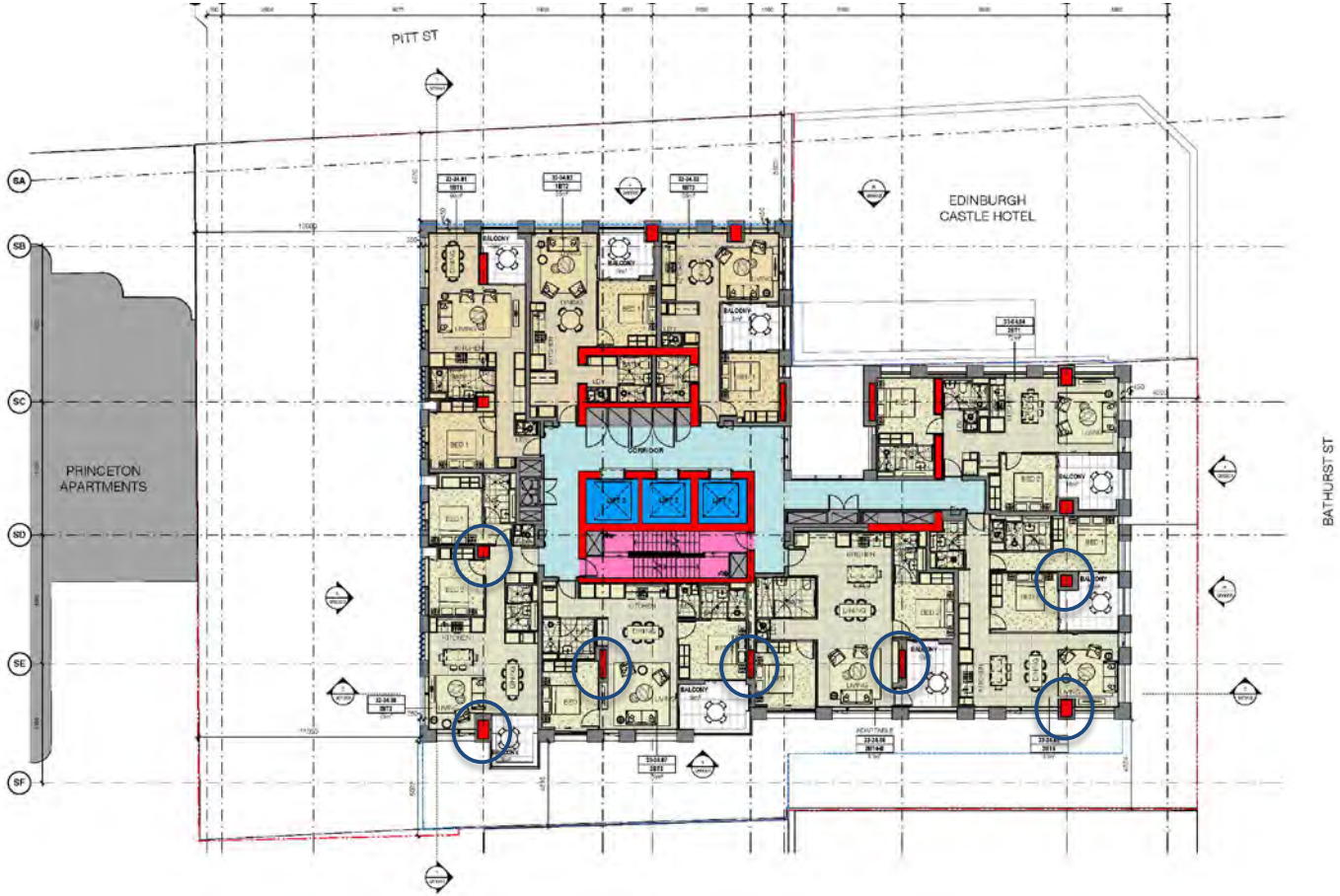
Structural design level 09 - 13

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)



Structural design level 14 - 34

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)



Pitt Street Developer South

Studies provided to the DEEP (Design Excellence Evaluation Panel)

DEEP – Membership

- Olivia Hyde (Chair)
- Graham Jahn AM
- John Choi
- Bob Nation AM
- Kim Crestani

DEEP – Summary on extracts

1. 22 January 2019
2. 5 March 2019

Pitt Street Developer South

Design Excellence Evaluation Panel

Extract from presentation
22 January 2019

DEEP – 22 Jan 19

Summary

- The DEEP process ran through the proponent selection period
- 22 Jan 19 was the second face to face presentation with the DEEP
- The DEEP raised concerns about residential use, SEPP 65 ADG and each boundary condition
- The DEEP sought more information regarding the materiality and composition of the facade

On

Every

Level

Sydney Metro City & Southwest
Pitt Street Integrated Station Development

Grocon

CPB CONTRACTORS

Pitt Street South

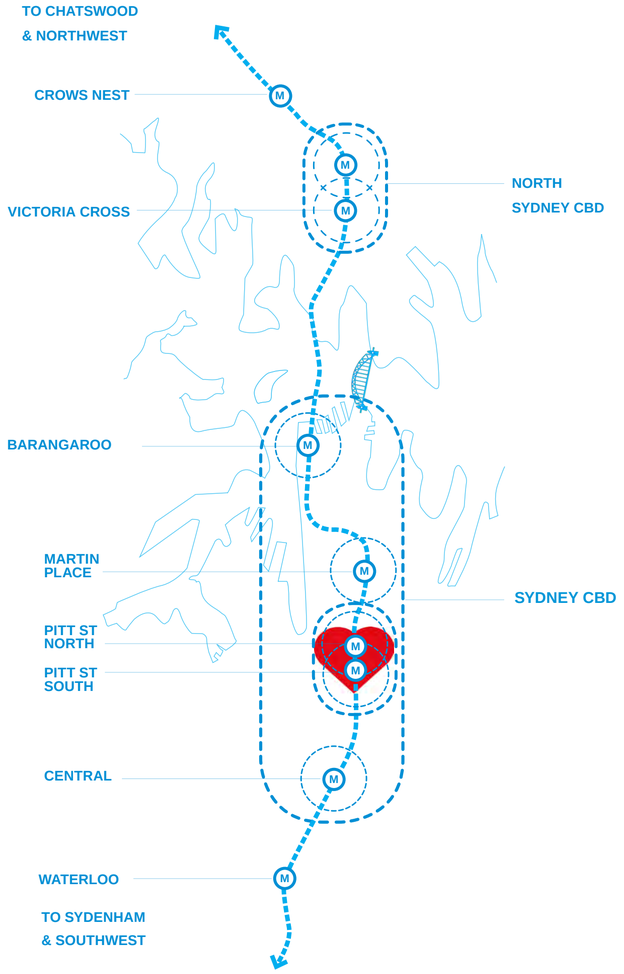
DEEP Presentation

Sydney Metro City & Southwest
Pitt Street Integrated Station Development

Context Analysis

Context Analysis

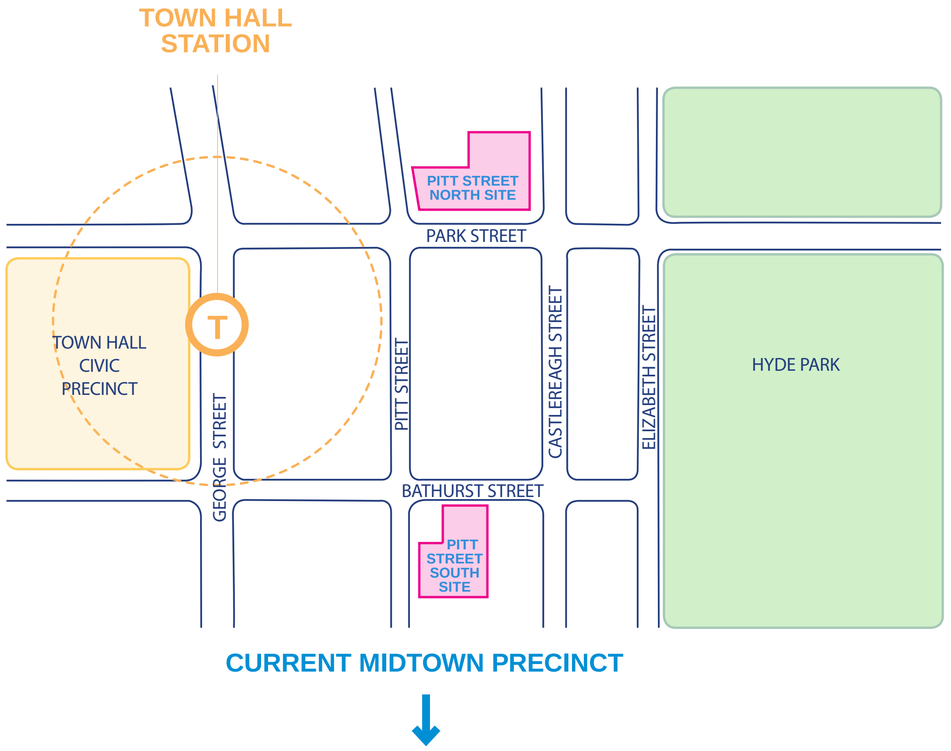
- A new heart of Midtown Sydney



The new heart of Midtown Sydney

Context Analysis

- A new heart of Midtown Sydney



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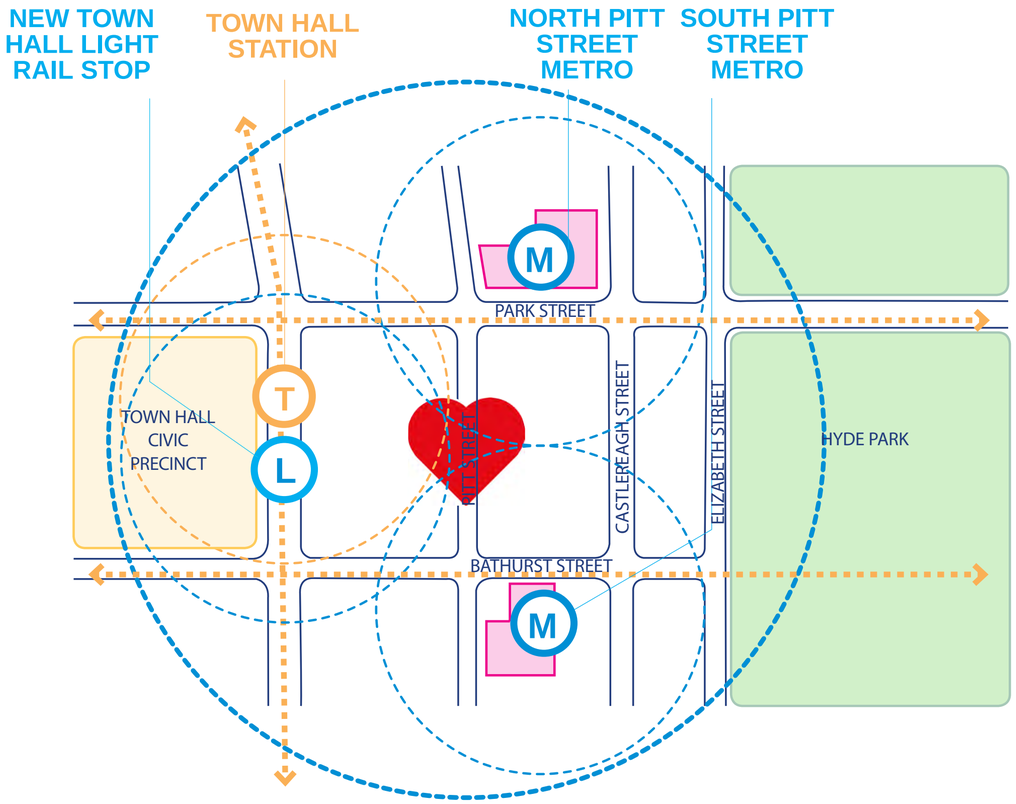


Connecting Midtown Sydney with the integration of the Pitt Street North and Pitt Street South Metro Stations

Site Analysis

Site Location

Site Analysis

Site Location

Site Analysis

High rise context


GREENLAND CENTRE

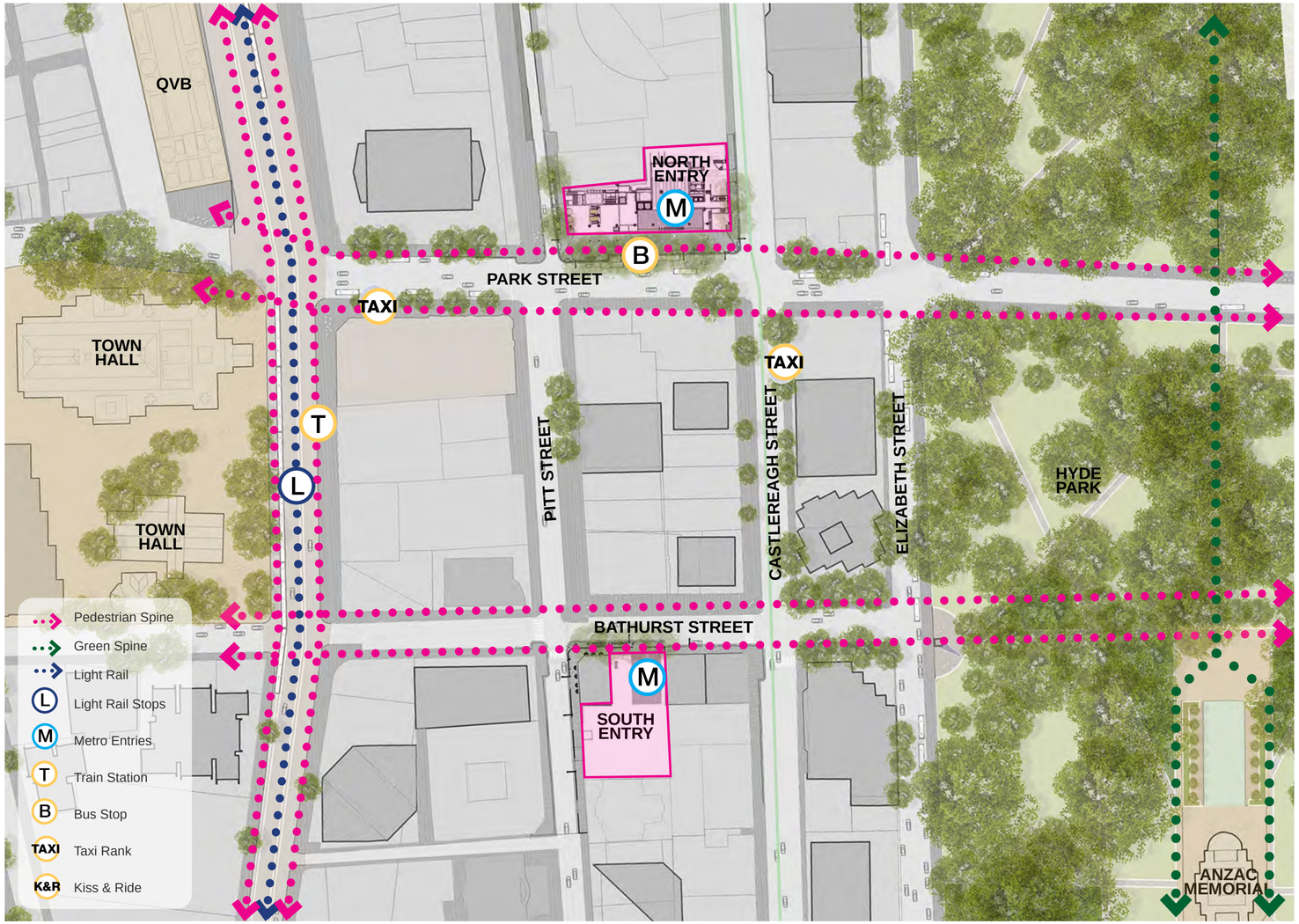

505 GEORGE STREET


LUMIÈRE

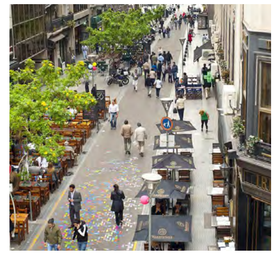

CASTLE RESIDENCES

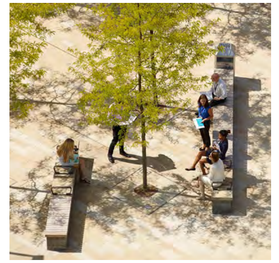
Context Analysis

- A new Midtown Precinct



Pitt Street Soiuth: *Midtown Precinct Plan*





Public domain precedence

DEEP Issue #1:

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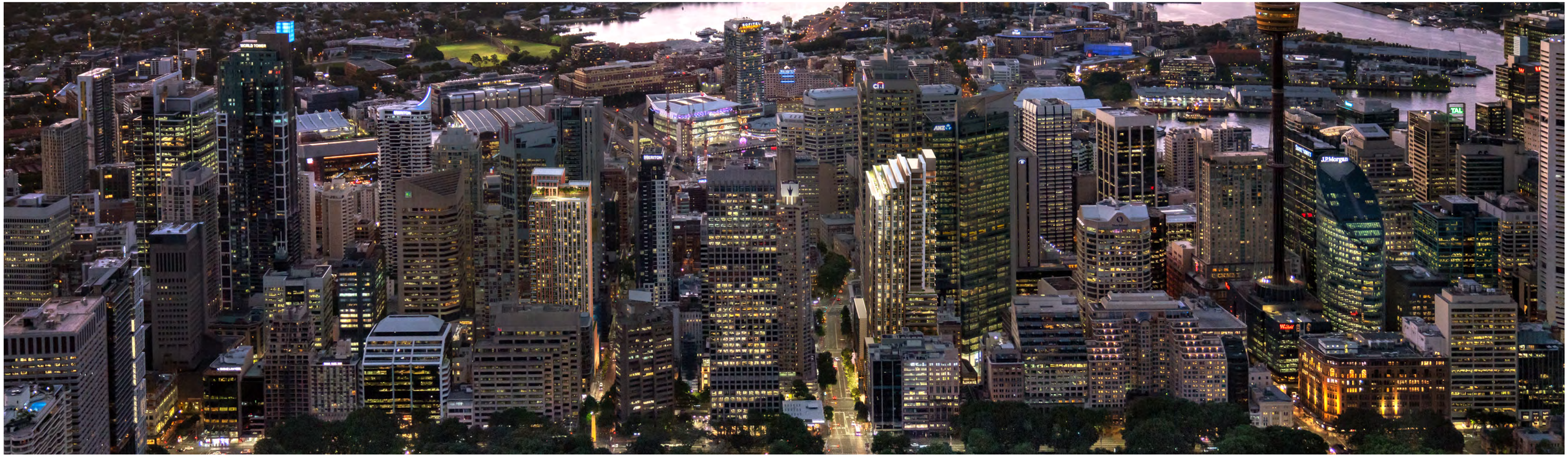
The Panel raised concerns as to the significant challenges in choosing residential use on this site whilst also pursuing the maximum allowable envelope, noting that the concept design (SSDA) envelope does not distinguish between uses except regarding loading.

The design as presented does not satisfactorily achieve sufficient amenity to meet SEPP 65 ADG objectives. The scheme must demonstrate an approach to each boundary condition individually regarding the proposed use, specific conditions, controls and BCA compliance.



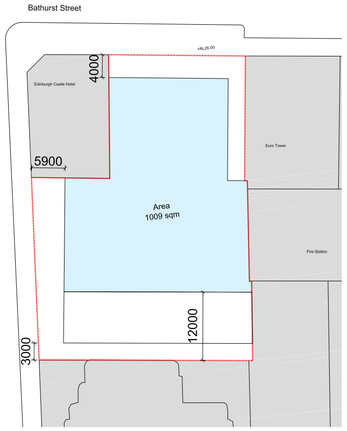
SSDA Envelope

Bathurst St
- 45m High podium along Bathurst St
- 4m setback to tower

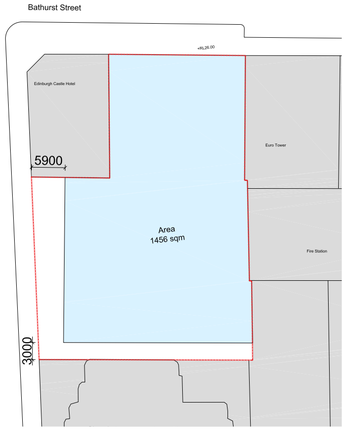
Pitt St
- 19m High podium along Pitt St
- 5.9m - 4.5m setback to tower, following line of Princeton Apartments

Princeton Apartments
- 45m High podium, stepping down to a 19m high podium
- 12m Setback to Princeton Apartments along South face

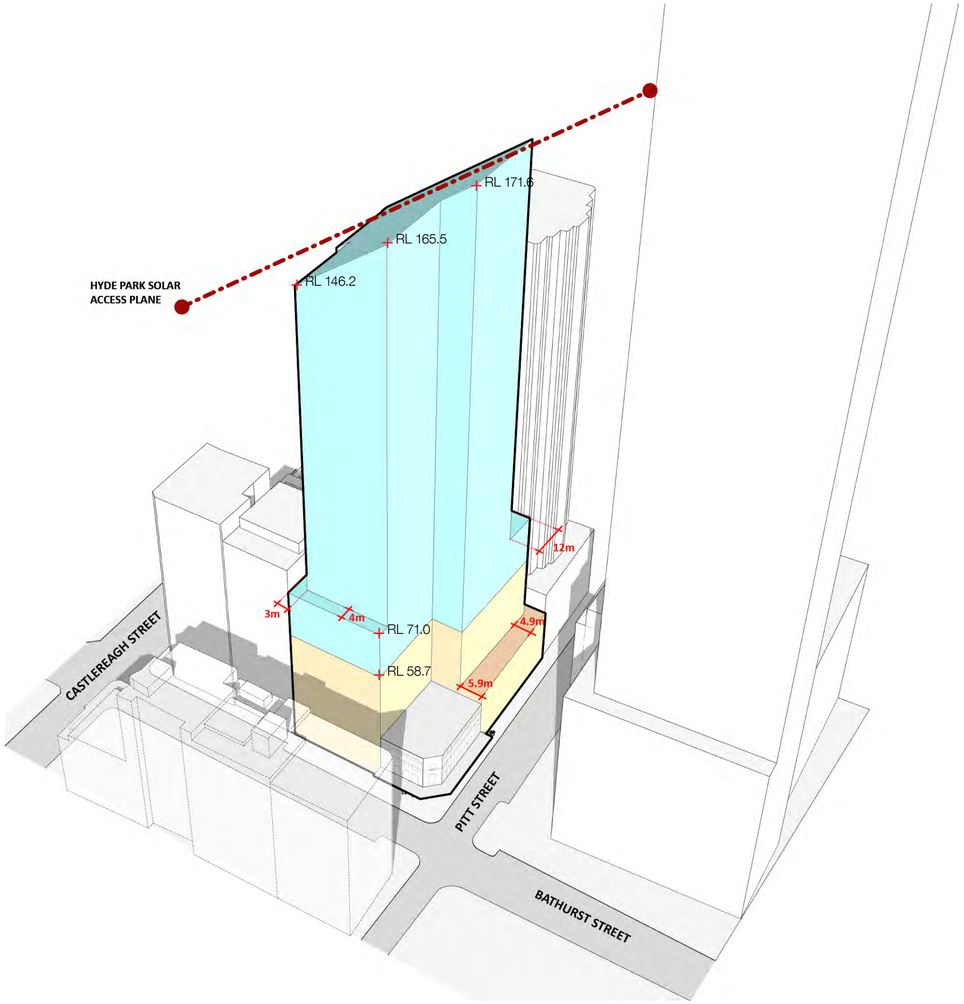
Euro Tower
- 3m setback along boundary



TOWER PLAN



PODIUM PLAN



SSDA Envelope

SSDA Envelope Setbacks

Edinburgh Castle Hotel / West

- Sydney Metro Notice to Tenderers #7 advises :

The Concept SSD Application planning envelope has zero setbacks from the boundary of the Edinburgh Castle Hotel (ECH). The rationale is that the ECH is a local heritage item on a small site which cannot be developed above 55m.

Site unable to be developed above 55m

SSDA Envelope Setbacks

Euro Towers / East

- Sydney Metro Notice to Tenderers #7 advises :

The Concept SSD Application planning envelope has a 3m setback to the Euro Tower building on Bathurst Street.
The rationale for not setting back further (e.g. 6m or 12m) is due to Clause 6.16 of the Sydney LEP 2012,which effectively limits buildings with a site area of less than 800sqm to a maximum height of 55m.
Given that the Euro Tower site has an area of approximately 375m², it would not be able to include the provision of a tower above, meaning that the site is effectively built out to its maximum height.
Accordingly, the setback provisions under the development control plan (which are principally related to the maintenance of privacy) are considered not to be required in this case.

Site unable to be developed above 55m

SSDA Envelope Setbacks

Euro Towers and 141 Bathurst Street sites combined / East

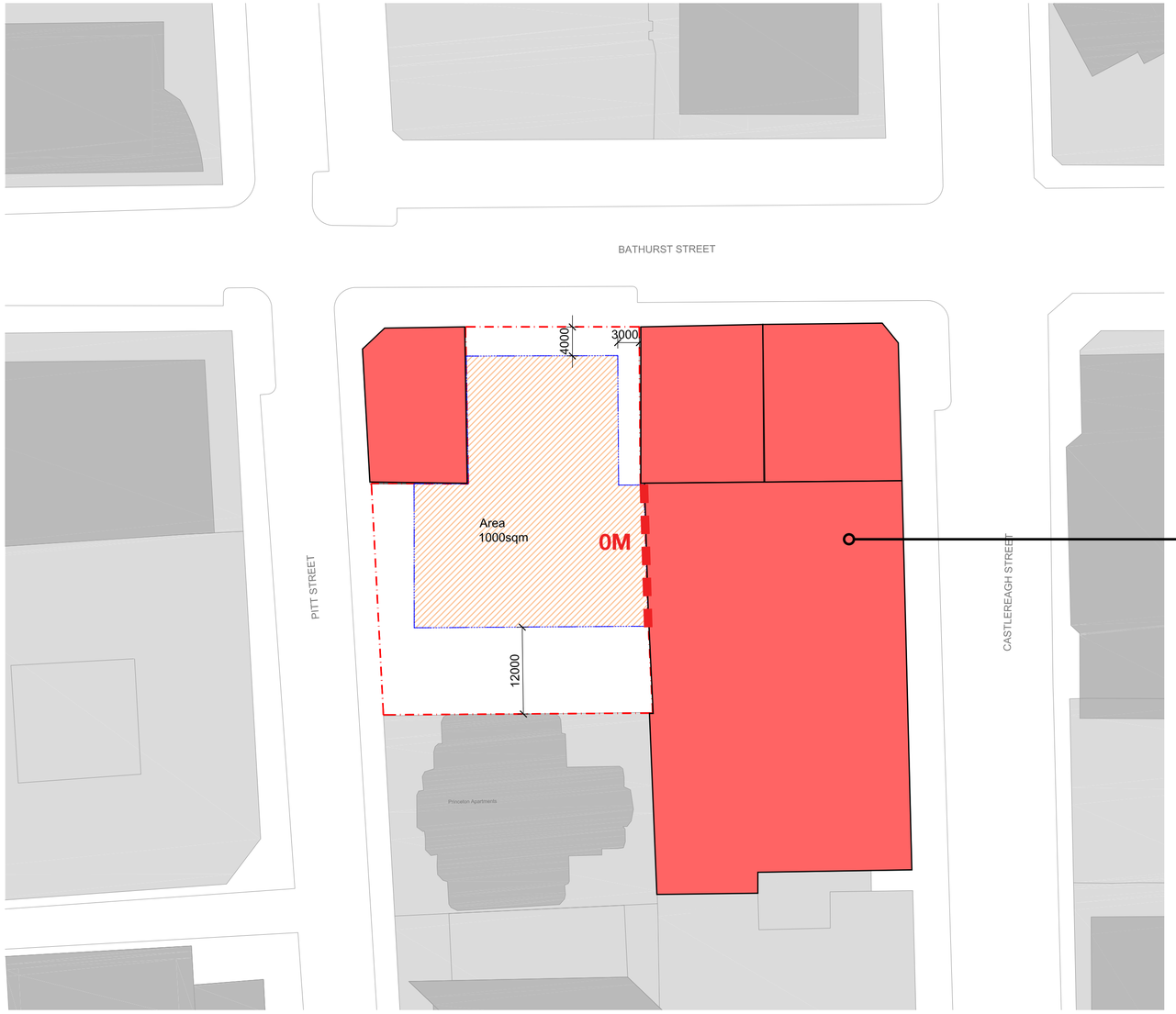
- Sydney Metro Notice to Tenderers #7 advises :

The Concept SSD Application planning envelope has a 3m setback to the Euro Tower building on Bathurst Street.
The rationale for not setting back further (e.g. 6m or 12m) is due to Clause 6.16 of the Sydney LEP 2012,which effectively limits buildings with a site area of less than 800sqm to a maximum height of 55m.
Given that the Euro Tower site has an area of approximately 375m², it would not be able to include the provision of a tower above, meaning that the site is effectively built out to its maximum height.
Accordingly, the setback provisions under the development control plan (which are principally related to the maintenance of privacy) are considered not to be required in this case.

Site unable to be developed above 55m

SSDA Envelope Setbacks

Metropolitan Fire Station / East



- Sydney Metro Notice to Tenderers #7 advises :

The Concept SSD Application planning envelope has zero setbacks from the boundary of the Metropolitan Fire Station (MFS). The rationale is that the MFS has a positive covenant on title (registered 2009) imposed by City of Sydney Council requiring the maintenance of the building. There is also a restrictive covenant on title (registered 2009) imposed by Sydney City Council preventing the erection, addition or alteration of a building on the land that would result in the floor space area of the site being increased beyond the existing 4,164sqm. These covenants are consistent with the Heritage Floor Space scheme. Tenderers are referred to covenant documents included as Information Documents (Document ID: 06.02.32 and Document ID:06.02.33).

Site unable to be developed above 55m

SSDA Envelope Setbacks

Northern Setback

/ The northern setback of the building has been designed to provide a four metre setback above the podium, along the full length of the site. This arrangement aligns with the Greenland development to the west of the site, enabling the continuation of a defined alignment along the southern side of Bathurst Street as well as mirroring the setback recently approved by Council on the other side of the road for 118 Bathurst Street. In addition, this arrangement is considered acceptable on the basis that the proposed four metre setback continues to provide a definitive stepping back of the building from the podium element, retaining a clear delineation between the podium and building above.

The proposed setback has been demonstrated to not result in any adverse impacts on the surrounding environments, as provided for throughout this EIS. Specifically, it is noted that public domain daylight and any potential views across the site would not be adversely affected by the proposed setback, as demonstrated at Chapter 8.4.1 and Chapter 8.5.2. Finally, the northern setback comprises only a two metre variation from the minimum contemplated under the SDCP 2012.

On the basis of the above, the northern setback is considered to be an appropriate outcome at the site, which would not result in any adverse impacts on the surrounding area.

SSDA Envelope Setbacks

Western Setback

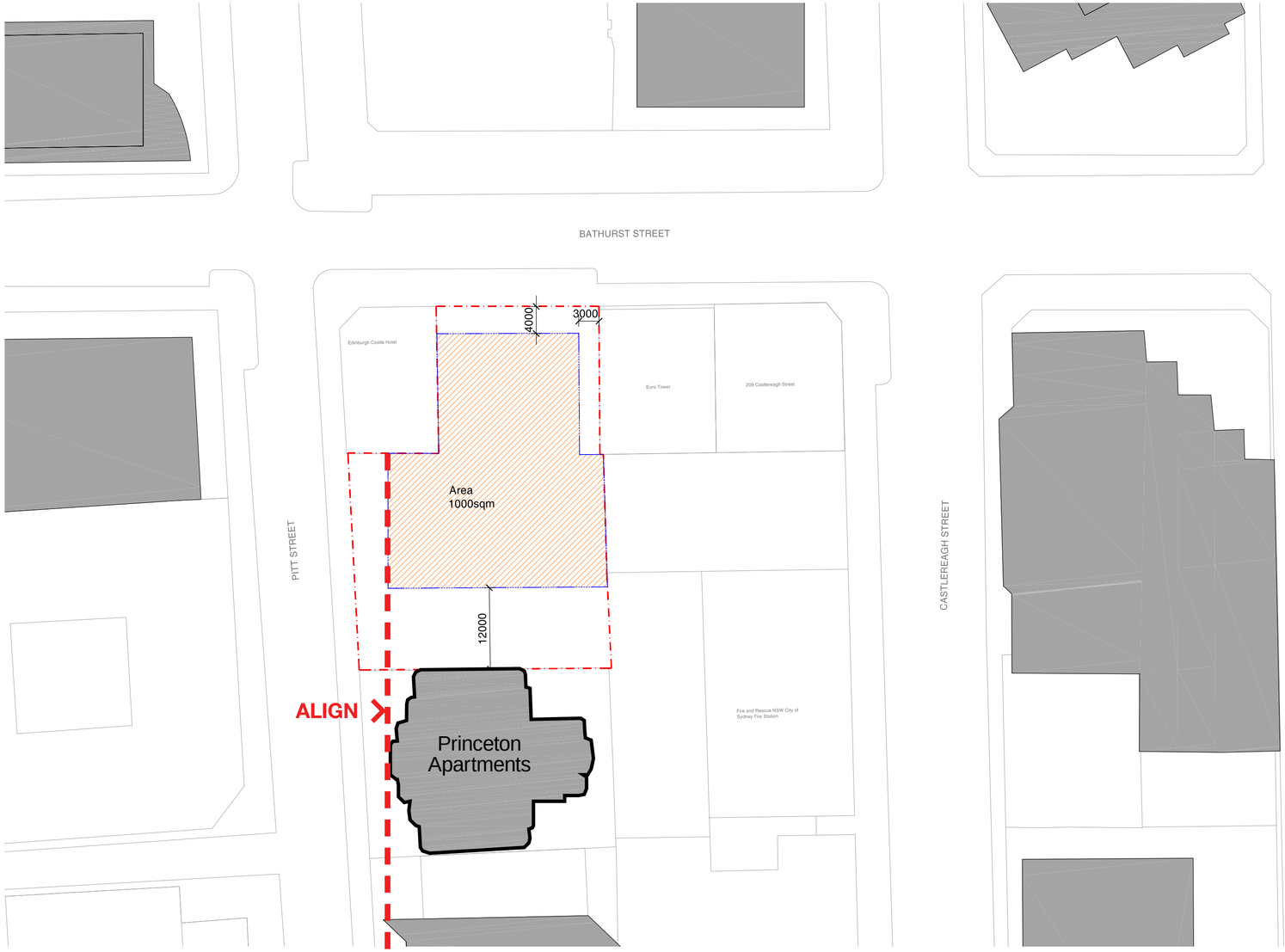
/ At the western boundary of the site, the setback has been proposed in line with that provided at the Princeton Apartments (and 320 Pitt Street further to the south) with the intention of continuing the linear street edge. This results in a minimum setback of 4.87 metres at the south-western corner of the building envelope, widening to a setback of 5.9 metres at the north-western corner of the envelope.

Although less than the eight metre weighted average setback (with a six metre minimum) contemplated by the SDCP 2012, the proposed setback is considered an appropriate built form outcome at the site.

Principally, the proposed setback provides a continued urban alignment with the Princeton Apartments and buildings further to the south, enabling the continuation of the sightline established along this corridor.

Similarly, this setback mirrors that provided by Greenland on the western side of Pitt Street, resulting in a consistent appearance of buildings along the street.

Additionally, it has been considered whether a compliant western setback would provide a lesser overshadowing impact on the Princeton Apartments compared to what is proposed (see Chapter 8.7), which concluded that a greater setback would not provide any significant benefit. It is noted that detailed design treatment can be employed to further assist with privacy impacts during the detailed design phase.



BCA Compliance

Light & Ventilation :

/ The BCA requires a setback of 4.8 metres on the frontages shown for light & ventilation. The dimension is derived from a formula : $\frac{\sqrt{\text{height}}}{2}$

BCA Compliance

Light & Ventilation :

/ Alternatively, the BCA permits a lightwell of 4.8m x 4.8m in lieu of a setback. The dimension is derived from a formula : $\frac{\sqrt{\text{height}}}{2}$

ADG Compliance

Building Separation / Visual Privacy :

/ 12m Min. required from all habitable rooms.

/ 12m Min. achieved from all habitable rooms.

Compliance : ✓

ADG Compliance

Solar Access :

/ 70% Required between 9am and 3pm.

/ 59% Achieved between 9am and 3pm.

/ 62.5% Achieved between 8am and 3pm.

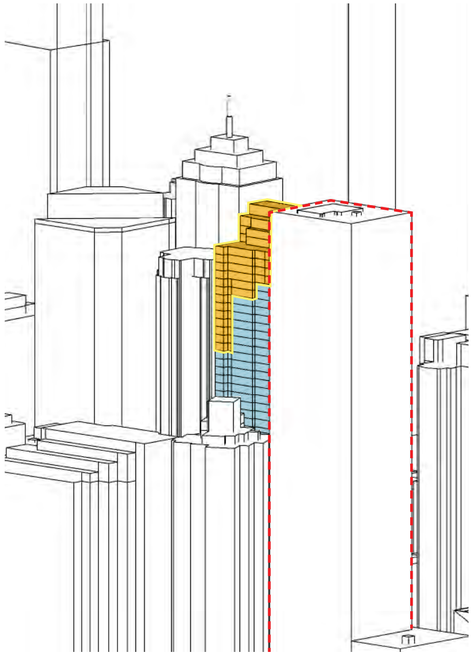
/ 7.5% Shortfall caused by 201 Elizabeth St currently under redevelopment and well in excess of height control.

/ Inclusion of 38 serviced apartments on lower 4 floors allows for 70% of solar access from 9am till 3pm to all apartments above.

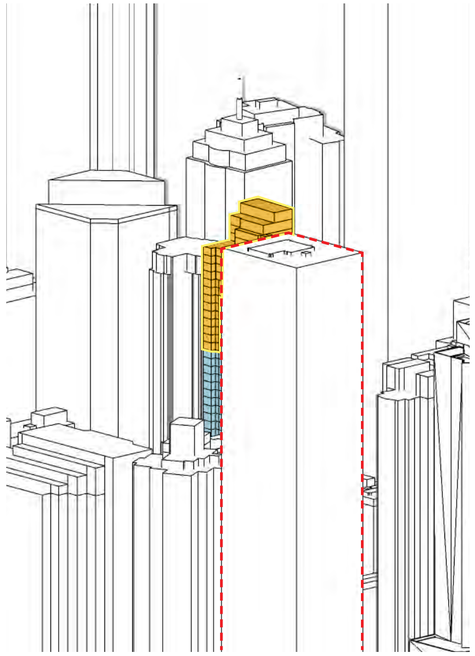
Compliance :

ADG Compliance

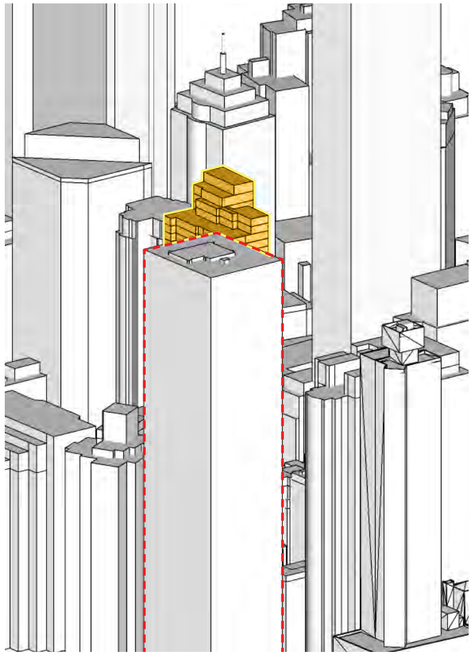
Solar Access :



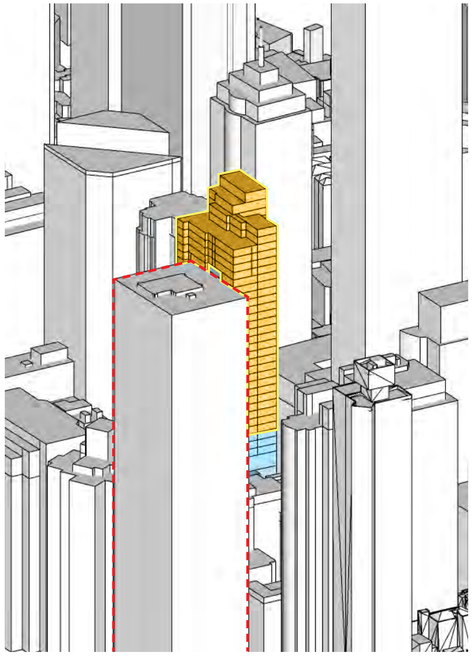
View from the sun - 21st June 8.00am



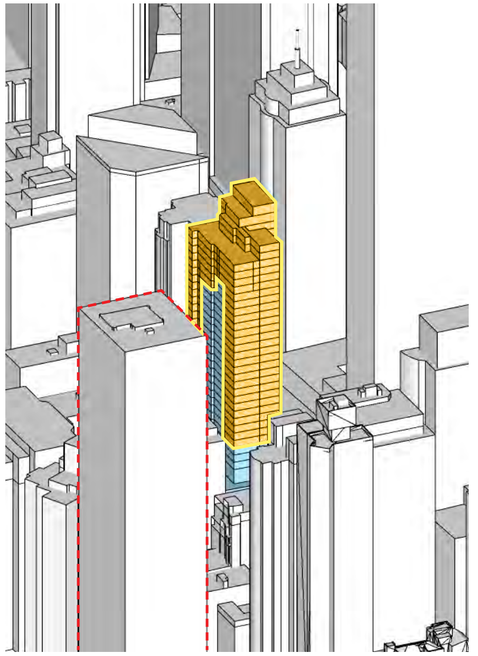
View from the sun - 21st June 8.30am



View from the sun - 21st June 9.00am



View from the sun - 21st June 9.30am



View from the sun - 21st June 10.00am

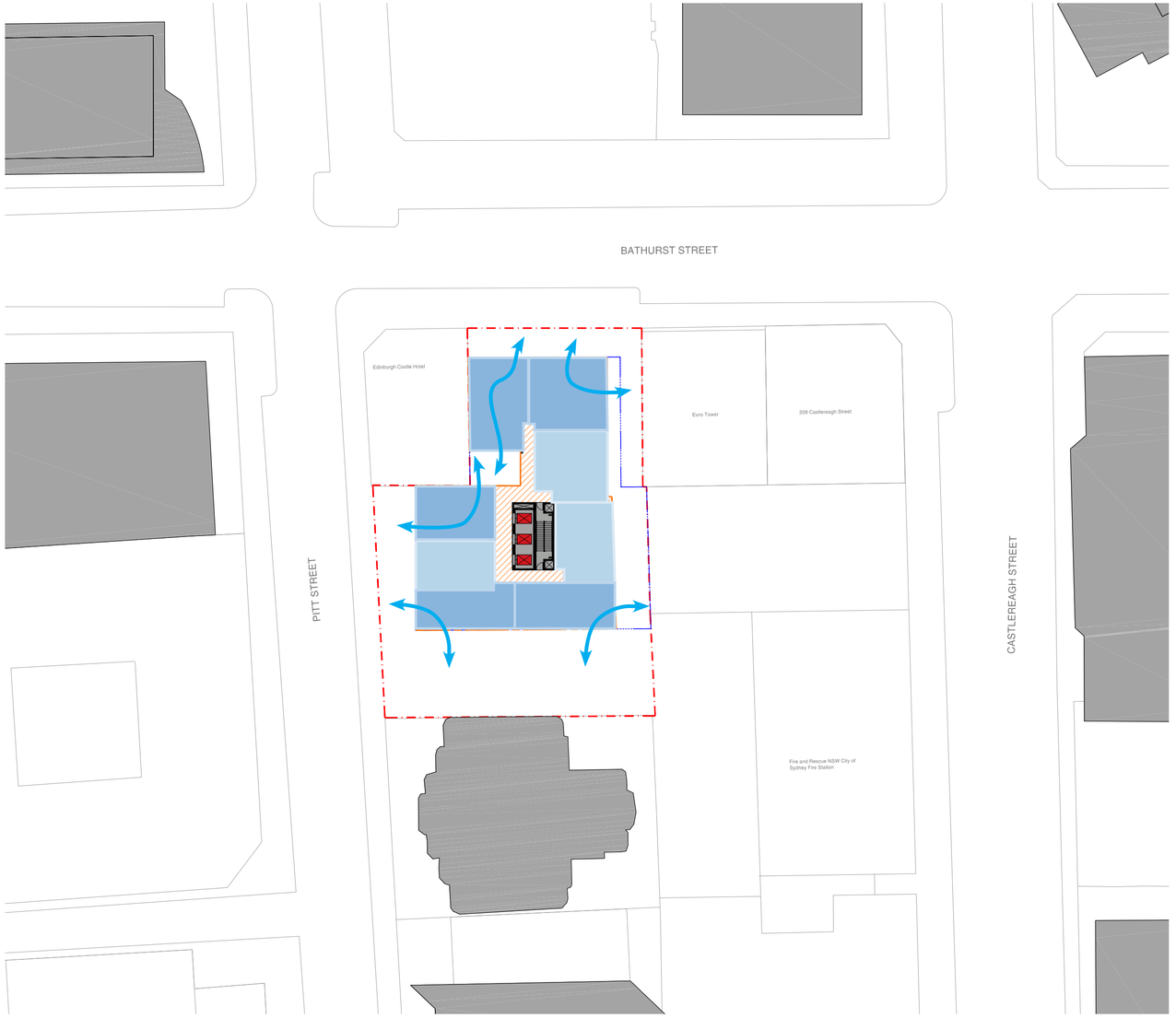
Min 2 hours solar access

ADG Compliance

Natural Ventilation :

/ Min 60 % required in the first 9 storeys.

/ 62.5% Achieved.



Compliance : ✓

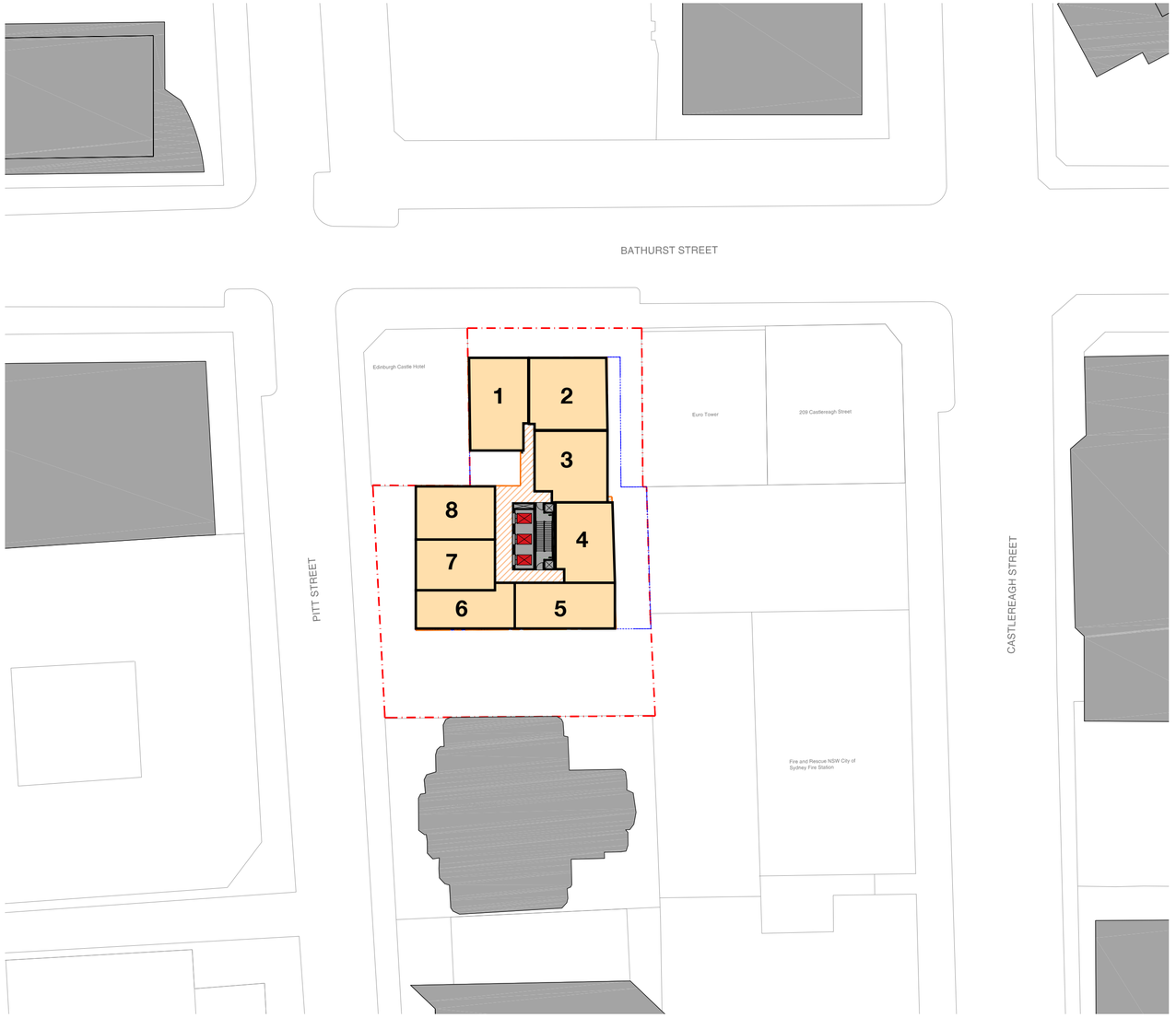
ADG Compliance

No. Apartments Per Floor :

/ Max Permissible = 8

/ Proposed = 8

Compliance :



ADG Compliance

Minimum Apartment Sizes :
Low Rise L06-29

Unit Type:	ADG Min.	Proposed Min.	Compliance
1Bed	50m^2	52m^2	✓
2Bed	70m^2	71m^2	✓

Compliance : ✓

ADG Compliance

Minimum Apartment Sizes :
High Rise L30-33

Unit Type:	ADG Min.	Proposed Min.	Compliance
1Bed	50m^2	52m^2	✓
2Bed	70m^2	77m^2	✓
3Bed	90m^2	95m^2	✓

Compliance : ✓

ADG Compliance

Private Open Space / Balcony Area : Low Rise L06-29

Unit Type:	ADG Min.	Proposed Min.	Compliance
1Bed	8m²	8m²	✓
2Bed	10m²	10m²	✓

Compliance : ✓

ADG Compliance

Private Open Space / Balcony Area : High Rise L30-33

Unit Type:	ADG Min.	Proposed Min.	Compliance
1Bed	8m²	8m²	✓
2Bed	10m²	10m²	✓
3Bed	12m²	15m²	✓

Compliance : ✓

Typical residential level

DEEP Issue #1:

The Panel raised concerns as to the significant challenges in choosing residential use on this site whilst also pursuing the maximum allowable envelope, noting that the concept design (SSDA) envelope does not distinguish between uses except regarding loading.

The design as presented does not satisfactorily achieve sufficient amenity to meet SEPP 65 ADG objectives. The scheme must demonstrate an approach to each boundary condition individually regarding the proposed use, specific conditions, controls and BCA compliance.

Response to DEEP Issue #1:

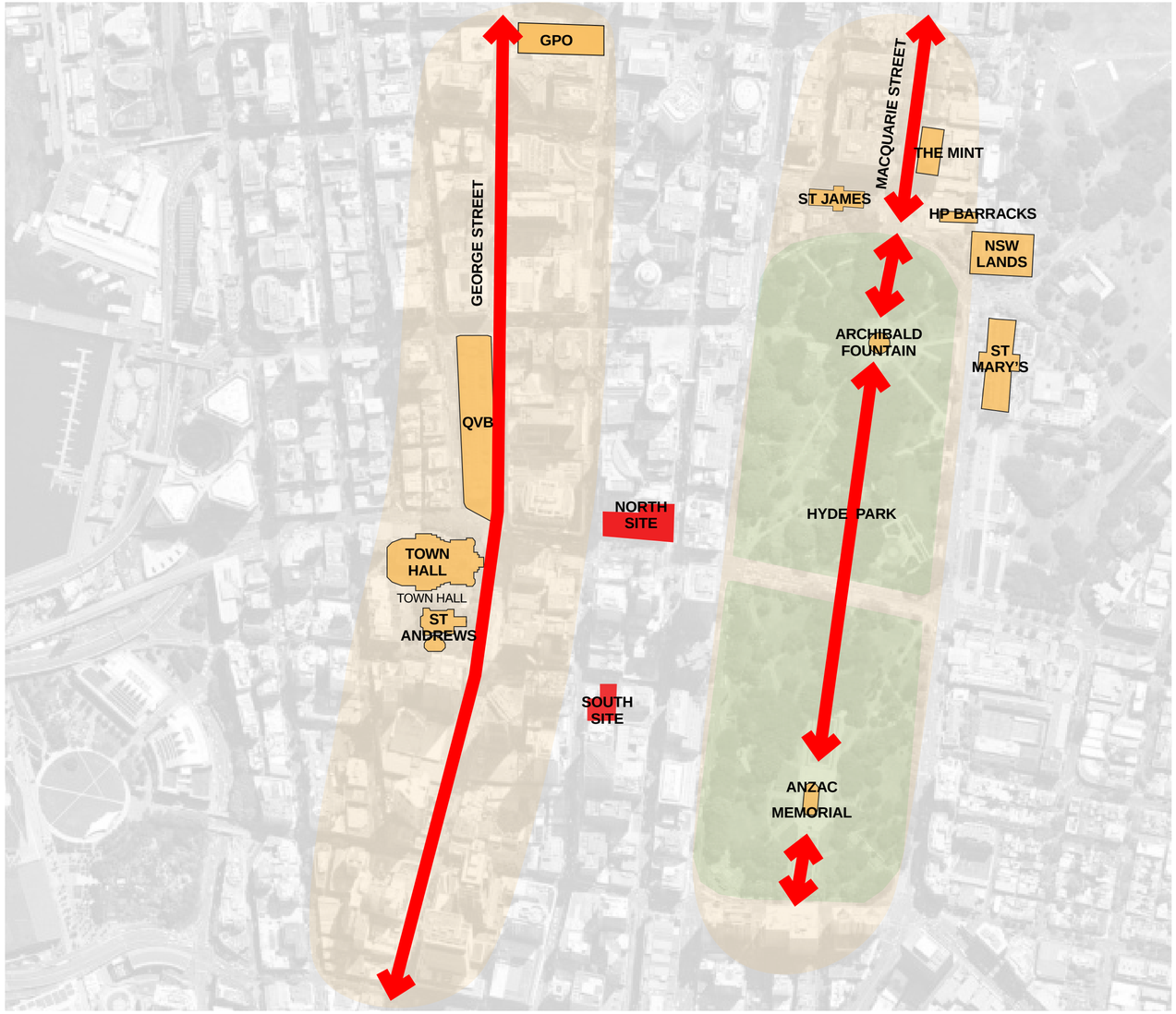
We have thoroughly analysed the proposed design in relation to the SSDA envelope, BCA controls and and ADG requirements. The propsed design complies with the SSDA envelope setbacks. The design is also fully compliant with BCA light & ventilation requirements as well as BCA light and ventilation, building separation and visual privacy requirements. The proposed design also complies with ADG solar access and natural ventilation requirements, maximum number of apartments per floor and minimum apartment and private open space requirements.

DEEP Issue #2:

DEEP Issue #2:
Further work is required on materiality.

Civic context

- George Street civic spine
- Macquarie Street civic spine & Hyde Park

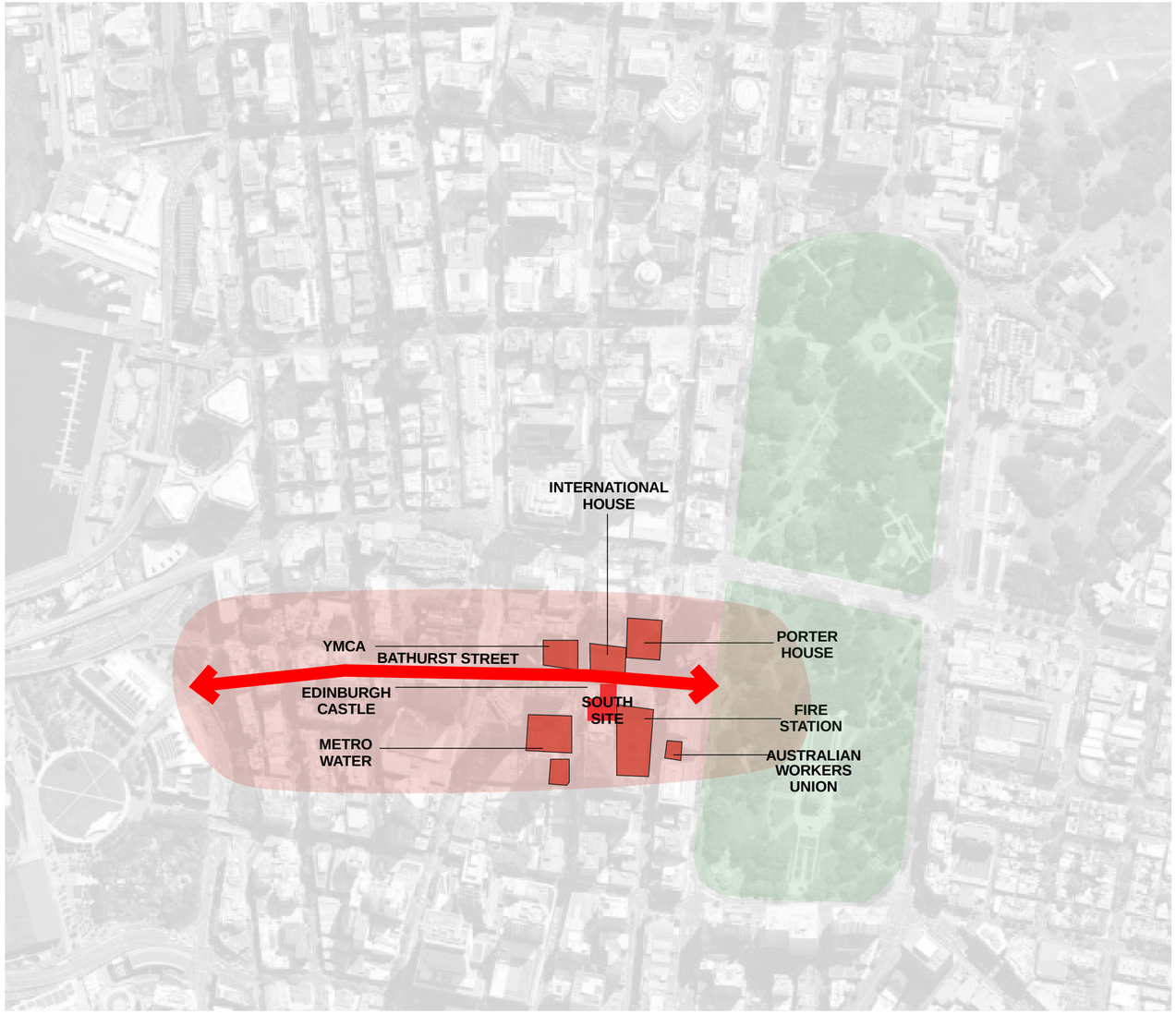


Civic context

- Town Hall
- Queen Victoria Building
- General Post Office
- St Mary’s Cathedral

Heritage context

- A collection of low-scale masonry buildings



Heritage context

- A collection of low-scale masonry buildings

Heritage context

- Tonal abstraction

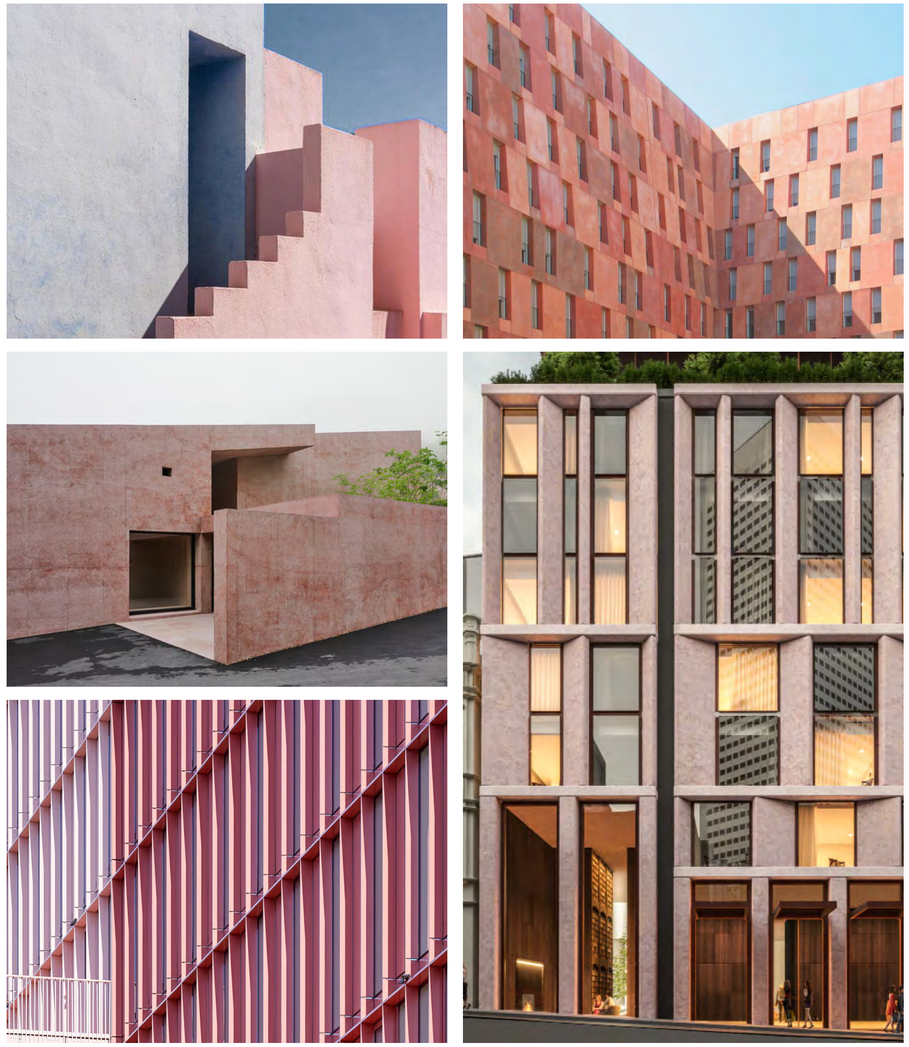
Heritage context

- Tonal abstraction and composition

Pitt Street South: Heritage Context

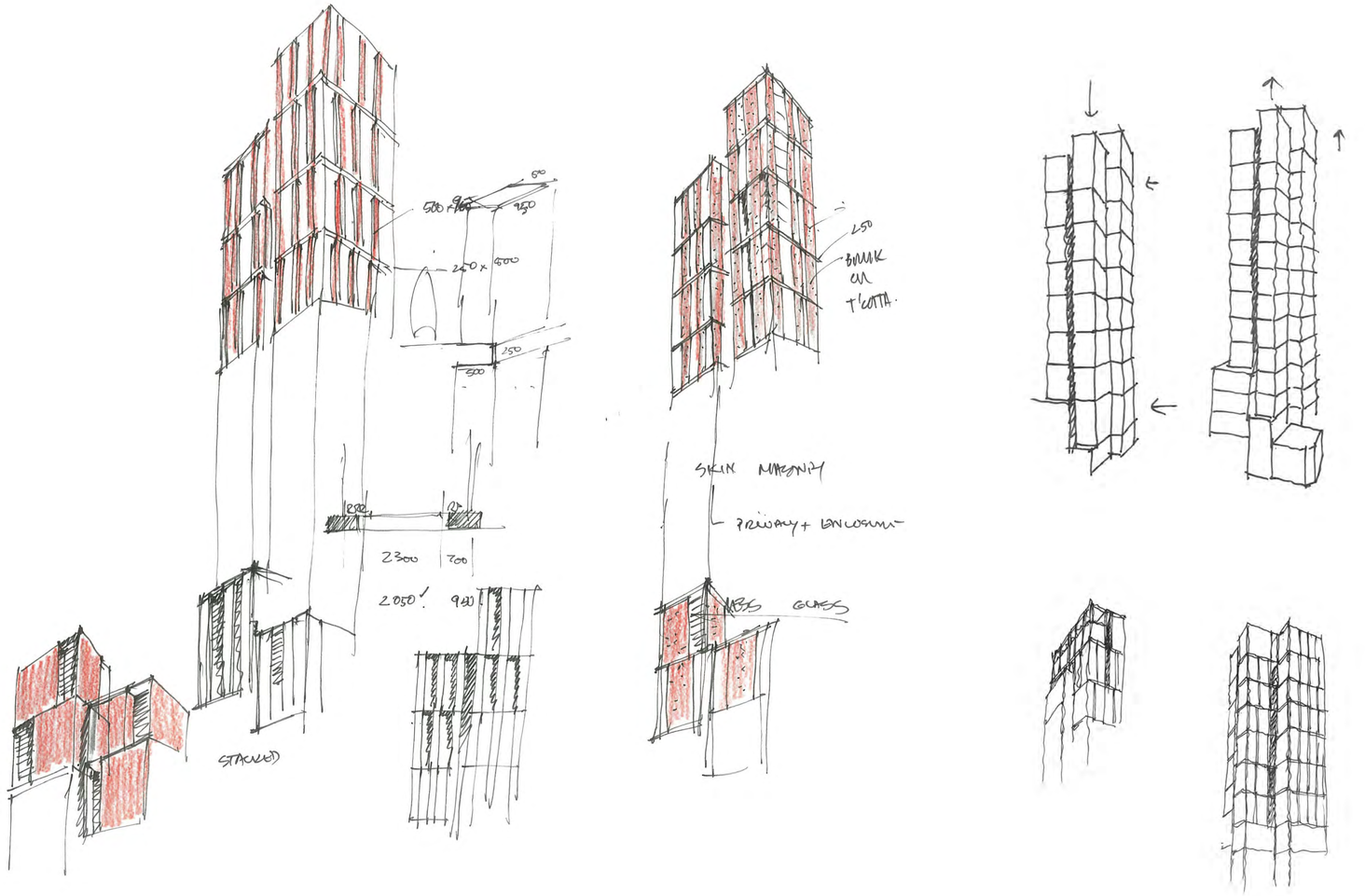
Tonal composition

- Precedence

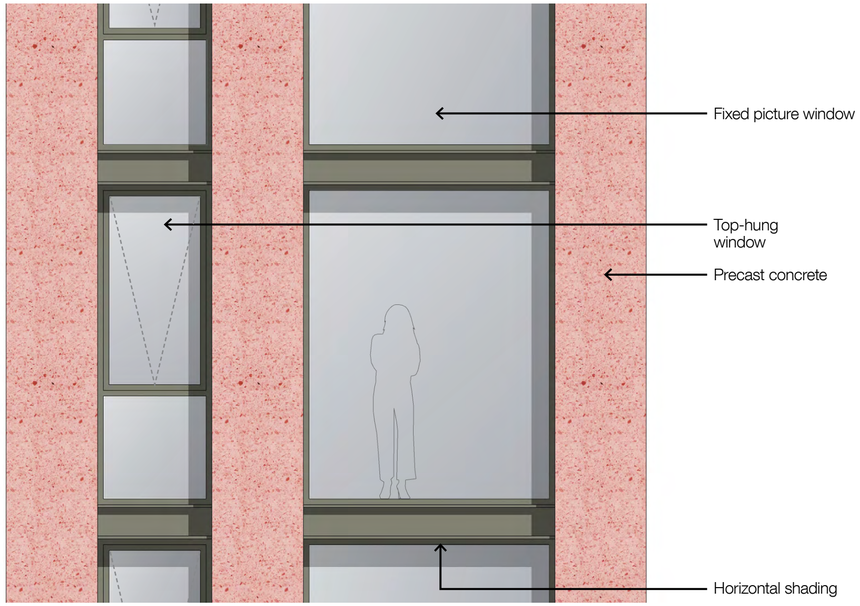


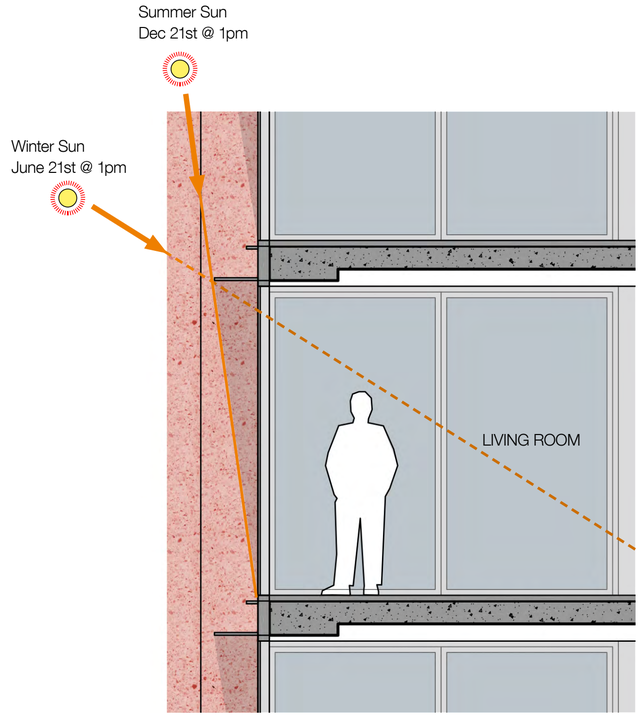
Pitt Street South: Facade and materials precedence

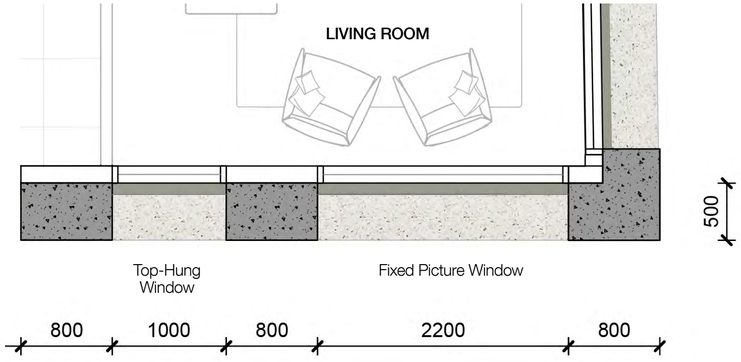
Facade Design



Facade Type 01 :
Living Room







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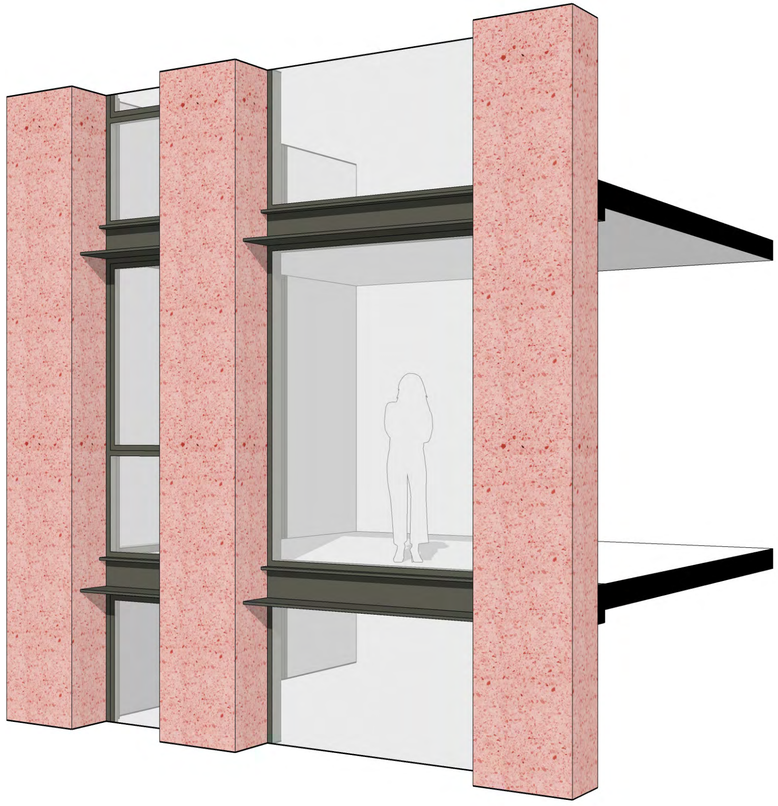
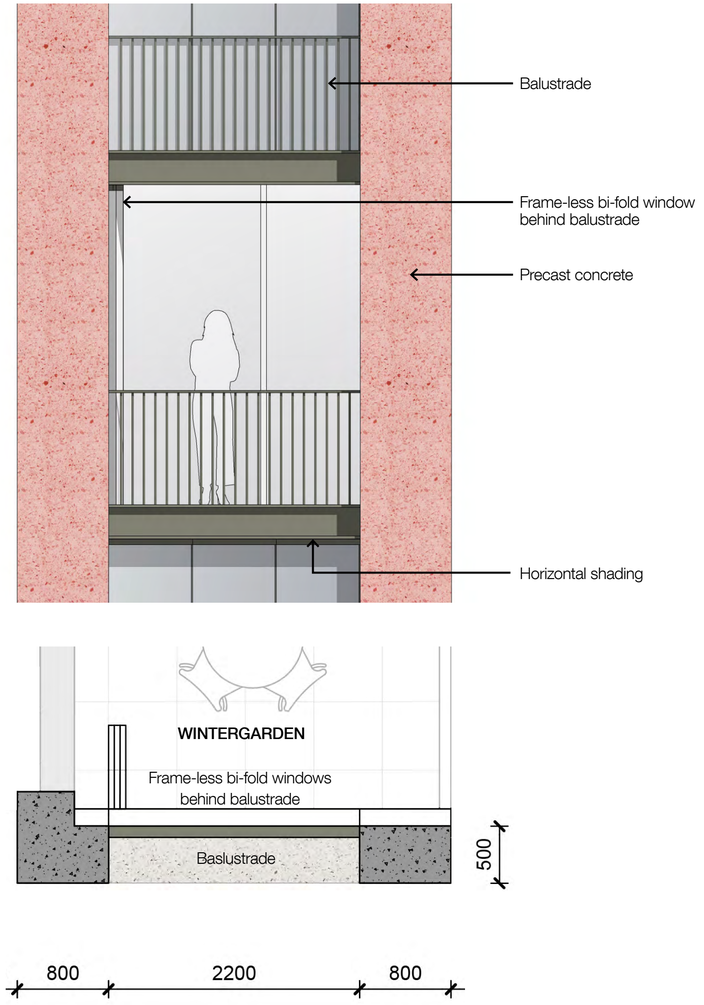
Living Room

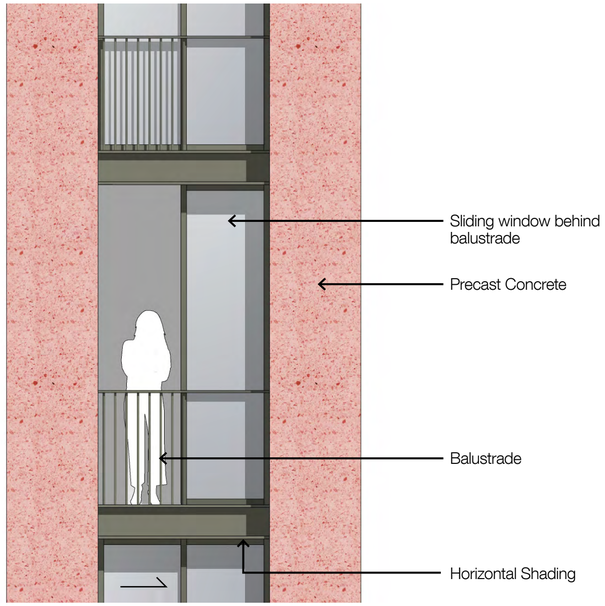


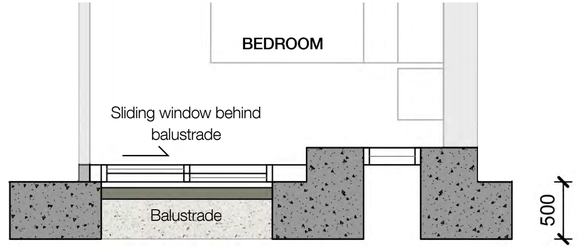
Facade Type 02 :
Balcony

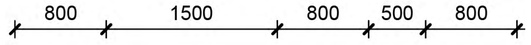


Facade Type 02 :
Balcony

Facade Type 03 :
Balcony







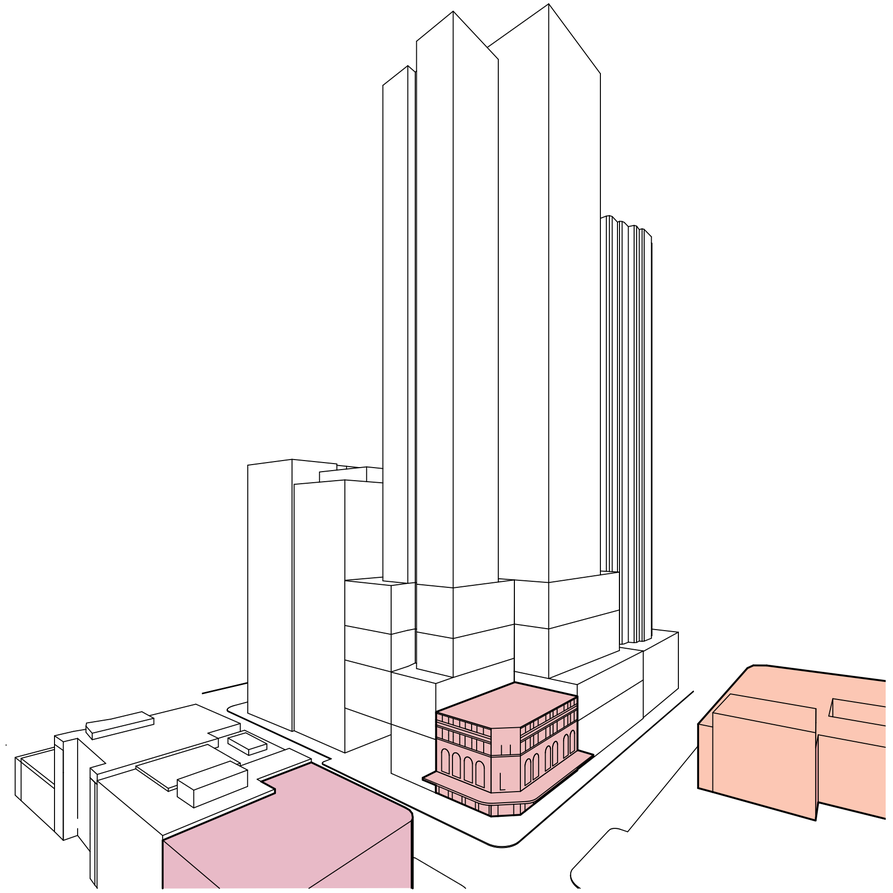
Facade Type 03 :
Balcony

Facade Composition :
Single Level

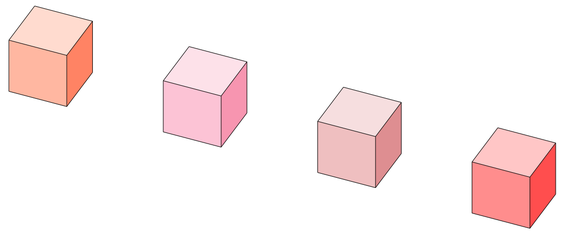
Facade Composition :
Multi Level

Facade Composition :
Multi Level

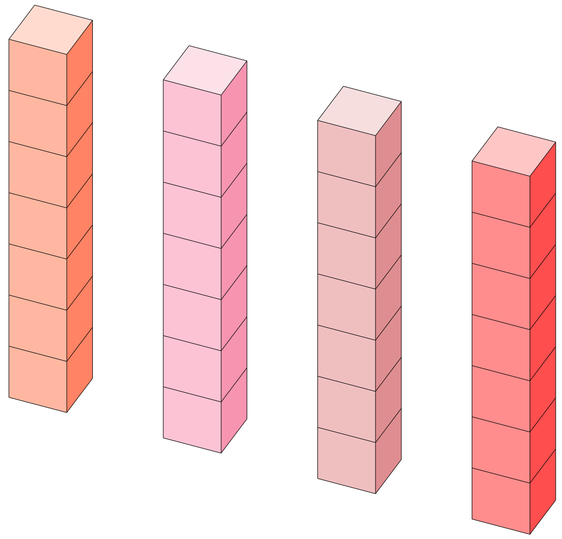
1. Heritage context



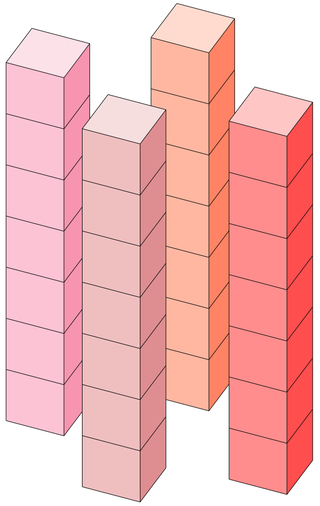
2. Human Scale



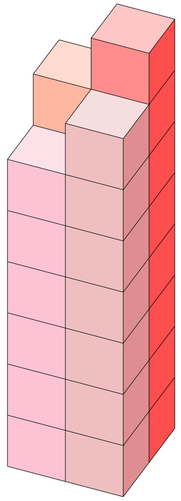
3. Tower Scale



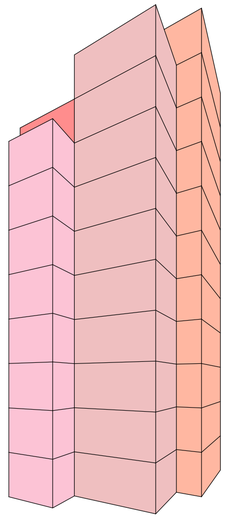
4. A collection of towers



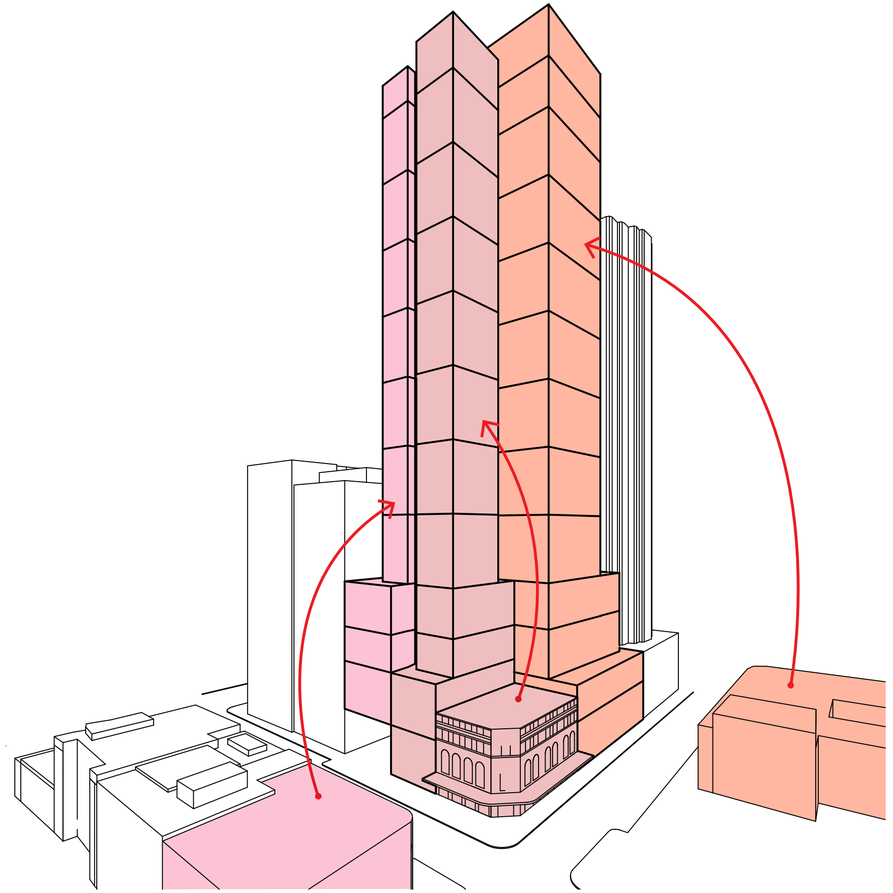
5. Nestled towers



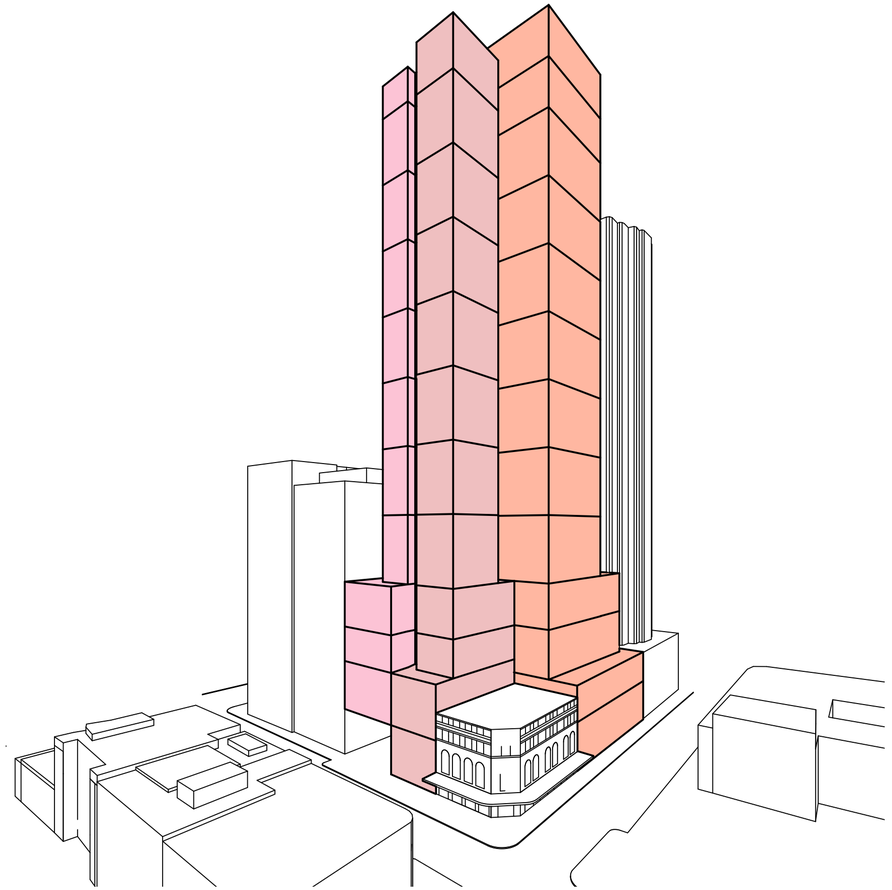
6. Nestled forms

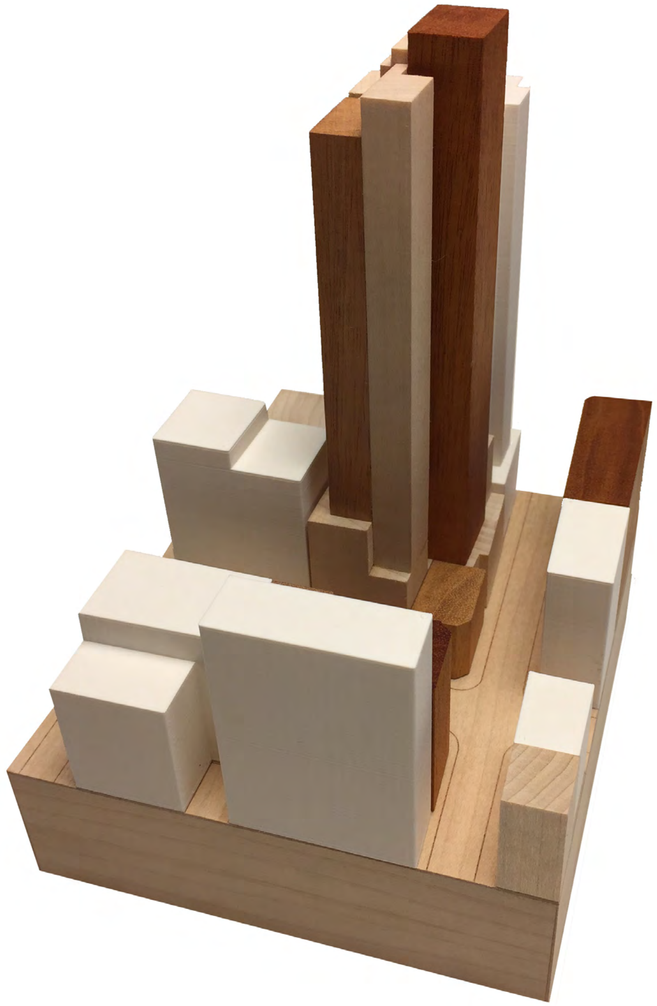


7. Reference context



8. Tonal composition of forms





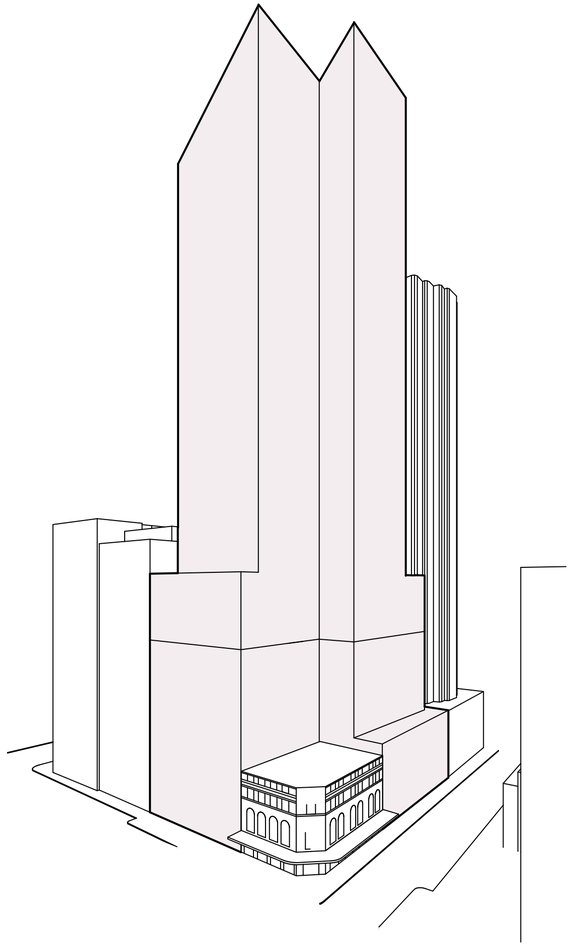
Rooftop terrace


MERITON
MERITON

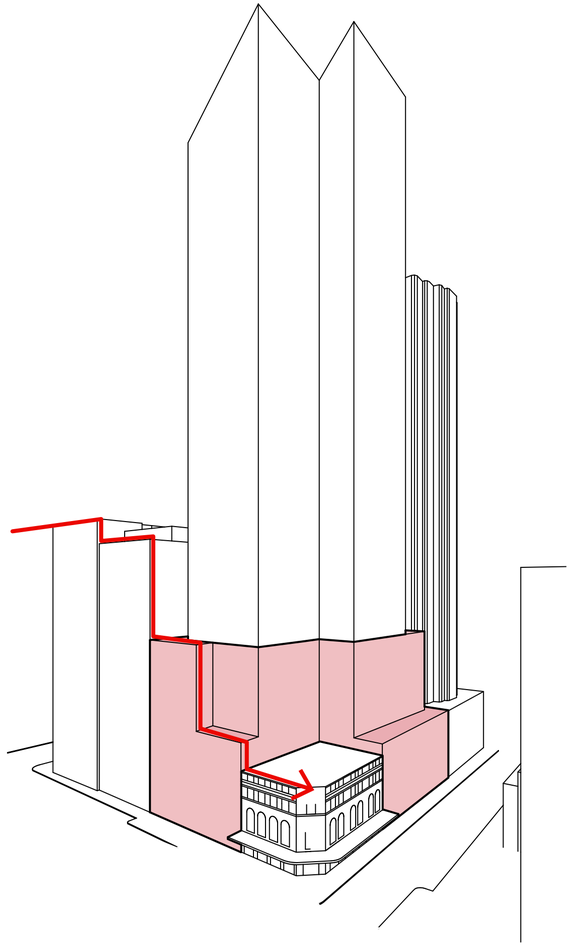
Pitt Street South

Deep Presentation

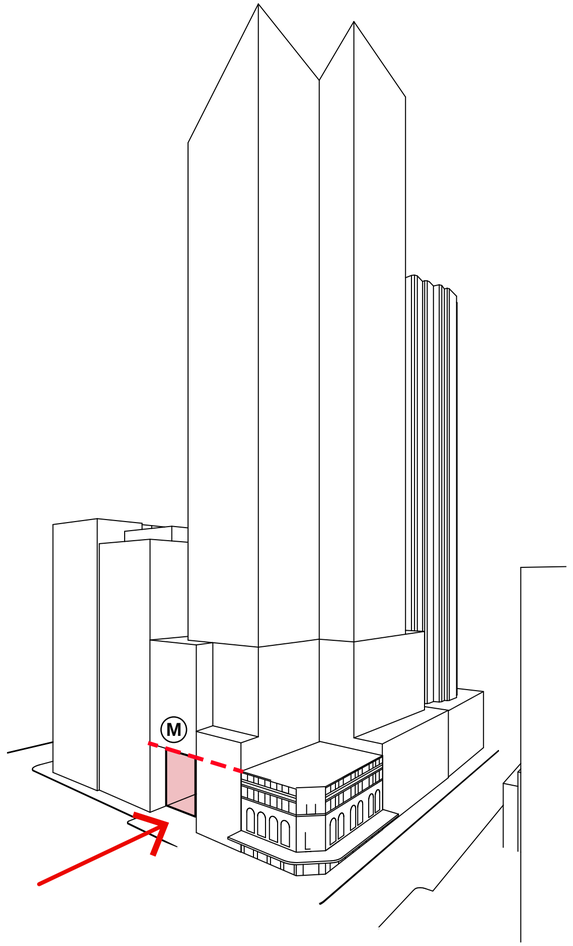
1. Reference Envelope



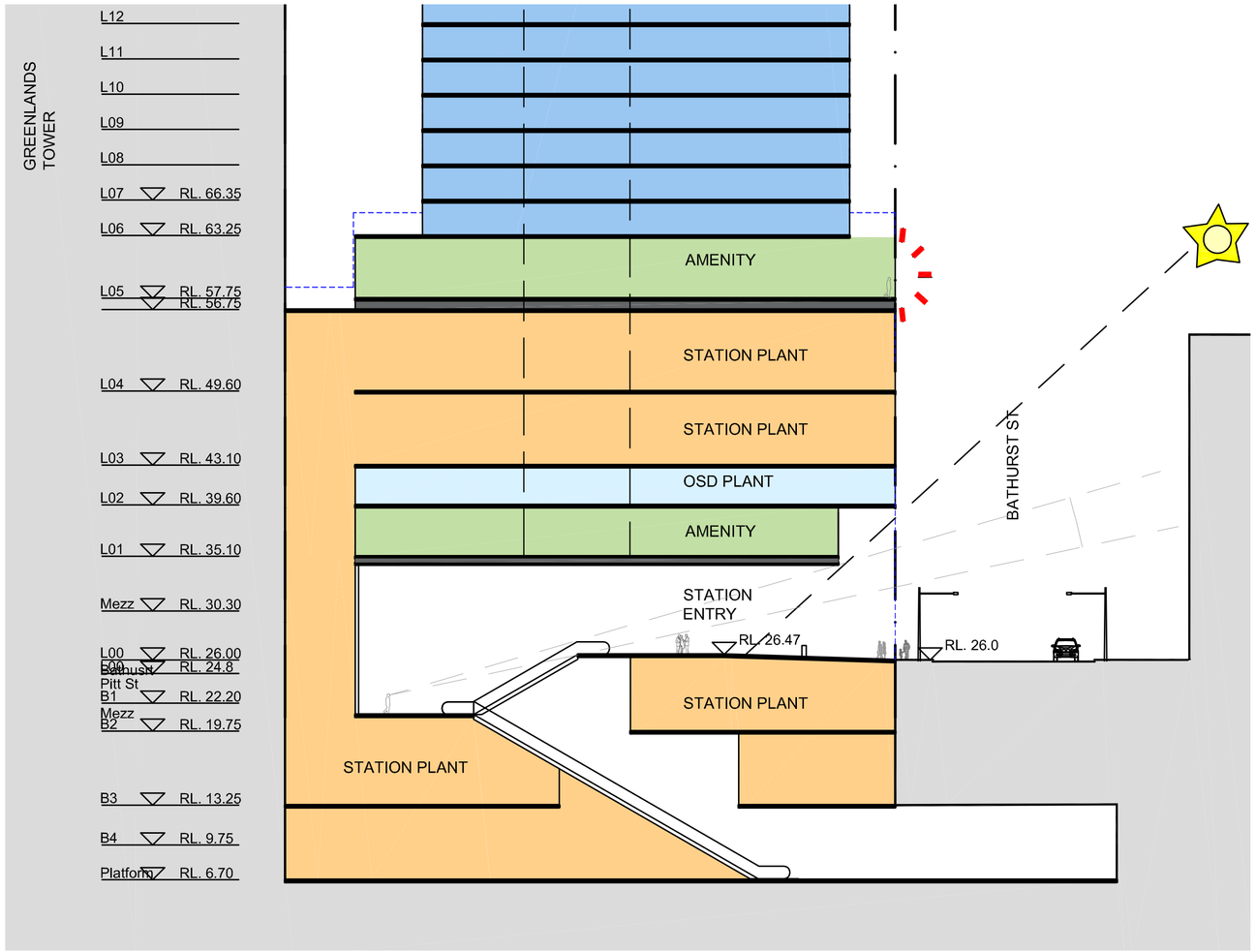
2. Stepped Podium



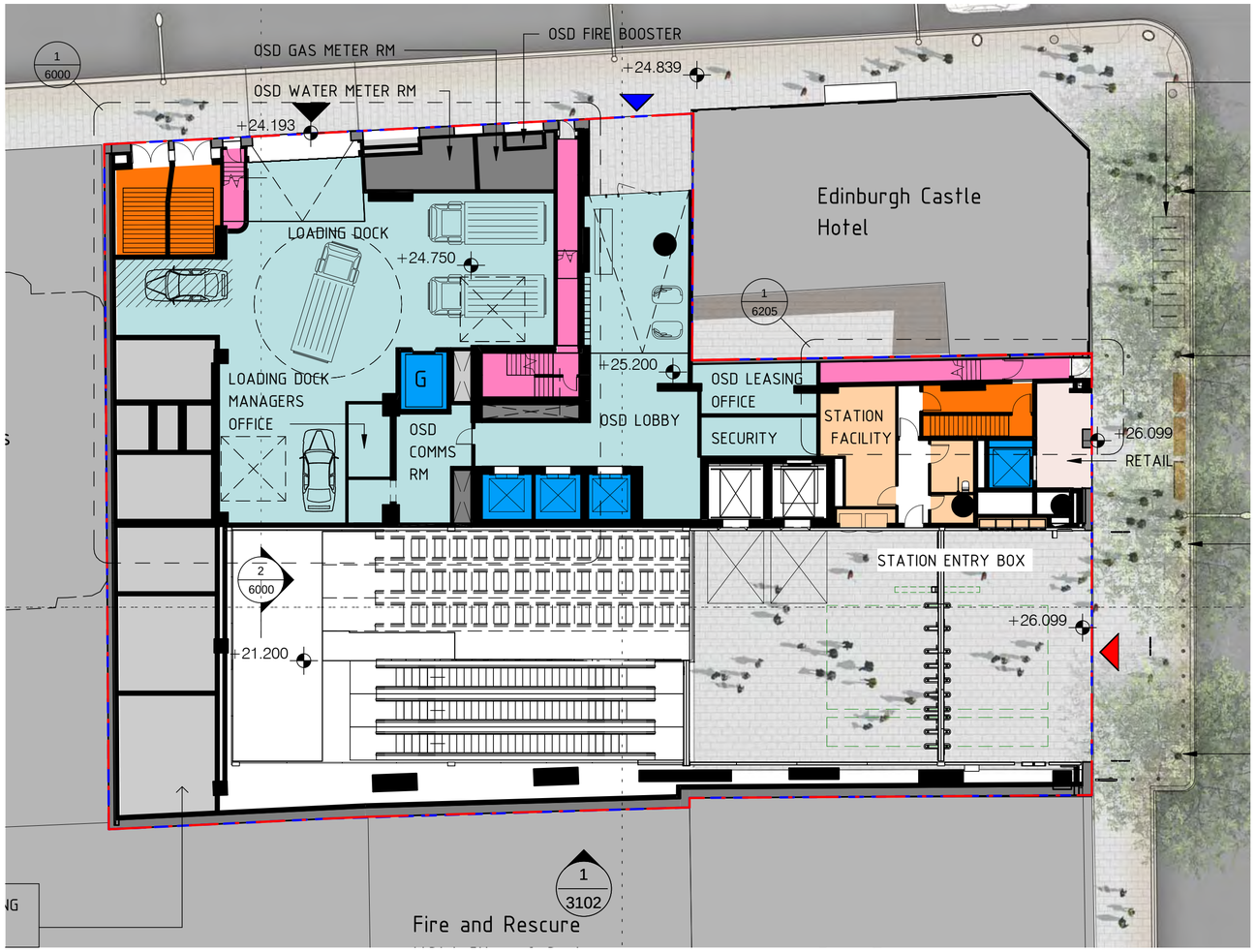
3. Metro Entry



Podium section

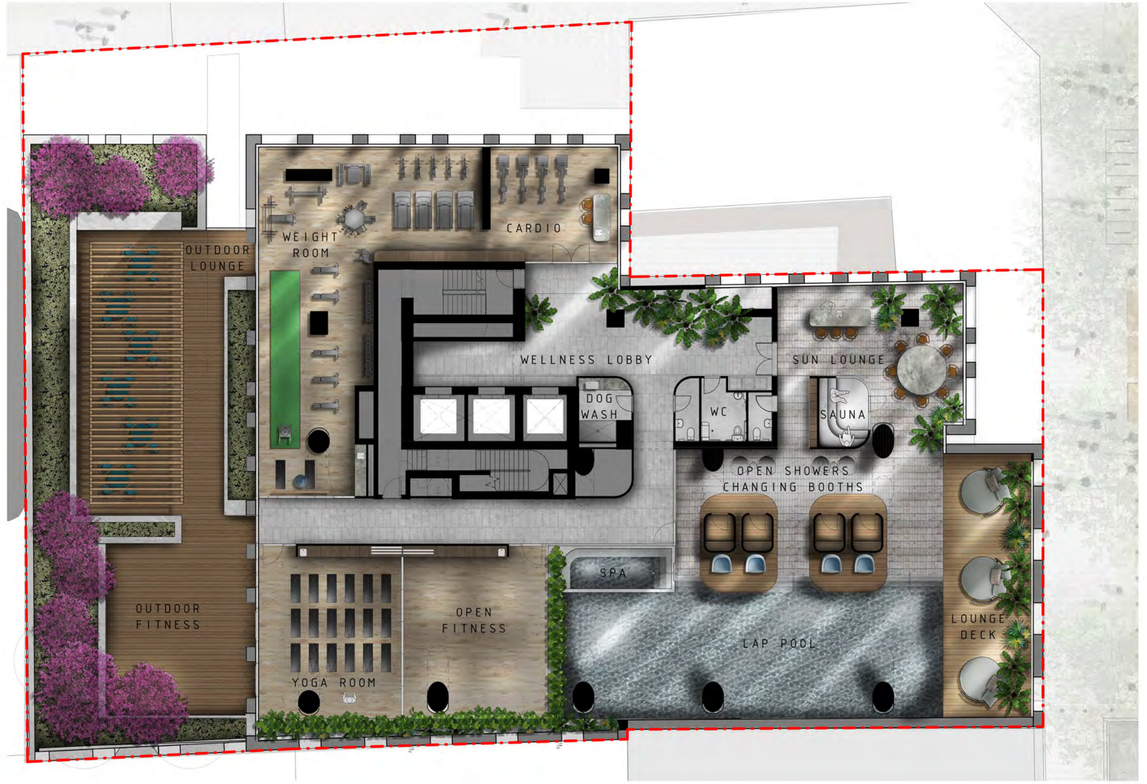


Ground Floor



Level 02: Amenities

Level 06: Amenities



Pitt Street South

Deep Presentation

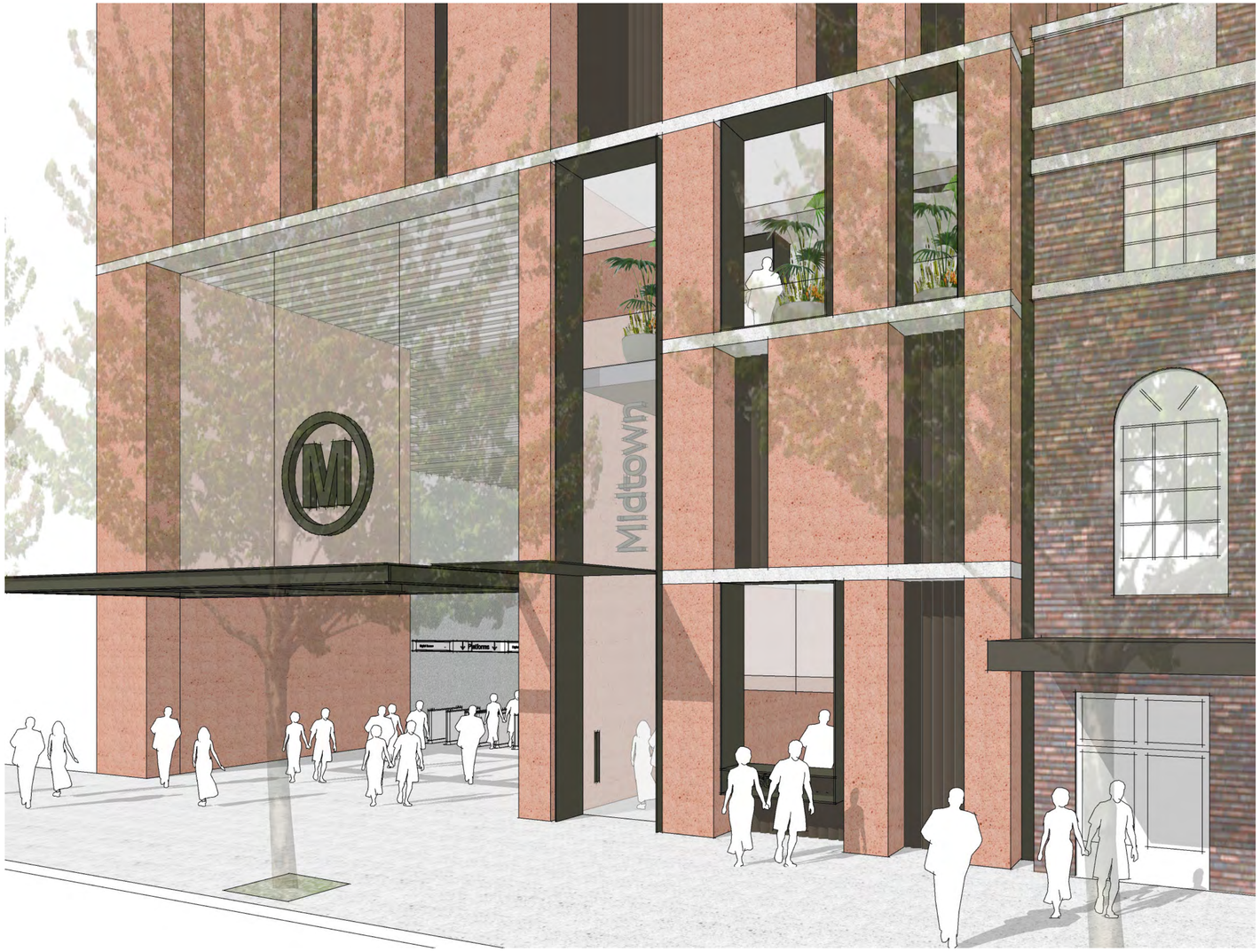
Pitt Street South

Deep Presentation


M
Platforms

Pitt Street South

Deep Presentation



Pitt Street South

Deep Presentation


VIP LOUNGE
ENTRY

Pitt Street South

Deep Presentation

Design Strategy

DEEP Issue #2:
Further work is required on materiality.

Response to DEEP Issue #2:

A thorough analysis of the context undertaken, both at a city scale and a local scale. At the city scale, buildings such as Town Hall, QVB and St Mary's Cathedral set the civic tone of the city. In the more immediate context, buildings such as International House, The Water Board and The Edinburgh Castle display a more human scale. These low rise masonry buildings became the inspiration for the design of Pitt Street South. The rich tones and textures of the surrounding heritage buildings were abstracted and composed as a tonal composition of stacked forms with a human scale. Furthermore, the modules of the facade were designed to relate to the various living spaces which they contain giving the facade a rythm derived from the human scale and proprtion.

We have created a building with a strong dialogue with the heritage context both in terms of materiality and scale.

Pitt Street South

Deep Presentation

Pitt Street South

Deep Presentation

Sydney Metro City & Southwest
Pitt Street Integrated Station Development

Pitt Street Developer South

Design Excellence Evaluation Panel

Extract from presentation
5 March 2019

DEEP – 5 March 19

Summary

- 25 March 19 was the third face to face presentation with the DEEP
- In relation to internal amenity and facade, the focus was on visual privacy with Princeton

On

Every

Level

Sydney Metro City & Southwest
Pitt Street Integrated Station Development

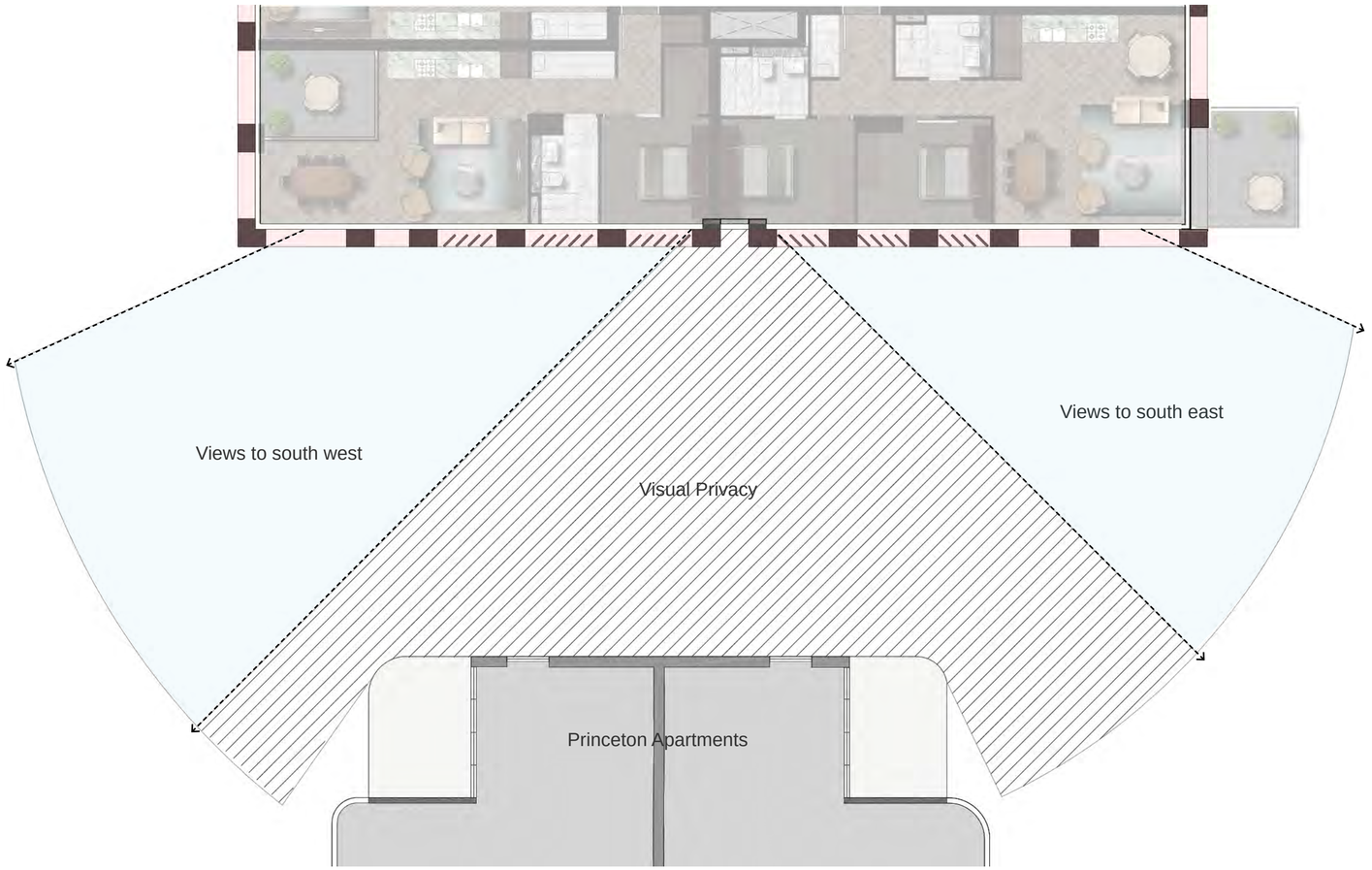
South OSD

Sydney Metro City & Southwest
Pitt Street Integrated Station Development

Facade Design

Visual screening to Princeton Apartments

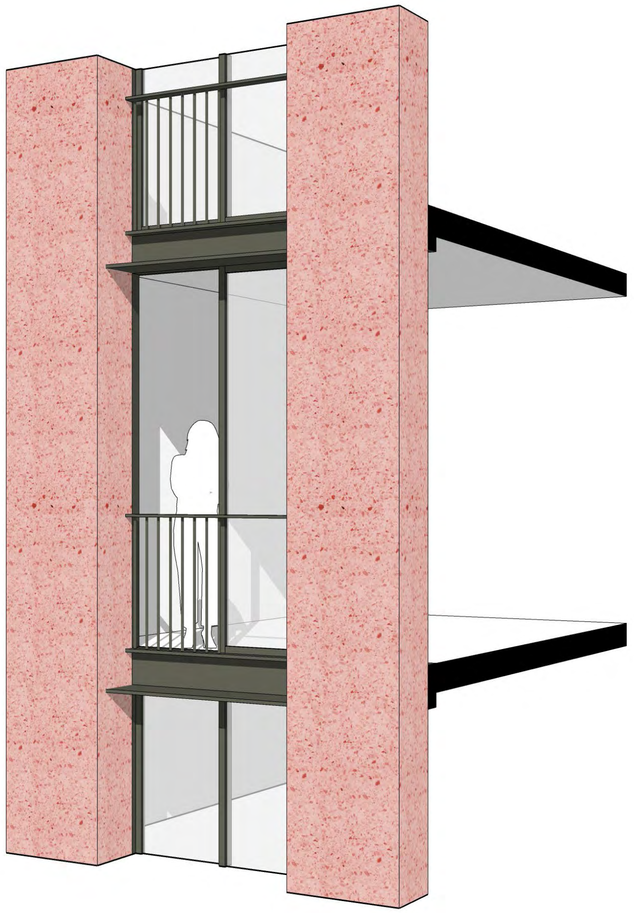
In order to provide visual screening to the Princeton apartment building to the south, bronze louvres are incorporated and angled to maximise views out to the south east and south west whilst providing visual privacy to the neighbouring building.



Visual Screening Plan Diagram

Facade Design

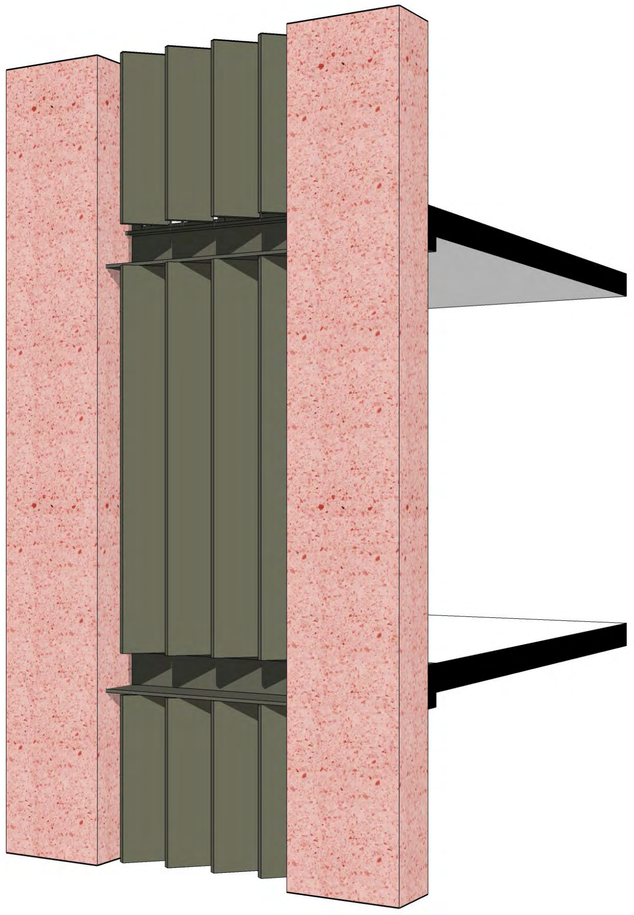
Typical south facing bedroom facade
-Tender design



South facade: Typical bedroom facade

Facade Design

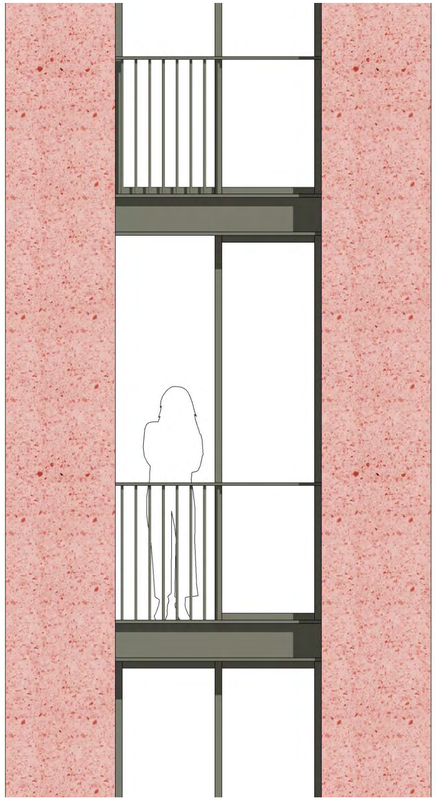
Typical south facing bedroom facade
-with privacy louvres



South facade: Typical bedroom facade

Facade Design

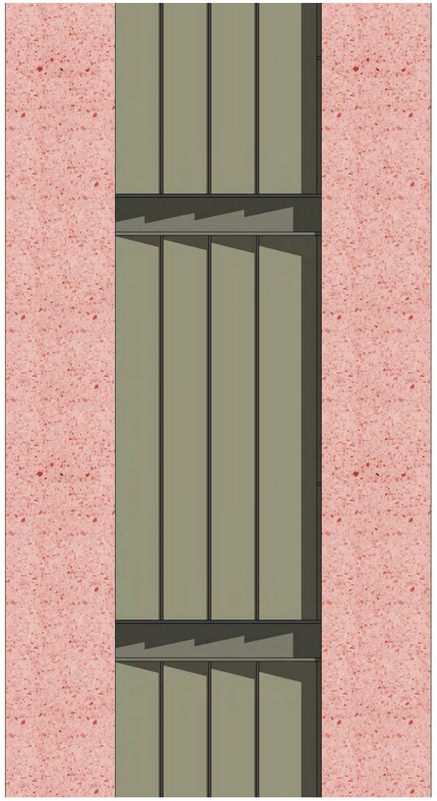
Typical south facing bedroom facade
-Tender design



South facade: Typical bedroom facade

Facade Design

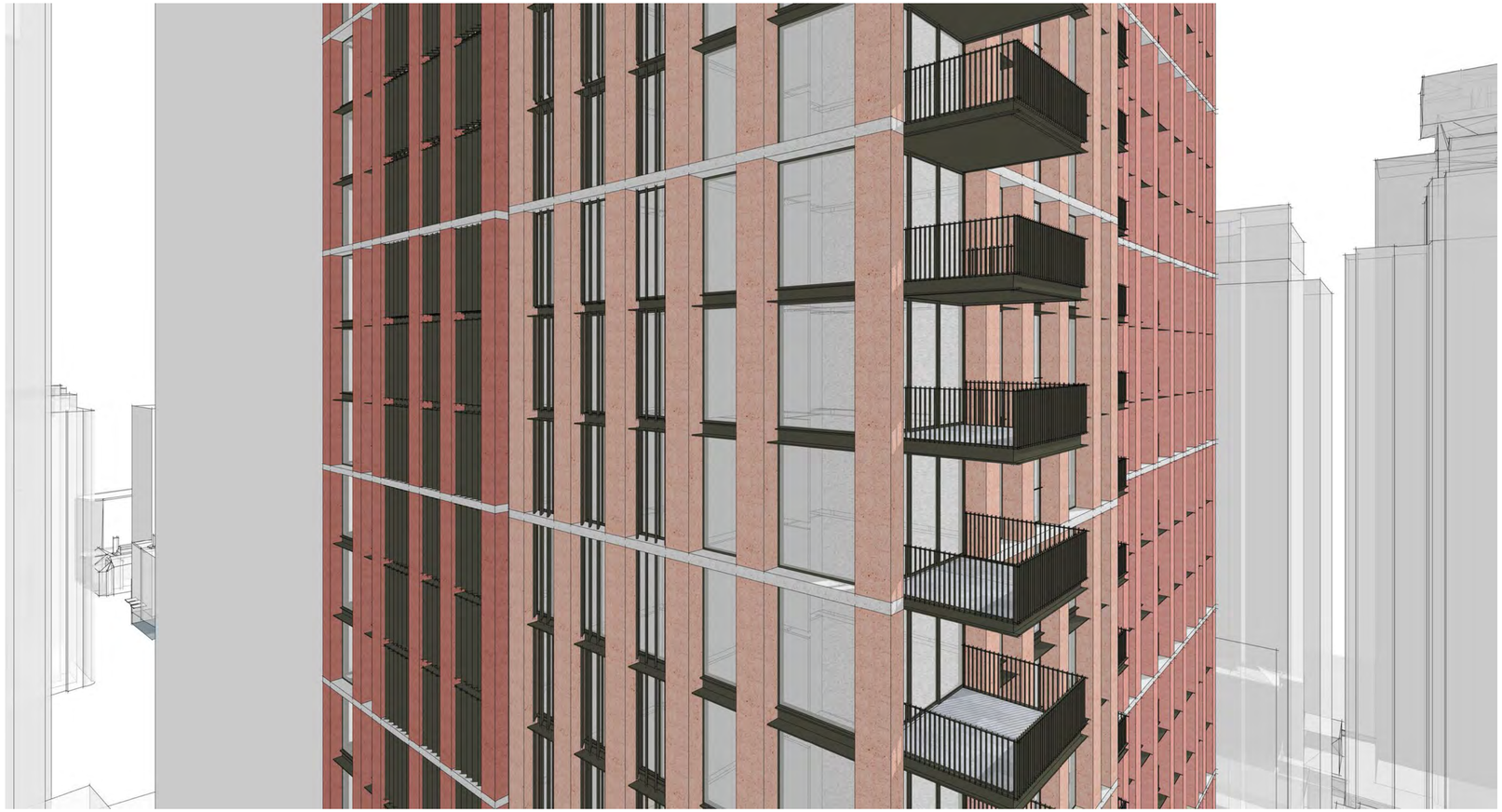
Typical south facing bedroom facade
-with privacy louvres



South facade: Typical bedroom facade

Facade Design

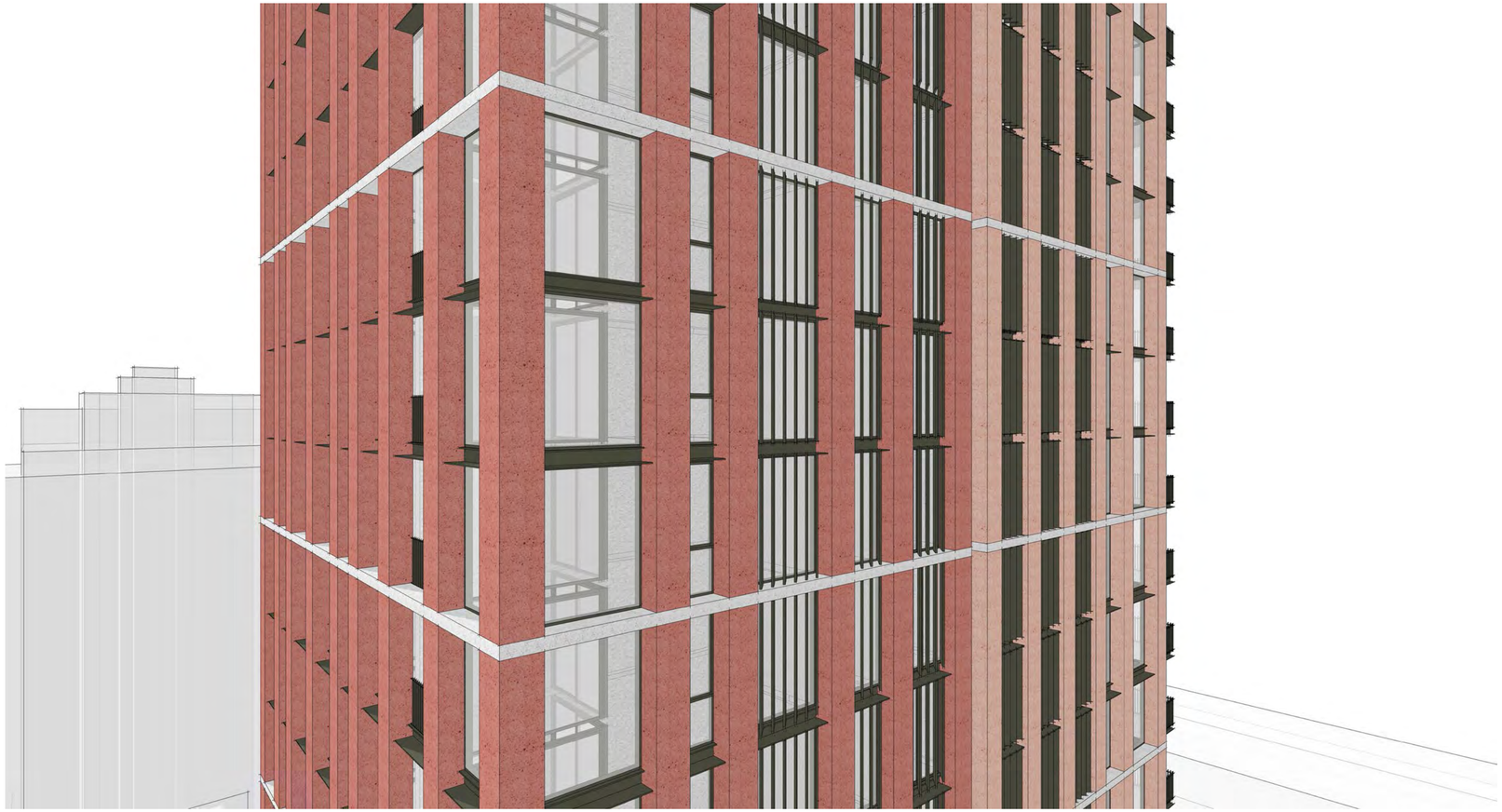
Visual screening to Princeton Apartments



South facade: Part Perspective

Facade Design

Visual screening to Princeton Apartments



South facade: Part Perspective

Visionary

Vibrant

Connected

Collaborative

Experienced

Delivery

On Every Level

Pitt Street Developer South

Studies provided to the DRP (Sydney Metro Design Review Panel)

DRP – Membership

- Abbie Galvin (Chair)
- Graham Jahn AM
- Bob Nation AM
- Yvonne von Hartel AM
- Kim Crestani
- Tony Caro
- Peter Philips

DRP – Summary on extracts

1. DRP 01 – 15 October 2019
2. DRP 04 – 21 January 2020
3. DRP 06 – 18 February 2020
4. DRP 12 – 16 June 2020
5. DRP 13 – 15 September 2020
6. DRP 13 Supplementary 1 – 23 September 2020
7. DRP 14 – 20 October 2020
8. DRP 14 Supplementary 1 – 28 October 2020
9. DRP 14 Supplementary 2 – 4 November 2020
10. Design Excellence Letter – RTS Lodgement

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 01
15 October 2019

DRP 01 – 15 October 19

Summary

- The DRP process ran after Pitt St Developer was appointed by Sydney Metro
- DRP 01 meeting included a facade presentation as an evolution of the DEEP process
- This facade presentation was given as part of an overall presentation for both North and South OSDs
- The DRP “supported the overall scheme as presented”

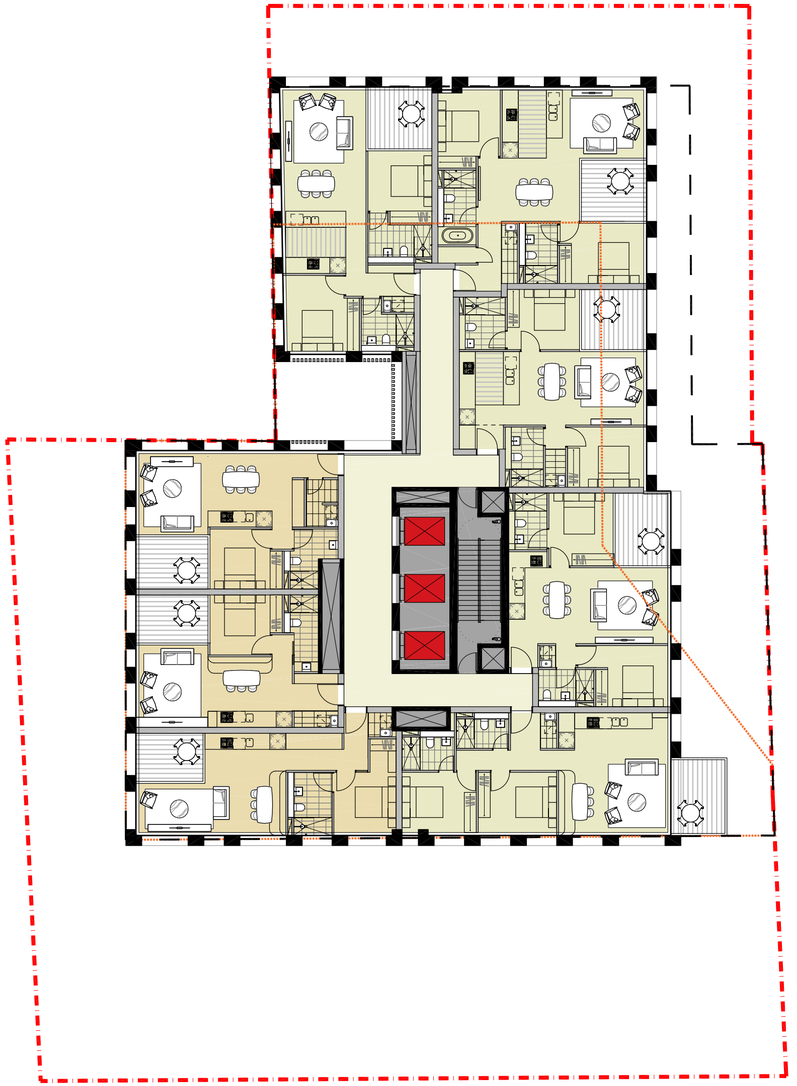
Pitt Street Integrated Station Development

15th of October 2019
Design Review Panel Presentation No.1

OXFORD CPB CONTRACTORS

Planning Analysis

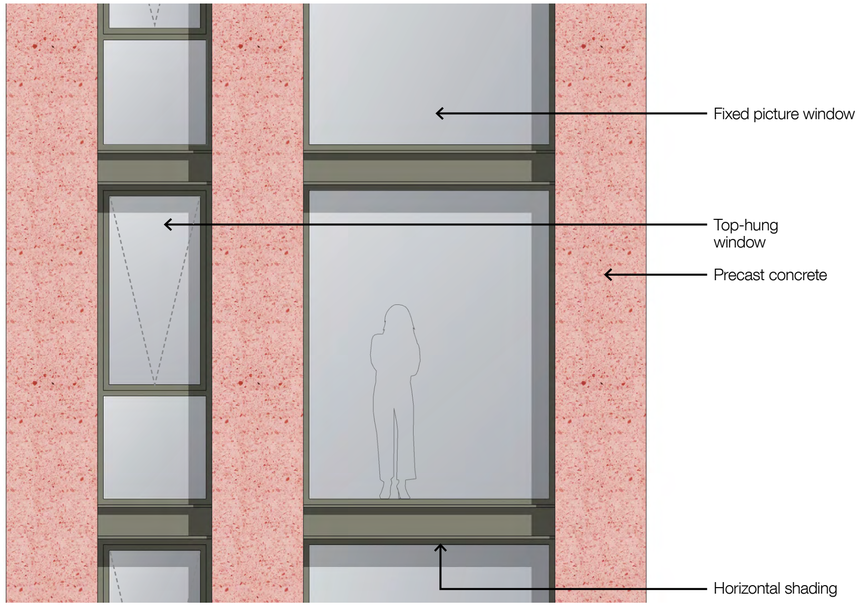
Typical plan

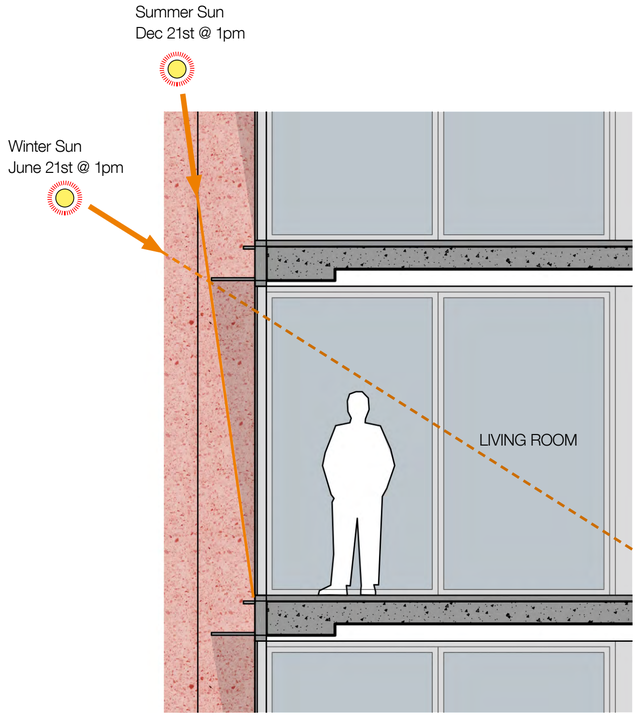


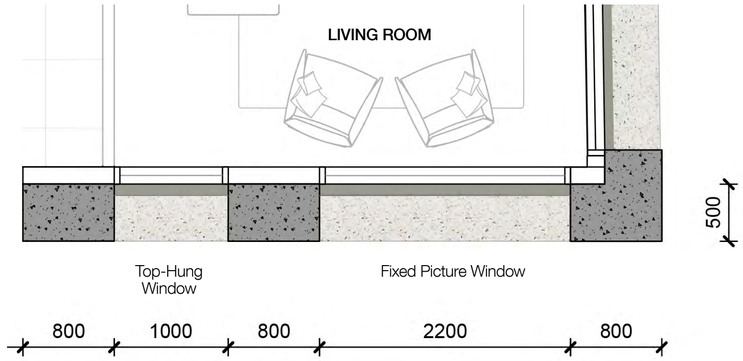
Facade Design

Facade Type 1:

Living Room



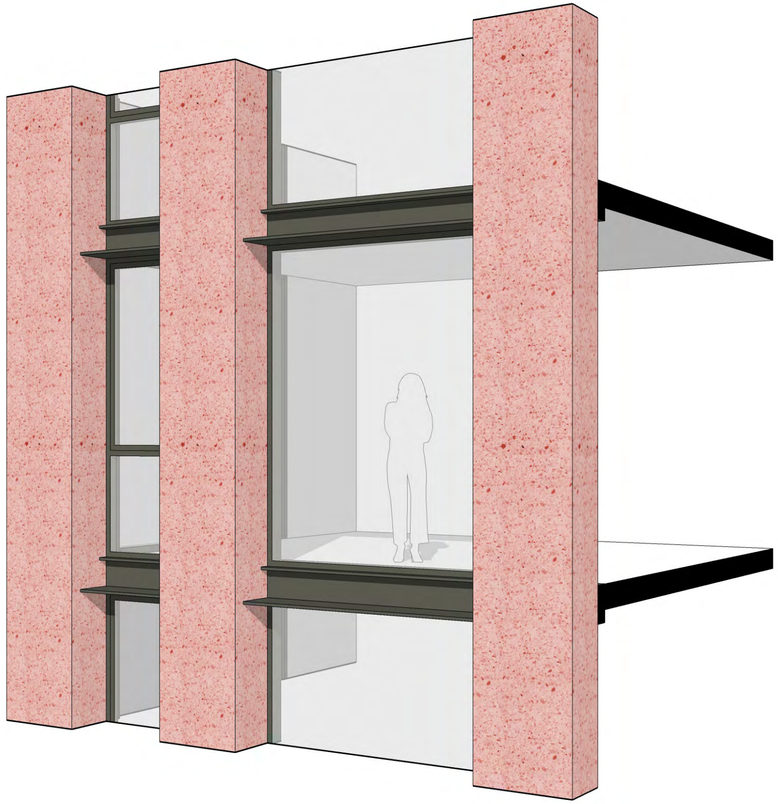




Facade Design

Facade Type 1:

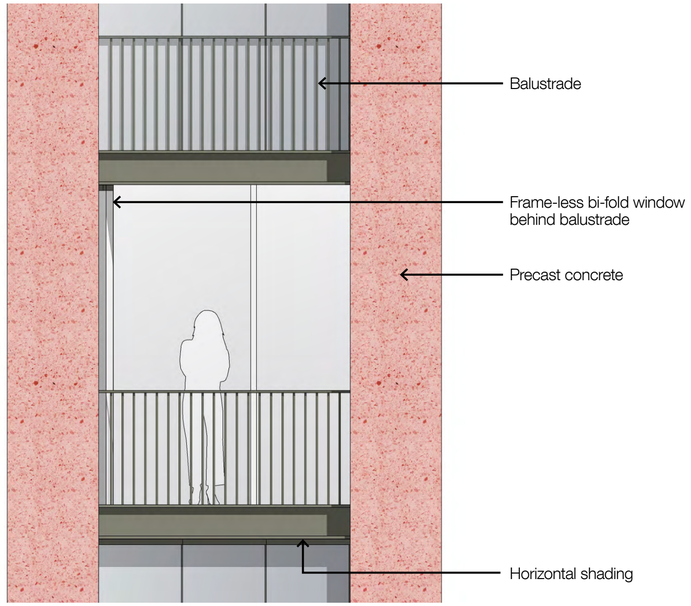
Living Room

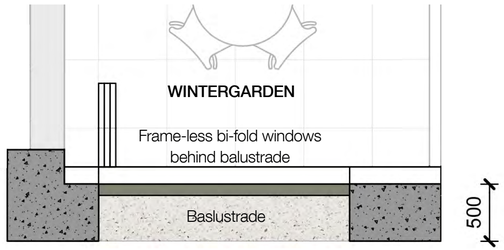


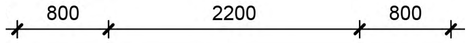
Facade Design

Facade Type 2:

Balcony



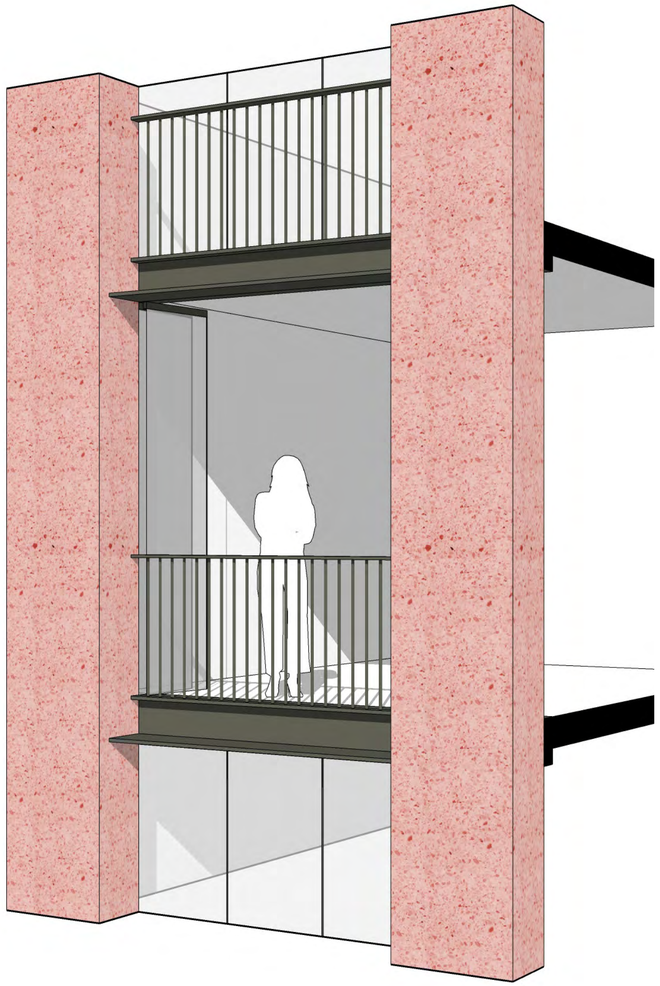




Facade Design

Facade Type 2:

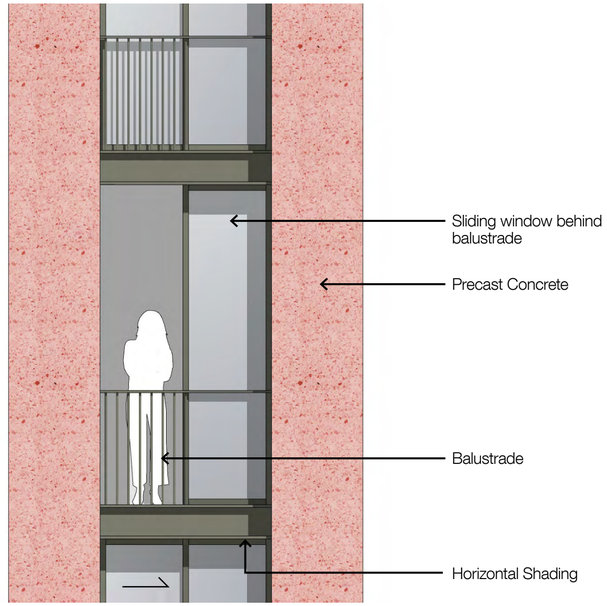
Balcony

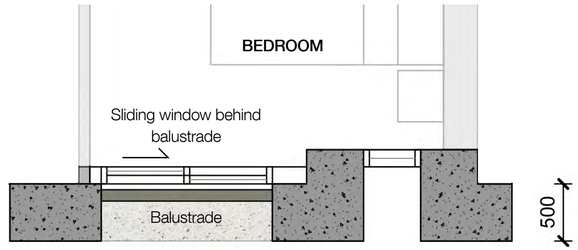


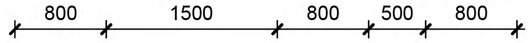
Facade Design

Facade Type 3:

Bedroom







Facade Design

Facade Type 3:

Bedroom

Facade Design

Facade Composition

Single level

Facade Design

Facade Composition

Multi level

Facade Design

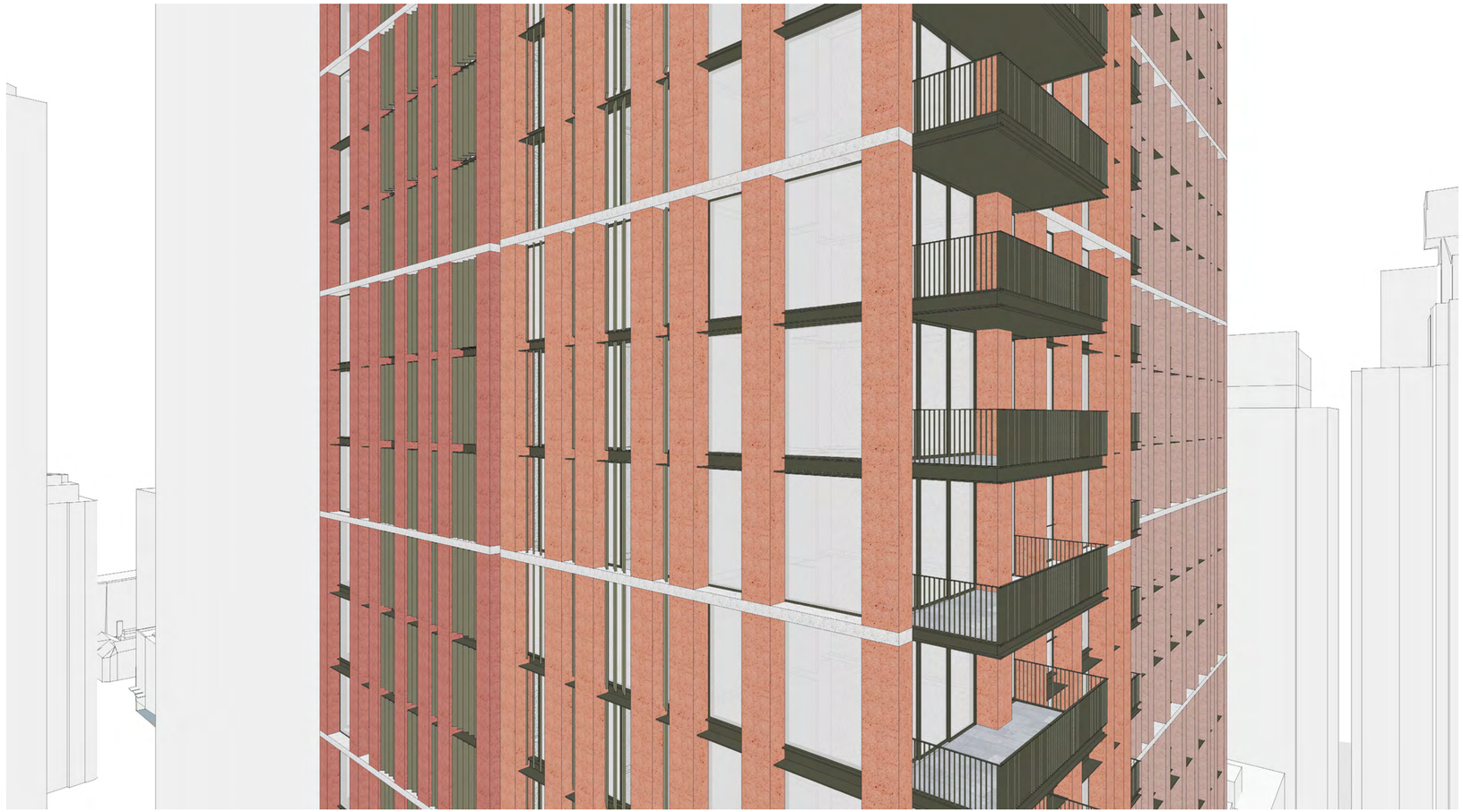
Facade Composition

Multi level

Design Development

Visual Privacy:

To Princeton Apartments
- Angled louvres provide visual privacy

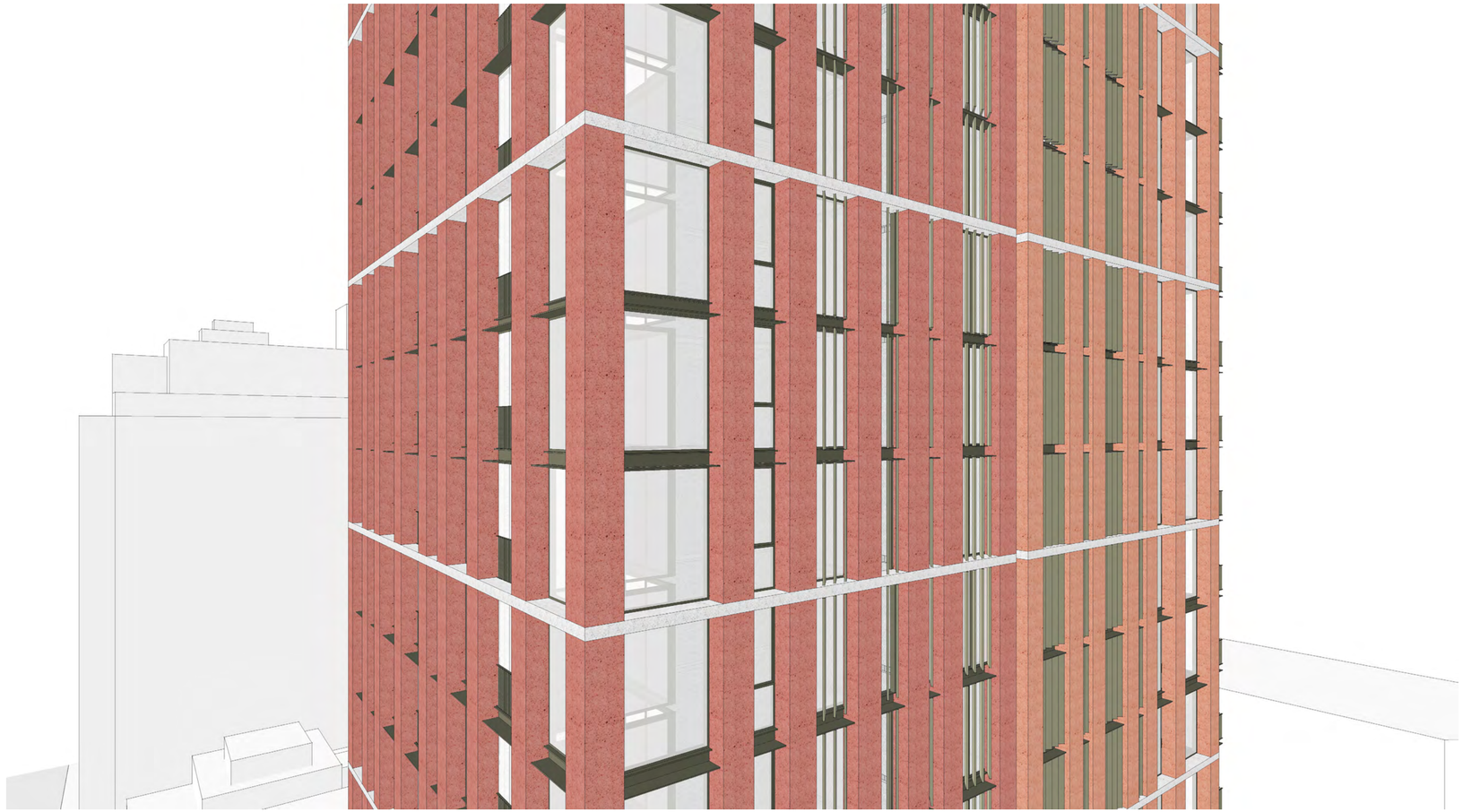


South facade: Part Perspective

Design Development

Visual Privacy:

To Princeton Apartments
- Angled louvres provide visual privacy

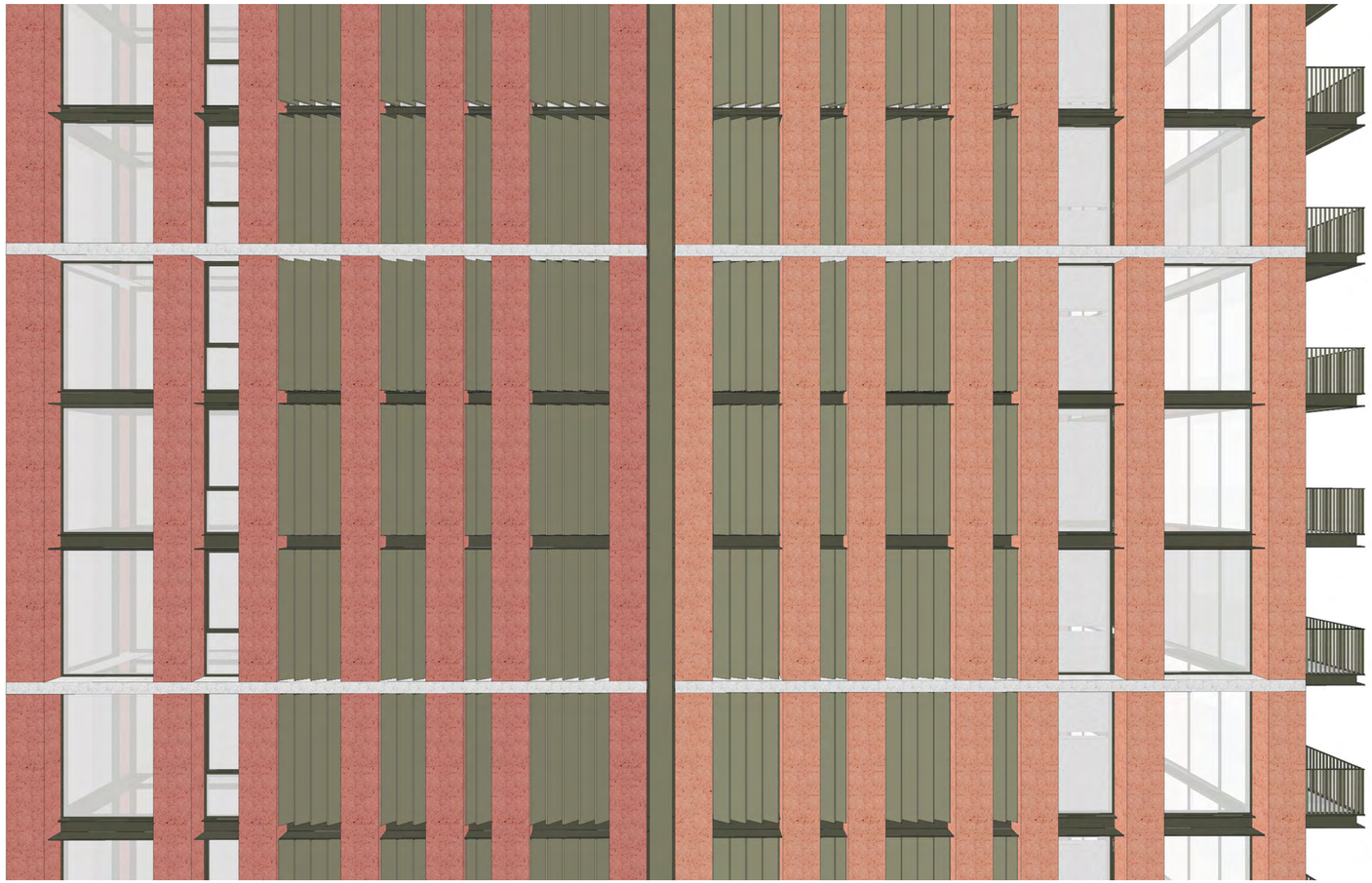


South facade: Part Perspective

Design Development

Visual Privacy:

To Princeton Apartments
- Angled louvres provide visual privacy



South facade: Part Elevation

Sydney Metro Design Review Panel

Pitt Street Station ISD

Comments and actions record – 15 October 2019

Date:	15 October 2019
Venue:	Level 43, 680 George St
Panel:	Yvonne von Hartel AM (Chair), Tony Caro, Bob Nation AM, Kim Crestani
Secretariat	Karuna Nainani, Alex Nicholson
Design Team Presenters	Nellie O Keeffe, Ian Lyon (Oxford) Michael Muller, John Mills, Con Kerpiniotis (CPB) Muir Livingstone, Baert Lotte (Foster & Partners) Chris Carolan (Grocon) Philip Vivian, Mathieu Le Sueus (Bates Smart) Satvir Mand, (Cox)
Sydney Metro	Stephen Spacey, Jason Hammond, David Coker (Delivery Director), Emily Ball, Anthony Perrau
Observers:	
Council	n/a
DPIE	Paula Bizimis
Apologies:	Olivia Hyde, Peter Philips, Jenny Davis

Project status Date of last presentation: n/a

The Pitt Street ISD Consortium provided an overview of their team, the tender design (station, North Tower, South Tower), the project status, and program.

	DRP comments	Actions	Status
01	The Panel **supports** the overall scheme as presented.	n/a	n/a
02	The Panel **requests** that the landscape designer present at a future meeting.	Design team to present update at future DRP	Open
03	The Panel **requests** that the following be presented at the next meeting: - Demonstration that the proposed lifts will provide an appropriate level of service to service 227 apartments and other uses. - Demonstration that the loading dock and service lifts will provide a sufficient level of service.	Design team to present update at future DRP	Open

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 04
21 January 2020

DRP 04 – 21 January 20

Summary

- DRP 04 meeting included a presentation of the design development of the facade and its relationship with internal planning and amenity
- The DRP “accepted the proposed rationale for facade openings between GRC panels applicable to the various internal room uses”

Pitt Street Integrated Station Development

21st of January 2020
Design Review Panel Presentation No.4

OXFORD CPB CONTRACTORS

Facade design

Typical floor:

Living Room

Balcony

Bedroom

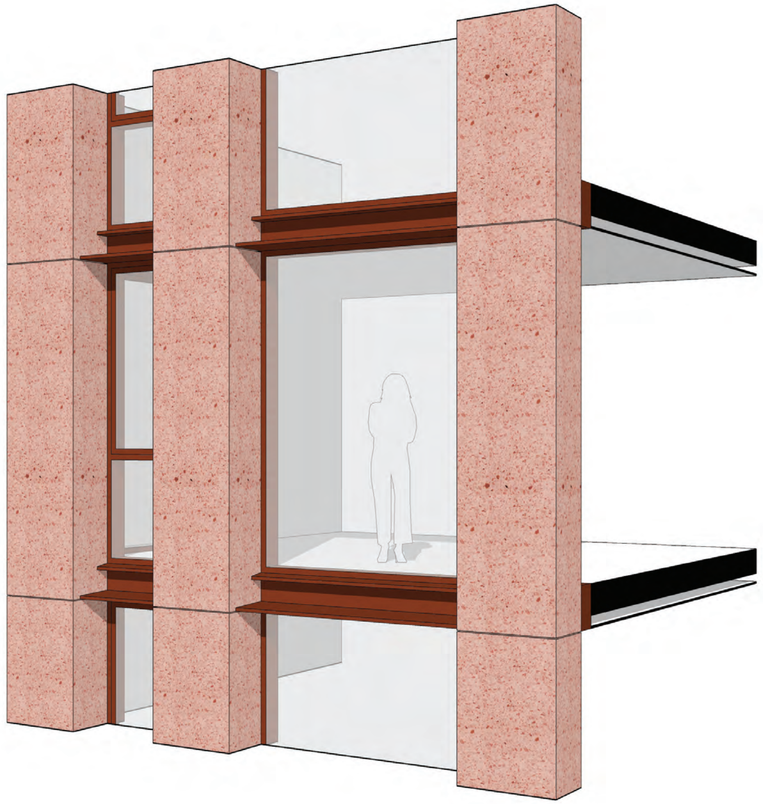
Facade design

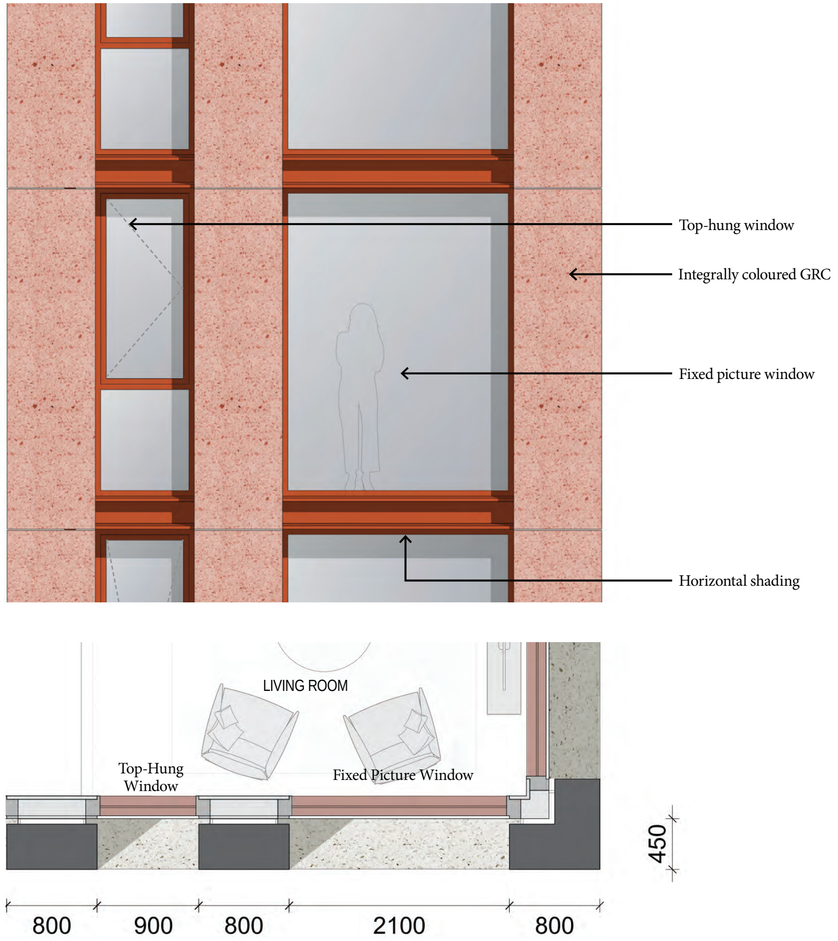
Modulation:

Facade design
Facade types

Living Room:

TYPE 1

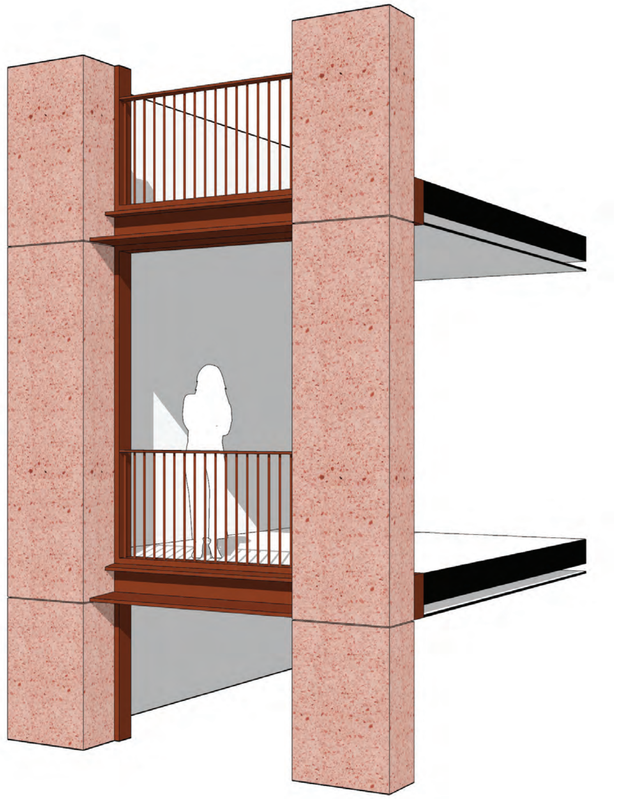


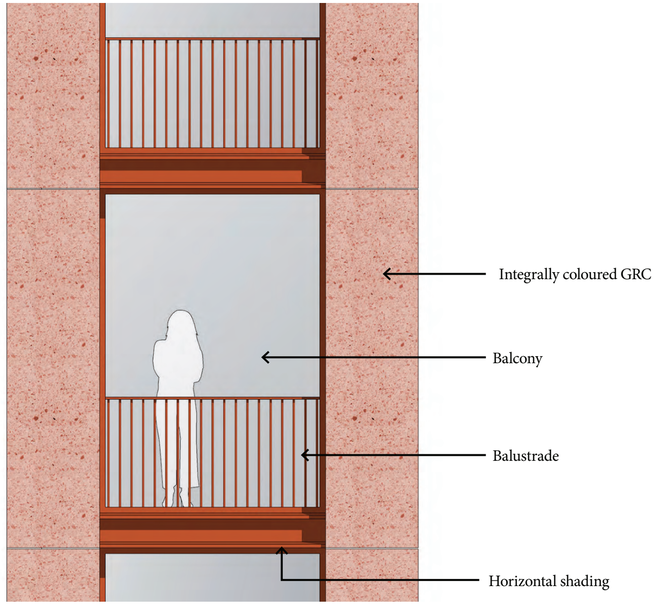


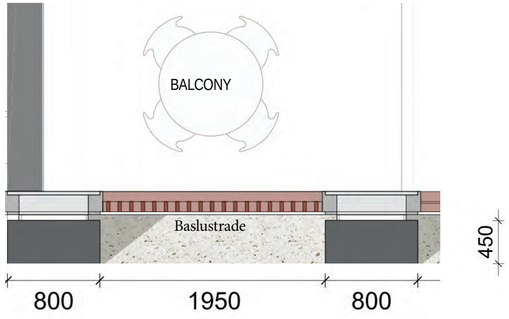
Facade design
Facade types

Balcony:

TYPE 2



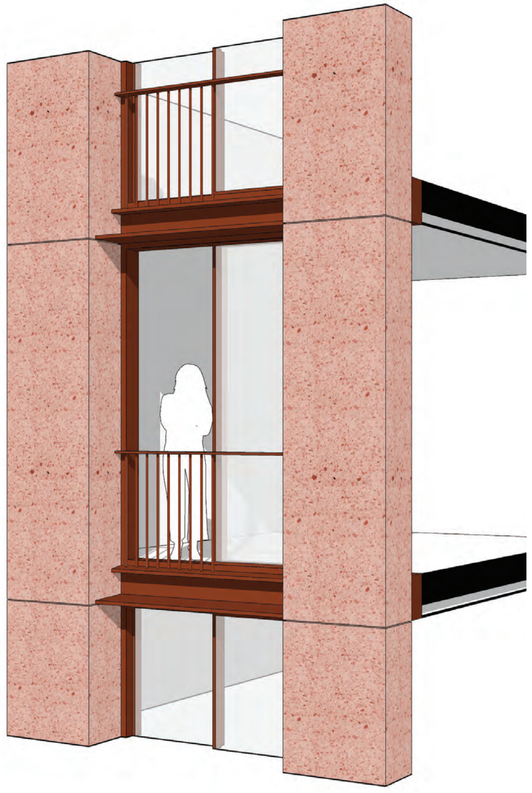


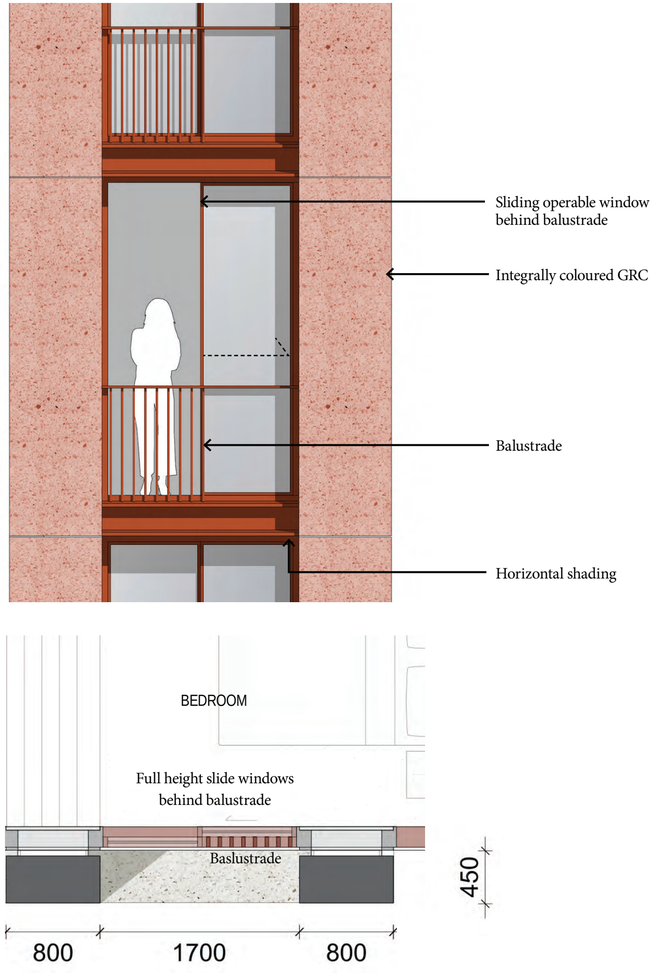


Facade design
Facade types

Bedroom:

TYPE 3





Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 21 January 2020

Date:	21 January 2020
Venue:	Level 43, 680 George St
Panel:	Tony Caro (Chair), Peter Philips, Kim Crestani, Yvonne von Hartel AM, Bob Nation AM, Darlene vanderBreggen
Independent Secretariat:	Gabrielle Pelletier
Design Team Presenters:	Aurecon: Iris Brkic Foster + Partners: Lotte Baert, Muir Livingstone Investa/ Oxford: Chris Carolan, Lucinda Mander-Jones, Natasha Devlin, Stefan De Jesus Bates Smart: Mathieu Le Sueur, Philip Vivian CPB: Michael Muller Sydney Metro: Emily Ball, Victoria Gouel
Sydney Metro	Stephen Spacey, Jason Hammond, Alex Nicholson
Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung
City of Sydney	Amy-Grace Douglas
Apologies:	Olivia Hyde (DRP), Heritage Council

Project status: Date of last presentation: 17 December 2019

The Pitt Street ISD project team presented DRP presentation 4.

The Pitt Street South OSD project team sought the Panels acceptance on solar analysis, thermal comfort and envelope compliance; and acceptance with qualifications on façade design and materiality, and south façade ventilation. The Project Team will bring material samples and a DA model to the next DRP which will be the last DRP for the South OSD (subject to Panel acceptance of materials), prior to Stage 2 DA submission.

The Pitt Street North OSD project team are seeking the Panels acceptance on setbacks to the NSW Masonic Club and Ashington Place, and their crowd studies.

Design Identity Tracker:

Please refer to the DRP Pitt Street Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location and theme.

The Geographic locations for Pitt Street are:	**Advice and actions are categorized by the following themes:**
ISD	Customer experience and wayfinding
OSD North	Sustainability
OSD South	Public art & heritage interpretation
Precinct/ Public Domain North	Station services
Precinct/ Public Domain South	Planning and passenger movement
Station	Access and Maintenance
Station Entry North	Built form

DRP Advice:

OSD South

Façade design and materiality

- The Panel recommends considering a different treatment to the precast façade panels at street level in order to provide a richer sense of detail.
- The Panel reiterates the need for material samples and prototypes prior to providing support.
- The Panel requests a plan diagram/s that establish the locations of colour changes, and confirmation that this is consistent with the agreed concept of the tower being a composition of four articulated slender forms.
- The Panel accepts the proposed rationale for façade openings between concrete panels applicable to the various internal room uses.
- The Panel requests a detailed resolution of the return wall to the Edinburgh Castle Hotel.

Solar analysis and thermal comfort

- The Panel notes there has been a reduction in solar access on June 21st due to the New Castle Residences development, which has recently commenced on site. The Panel notes the design teams advice that appropriate solar analysis testing to minimise this impact has been undertaken, which demonstrates that the current façade design remains as an appropriate solution along with relocation of upper level 3-bedroom apartments to the lower levels.

Envelope compliance

- The Panel accepts the presented envelope non-compliances as having very minor impacts and therefore reasonable.

South façade ventilation

- The Panel accepts removal of the vertical blade to the ventilation slot on the south façade (Princeton Apartment interface) noting further development of horizontal ledges to be provided.

Design excellence strategy

- The Panel requests that future presentations include commentary on compliance with design excellence strategies including design guidelines.

OSD North

Setbacks to NSW Masonic Club and Ashington Place

- The Panel accepts and supports updates to the presented lightwell setbacks to the existing NSW Masonic Club and Ashington Place developments, following the survey study undertaken of these buildings.
- The Panel suggests looking at opportunities for improving outlook from the Ashington Place development across the lightwell to the proposed solid boundary wall.

- The Panel suggests consideration of introducing natural light from the Ashington Place lightwell to benefit the commercial spaces within.

Crowd studies

- The Panel notes that the project team will review the proposed locations of street furniture and bus shelter to optimise pedestrian flows and movements.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 06
18 February 2020

DRP 06 – 18 February 20

Summary

- DRP 06 did not include any presentations with regard to internal amenity or facade
- However, DRP 06 was the forum where “the Panel accepts that Pitt Street South OSD meets design excellence parameters and is ready for submission to DPIE” (ie. the DA lodgement)

Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 17 March 2020

Date:	17 March 2020
Venue:	Level 43, 680 George St
Panel:	Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Graham Jahn
Independent Secretariat:	Gabrielle Pelletier
Design Team Presenters:	
Oxford	Nellie O'Keeffe (Teleconference), Chris Carolan
Investa	Natasha Devlin (Teleconference), Stefan de Jesus (Teleconference), Lucinda Mander-Jones (Teleconference)
CPB	Michael Muller
Bates Smart	Philip Vivian
Fosters & Partners	Muir Livingstone, Lotte Baert
Sydney Metro	Kati Westlake
Sydney Metro	Stephen Spacey, Alex Nicholson, Kati Westlake
Observers/ Invitees:	
DPIE	Russell Hand, James Groundwater
Apologies:	Heritage Council, Peter Phillips, Yvonne von Hartel AM, Jason Hammond

Project status: Date of last presentation: 18 February 2020

The Pitt Street ISD project team presented DRP presentation 6 with an aim to close out OSD South for 7 April LOC submission to Council, then DA submission to DPIE 18 May.
The next DRP 7 - March 31 will focus on the heritage strategy to all buildings, finishes & materials of the station, and public domain and pedestrian modelling.
Last two DRPs: 8 – Bollards and OSD design parameters; and 9 – Close out final actions raised in 7 & 8. Aim to submit North OSD LOC 26 May with DA lodgement 7 July.

Design Integrity Tracker:

Please refer to the DRP Pitt St Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

Advice is sorted first by their geographic location:

- ISD - General
- OSD North
- OSD South
- Precinct/ Public Domain North
- Precinct/ Public Domain South
- Station
- Station Entry North
- Station Entry South

Advice is then also sorted by its theme:

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station services
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

DRP Advice:

OSD South

Materials and finishes

- The Panel accepts the proposal for the bounding wall to the Edinburgh Hotel to be composed of recycled bricks with tone and texture similar to the bricks used in the Hotel.

- The Panel accept the honed precast finish to the street level walls, with a higher visibility of aggregate then sample shown and promote further consideration be given to the skirting and corner details to ensure longevity of initial appearance.

- The Panel request further information provided regarding bird roosting mitigation measures at horizontal window heads that sit below the awning.

General

- The Panel accepts that Pitt Street South OSD meets design excellence parameters and is ready for submission to DPIE.

OSD North

Materials and finishes

- The Panel supports the materials to the Ashington Place lightwells and looks forward to viewing samples when available.

Station Entry North

Planning and passenger movement

- The Panel continues to be concerned regarding the quality of public domain provided by re-entrant ticketing and information spaces on either side of the station entry gates, and request Sydney Metro and the design team investigate this area further.

Materials and finishes

- The Panel looks forward to the presentation of the artwork on the escalator landing and suggests reconsideration of the use of two materials on east and west flanking walls.

- The Panel suggests considering a slight texture be provided on the low-iron colour-back glass to minimise visibility of smears and fingerprints (such as the glass used by Foster & Partners in the Deutsche Bank Place lift cars).

Station

Built Form

- The Panel recommends review of the discordant interface between the two geometries at the station concourse south escalator exit.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 12
16 June 2020

DRP 12 – 16 June 2020

Summary

- Post the DA exhibition period, DPIE asked the applicant to respond to a number of matters
- Due to their nature some of the matters resulted in potential design changes which required consultation and endorsement from the DRP
- DRP 12 included a presentation on the “projections beyond the building envelope” as it related to overshadowing and privacy and visual impacts amongst other items
- This presentation included a proposal to reduce the depth of the GRC elements, improve consistency of width of the elements, increase solar access to living rooms and refine locations of the GRC elements and reduce their number
- The majority of these change were rejected by the Panel, “The Panel reasserts its earlier assessment that the minor encroachments outside the building envelope create no adverse impacts on privacy and solar access. Whilst the Panel applauds the project teams’ efforts to reduce these encroachments, the Panel believes the reduced depth to the GRC facade elements diminishes the architectural quality of the facade, and should be calibrated to the building orientation (e.g. maintaining the deeper panels on east/west)”

South OSD Response to Submissions (RTS)

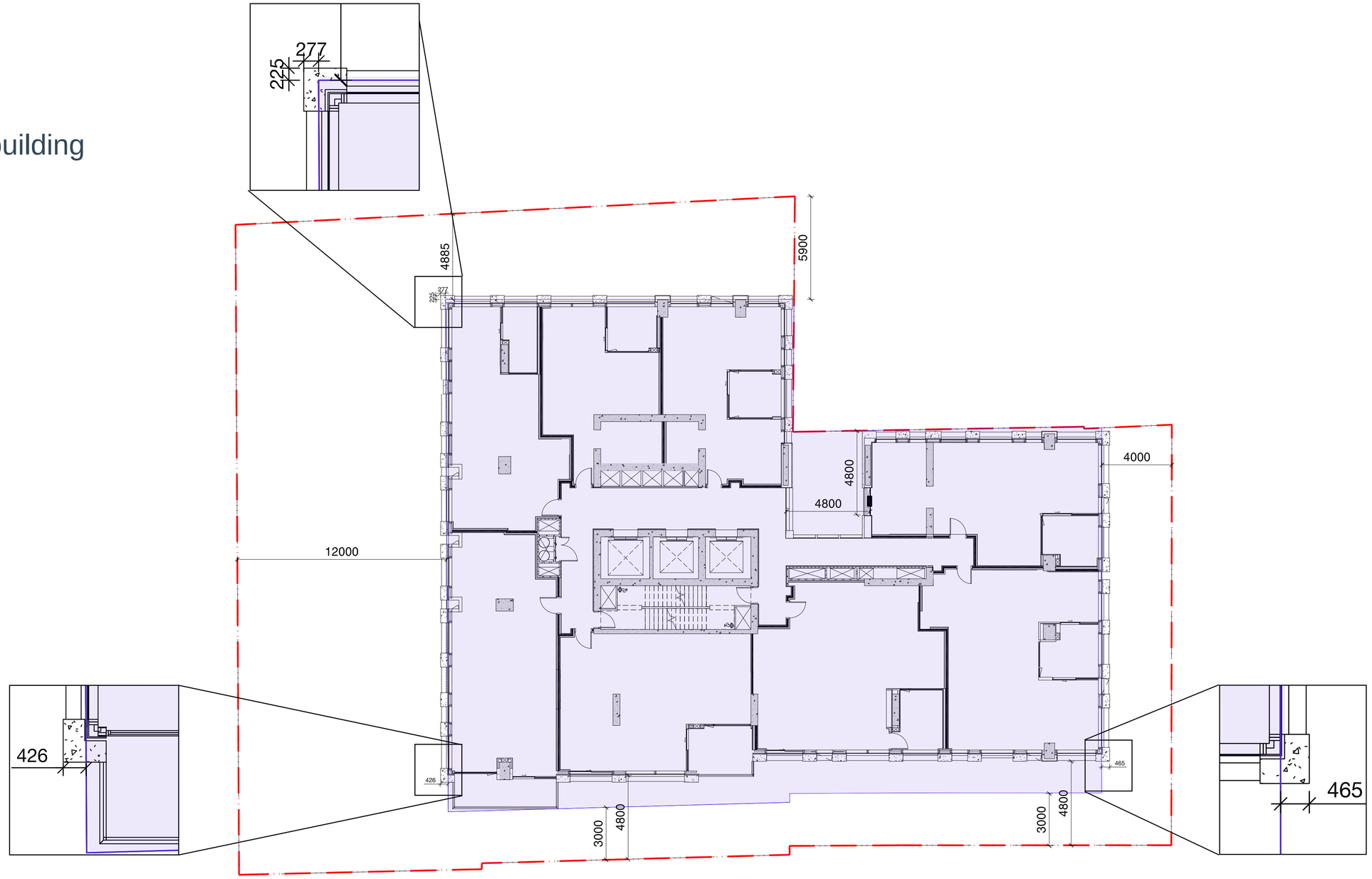
C.Projections beyond the building envelope

Review the appropriateness of the proposed projections beyond the approved building envelope with respect to any additional impacts when compared to a complying development, including further consideration of any:

* *overshadowing impacts to adjoining residential properties*
* *privacy and visual impacts resulting from further encroachments on minimum building separations*
* *streetscape impacts*
* *ongoing maintenance of boundary conditions.*

C. Projections beyond the building envelope

SSDA Typical plan:

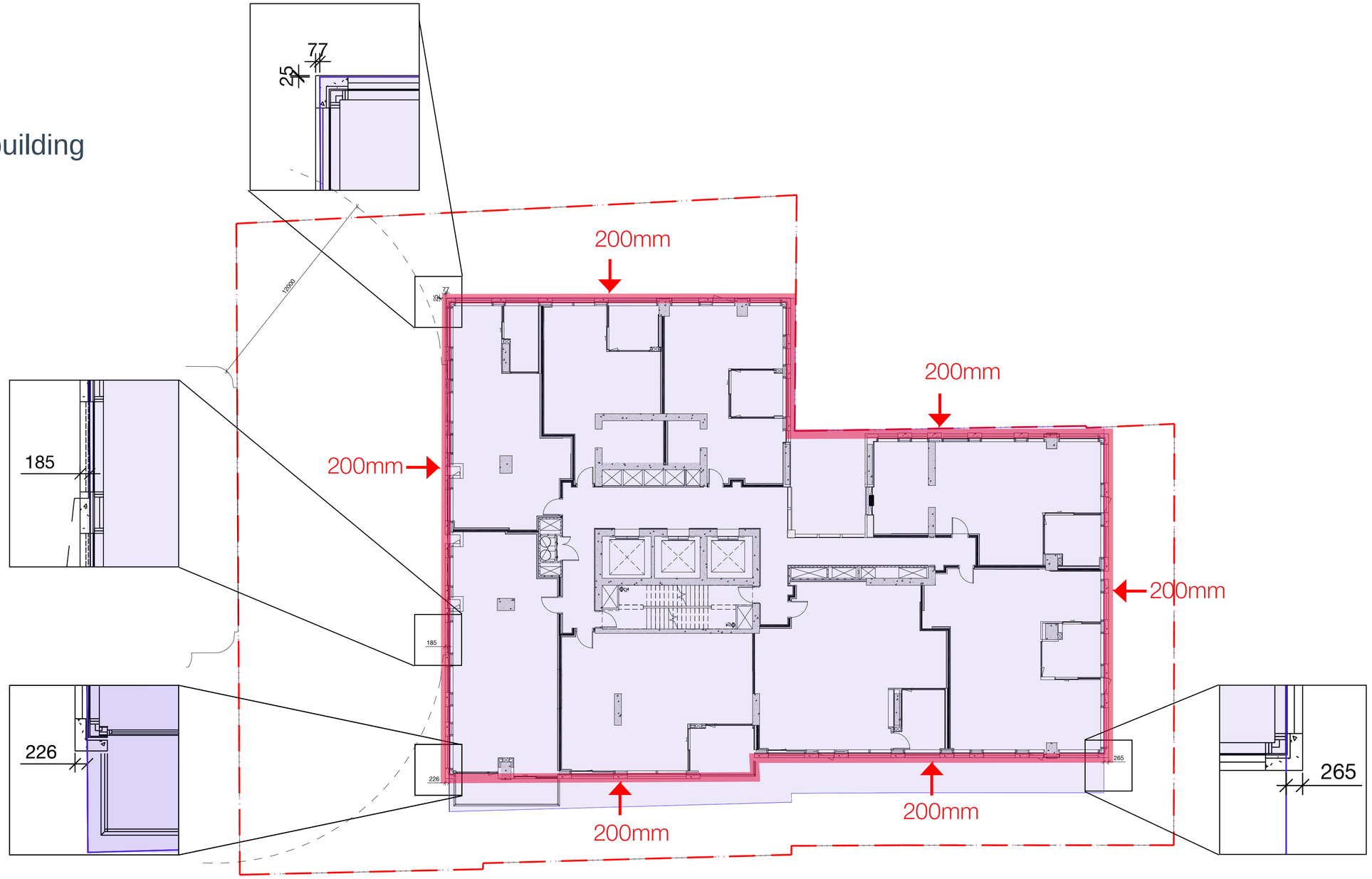


- Stage 1 Consent Envelope

C. Projections beyond the building envelope

Typical plan:

- 250mm deep GRC
- 200mm reduction in depth

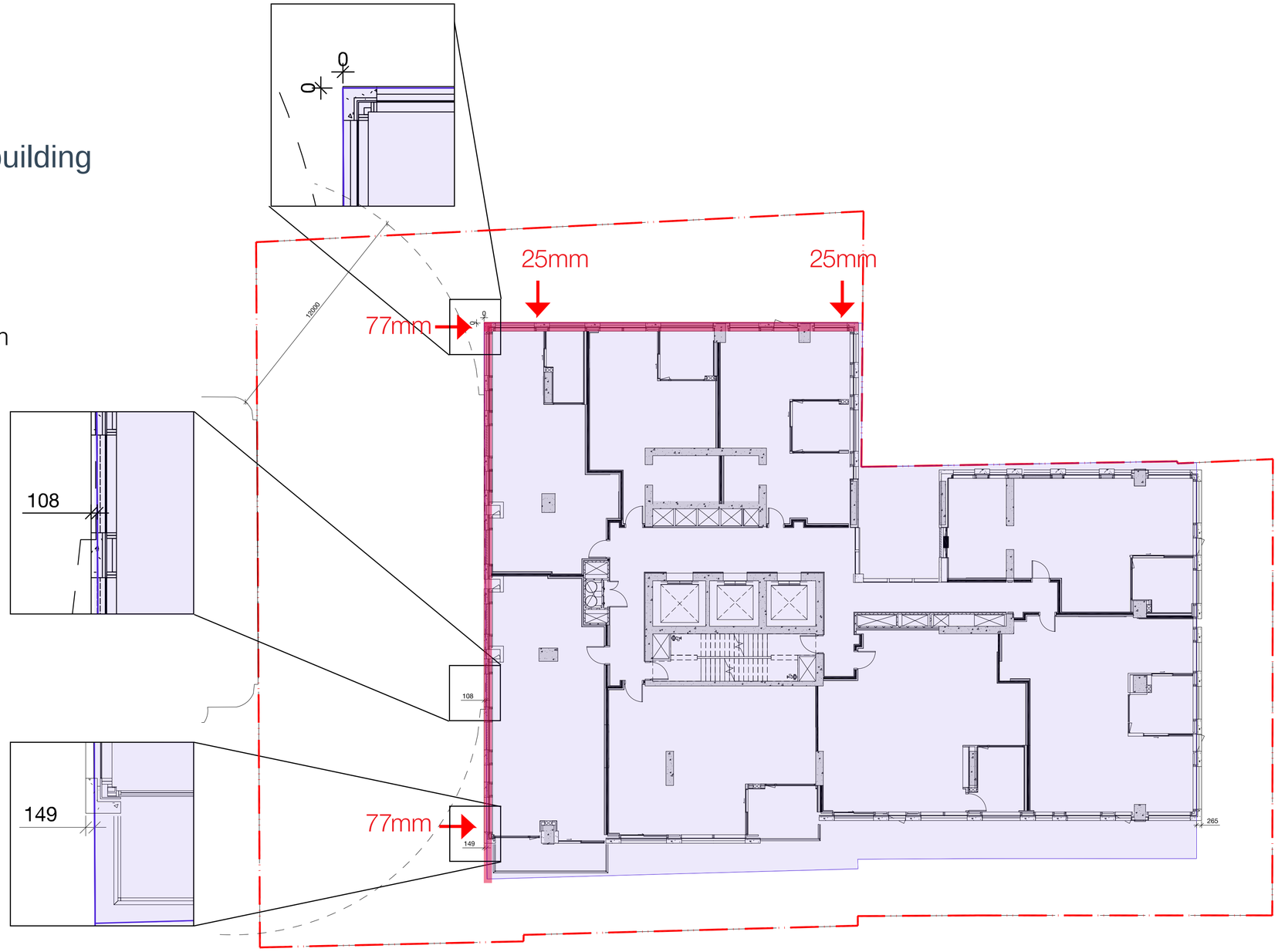


- *Stage 1 Consent Envelope*

C. Projections beyond the building envelope

Typical plan:

- Push west facade east by 25mm
- Push south facade north by 77mm



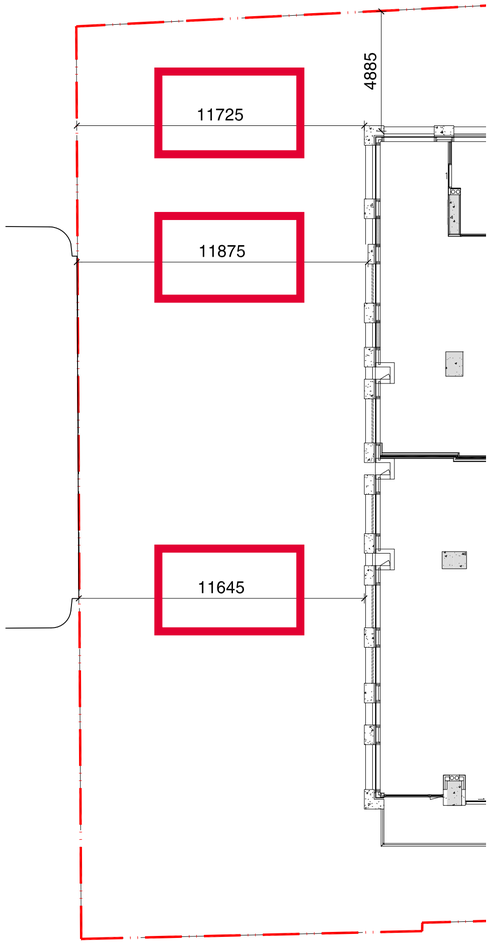
- Stage 1 Consent Envelope

C. Projections beyond the building envelope

Southern facade:

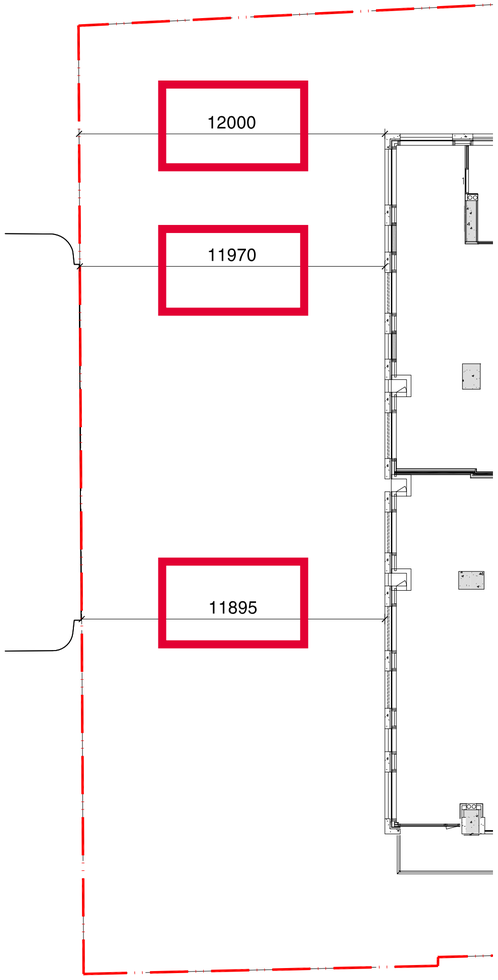
SSDA v's proposed

SSDA



Facade Plan_SSDA

PROPOSED



Facade Plan_SSDA

C. Projections beyond the building envelope

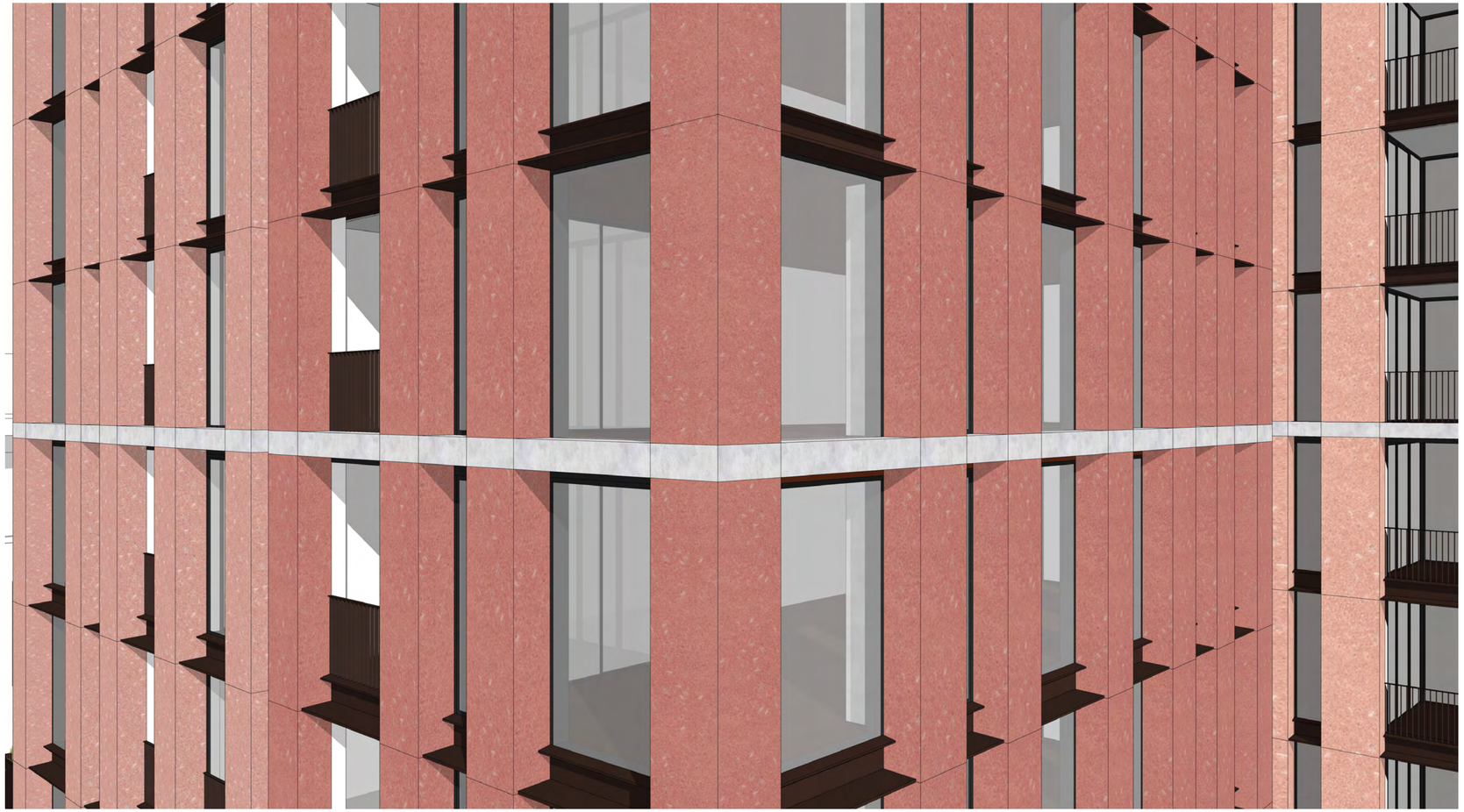
DD on GRC from 450 x 800/900 to 250x 900

- *Reduce depth to comply with town planning envelope*
- *Improved consistency of width (800 v's 900)*
- *Increased solar access to living rooms*
- *Refined locations to create regularised proportions relating to internal rooms*

C. Projections beyond the building envelope

SSDA:

- 450mmD x 800mmW GRC

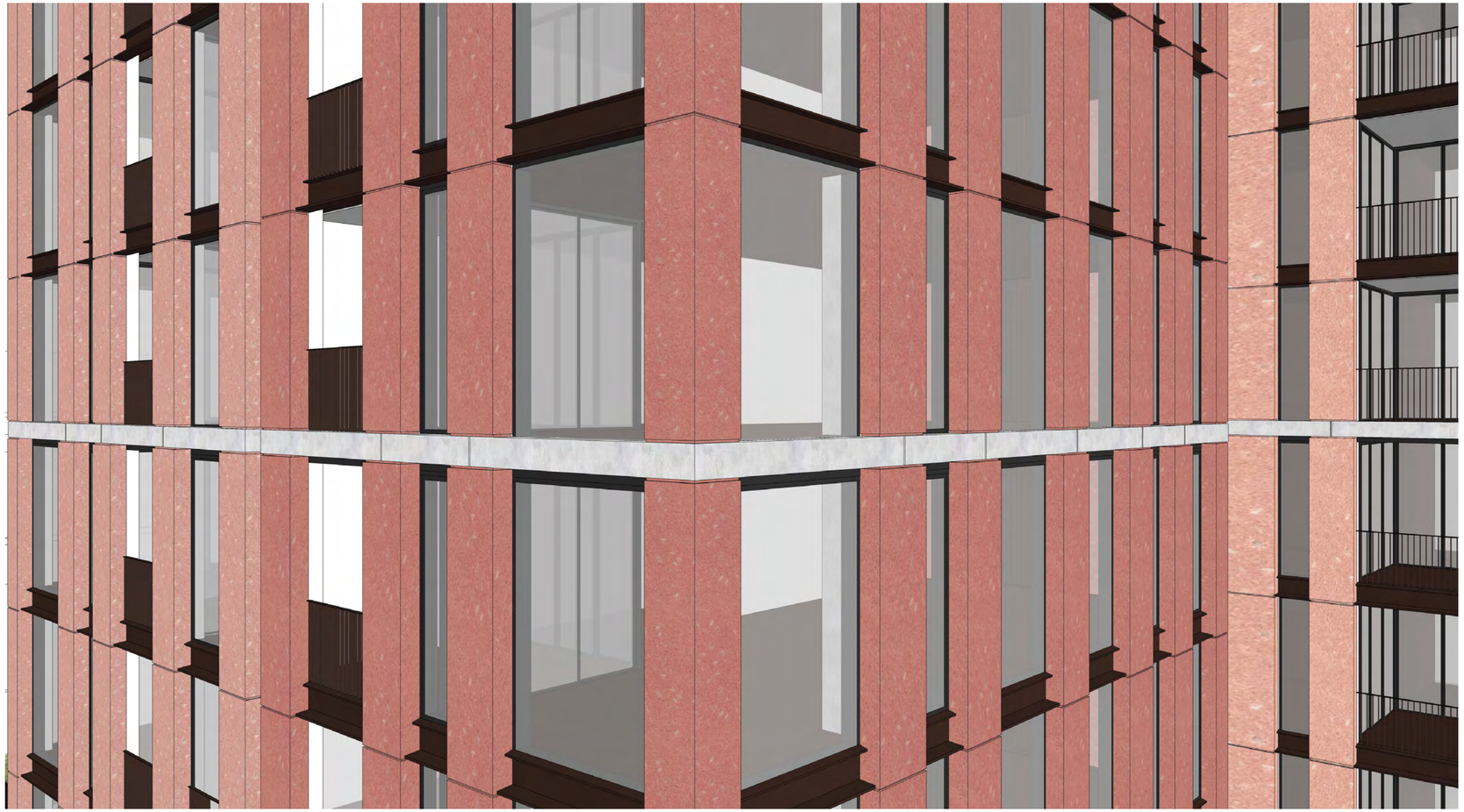


Facade Detail_450mm Deep GRC

C. Projections beyond the building envelope

Proposed:

- 250mmD x 800mmW GRC
- 200mm reduction in depth

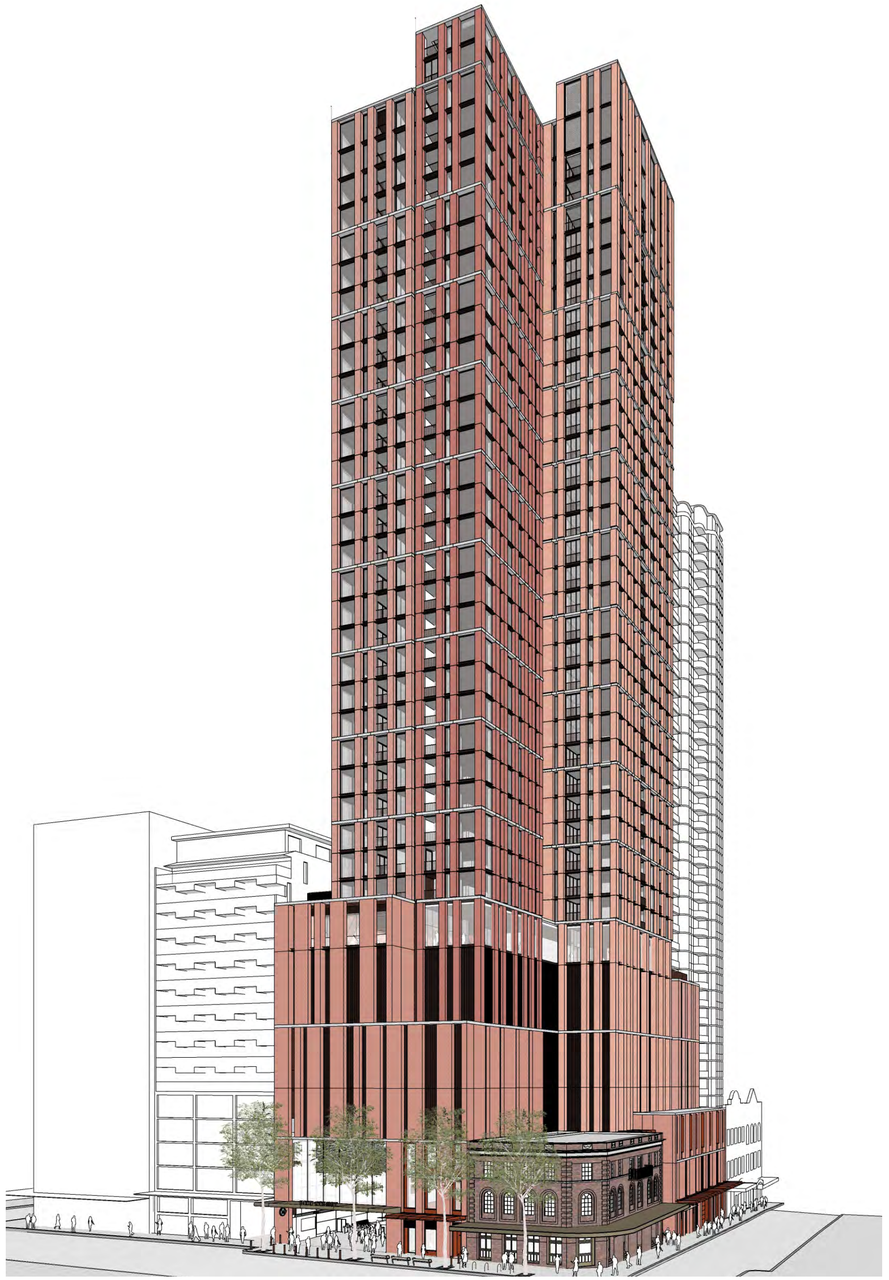


Facade Detail_250mm Deep GRC

C. Projections beyond the building envelope

SSDA:

- 450mmD x 800mmW GRC

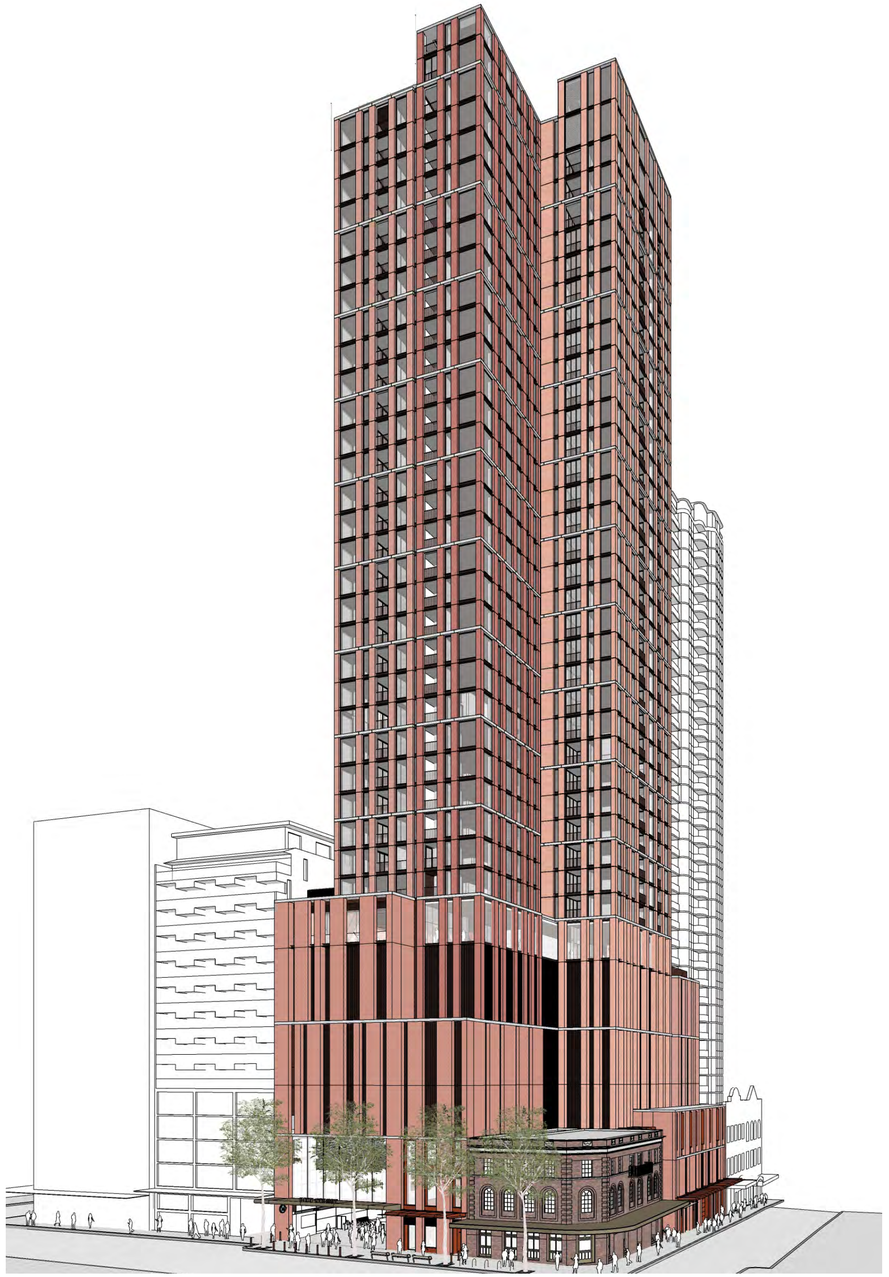


Facade Detail_450mm Deep GRC

C. Projections beyond the building envelope

Proposed:

- 250mmD x 800mmW GRC
- 200mm reduction in depth



Facade Detail_250mm Deep GRC

C. Projections beyond the building envelope

Streetscape views:

SSDA-
- 450mmD x 800mmW GRC

C. Projections beyond the building envelope

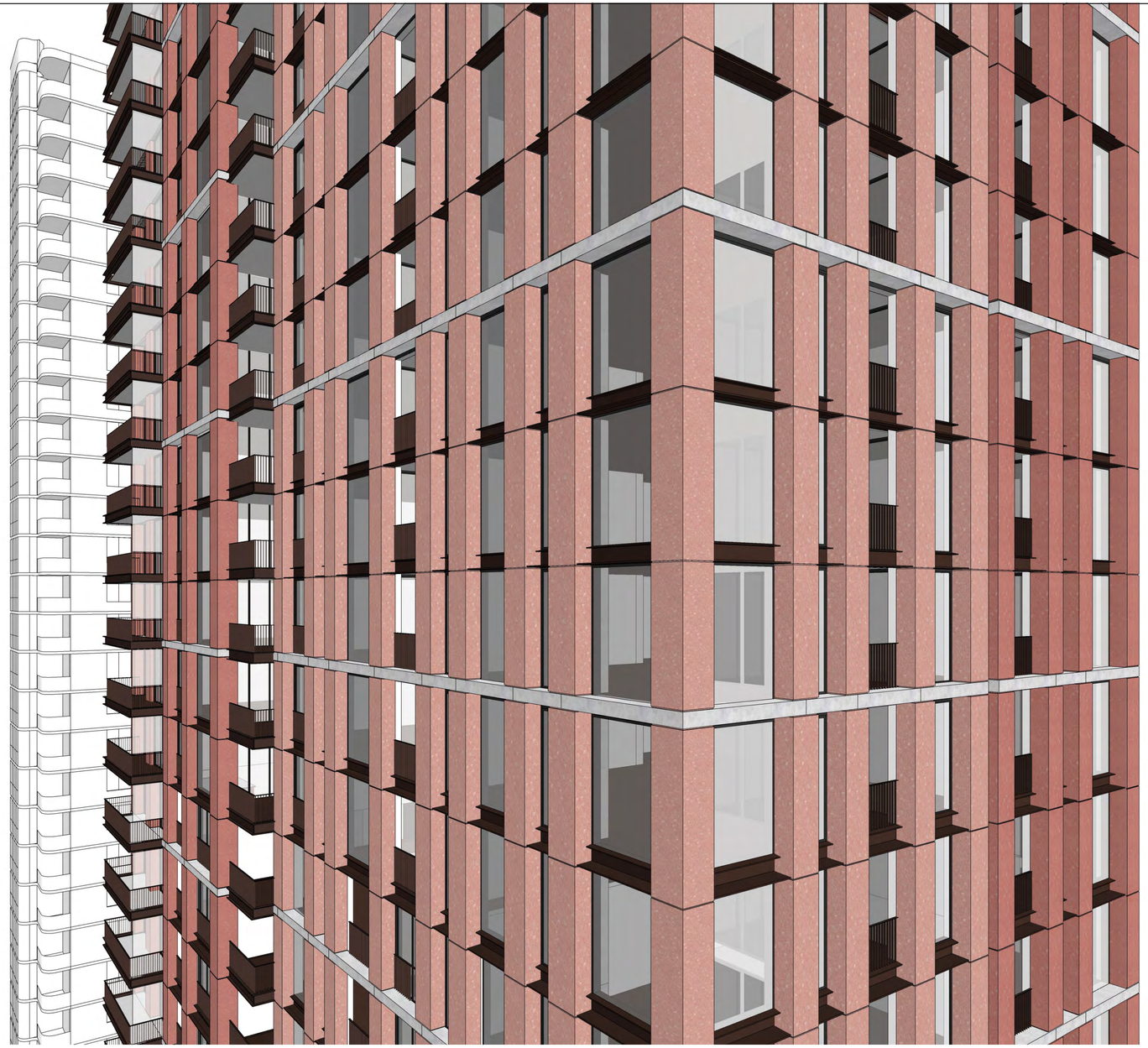
Streetscape views:

Proposed
- 250mmD x 800mmW GRC

C. Projections beyond the building envelope

Typical Highrise

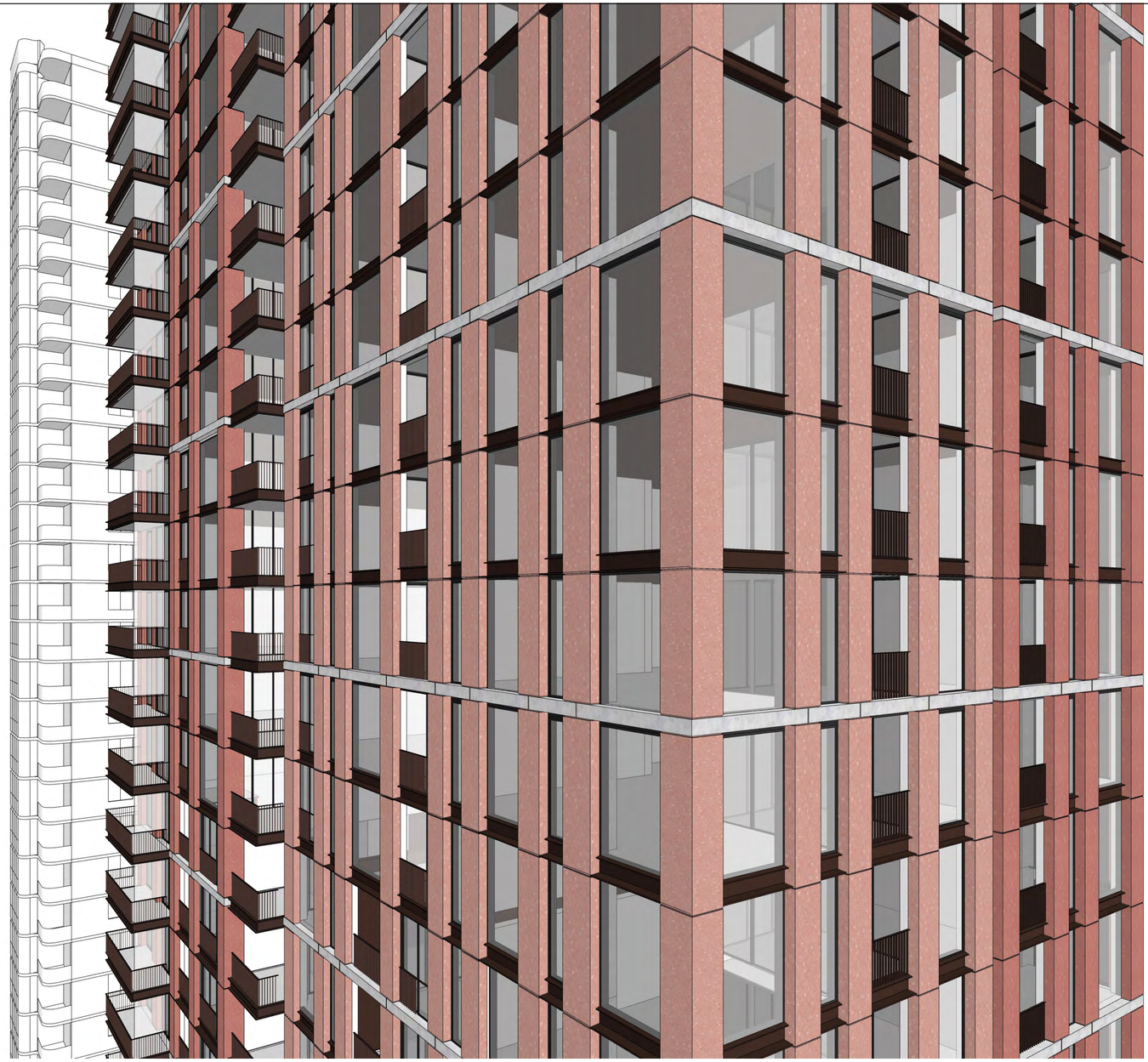
- 450mm x 800mm GRC elements



C. Projections beyond the building envelope

Typical Highrise

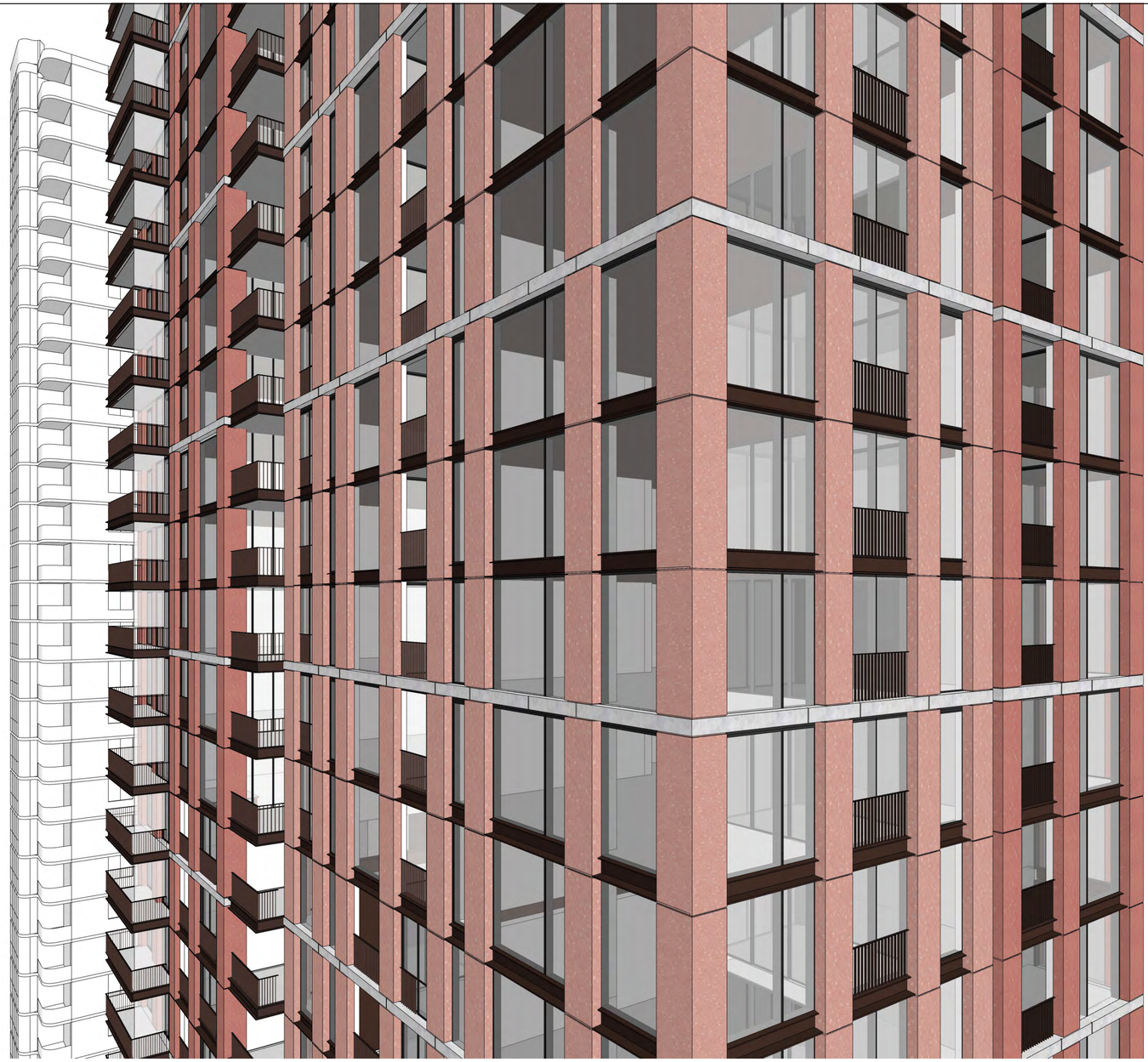
- 250mm x 800mm GRC elements



C. Projections beyond the building envelope

Typical Highrise

- 250mm x 900mm GRC elements



C. Projections beyond the building envelope

Typical Highrise

- 450mm x 800mm GRC elements

C. Projections beyond the building envelope

Typical Highrise

- 250mm x 800mm GRC elements

C. Projections beyond the building envelope

Typical Highrise

- 250mm x 900mm GRC elements

C. Projections beyond the building envelope

Typical Highrise

- 450mm x 800mm GRC elements

C. Projections beyond the building envelope

Typical Highrise

- 250mm x 800mm GRC elements

C. Projections beyond the building envelope

Typical Highrise

- 250mm x 900mm GRC elements

C. Projections beyond the building envelope

Typical Highrise

- Proposed

C. Projections beyond the building envelope

South facade:

- SSDA

Southern facade elevation 3D

C. Projections beyond the building envelope

South facade:

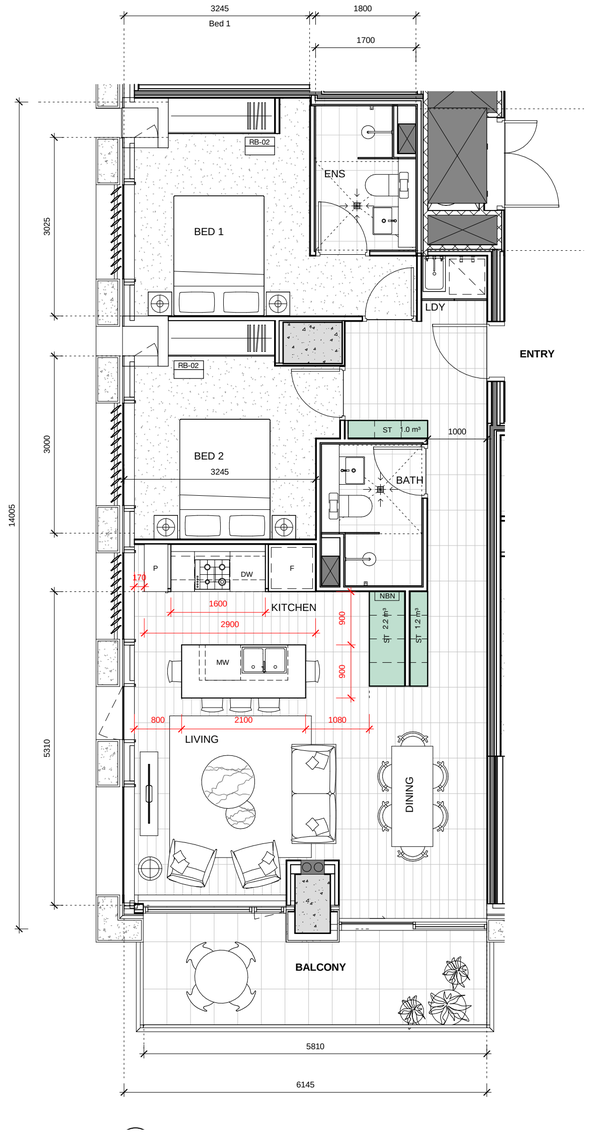
- Proposed

Southern facade elevation 3D

C. Projections beyond the building envelope

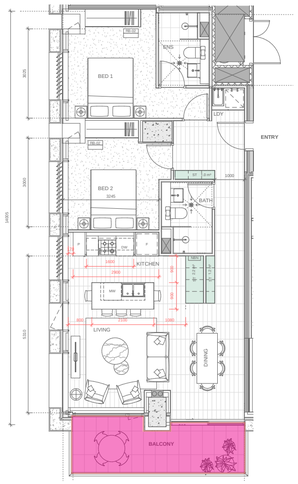
Typical SE Apartment plan:

SSDA-



C. Projections beyond the building envelope

SE Apartment plan:



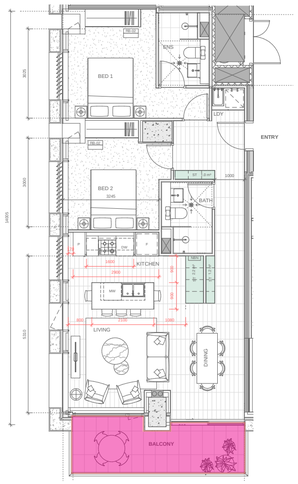
Options analysis:

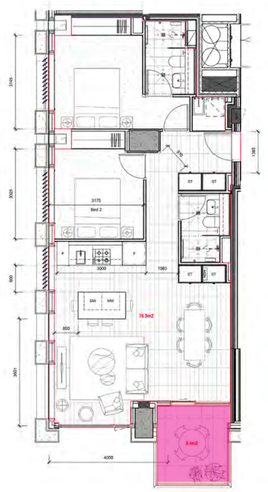
Apartment Data:	***Option 1***
Type:	*2B/2B*
Internal Area (75m2)	*79*
External Area (10m2)	*10*
ADG Data:	
Min. Apartment area (75m2)	√
Min. balcony area (10m2)	√
Living room width (4m)	√
2hr solar to living room	√
2hr solar to balcony	√
Client requirement:	
2B/2B	√
Balcony amenity - wind	X
Balcony amenity - width	X
DPIE requirements	
Increased view	X
Increased privacy	X
Increased solar	X
Total:	***1***
Recommendation:	***Not Recommended***

C. Projections beyond the building envelope

SE Apartment plan:

Options analysis:



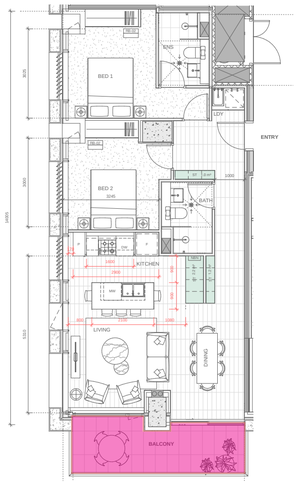


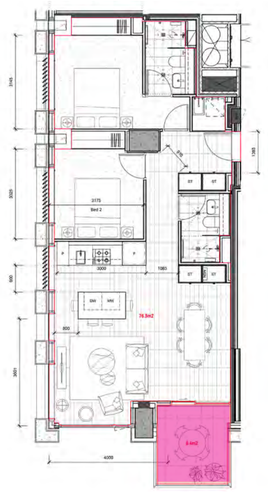
Apartment Data:	*Option 1*	*Option 2*
Type:	*2B/2B*	*2B/2B*
Internal Area (75m2)	*79*	*76.5*
External Area (10m2)	*10*	*6.4*
ADG Data:		
Min. Apartment area (75m2)	√	√
Min. balcony area (10m2)	√	X
Living room width (4m)	√	X *(Complies 1B)*
2hr solar to living room	√	X *(1.5 Achieved)*
2hr solar to balcony	√	√
Client requirement:		
2B/2B	√	√
Balcony amenity - wind	X	X
Balcony amenity - width	X	√
DPIE requirements		
Increased view	X	√
Increased privacy	X	X
Increased solar	X	X
Total:	***1***	***-1***
Recommendation:	*Not Recommended*	*Not Recommended*

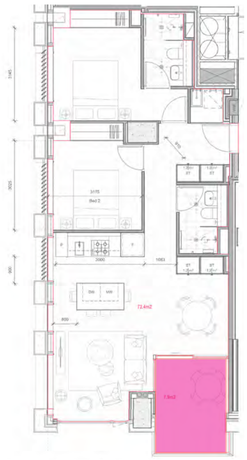
C. Projections beyond the building envelope

SE Apartment plan:

Options analysis:





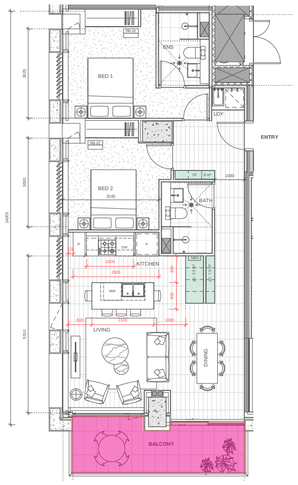


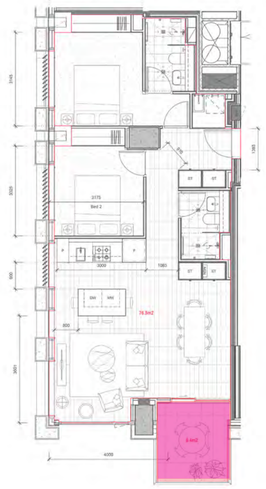
Apartment Data:	***Option 1***	***Option 2***	***Option 3***
Type:	*2B/2B*	*2B/2B*	*2B/2B*
Internal Area (75m2)	*79*	*76.5*	*72.4*
External Area (10m2)	*10*	*6.4*	*8*
ADG Data:			
Min. Apartment area (75m2)	√	√	X *(Complies 2B/1bth)*
Min. balcony area (10m2)	√	X	X *(Complies 1B)*
Living room width (4m)	√	X *(Complies 1B)*	X *(Complies 1B)*
2hr solar to living room	√	X *(1.5 Achieved)*	X *(1.5 Achieved)*
2hr solar to balcony	√	√	√
Client requirement:			
2B/2B	√	√	√
Balcony amenity - wind	X	X	-
Balcony amenity - width	X	√	√
DPIE requirements			
Increased view	X	√	√
Increased privacy	X	X	X
Increased solar	X	X	-
Total:	***1***	***-1***	***-1***
Recommendation:	*Not Recommended*	*Not Recommended*	*Not Recommended*

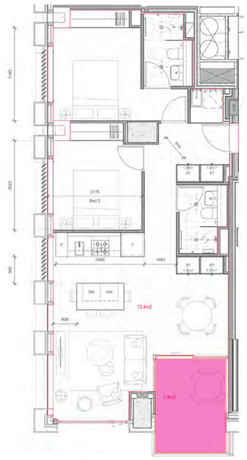
C. Projections beyond the building envelope

SE Apartment plan:

Options analysis:





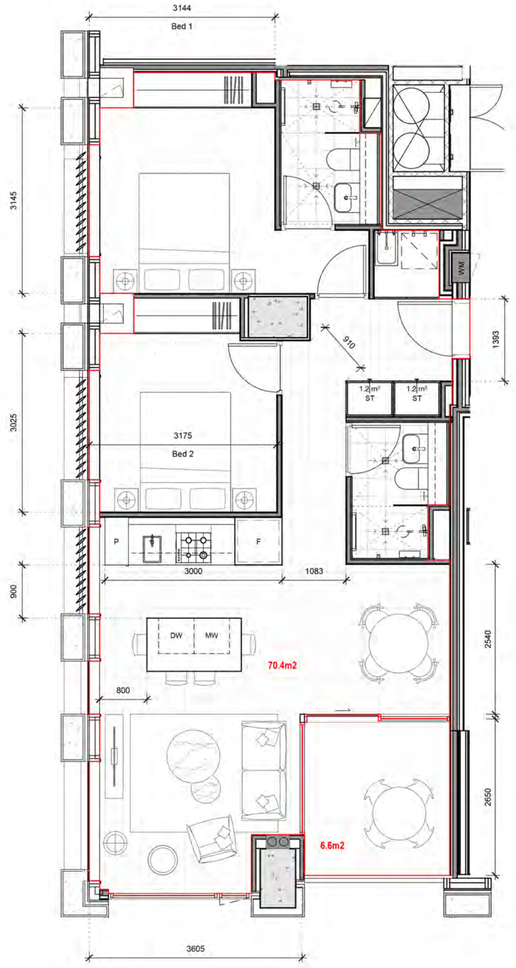


Apartment Data:	***Option 1***	***Option 2***	***Option 3***	***Option 4***
Type:	*2B/2B*	*2B/2B*	*2B/2B*	*2B/2B*
Internal Area (75m2)	*79*	*76.5*	*72.4*	*70*
External Area (10m2)	*10*	*6.4*	*8*	*7*
ADG Data:				
Min. Apartment area (75m2)	√	√	X *(Complies 2B/1bth)*	X *(Complies 2B/1bth)*
Min. balcony area (10m2)	√	X	X *(Complies 1B)*	X
Living room width (4m)	√	X *(Complies 1B)*	X *(Complies 1B)*	X *(Complies 1B)*
2hr solar to living room	√	X *(1.5 Achieved)*	X *(1.5 Achieved)*	√
2hr solar to balcony	√	√	√	X
Resident requirements:				
2B/2B	√	√	√	√
Balcony amenity - wind	X	X	-	√
Balcony amenity - width	X	√	√	√
DPIE requirements				
Increased view	X	√	√	√
Increased privacy	X	X	X	√
Increased solar	X	X	-	-
Total:	***1***	***-1***	***-1***	***2***
Recommendation:	*Not Recommended*	*Not Recommended*	*Not Recommended*	*Recommended*

C. Projections beyond the building envelope

Typical SE Apartment plan:

Proposed-
- Projecting balcony removed to minimize overshadowing to Princeton Apartments
- 70.4m2 2 bed 2 bath
- 6.6m2 balcony



Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 17 & 18 August 2020

Date:	18 August 2020
Venue:	Level 43, 680 George St
Panel:	Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Peter Phillips, Yvonne von Hartel AM, Graham Jahn AM
Independent Secretariat:	Gabrielle Pelletier
Design Team Presenters:	
Oxford/ Investa	Nellie O'Keeffe, Chris Carolan, Ian Lyon, Lucinda Mander-Jones, Bridget Allen, Lisa Petro
CPB	Michael Muller, John Mills, Aimee Stuart, Vass Anastasiou, Carlos Basto, Kristen Evans
Sydney Metro	Victoria Gouel, Mila Baturevych, Kati Westlake,
Bates Smart	Philip Vivian, Mathieu Le Sueur, Fraser McKay, Matilda Leake
Urbis	Jacqueline Parker
Sydney Metro	Jason Hammond, Alex Nicholson, Stephen Spacey, Emily Ball, Simon Bennett
Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung, Rebecca Eddington
Apologies:	Heritage Council

Project status: Date of last presentation: 16 June 2020

The Pitt Street ISD project team presented DRP presentation 12 the first presentation on the SDPP including visual impact assessments, and a summary of the responses to submissions provided for OSD South.

Design Integrity Tracker:

Please refer to the DRP Pitt St Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

Advice is sorted first by their geographic location:

- ISD – General
- OSD North
- OSD South
- Precinct/ Public Domain North
- Precinct/ Public Domain South
- Station
- Station Entry North
- Station Entry South

Advice is then also sorted by its theme:

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station services
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

DRP Advice:

Pitt Street Station SDPP

The Panel notes that the views of proposed and existing are yet to be aligned. The Panel recommends the assessment should clearly state the elements of the proposed that are being assessed (I.E.: the podium only) and the classification of the Visual Sensitivity (E.G.: State, local etc)

Responses to Submissions OSD South

The Panel notes that its role, as stipulated by the Terms of Reference, is to provide commentary and advice to assist the project to achieve design excellence, not to review or interpret the compliance of the design to planning conditions. As such, the Panel provides the below advice relative to the presented Responses to Submissions provided on Pitt Street OSD South:

A. Varied setback from Pitt Street boundary

- The Panel notes the project team did not address the impact of the proposed varied setback on solar access to the Princeton Apartments which DPIE had noted was the intention of this condition.

B. View retention from Century Tower

- The Panel accepts that a reasonable attempt has been made to increase the number of Century Tower apartments retaining views of St Mary's cathedral through articulation of the roof form within the approved planning envelope

C. Projections beyond building envelope

- The Panel reasserts its earlier assessment that the minor encroachments outside the building envelope create no adverse impacts on privacy and solar access. Whilst the Panel applauds the project teams' efforts to reduce these encroachments, the Panel believes the reduced depth to the GRC façade elements diminishes the architectural quality of the facade, and should be calibrated to the building orientation (E.G.: maintaining the deeper panels on east/west).

- The Panel does not support the reduction in area to the SE corner apartments, and suggests the removal of the second bathroom to align the area with the Apartment Design Guidelines. However, the Panel supports the reduction in balcony area to improve privacy.

D. Privacy and amenity to Princeton Apartments

- The Panel supports the Level 6 terrace use as landscape only, and encourages the maximisation of soft landscaping through reducing extent of proposed paved area. The Panel does not support the inclusion of internal communal space, including the pool area, within the total communal open space calculation.

E. Maintenance of South Façade

- The Panel accepts the maintenance strategy presented for the South Façade.

F. Awnings – Not presented

G. Maximising solar access

- The Panel notes that in selecting a residential use for the site solar access amenity was known to be limited. The Panel accepts that the project team have maximised solar access and amenity to apartments in the context of the challenges presented by this particular site.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 13
15 September 2020

DRP 13 – 15 September 20

Summary

- DRP 13 included a presentation on the GRC elements in response to the feedback from the Panel in DRP 12. This included refinement of the depth, width and quantity of elements
- This represented progress from the previous DRP but still not fully endorsed, “The Panel does not currently support the reduction in facade depth to the west, east and northern facade panels...”

Pitt Street Integrated Station Development DRP #13

15th of September 2020
Design Review Panel Presentation – No.13 (Rev.06)

OXFORD CPB CONTRACTORS

4. OSD South

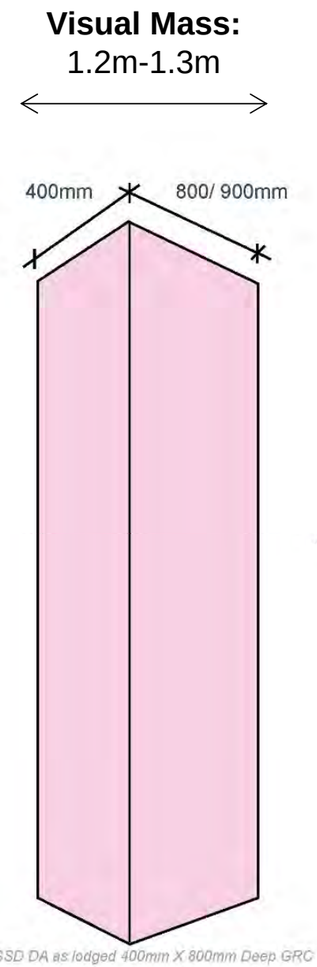
11.03 Depth to GRC Façade Elements

- The Panel reasserts its earlier assessment that the minor encroachments outside the building envelope create no adverse impacts on privacy and solar access. Whilst the Panel applauds the project teams' efforts to reduce these encroachments, the Panel believes the reduced depth to the GRC facade elements diminishes the architectural quality of the facade, and should be calibrated to the building orientation (E.G.: maintaining the deeper panels on east/west).

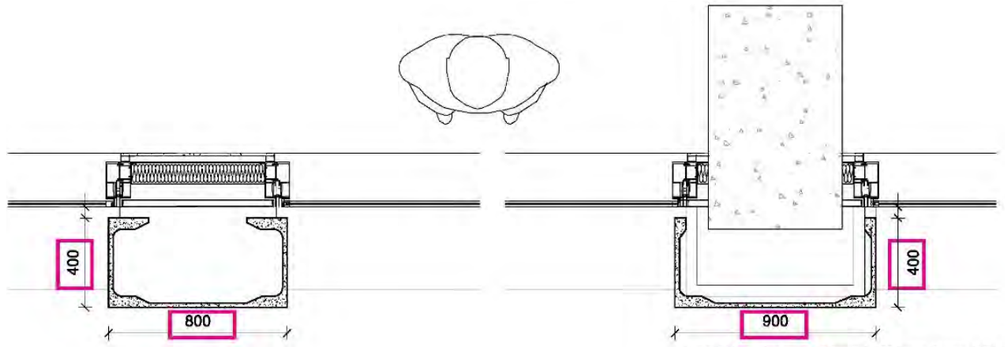
11.03 Depth to GRC Facade Elements

Response

- We have developed a methodology called “Visual Mass” to measure and compare the visual ‘solidity’ of façade elements to ensure that the ‘solid’ masonry character of the building is not eroded.
- All façade elements are viewed obliquely as a combination of both the depth, and the width, of each element. Therefore the proposed ‘Visual Mass’ of a façade element is the combined depth and width, of each element. The higher the ‘Visual Mass’, the more solid the building will appear.
- The adjacent drawings show the typical GRC façade projections at 800mm wide x 400mm deep.
- The resultant ‘visual mass’ is 1.2m for each 800mm wide element, and 1.3m for each 900mm element (of which there were only 4 per floor).



SSD DA as lodged 400mm X 800mm Deep GRC



SSD DA as lodged 400mm X 800mm Deep GRC

11.03 Depth to GRC Facade Elements

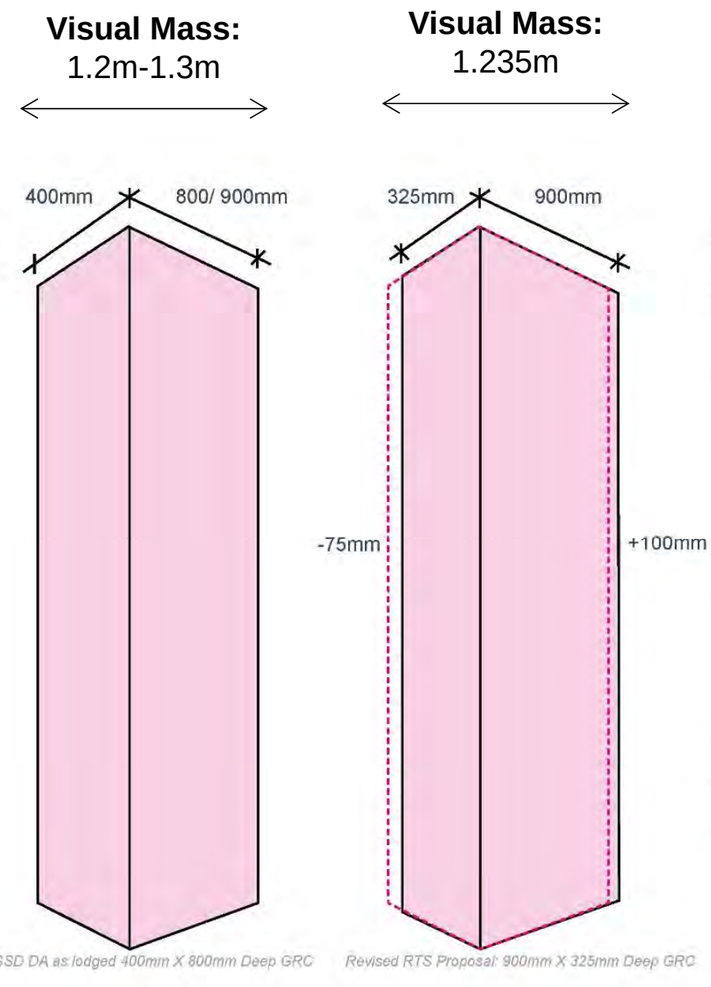
Response

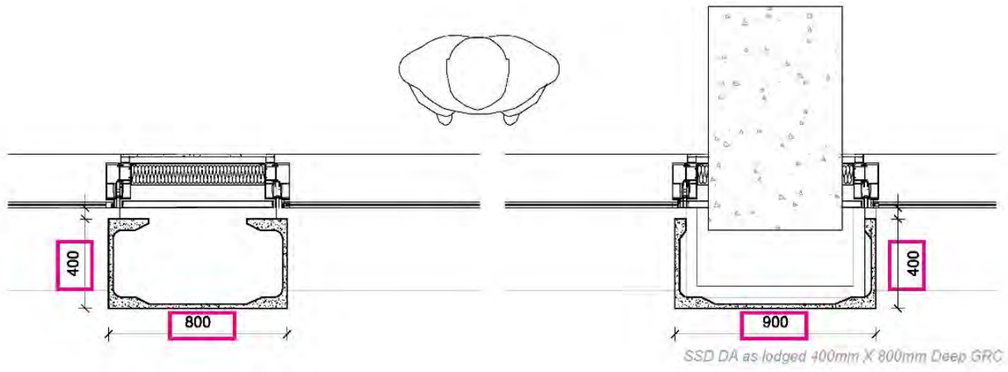
- The revised standardized dimension of 325mm x 900mm now allows all façade elements to achieve a constant ‘visual mass’ of 1.235m, greater than that of almost all of the previous façade elements. Thus we:

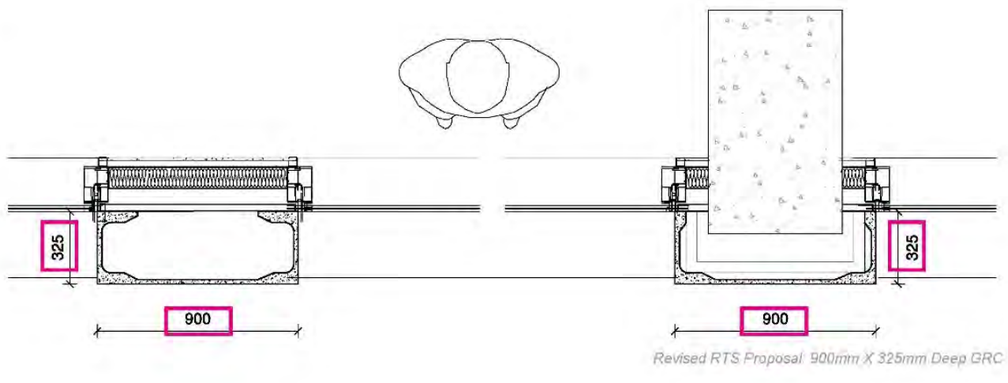
a) Are confident that the degree of solidity expressed by the revised façade elements will not ‘erode’ the degree of solidity in the façade, but

b) We prefer the improved rigour of the façade design now all consisting of elements of the same width, and

c) We also prefer the proportion of the 900 x 325 deep elements as being closer to 1:3 than the earlier relationship of 800 x 400 which was less elegant at 1:2.



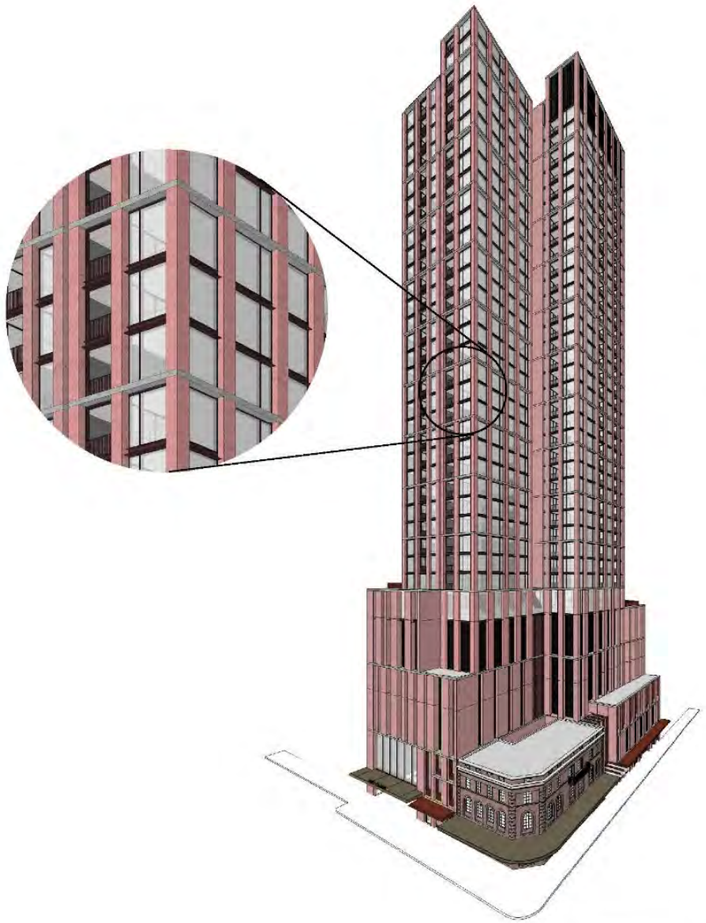




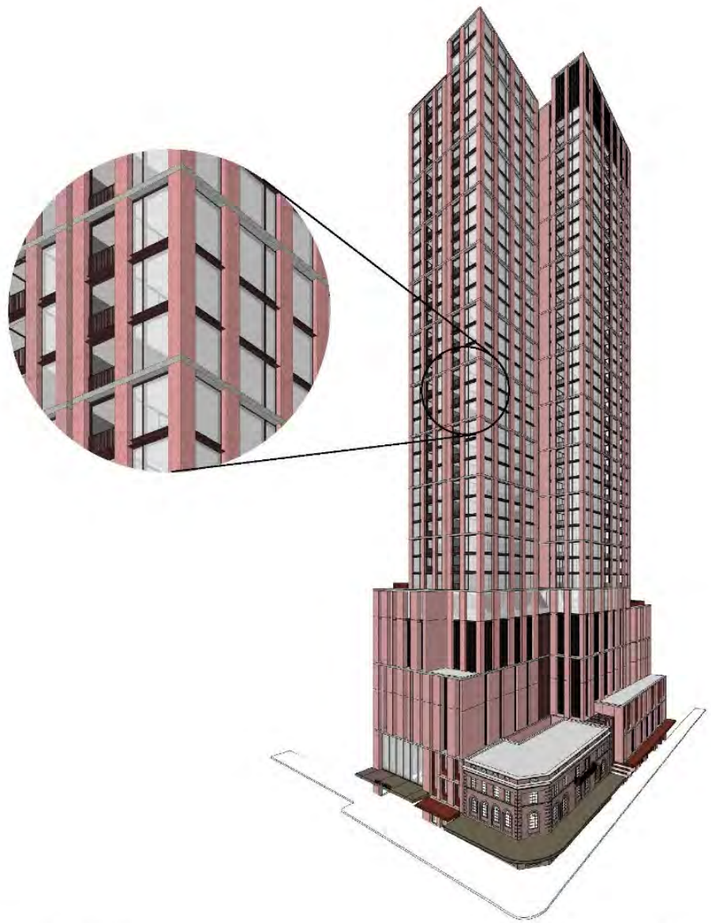
11.03 Depth to GRC Facade Elements

Response

The adjacent images show the overall, and close up detail, of the tower façade expression both before and after the proposed façade amendments.



Previous 400mm X 800mm Deep GRC



Revised RTS Proposal: 900mm X 325mm Deep GRC

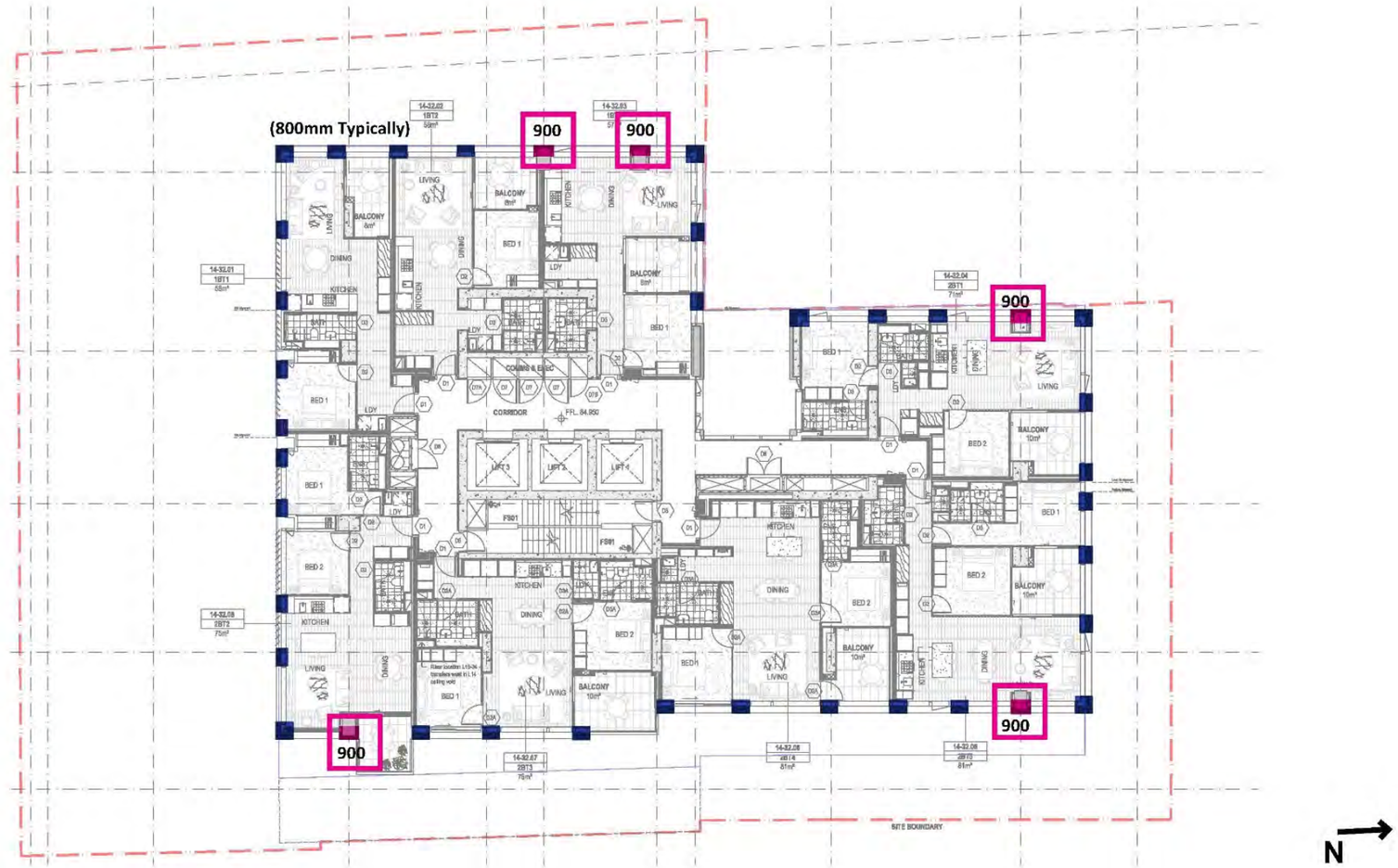
11.03 Depth to GRC Facade Elements

Response

- The adjacent drawing shows the current design. The majority of façade projections are 800mm wide x 400mm deep.

- Due to the presence of 4 perimeter columns, these 4 were required to adopt an atypical dimension and were 900mm wide x 400mm deep.

- This resulted in an inconsistency of façade widths we ultimately hoped to refine during detailed design, however the columns cannot decrease in width to achieve 800mm on these elements.

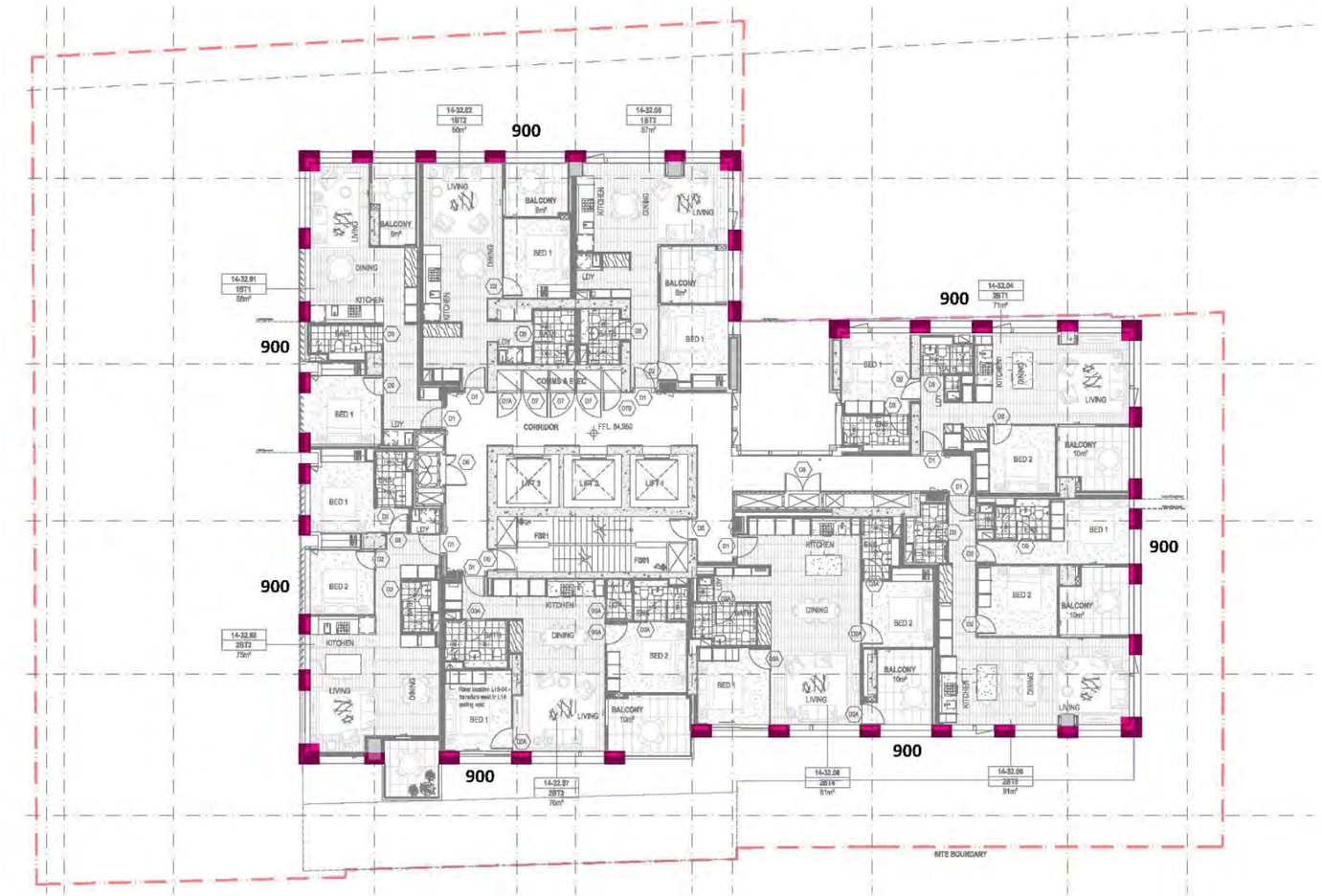


11.03 Depth to GRC Facade Elements

Response

- Therefore, we have increased the width of all the 800mm elements to become 900mm wide, standardizing all elements to the same width.

- This has enabled us to reduce the proposed depth while retaining the same ‘visual mass’ as described on the following pages.



Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 14-15 September 2020

Date:	15 September 2020
Venue:	Microsoft Teams
Panel:	Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Peter Phillips, Yvonne von Hartel AM
Independent Secretariat:	Gabrielle Pelletier
Design Team Presenters:	
Oxford/ Investa	Chris Carolan, Ian Lyon, Mark Tait, Lisa Petro, Stefan de Jesus, Alan Beaver
CPB	Michael Muller, John Mills
Sydney Metro	Victoria Gouel, Mila Baturevych
Fosters & Partners	Lotte Baert, Muir Livingstone
Bates Smart	Philip Vivian
Urbis	Jacqueline Parker
Sydney Metro	Jason Hammond, Alex Nicholson
Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung, Matthew Todd-Jones
Apologies:	Heritage Council, Graham Jahn AM

Project status: Date of last presentation: 18 August 2020

The Pitt Street ISD project team presented DRP presentation 13 which covered the responses to submissions to OSD North, and the façade depth of OSD South.

Design Integrity Tracker:

Please refer to the DRP Pitt St Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

Advice is sorted first by their geographic location:

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- Precinct/ Public Domain South
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- Station Entry North
- Station Entry South

Advice is then also sorted by its theme:

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station services
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

DRP Advice:

OSD North

Built form

- The Panel notes the shadows cast over Hyde Park by the Pitt Street development remain within the footprint of shadow already cast by existing development at 201 Elizabeth Street and an alternative and smaller built form envelope proposed for 201 Elizabeth St (which is currently not intended to proceed).

- The Panel defers to DPIE for compliance decisions relating to overshadowing of surrounding residences.

Design Guidelines

- The Panel does not support updating the Design Guidelines to reflect changes made during design development, however recommends the design team provide a statement responding to these guidelines for review and endorsement by the Panel.

Materials and finishes

- The Panel supports the measures taken to minimise reflectivity to protect Powerful Owls and other birds from flying into the building facade glazing and balustrades.

OSD South

Built form

- Tracker Item 11.03: The Panel does not currently support the reduction in façade depth to the west, east and northern façade panels however does support the updated consistency of width. The Panel acknowledges that the design team are confident of the decision to reduce the depth to 325mm from the original depth of 450mm and will review the full-scale details of the proposed façade depth to further their understanding of this decision.

- Tracker Item 11.01: The Panel defers to DPIE for compliance decisions relating to overshadowing of Princeton apartments.

- Tracker Item 11.04: The Panel supports the improved amenity afforded to the SE corner apartments due to indenting the balcony, and the resultant reduction of balcony size.

- Tracker Item 11.05: The Panel supports the updated landscape design however defers to DPIE on compliance decisions relating to the calculation of communal open space.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 13 Supplementary 1
23 September 2020

DRP 13 Supplementary 1 – 23 September 20

Summary

- DRP 13 Supplementary 1 was a single issue DRP focusing again on the GRC elements, specifically the physical dimensions when viewed in 1:1 scale
- This represented a regression from the previous DRP, “Following review….the Panel does not support the reduction in depth of the GRC unit….and recommends the original depth of 450mm to the glass line be maintained. The Panel supports the change in width of the GRC units to 900mm”
- The DRP went on to comment, “The Panel notes that there has been a significant reduction in the quantity of GRC units in the facade from the initial Stage 2 DA to that which is currently proposed as part of the Response to Submissions. This reduction appears to have increased beyond that which was presented to the DRP on the 18th August. The reduction of quantity of solid elements on the facade is impacting design excellence – i.e. the overall appearance and integrity of the design, in addition to a potential increase in solar load on the building. The Panel requests an urgent comparative analysis (of % of solid vs glazing) is provided of the Stage 2 DA facade vs the current proposed facade, prior to resubmission – in order to ascertain the overall impact”

11.03 Depth to GRC Façade Elements

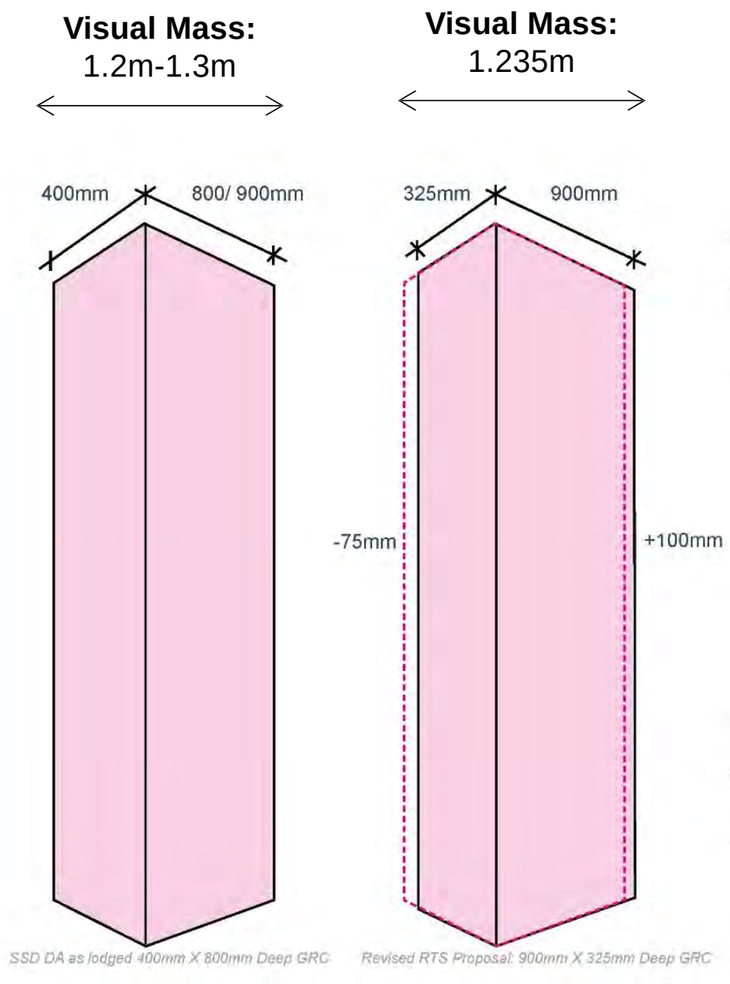
Response

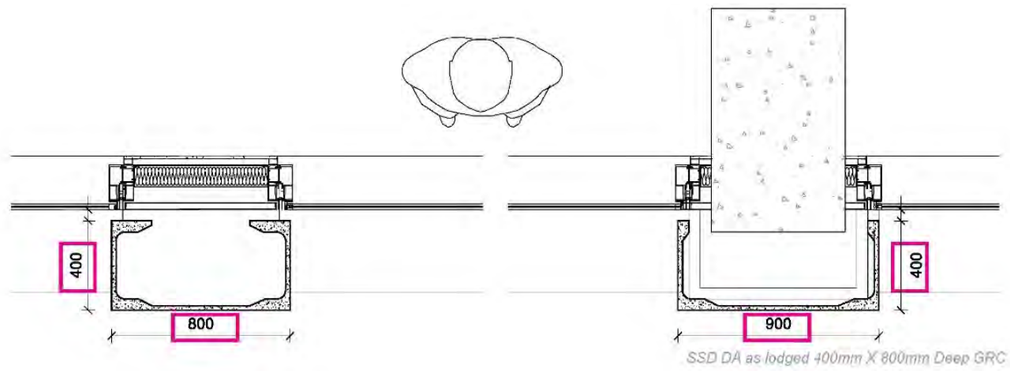
- The revised standardized dimension of 325mm x 900mm now allows all façade elements to achieve a constant ‘visual mass’ of 1.235m, greater than that of almost all of the previous façade elements. Thus we:

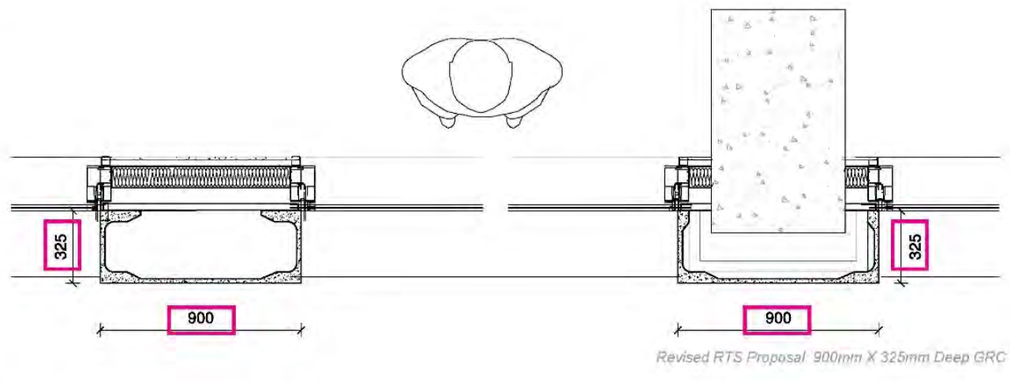
a)Are confident that the degree of solidity expressed by the revised façade elements will not ‘erode’ the degree of solidity in the façade, but

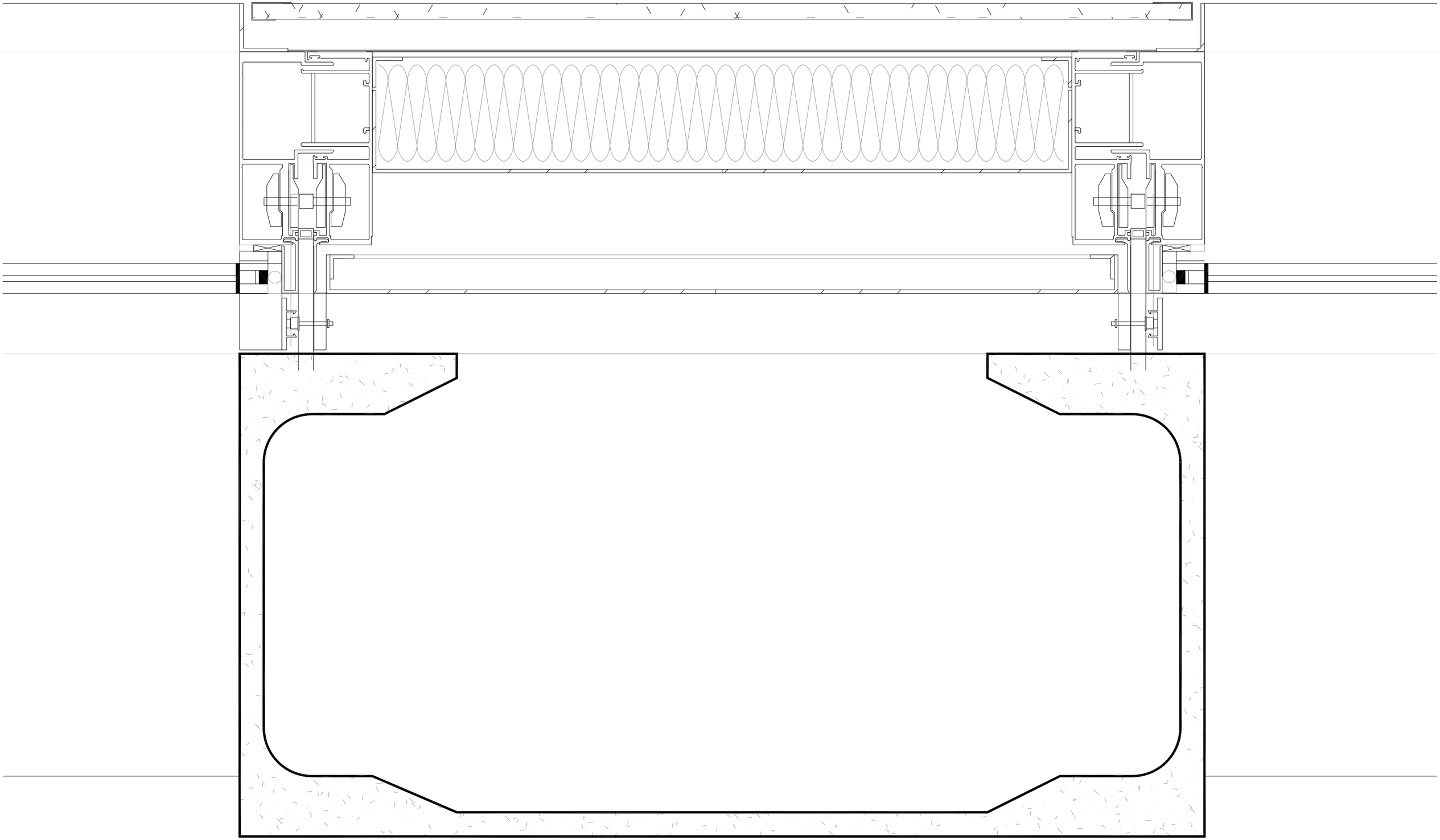
b)We prefer the improved rigour of the façade design now all consisting of elements of the same width, and

c)We also prefer the proportion of the 900 x 325 deep elements as being closer to 1:3 than the earlier relationship of 800 x 400 which was less elegant at 1:2.

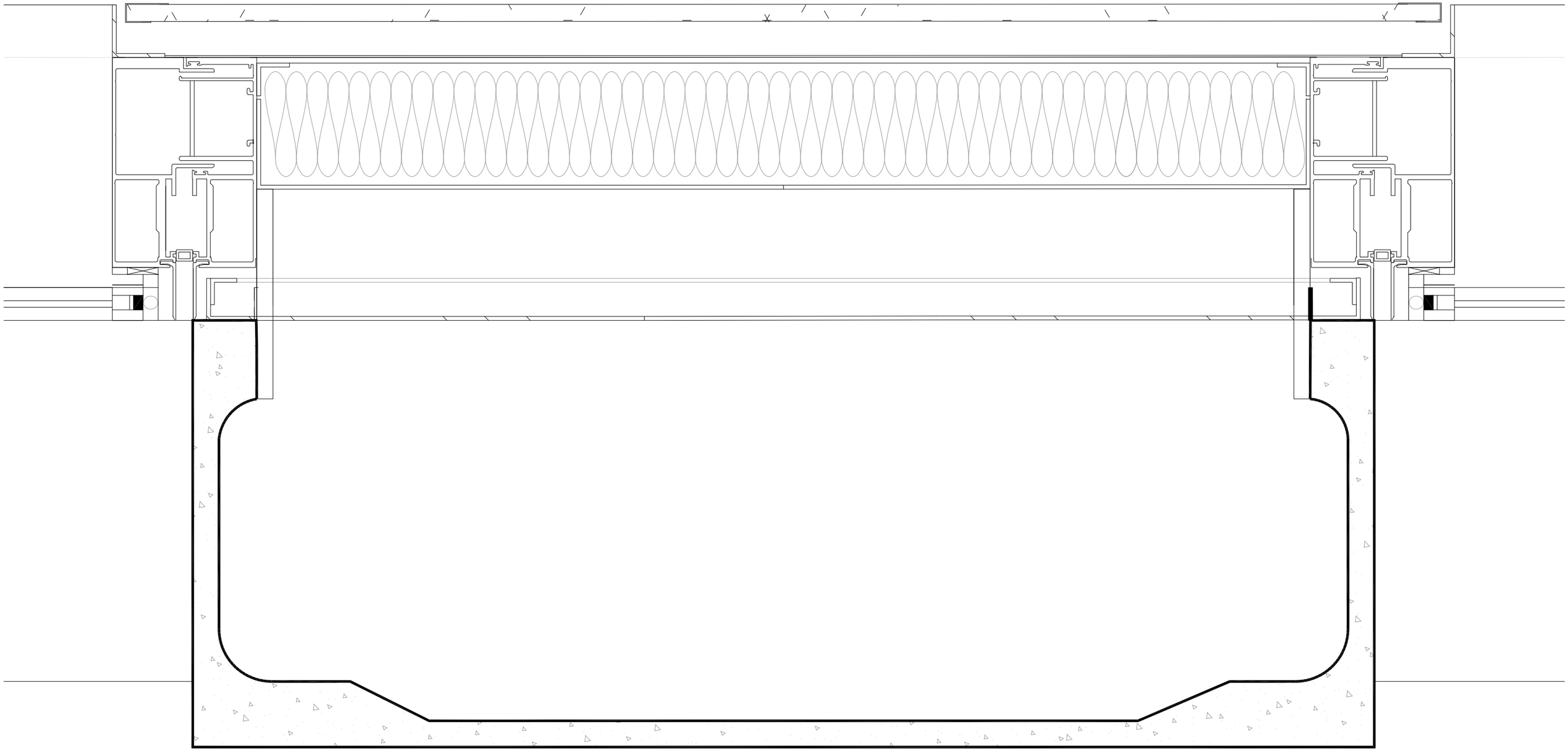








1:1 Scale Plan
400mm x 800mm GRC facade



1:1 Scale Plan
325mm x 900mm GRC facade

Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 14-15 September 2020

Date:	15 September 2020
Venue:	Microsoft Teams
Panel:	Abbie Galvin (Chair), Kim Crestani, Tony Caro, Bob Nation AM, Peter Phillips, Yvonne von Hartel AM
Independent Secretariat:	Gabrielle Pelletier
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Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung, Matthew Todd-Jones
Apologies:	Heritage Council, Graham Jahn AM

Project status: Date of last presentation: 18 August 2020

The Pitt Street ISD project team presented DRP presentation 13 which covered the responses to submissions to OSD North, and the façade depth of OSD South.

Design Integrity Tracker:

Please refer to the DRP Pitt St Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

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DRP Advice:

OSD North

Built form

- The Panel notes the shadows cast over Hyde Park by the Pitt Street development remain within the footprint of shadow already cast by existing development at 201 Elizabeth Street and an alternative and smaller built form envelope proposed for 201 Elizabeth St (which is currently not intended to proceed).

- The Panel defers to DPIE for compliance decisions relating to overshadowing of surrounding residences.

Design Guidelines

- The Panel does not support updating the Design Guidelines to reflect changes made during design development, however recommends the design team provide a statement responding to these guidelines for review and endorsement by the Panel.

Materials and finishes

- The Panel supports the measures taken to minimise reflectivity to protect Powerful Owls and other birds from flying into the building facade glazing and balustrades.

OSD South

Built form

- Tracker Item 11.01: The Panel defers to DPIE for compliance decisions relating to overshadowing of Princeton apartments.

- Tracker Item 11.04: The Panel supports the improved amenity afforded to the SE corner apartments due to indenting the balcony, and the resultant reduction of balcony size.

- Tracker Item 11.05: The Panel supports the updated landscape design however defers to DPIE on compliance decisions relating to the calculation of communal open space.

- Tracker Item 11.03: The Panel does not currently support the reduction in façade depth to the west, east and northern façade panels however does support the updated consistency of width. The Panel acknowledges that the design team are confident of the decision to reduce the depth to 325mm from the original depth of 450mm and will review the full-scale details of the proposed façade depth to further their understanding of this decision.

  The Panel reconvened on 23 September 2020 to review the façade depth and 1:1 printed detail and provided the below advice:

- Following the review of the 1:1 printed detail of the GRC façade elements, the Panel does not support the reduction in depth of the GRC unit. The Panel believes the flattening of these elements changes the architectural expression of depth and relief in the façade that the initial design proposed, and recommends the original depth of 450mm to the glass line be maintained. The Panel supports the change in width of the GRC units to 900mm.

  The Panel notes that there has been a significant reduction in the quantity of GRC units in the façade from the initial Stage 2 DA to that which is currently proposed as part of the Response to Submissions. This reduction appears to have increased beyond that which was presented

to the DRP on the 18th August. The reduction of quantity of solid elements on the façade is impacting design excellence – ie the overall appearance and integrity of the design, in addition to a potential increase in solar load on the building.

The Panel requests an urgent comparative analysis (of % of solid vs glazing) is provided of the Stage 2 DA façade vs the current proposed façade, prior to resubmission – in order to ascertain the overall impact. The comparative analysis should consist of elevations, plans and 3d views.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 14
20 October 2020

DRP 14 Supplementary 1 – 23 October 20

Summary

- DRP 14 included a presentation on a total facade reconciliation given all the iterations that had occurred in previous DRP meetings
- This represented progress from the previous DRP but still not fully endorsed, “The reduction in columns made to the OSD South facade, presented in DRP 12 and 13, has a significant impact on the overall appearance and visual quality of the building and is not supported by the Panel. Whilst the Panel supports the greater level of consideration that has been given to the rationalisation of window/solid to internal planning, it recommends reviewing the original density and syncopated rhythm of the SSDA proposal, to recapture this design quality”

Pitt Street Integrated Station Development DRP #14

20th of October 2020
Design Review Panel Presentation No.14

OXFORD CPB CONTRACTORS

PITT ST SOUTH

OVER STATION DEVELOPMENT

FACADE SOLID/GLASS RATIO

OCTOBER 2020

BATESSMART™

DRP FEEDBACK

Following the review of the 1:1 printed detail of the GRC façade elements, the Panel does not support the reduction in depth of the GRC unit. The Panel believes the flattening of these elements changes the architectural expression of depth and relief in the façade that the initial design proposed, and recommends the ***original depth of 450mm to the glass line be maintained.***
The Panel supports the change in ***width of the GRC units to 900mm.***

The Panel notes that there has been a significant reduction in the quantity of GRC units in the façade from the initial Stage 2 DA to that which is currently proposed as part of the Response to Submissions. This reduction appears to have increased beyond that which was presented to the DRP on the 18th August. The reduction of quantity of solid elements on the façade is impacting design excellence – ie the ***overall appearance*** *and integrity of the design, in addition to a potential increase in* ***solar load*** *on the building.*

The Panel requests an urgent ***comparative analysis (of % of solid vs glazing)*** *is provided of the Stage 2 DA façade vs the current proposed façade, prior to resubmission – in order to ascertain the overall impact. The comparative analysis should consist of elevations, plans and 3d views.*

STRUCTURE

1. SSDA - PLANS & ANALYSIS / DETAILS / FACADE COMPOSITION / PERSPECTIVES

2. DRP#12 - PLANS & ANALYSIS / DETAILS / FACADE COMPOSITION / PERSPECTIVES

3. DRP#13 - PLANS & ANALYSIS / DETAILS / FACADE COMPOSITION / PERSPECTIVES

4. PROPOSED - PLANS & ANALYSIS / DETAILS / FACADE COMPOSITION / PERSPECTIVES

5. SUMMARY TABLE

6. RESPONSE

SSDA

TYPICAL PLAN

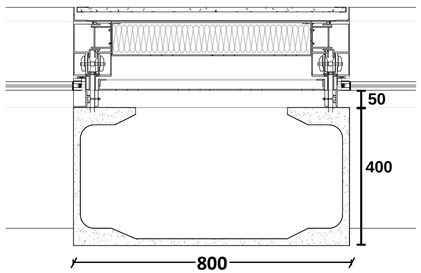
The original SSDA plan shows **51 solid elements** (excluding lightwell):

Typical Solid: x 40 @ 800mm
Corner Solid: x 6 @ 800mm + 800mm
900mm Solid: x 5 @ 900mm

Linear meters of Solid
= (40 x 800) + (6 x 1600) + (5 x 900)
= 46.1 m of solid (35%)

Linear meters of Glass
= 83.6m of glass (65%)

Total Facade Length (excluding lightwell) 129.7m



BATESSMART.

DRP 12

TYPICAL PLAN

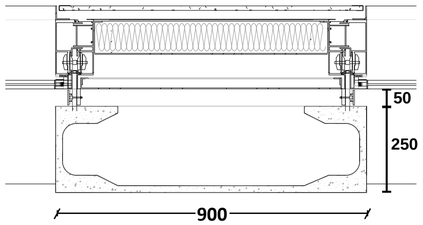
At DRP #12, All solid elements were incresed to 900mm wide and 10 solid elements were propsed to be removed resulting in a total of **41 solid elements** (excluding lightwell):

Typical Solid: x 35 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters of Solid:
= (35 x 900) + (6 x 1800)
= 42.3m of solid (33%)

Linear meters of Glass
= 87.2m of glass (67%)

Total Facade Length (excluding lightwell) 129.5m



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DRP 13

TYPICAL PLAN

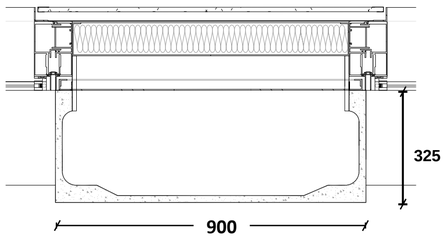
Two additional solid panels were removed to even up the spacing between verticals, resulting in a total of **39 solid elements** (excluding lightwell). To avoid an increase in glazed area, we amended the GRC to Facade fixing, removing the 50mm fixing zone gap and offsetting the mullion to either side. This eliminated a gap with visible fixings and also reducing the glazed area by a further 50mm either side of the 900 wide GRC element.

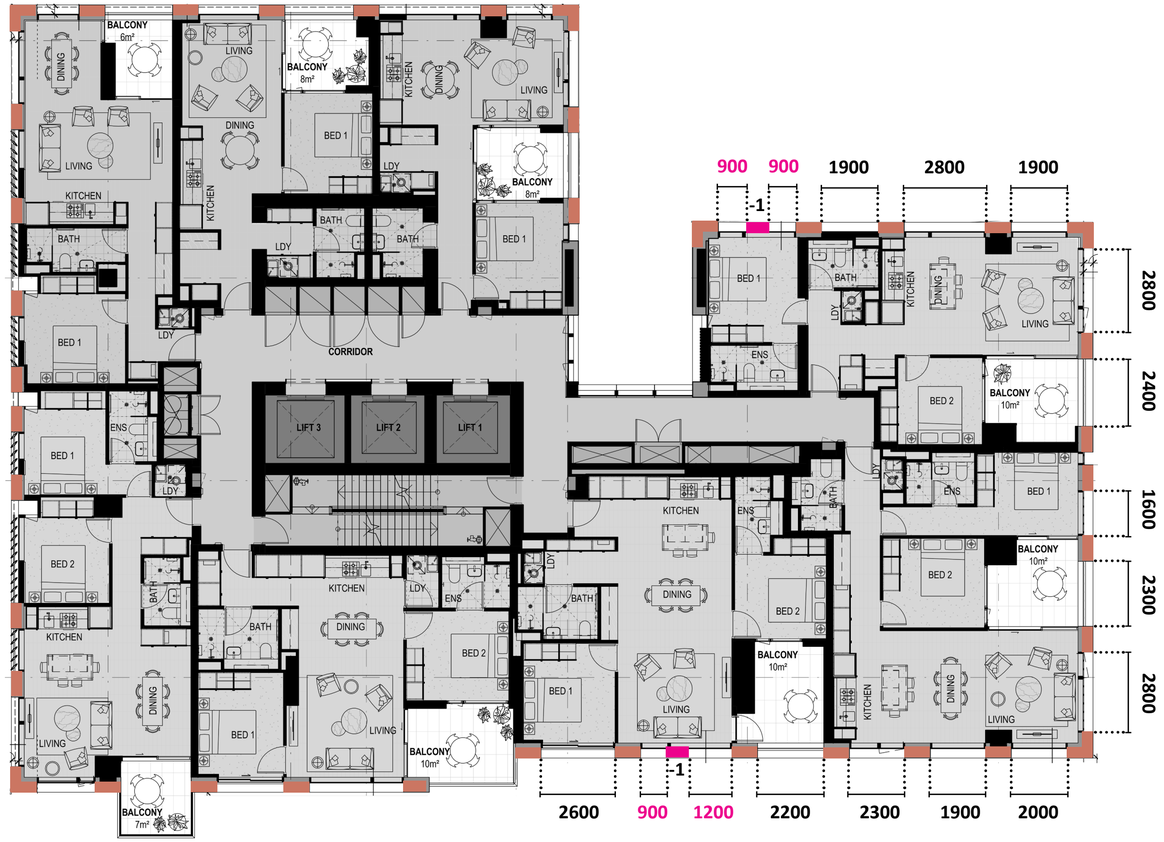
Typical Solid: x 33 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (33 x 900) + (6 x 1800)
= 40.2m of solid (31%)

Linear meters of Glass
= 89.3m of glass (69%)

Total Facade Length (excluding lightwell) 129.5m





BATESSMART.

COLOUR COMPOSITION

CONCEPT

The proposed arrangement creates a hightened sense of tension at the junction between the different tones of the tower volumes creating a clearer legibility of the form.

PROPOSED

TYPICAL PLAN

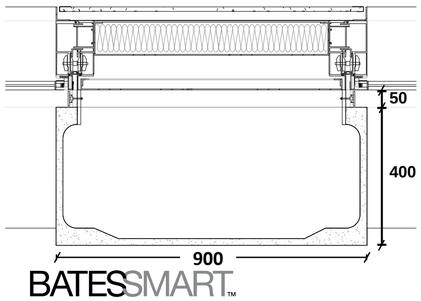
As per DRP #13 plan with **39 solid elements** but with 400mm deep GRC as opposed to 325mm deep.

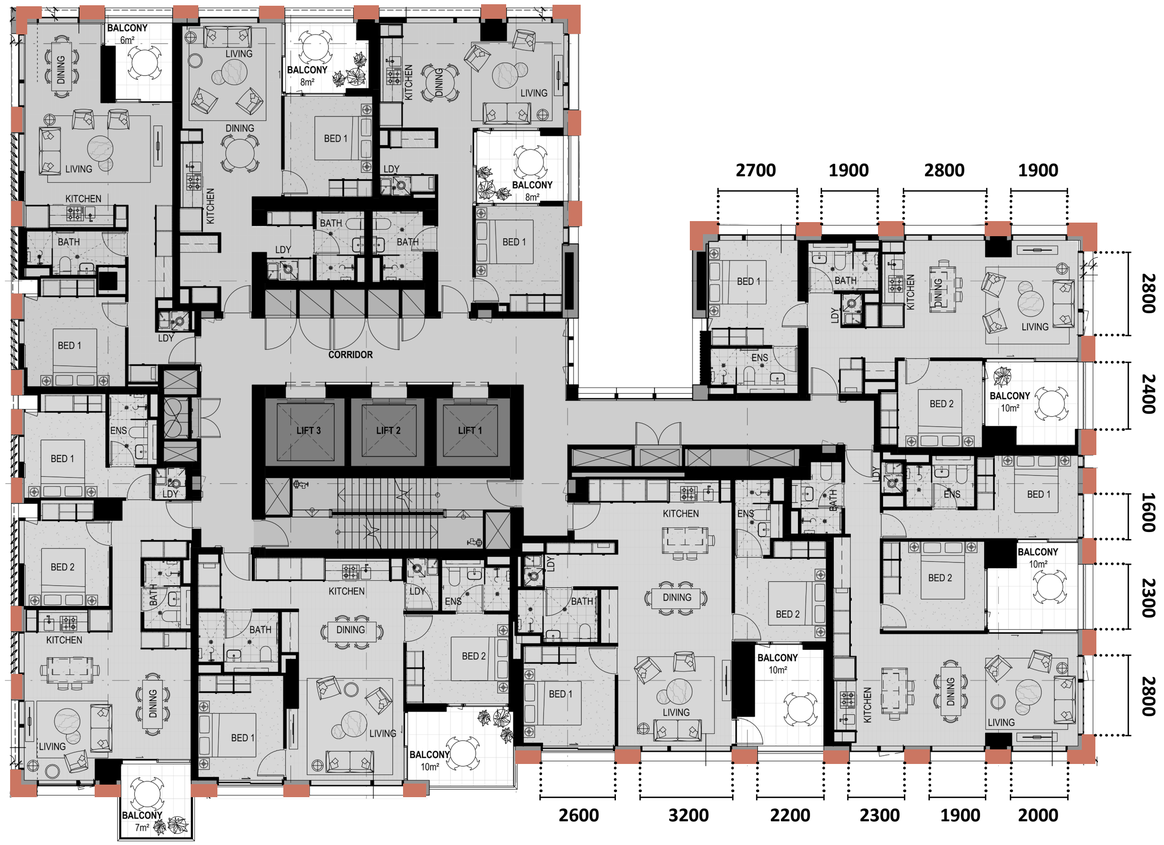
Typical Solid: x 33 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (33 x 900) + (6 x 1800)
= 40.2m of solid (31%)

Linear meters of Glass
= 89.3m of glass (69%)

Total Facade Length (excluding lightwell) 129.5m





SOLID / GLASS RATIO

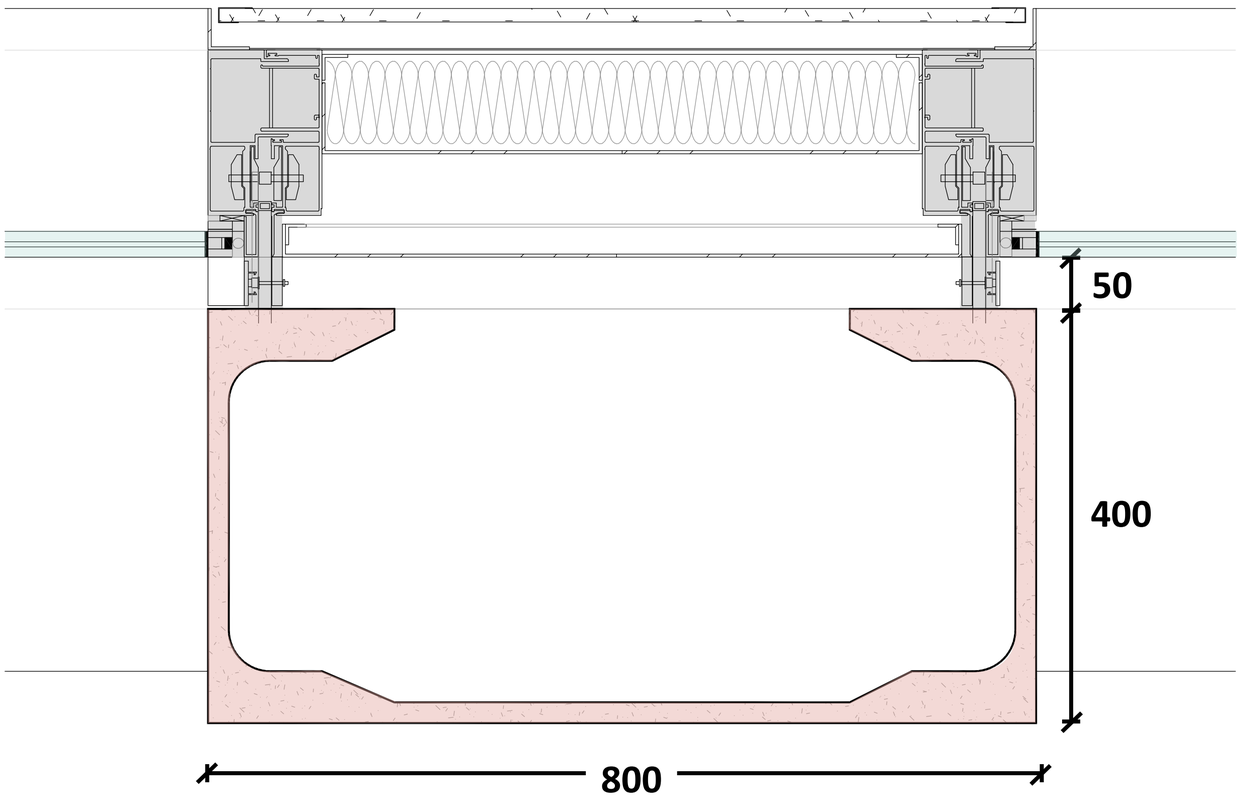
SUMMARY TABLE:

	SSDA:	DRP #12:	DRP #13:	PROPOSED:
SOLIDS PER FLOOR:	51	41	39	39
GRC WIDTH P/ELEMENT:	800 / 900	900	900	900
SOLID WIDTH P/ELEMENT:	800 / 900	900	900	900
GRC DEPTH:	400mm	250mm	325mm	400mm
EXTERNAL FACADE DEPTH:	450mm	300mm	325mm	450mm
TOTAL LENGTH SOLID:	46.1m	42.3m	40.2m	40.2m
TOTAL LENGTH GLASS:	83.6m	87.2m	89.3m	89.3m
GLASS TO SOLID RATIO:	1.81 : 1	2.06 : 1	2.22 : 1	2.22 : 1
PERCENTAGE OF SOLID:	35%	33%	31%	31%

SSDA

FACADE DETAIL

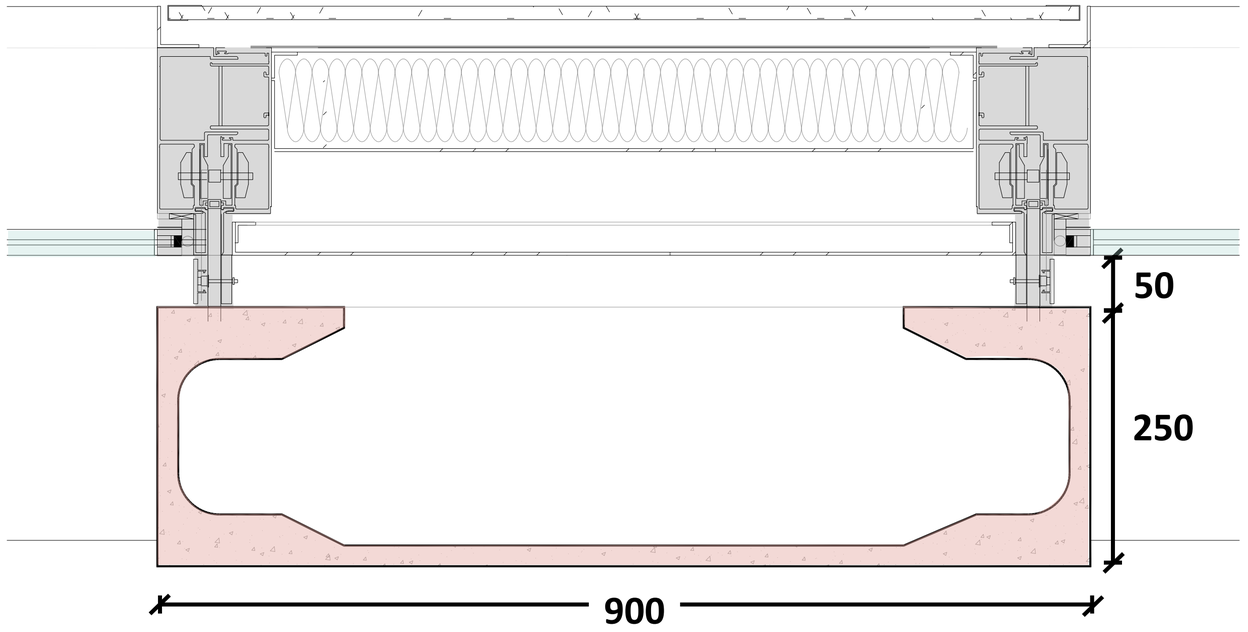
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



DRP 12

FACADE DETAIL

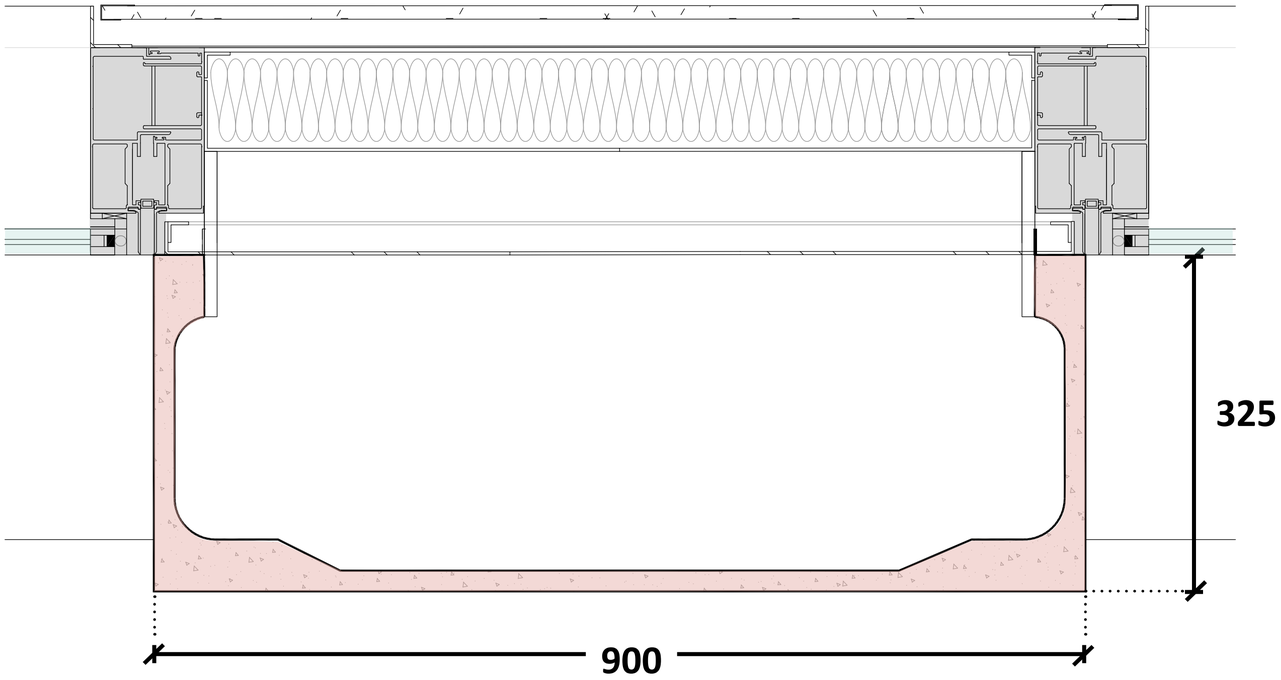
/41 GRC elements
/900mm wide
/250mm deep
/50mm gap to facade



DRP 13

FACADE DETAIL

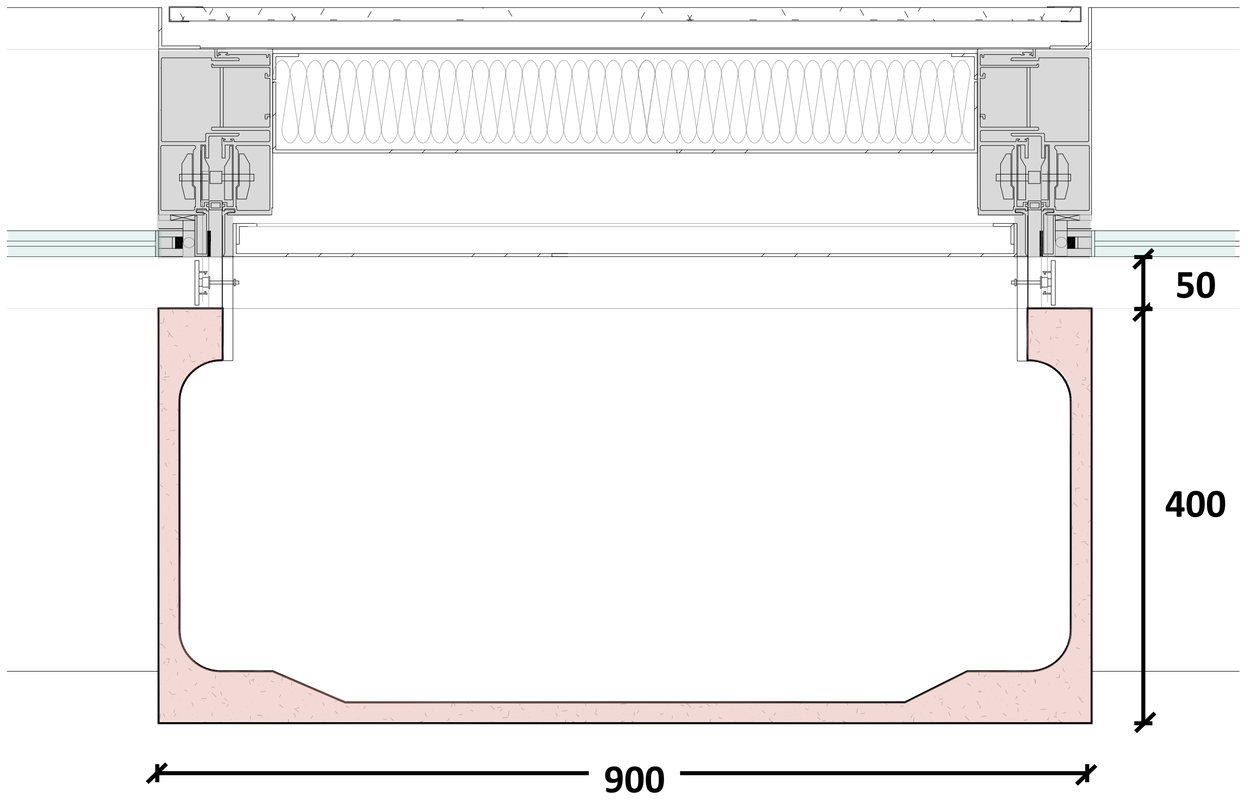
/39 GRC elements
/900mm wide
/325mm deep
/no gap to facade



PROPOSED

FACADE DETAIL

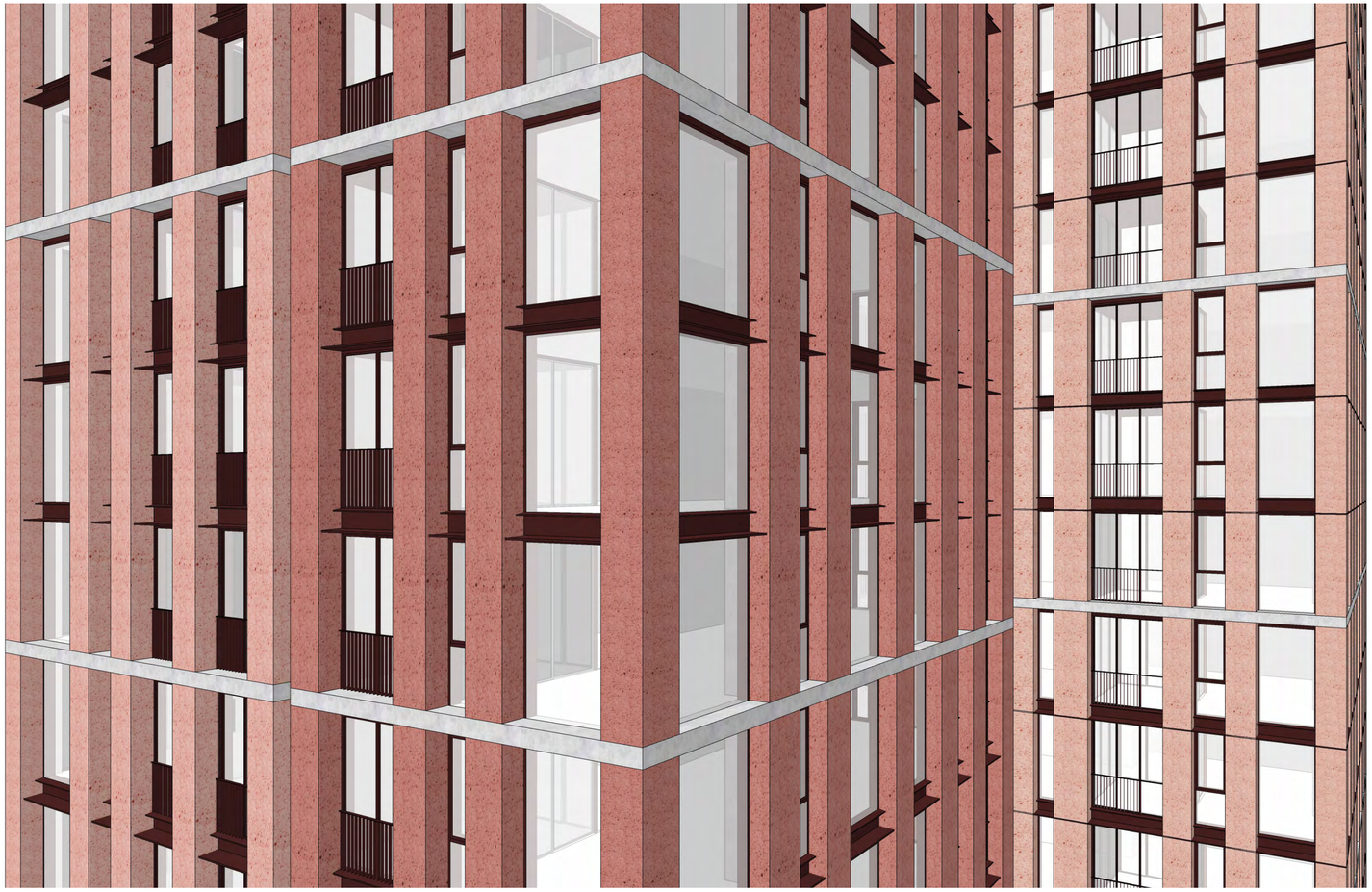
/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE COMPOSITION - NW

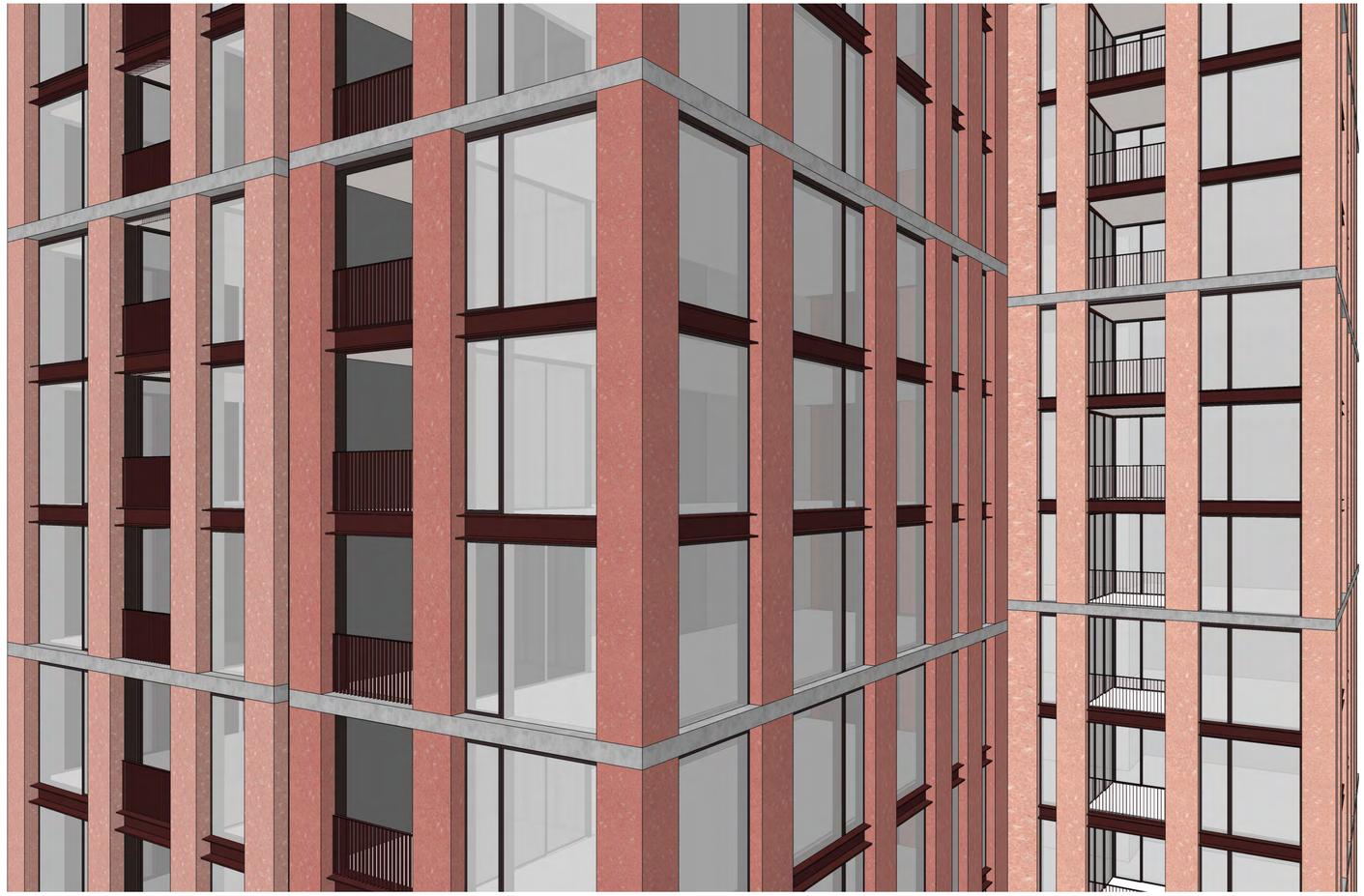
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



DRP 12

FACADE COMPOSITION - NW

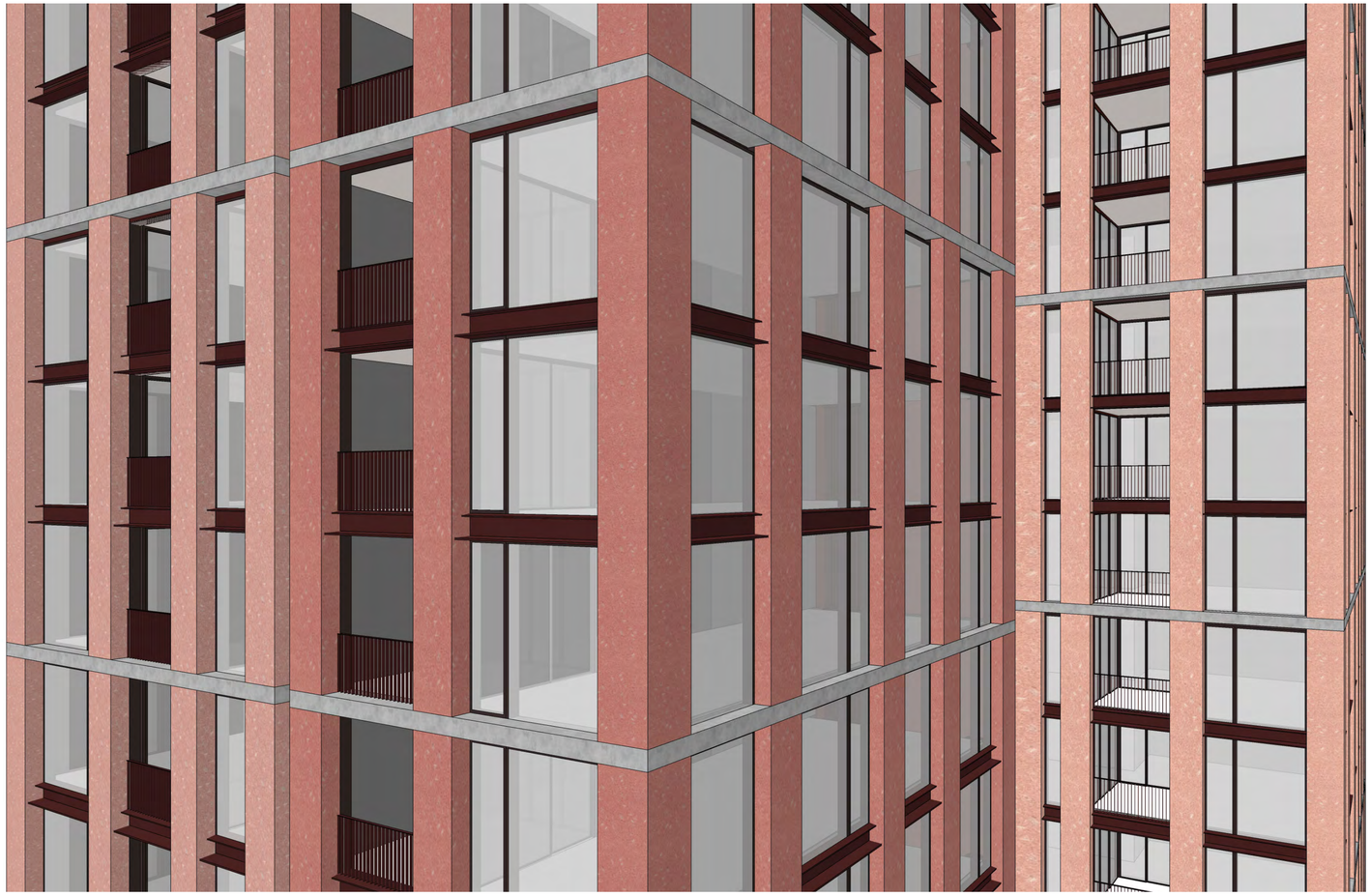
/41 GRC elements
/900mm wide
/250mm deep
/50mm gap to facade



DRP 13

FACADE COMPOSITION - NW

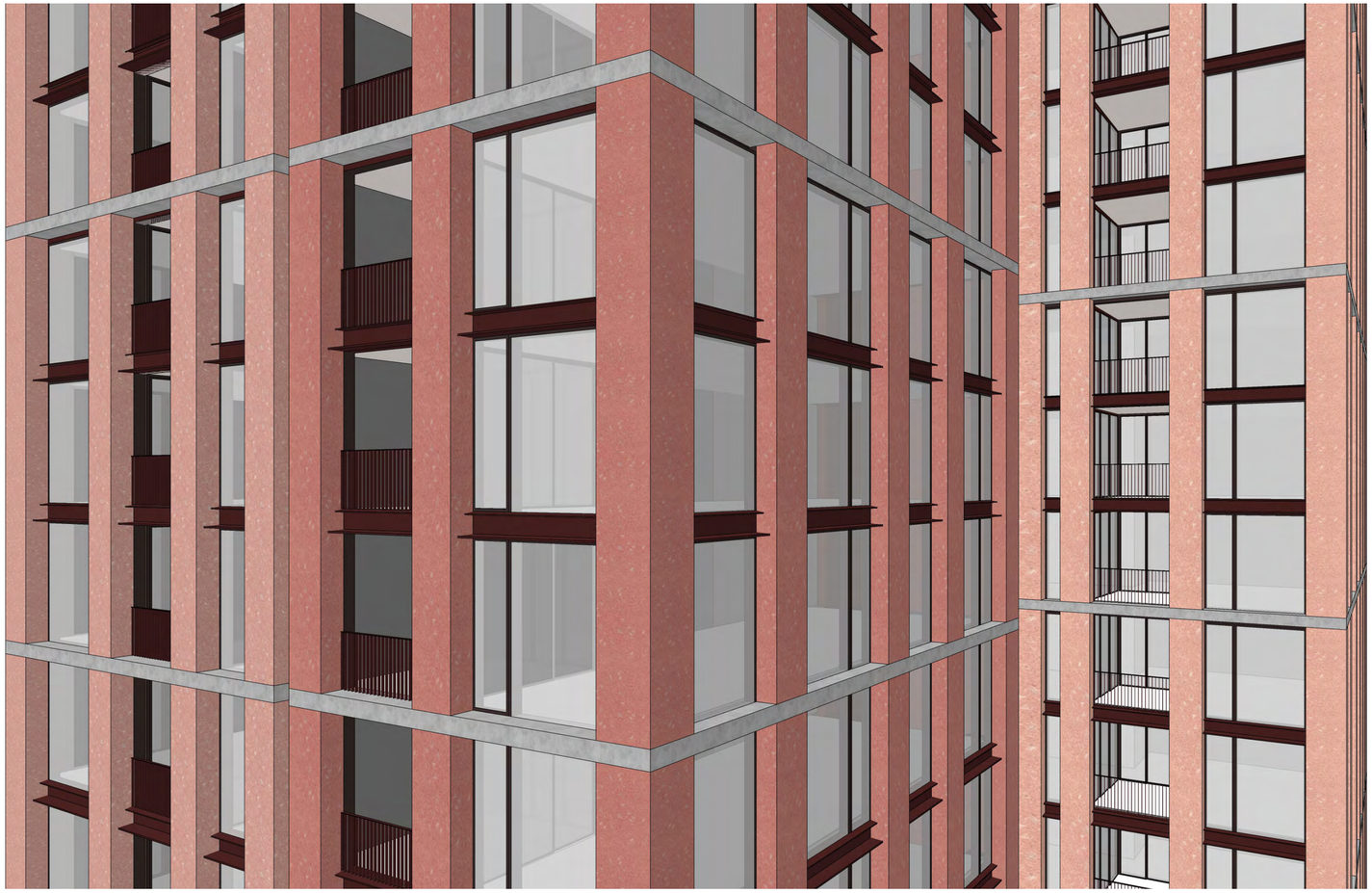
/39 GRC elements
/900mm wide
/325mm deep
/no gap to facade



PROPOSED

FACADE COMPOSITION - NW

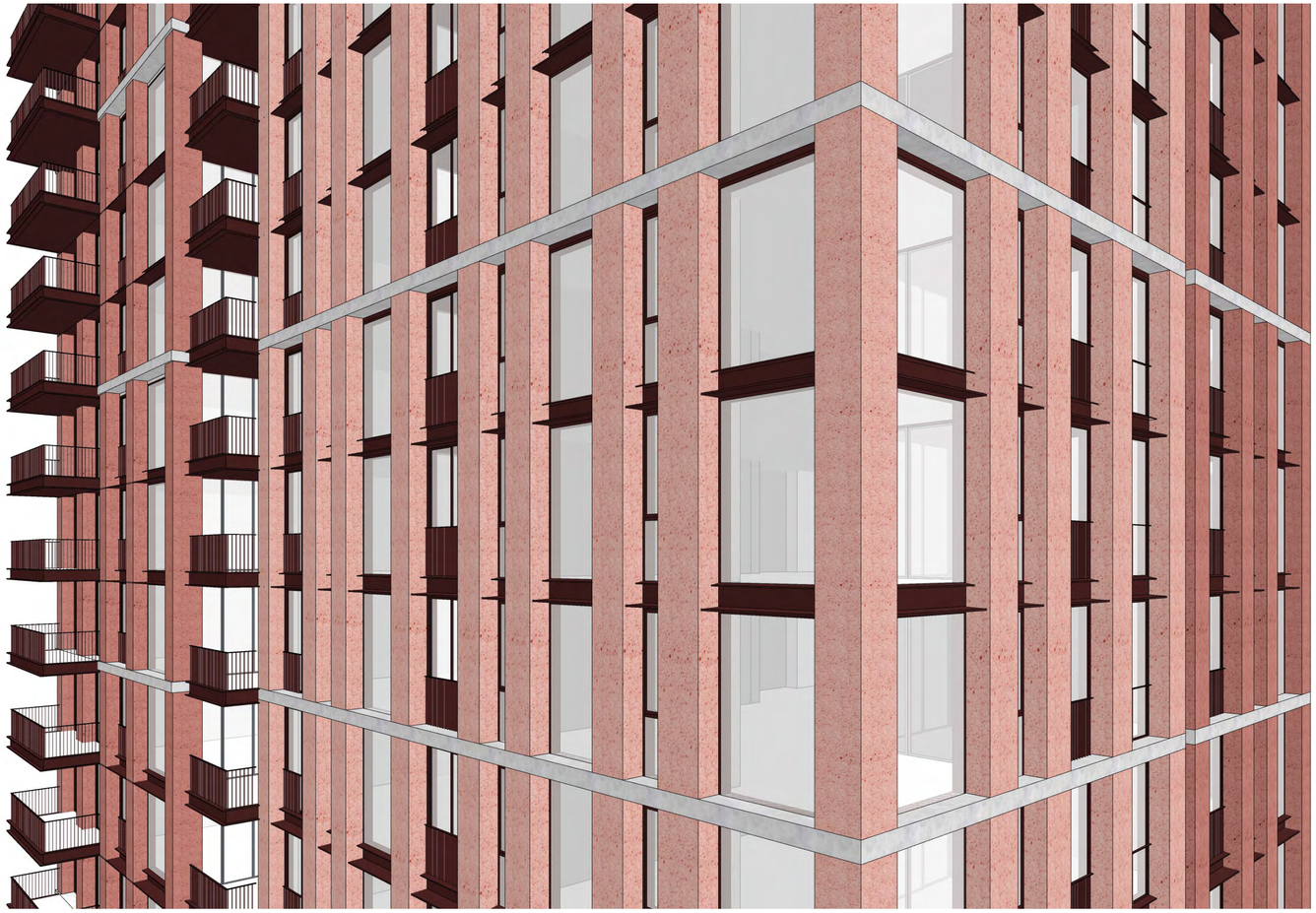
/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE COMPOSITION - NE

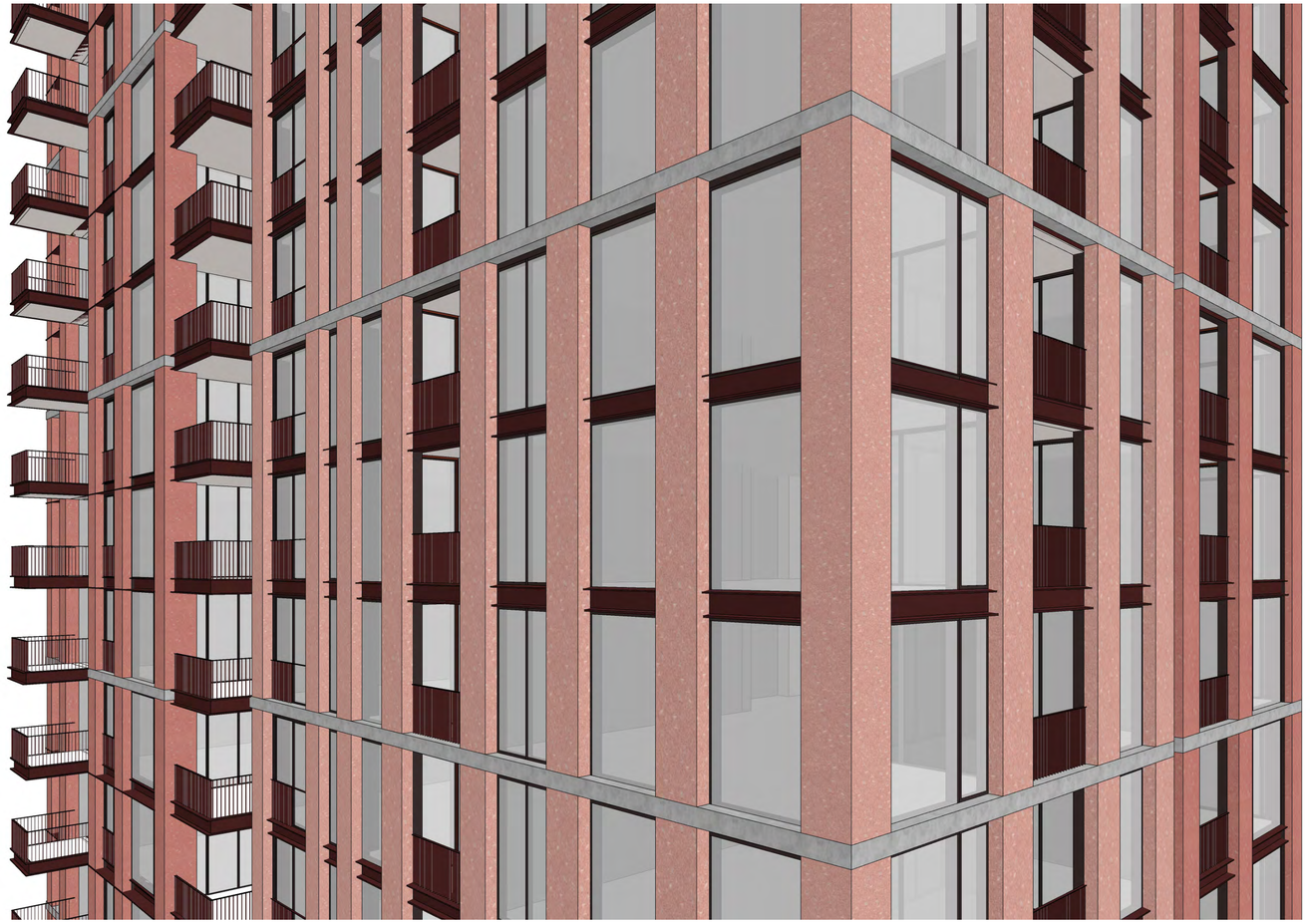
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



DRP 12

FACADE COMPOSITION - NE

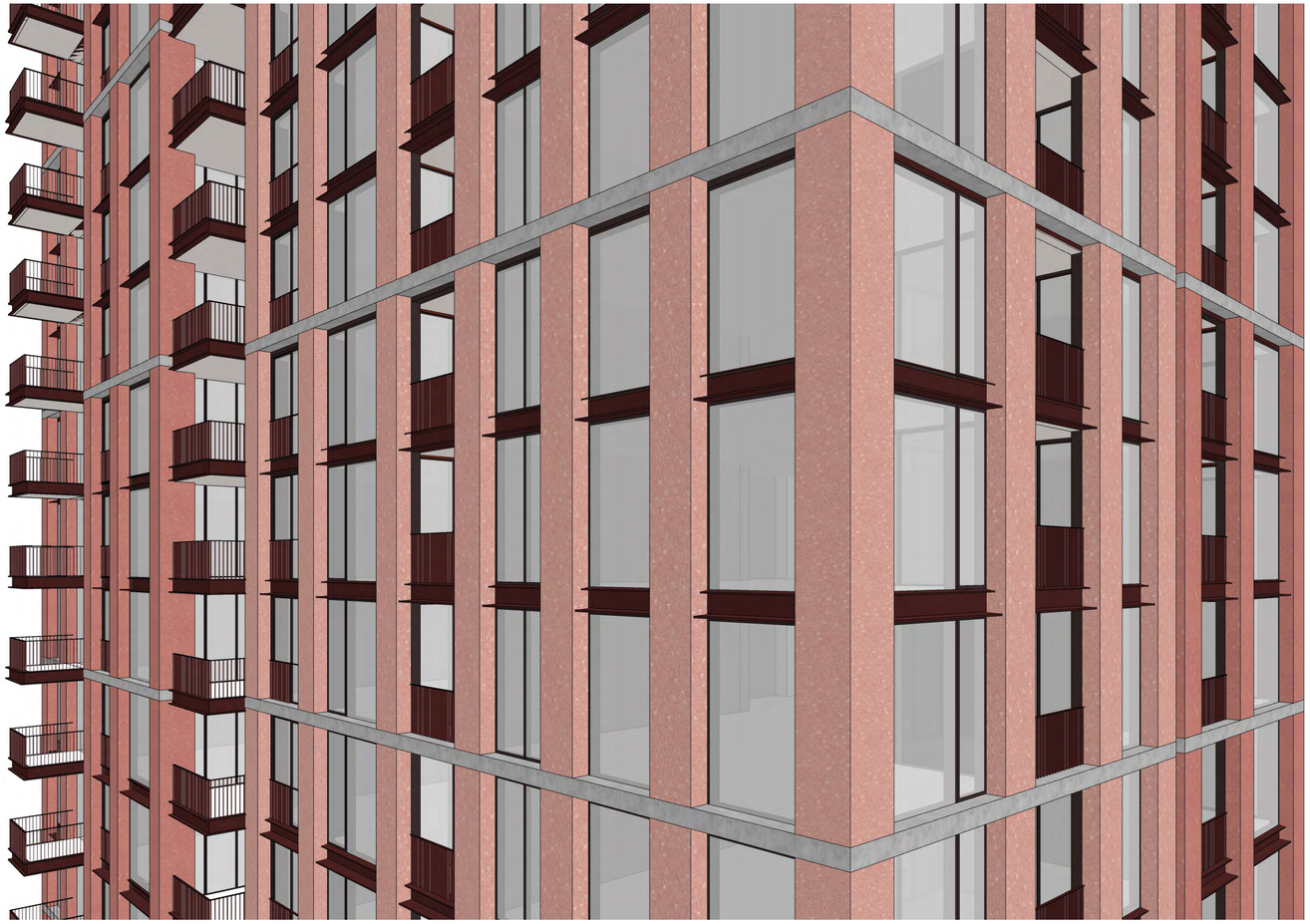
/41 GRC elements
/900mm wide
/250mm deep
/50mm gap to facade



DRP 13

FACADE COMPOSITION - NE

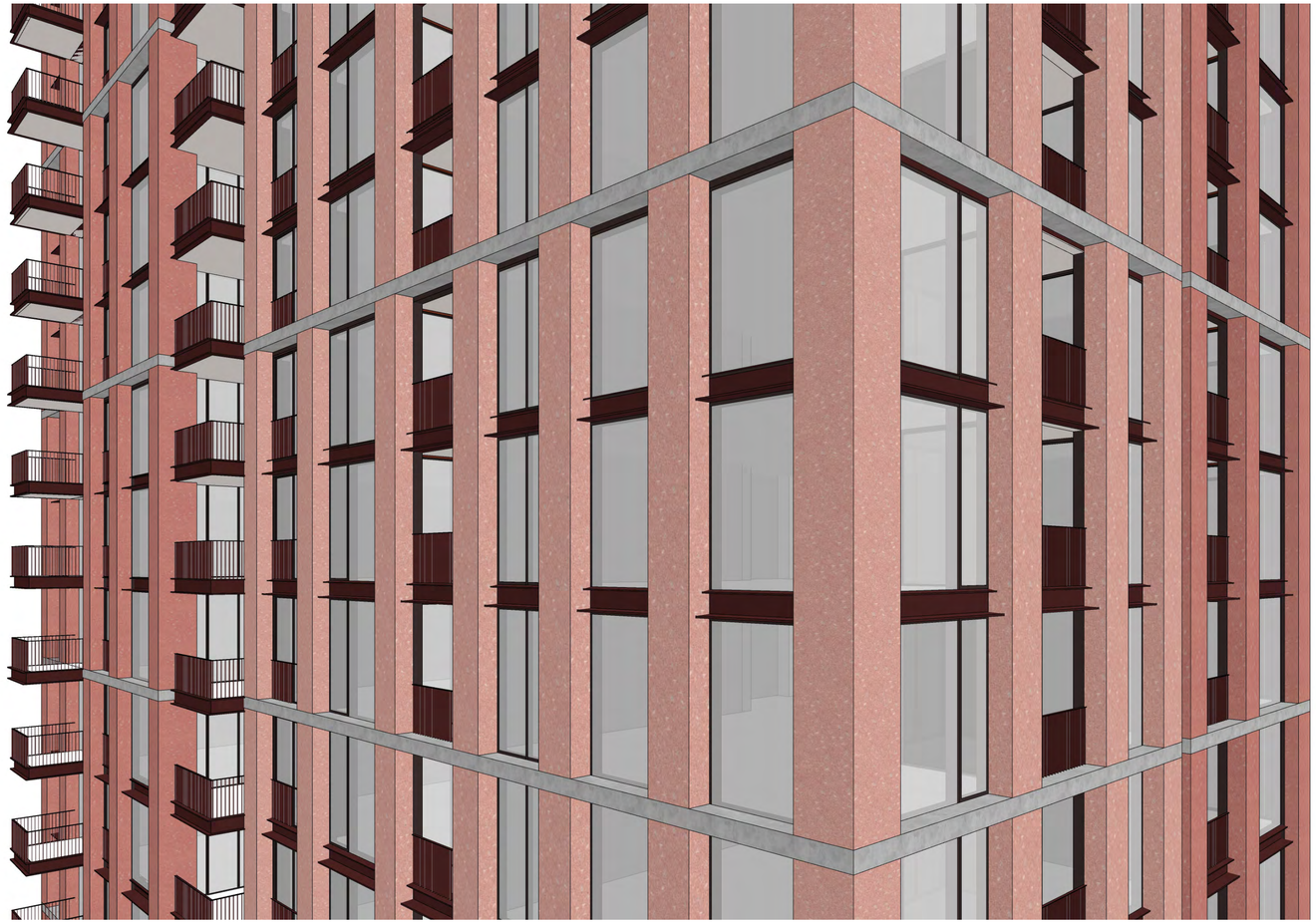
/39 GRC elements
/900mm wide
/325mm deep
/no gap to facade



PROPOSED

FACADE COMPOSITION - NE

/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE PERSPECTIVES - NW

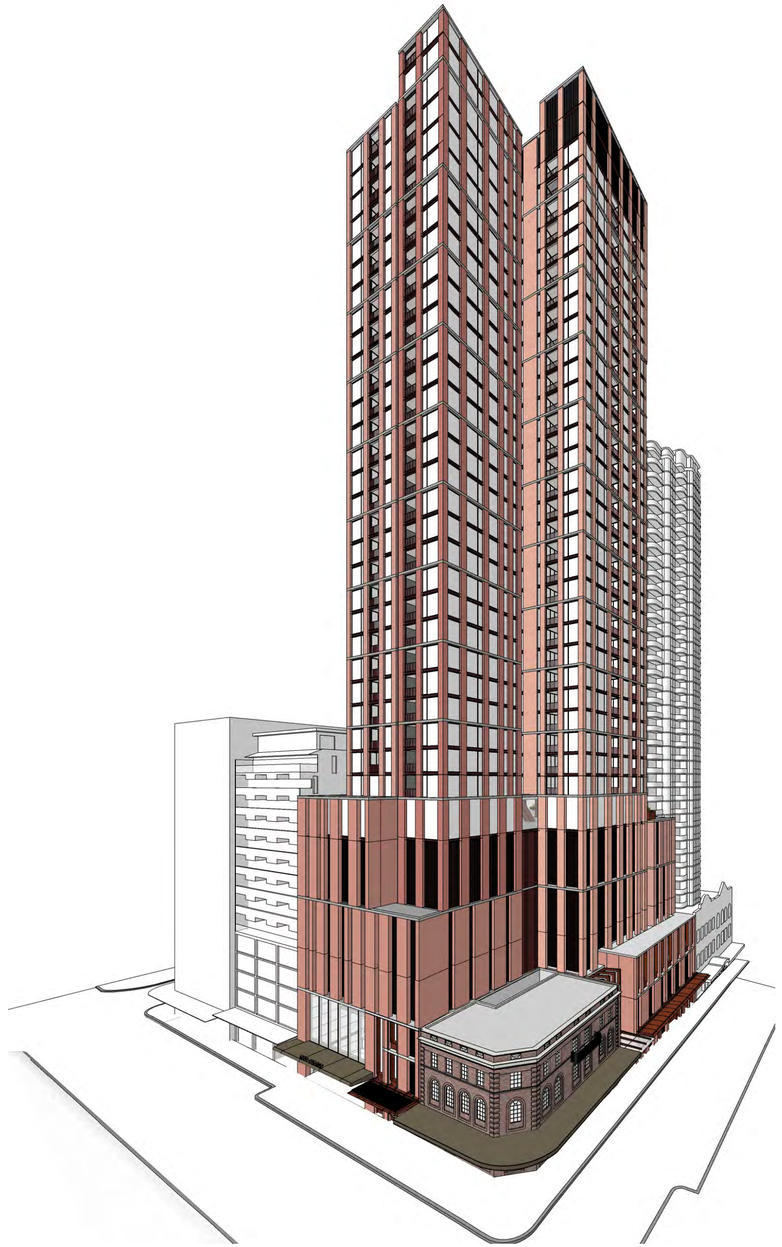
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade

BATESSMART.

DRP 12

FACADE PERSPECTIVES - NW

/41 GRC elements
/900mm wide
/250mm deep
/50mm gap to facade



DRP 13

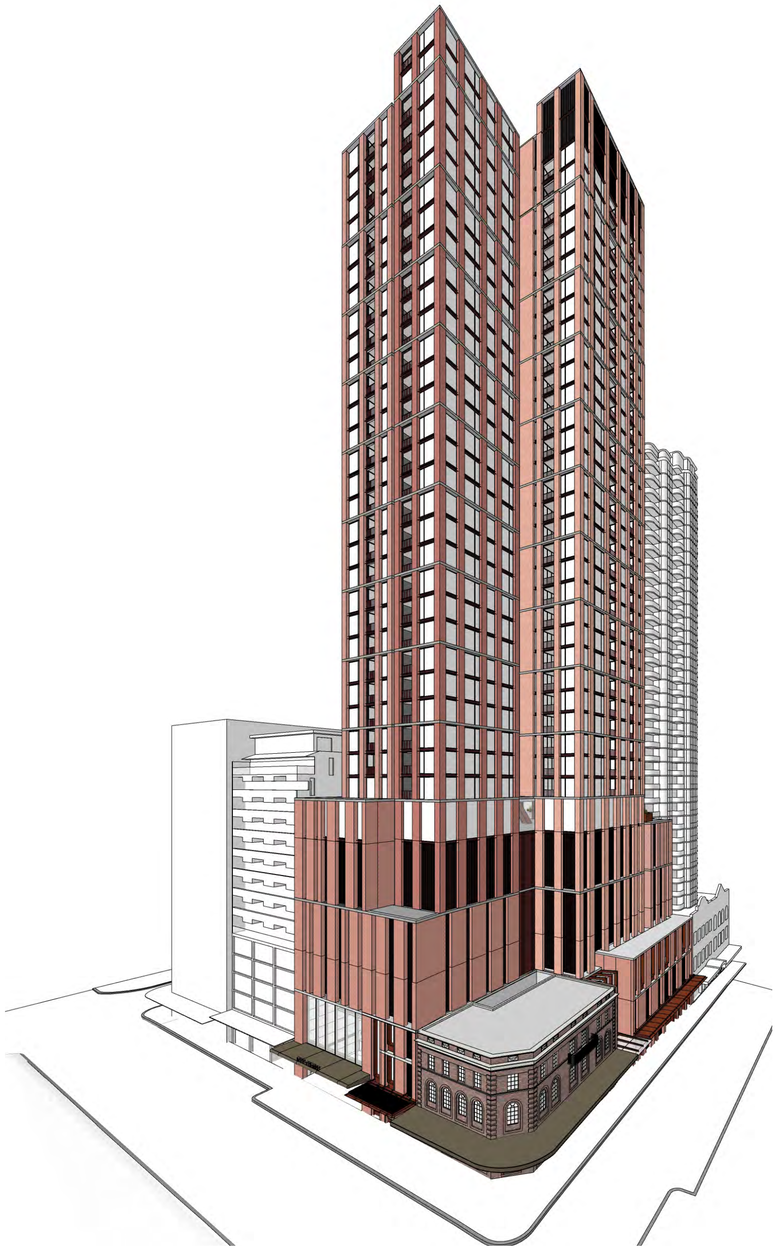
FACADE PERSPECTIVES - NW

/39 GRC elements
/900mm wide
/325mm deep
/no gap to facade

PROPOSED

FACADE PERSPECTIVES - NW

/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE PERSPECTIVES - NE

/51 GRC ELEMENTS
/800mm & 900mm wide
/400mm deep
/50mm gap to facade

DRP 12

FACADE PERSPECTIVES - NE

/41 GRC elements
/900mm wide
/250mm deep
/50mm gap to facade

DRP 13

FACADE PERSPECTIVES - NE

/39 GRC elements
/900mm wide
/325mm deep
/no gap to facade

PROPOSED

FACADE PERSPECTIVES - NE

/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

RESPONSE

The proposed design adresses the DRP's concern with the depth of the GRC elements thus we have reverted to the original 'depth of 450mm to the glass line' (400 GRC with a 50mm gap) and maintinted a consistent 900mm width of GRC elements.

The reduction in the number of GRC elements from the DA submission to DRP 12 & 13 came about as a desire to create a more consistent and rigerous expression across the facade which is fully integrated with the internal layouts of the living rooms, dining rooms and bedroom spaces behind the facade.

The analysis of glass v's solid revealed that the SSDA ratio was 1.81:1 whereas the Proposed ratio is 2.22:1 this represents a 4% increase in glass to solid which we consider to be negligable both in terms of visual impact and solar heat gain impact.

Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 19 & 20 October 2020

Date:	20 October 2020
Venue:	Microsoft Teams
Panel:	Abbie Galvin (Chair), Tony Caro, Bob Nation AM, Peter Phillips, Yvonne von Hartel AM
Independent Secretariat:	Gabrielle Pelletier
Design Team Presenters:	
Oxford/ Investa	Chris Carolan, Ian Lyon, Nellie O'Keeffe, Lucinda Mander-Jones, Bridget Allen
CPB Contractors	Chris Isedale, Amiee Stuart
Sydney Metro	Victoria Gouel
Bates Smart	Philip Vivian
Sydney Metro	Jason Hammond, Alex Nicholson
Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung, Rebecca Eddington
Apologies:	Heritage Council, Graham Jahn AM, Kim Crestani

Project status: Date of last presentation: 15 September 2020

The Pitt Street ISD project team presented DRP presentation 14 which tracked the design changes that have been implement to the OSD South façade since the SSDA.

Design Integrity Tracker:

Please refer to the DRP Pitt St Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

Advice is sorted first by their geographic location:

- ISD – General
- OSD North
- OSD South
- Precinct/ Public Domain North
- Precinct/ Public Domain South
- Station
- Station Entry North
- Station Entry South

Advice is then also sorted by its theme:

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station services
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

DRP Advice:

OSD South

The reduction in columns made to the OSD South façade, presented in DRP 12 and 13, has a significant impact on the overall appearance and visual quality of the building and is not supported by the Panel. Whilst the Panel supports the greater level of consideration that has been given to the rationalisation of window/solid to internal planning, it recommends reviewing the original density and syncopated rhythm of the SSDA proposal, to recapture this design quality.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 14 Supplementary 1
28 October 2020

DRP 14 Supplementary 1 – 28 October 20

Summary

- DRP 14 Supplementary 1 was a single issue DRP focusing again on the GRC elements, specifically the feedback from the Panel from DRP 14.
- This represented progress from the previous DRP but still not fully endorsed, ”The Panel supports the proposed number of GRC units presented, as a reduction in 7 from the SSDA submission. The Panel recommends reviewing the placement of the columns along the western face of the north-western corner, and the eastern face of the north-eastern corner, to achieve a slightly more varied and less regular spacing which is more consistent with the SSDA design”

PITT ST SOUTH

OVER STATION DEVELOPMENT

FACADE SOLID/GLASS RATIO

OCTOBER 2020

BATESSMART™

PREVIOUS

TYPICAL PLAN

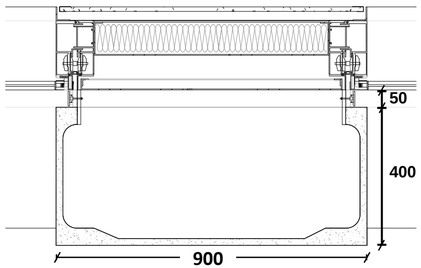
As per DRP #13 plan with **39 solid elements** but with 400mm deep GRC as opposed to 325mm deep.

Typical Solid: x 33 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (33 x 900) + (6 x 1800)
= 40.2m of solid (31%)

Linear meters of Glass
= 89.3m of glass (69%)

Total Facade Length (excluding lightwell) 129.5m



BATESSMART™

CONCEPT

One vertical added to living rooms on north east and west facades - logic: each face of a volume has one 'point of compression'

TYPICAL PLAN

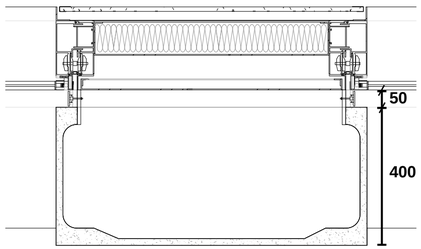
45 solid elements but with 400mm deep GRC and a 50mm gap.

Typical Solid: x 39 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (39 x 900) + (6 x 1800)
= 45.9m of solid (35.4%)

Linear meters of Glass
= 83.6m of glass (64.6%)

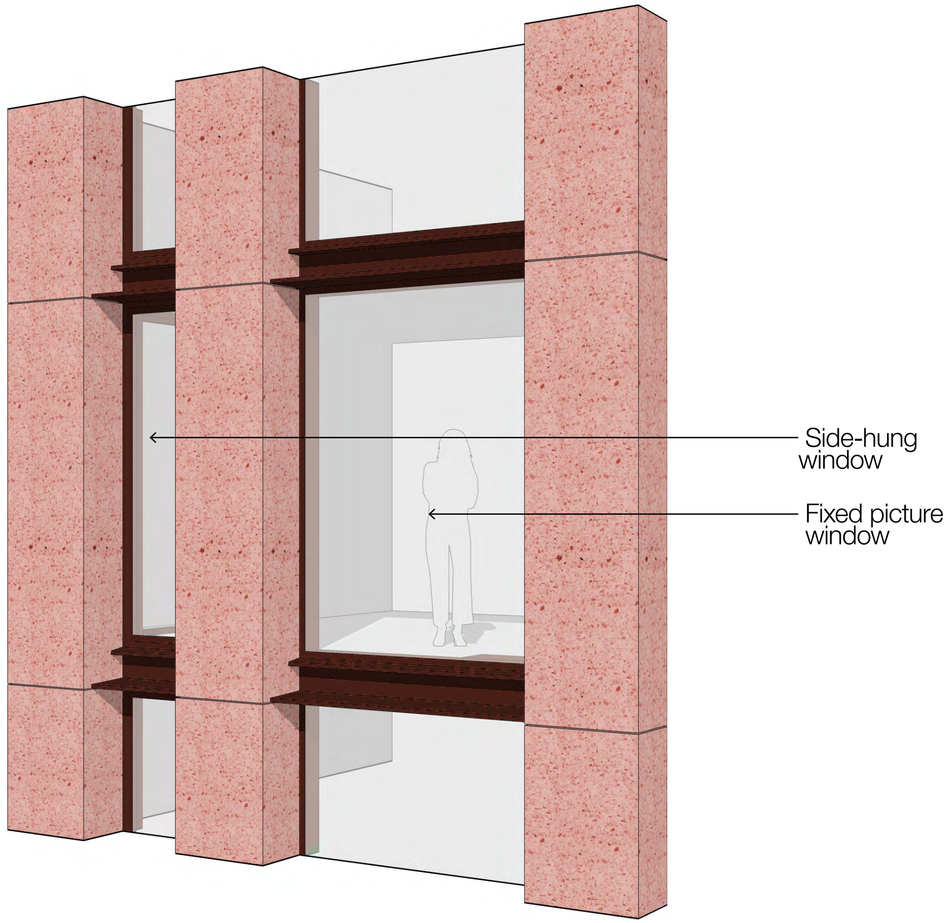
Total Facade Length (excluding lightwell) 129.5m



BATESSMART.

CONCEPT

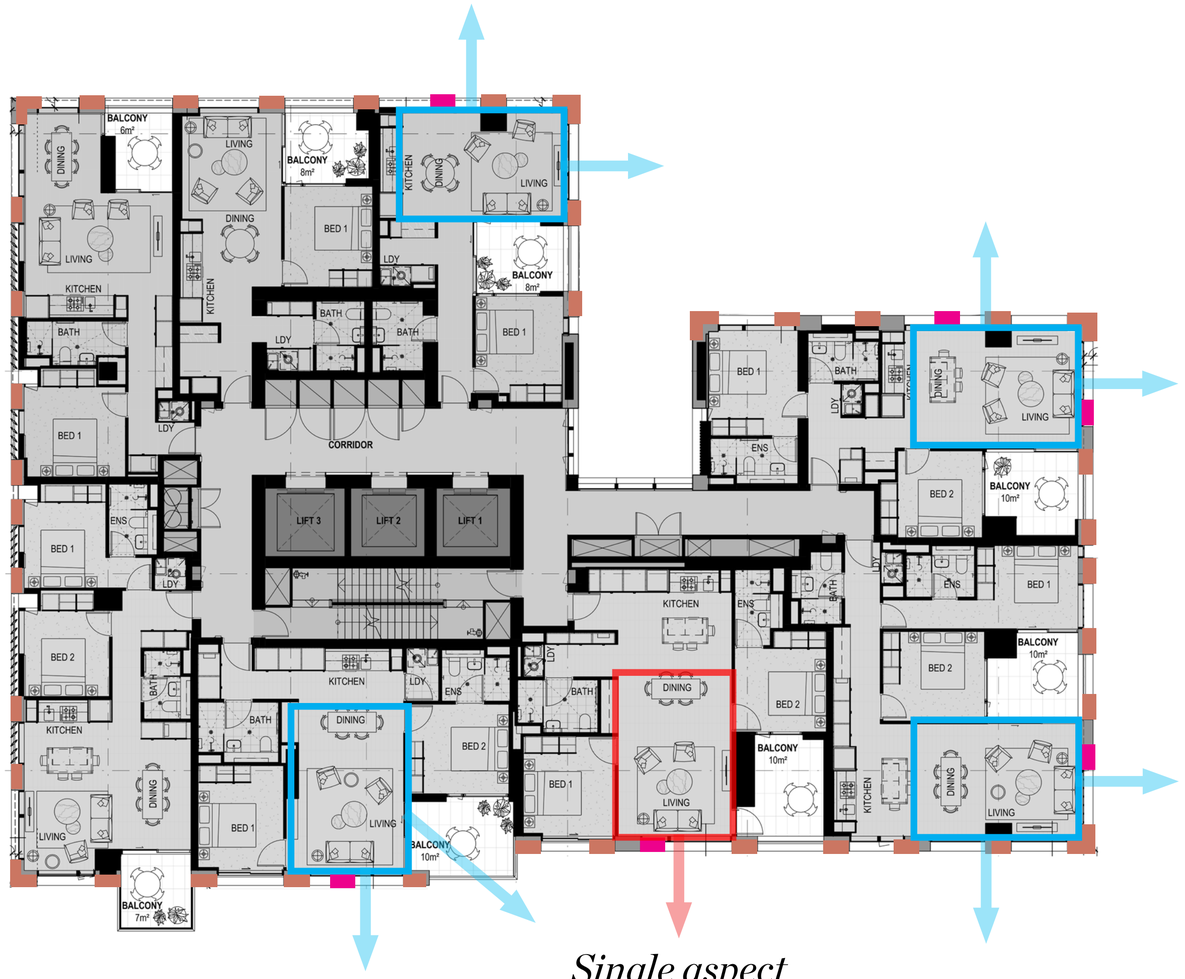
TYPICAL LIVING ROOM MODULE



CONCEPT

TYPICAL PLAN

All living rooms facing North, East and West are dual aspect with the exception of the northern east facing 2 bedroom apartment which, as a result of the blade column is single aspect.



Single aspect

PROPOSED

TYPICAL PLAN

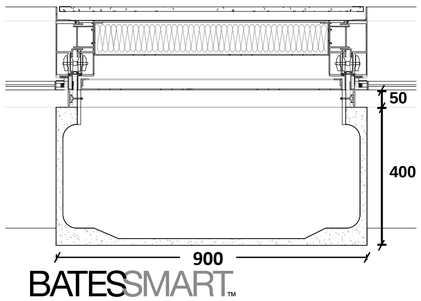
44 solid elements but with 400mm deep GRC and a 50mm gap.

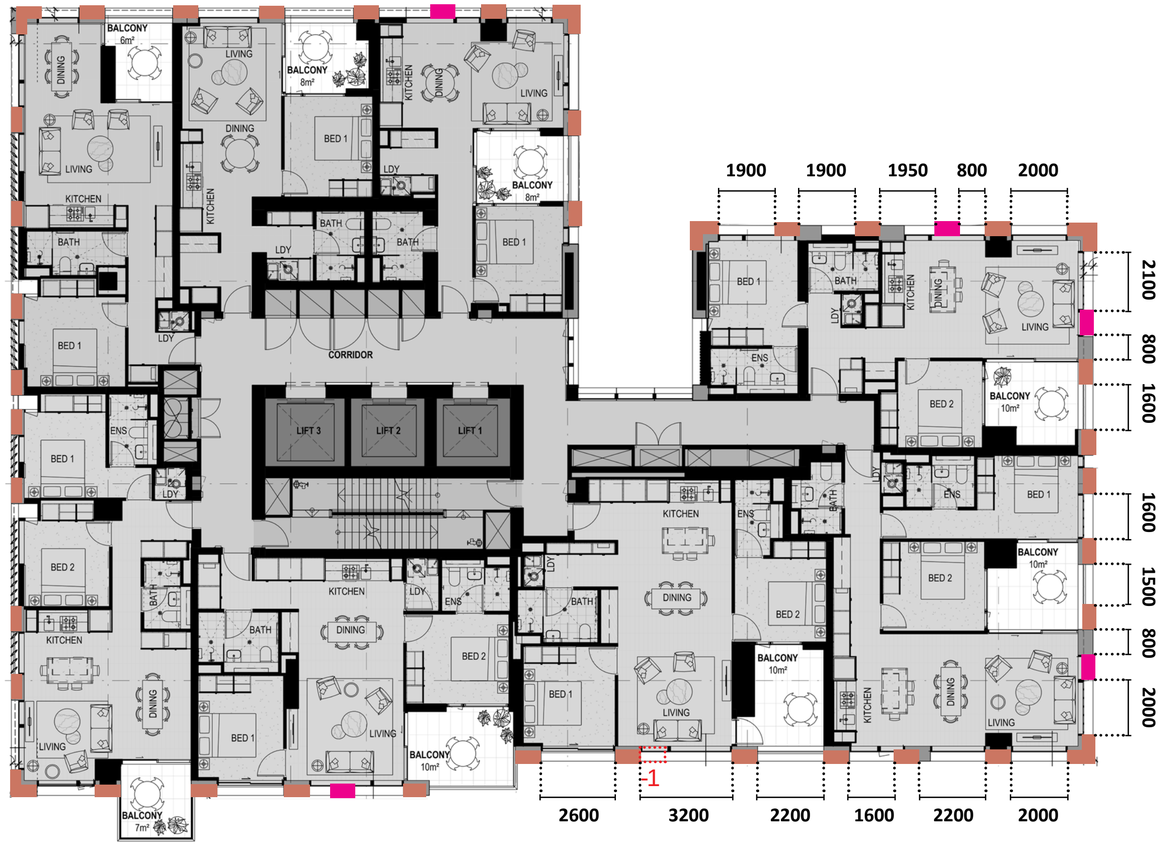
Typical Solid: x 38 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (38 x 900) + (6 x 1800)
= 45m of solid (34.7%)

Linear meters of Glass
= 84.5m of glass (65.3%)

Total Facade Length (excluding lightwell) 129.5m



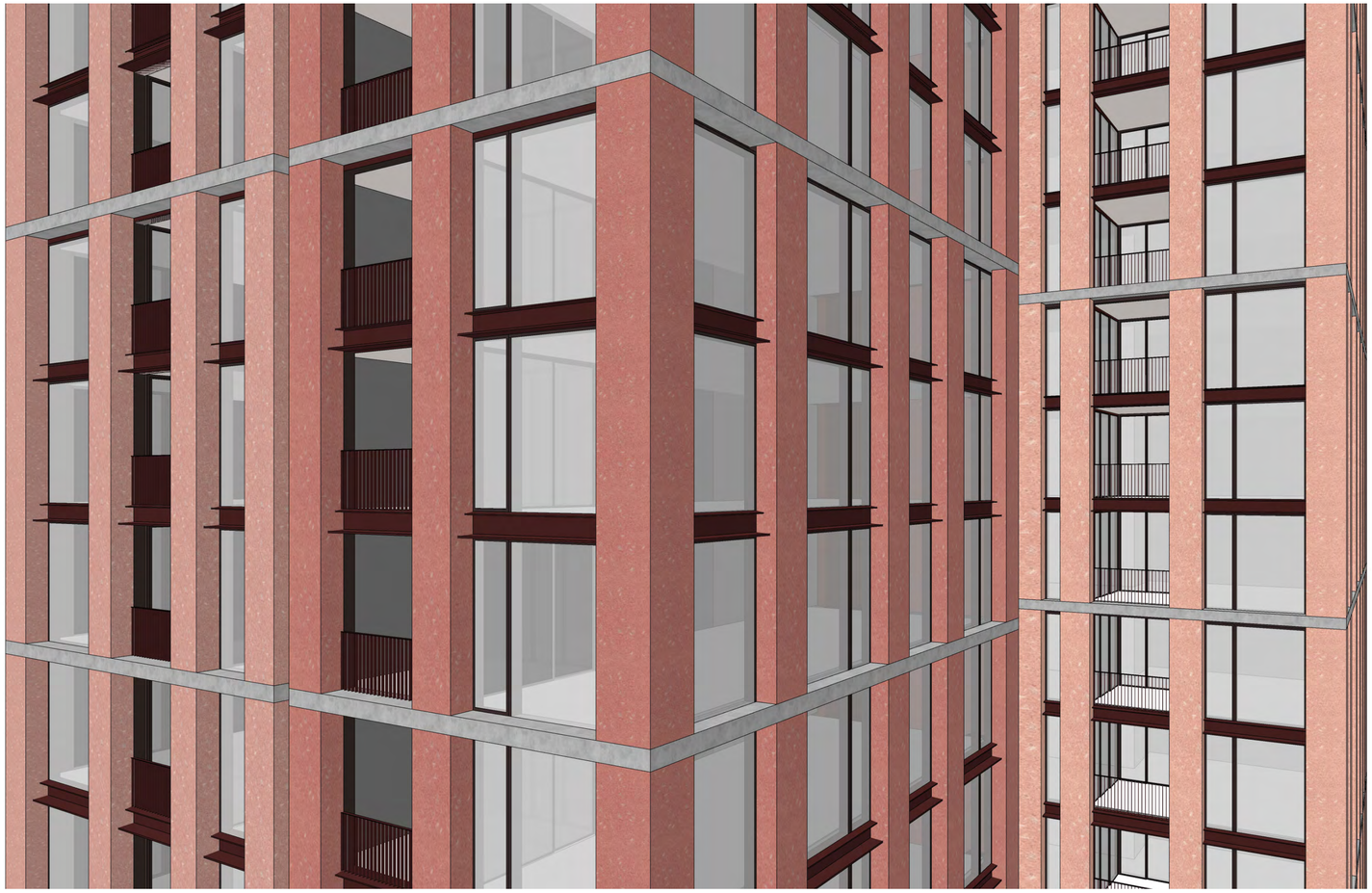


BATESSMART

PREVIOUS

FACADE COMPOSITION - NW

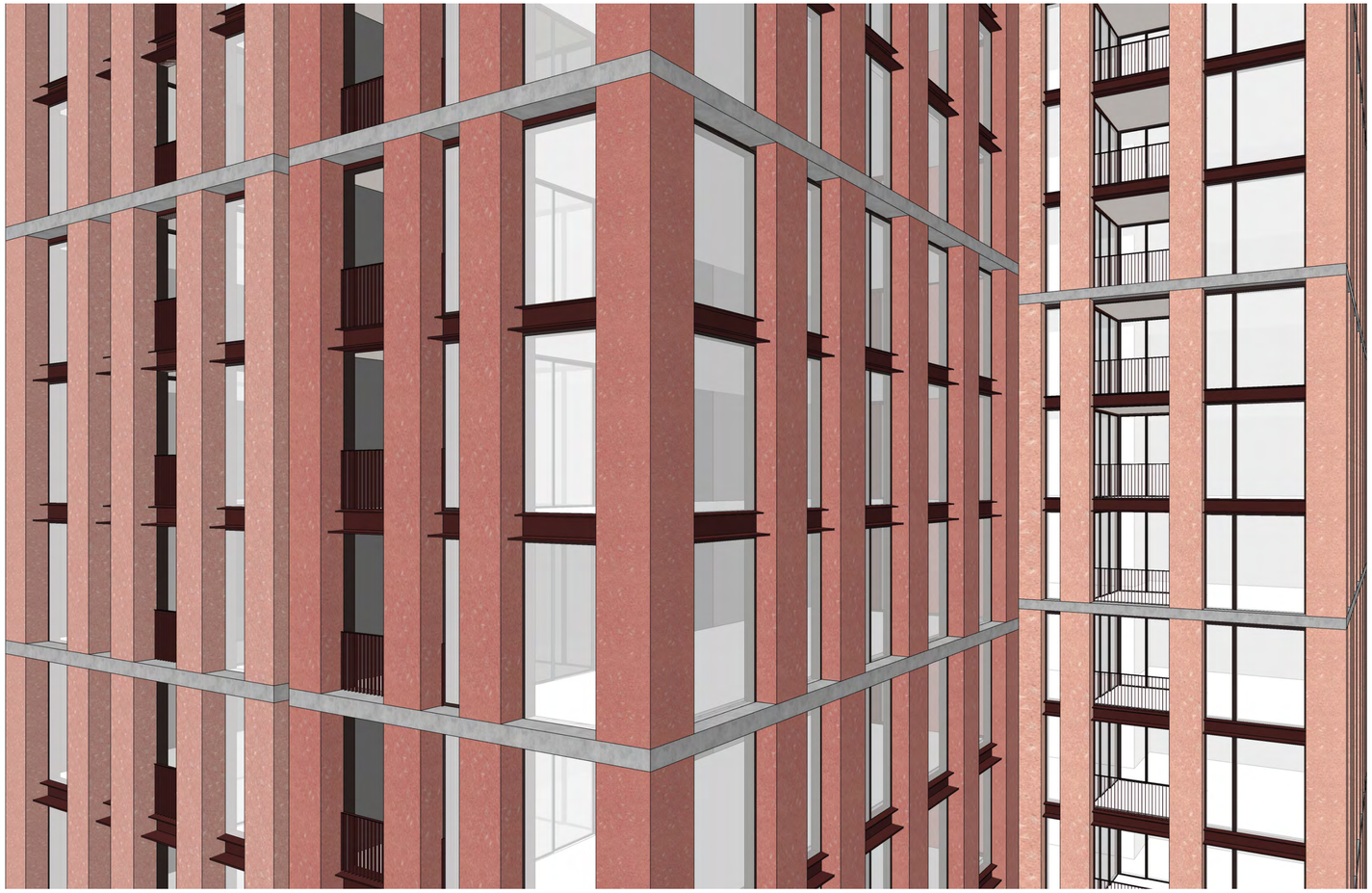
/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE COMPOSITION - NW

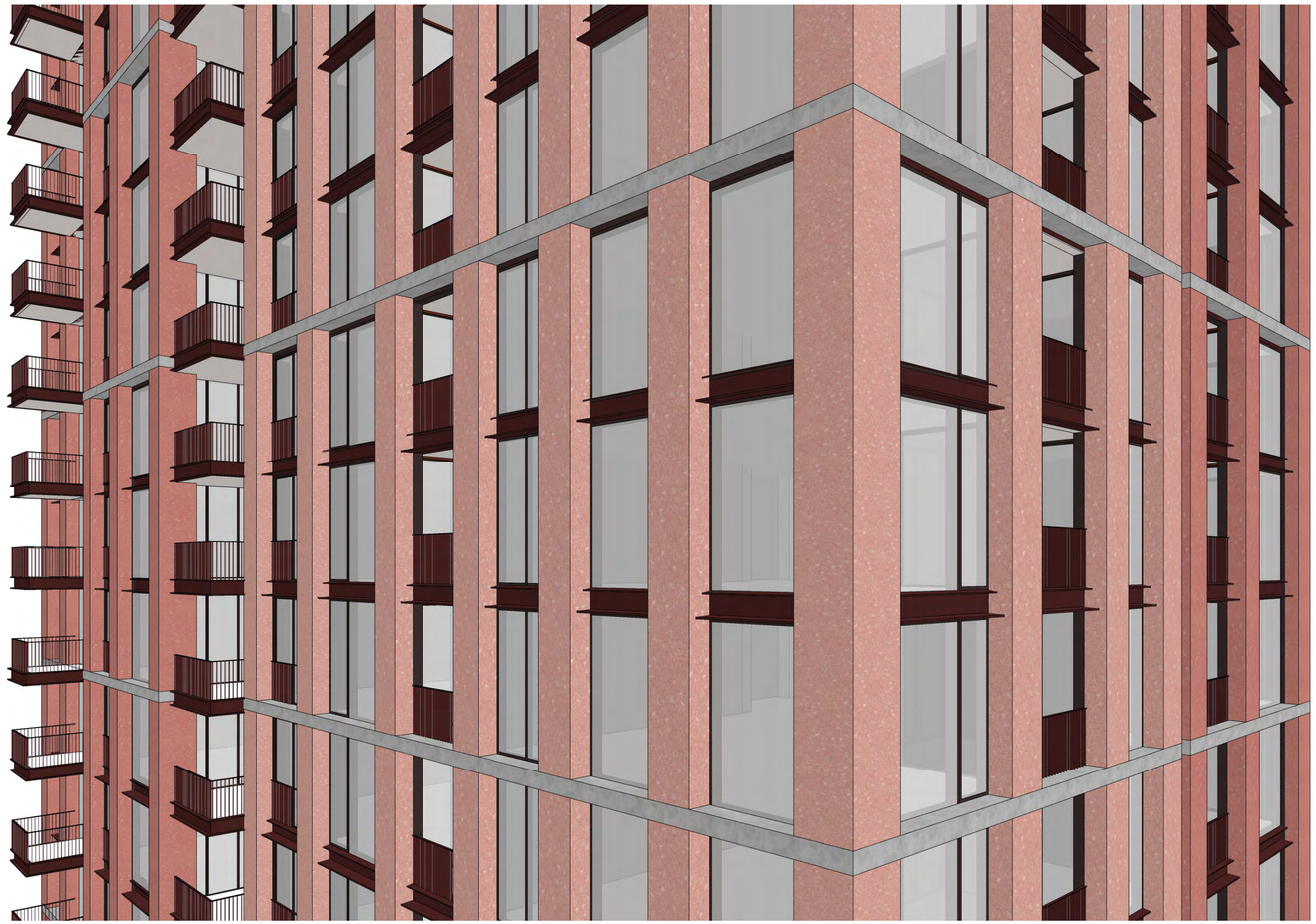
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PREVIOUS

FACADE COMPOSITION - NE

/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE COMPOSITION - NE

/44 GRC elements
/900mm wide
/400mm deep
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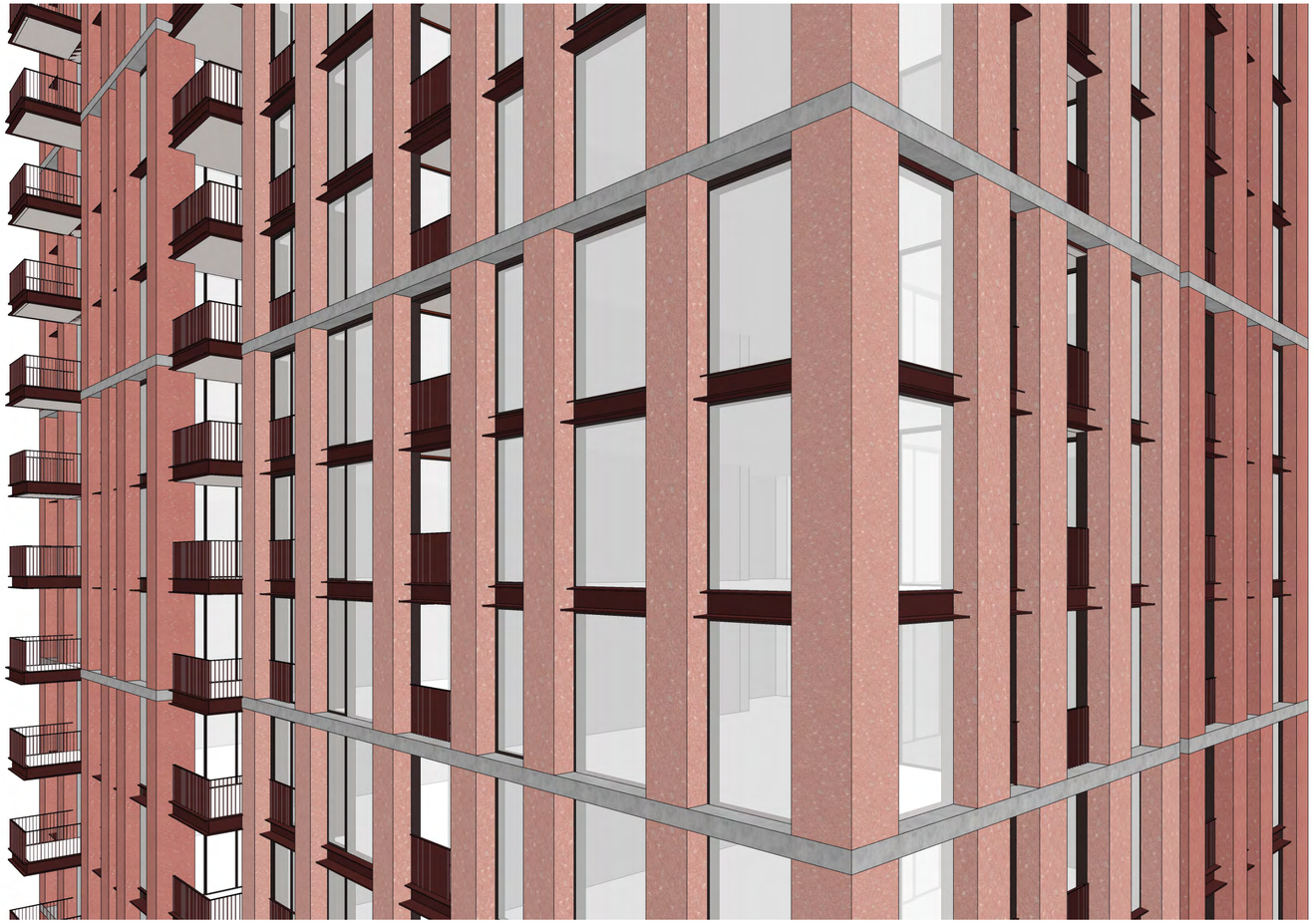

PREVIOUS

FACADE PERSPECTIVES - NW

/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

PROPOSED

FACADE PERSPECTIVES - NW

/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

PREVIOUS

FACADE PERSPECTIVES - NE

/39 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

PROPOSED

FACADE PERSPECTIVES - NE

/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 19 & 20 October 2020

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Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung, Rebecca Eddington
Apologies:	Heritage Council, Graham Jahn AM, Kim Crestani

Project status: Date of last presentation: 15 September 2020

The Pitt Street ISD project team presented DRP presentation 14 which tracked the design changes that have been implement to the OSD South façade since the SSDA.

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- Sustainability
- Public art & heritage interpretation
- Station services
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

DRP Advice:

OSD South

The reduction in columns made to the OSD South façade, presented in DRP 12 and 13, has a significant impact on the overall appearance and visual quality of the building and is not supported by the Panel. Whilst the Panel supports the greater level of consideration that has been given to the rationalisation of window/solid to internal planning, it recommends reviewing the original density and syncopated rhythm of the SSDA proposal, to recapture this design quality.

Advice following subsequent presentation by project team 28 October 2020:

The Panel supports the proposed number of GRC units presented, as a reduction in 7 from the SSDA submission. The Panel recommends reviewing the placement of the columns along the western face of the north-western corner, and the eastern face of the north-eastern corner, to achieve a slightly more varied and less regular spacing which is more consistent with the SSDA design.

Advice following subsequent presentation by project team 04 November 2020:

The Panel supports the presented design changes to GRC unit positions along the western face of the north-western corner, and the eastern face of the north-eastern corner.

Pitt Street Developer South

Sydney Metro Design Review Panel

Extract from DRP 14 Supplementary 2
4 November 2020

DRP 14 Supplementary 2 – 4 November 20

Summary

- DRP 14 Supplementary 2 was a single issue DRP focusing again on the GRC elements, specifically the final location of the elements
- This represented closure of the matter and endorsement from the Panel, “The Panel supports the presented design changes to GRC unit positions along the western face of the north-western corner, and the eastern face of the north-eastern corner”
- As a consequence the Panel confirmed that the project meets the design quality benchmark outlined in the Stage 1 OSD Design Guidelines

PITT ST SOUTH

OVER STATION DEVELOPMENT

FACADE SOLID/GLASS RATIO

NOVEMBER 2020

BATESSMART™

PREVIOUS

TYPICAL PLAN

As per DRP #13 plan with **39 solid elements** but with 400mm deep GRC as opposed to 325mm deep.

Typical Solid: x 33 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (33 x 900) + (6 x 1800)
= 40.2m of solid (31%)

Linear meters of Glass
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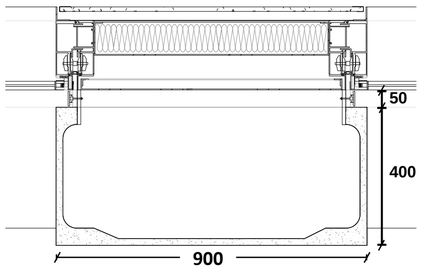

BATESSMART™

CONCEPT

One vertical added to living rooms on north east and west facades - logic: each face of a volume has one 'point of compression'

TYPICAL PLAN

45 solid elements but with 400mm deep GRC and a 50mm gap.

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Linear meters Solid:
= (39 x 900) + (6 x 1800)
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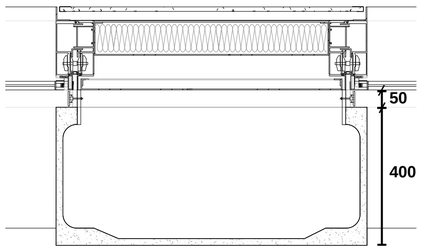
Linear meters of Glass
= 83.6m of glass (64.6%)

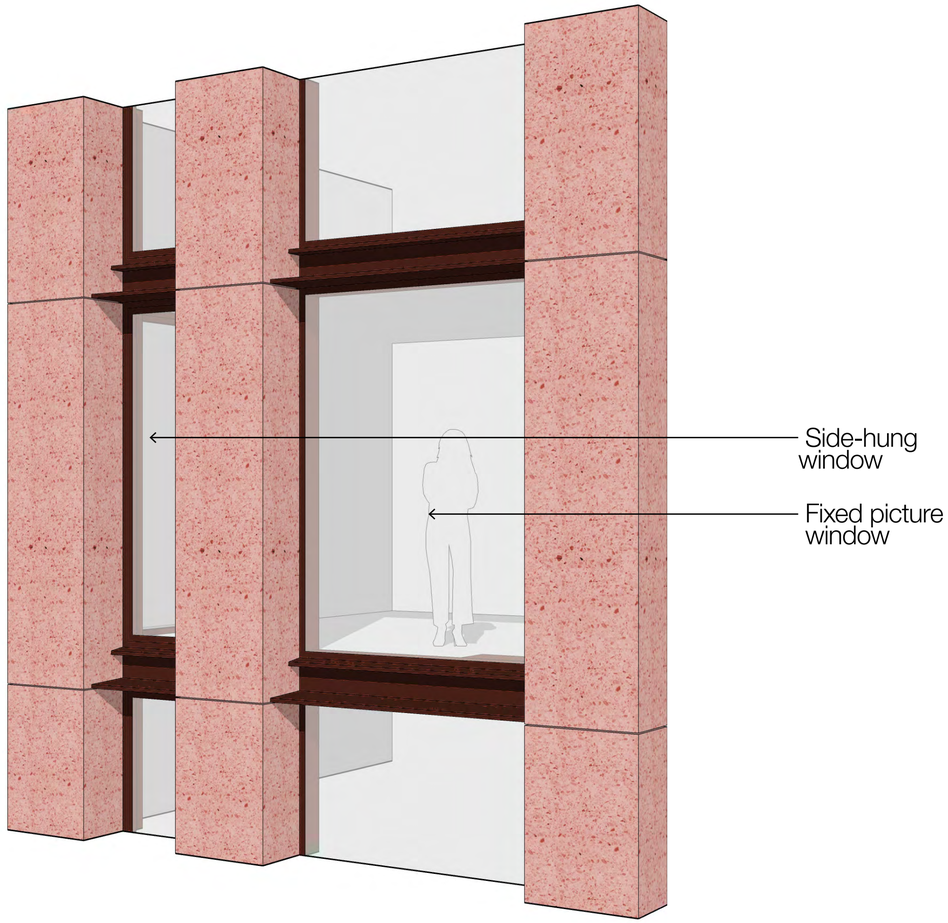
Total Facade Length (excluding lightwell) 129.5m



BATESSMART.

CONCEPT

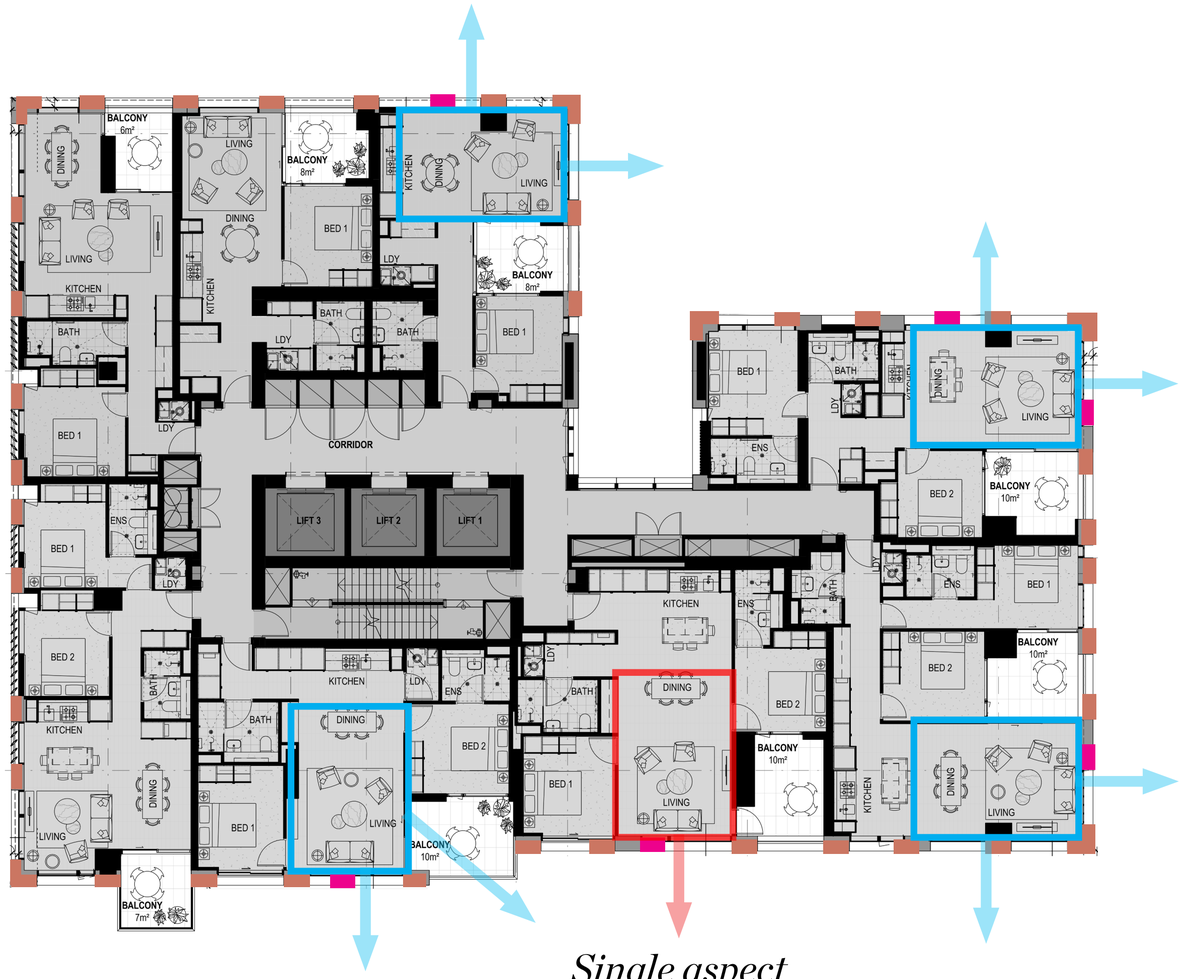
TYPICAL LIVING ROOM MODULE



CONCEPT

TYPICAL PLAN

All living rooms facing North, East and West are dual aspect with the exception of the northern east facing 2 bedroom apartment which, as a result of the blade column is single aspect.



Single aspect

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PREVIOUS

TYPICAL PLAN

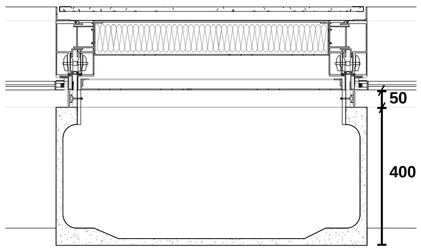
44 solid elements but with 400mm deep GRC and a 50mm gap.

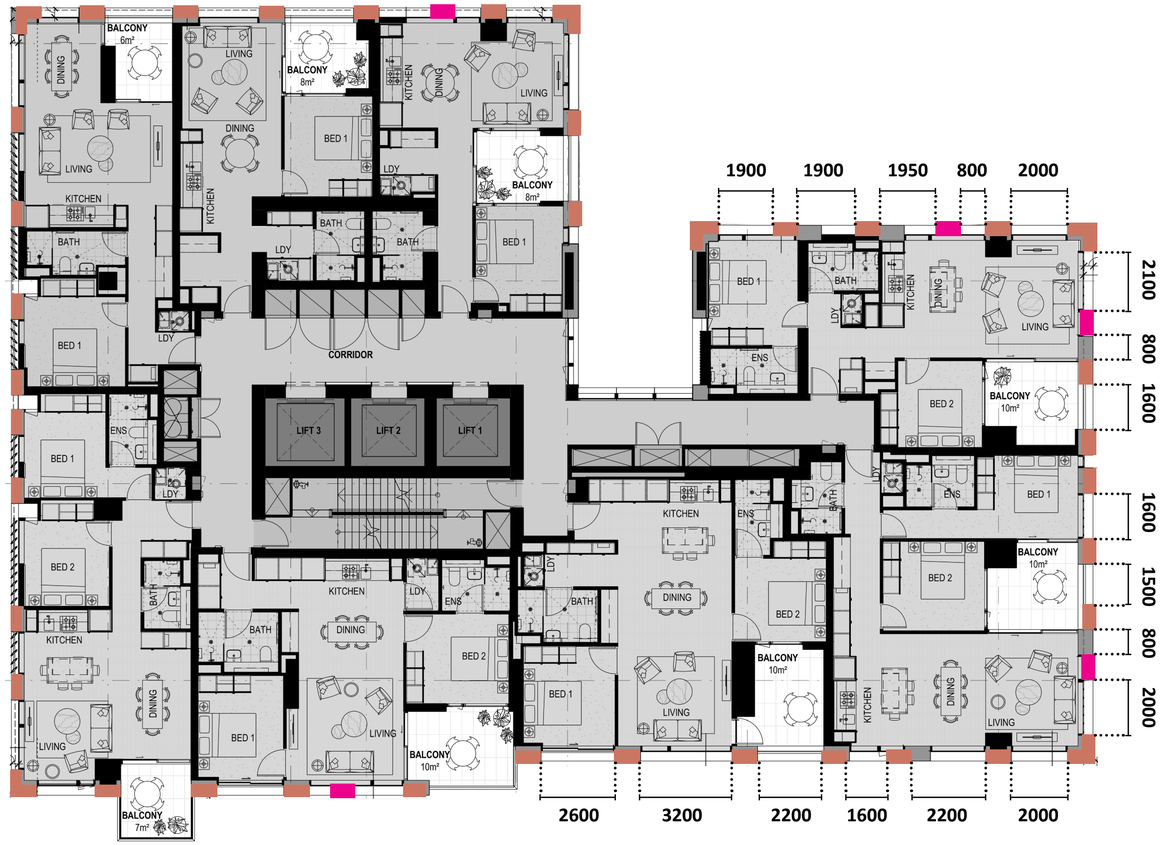
Typical Solid: x 38 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (38 x 900) + (6 x 1800)
= 45m of solid (34.7%)

Linear meters of Glass
= 84.5m of glass (65.3%)

Total Facade Length (excluding lightwell) 129.5m





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PROPOSED

TYPICAL PLAN

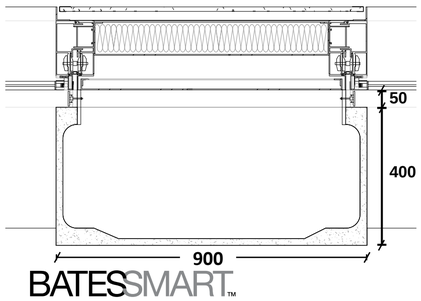
44 solid elements but with 400mm deep GRC and a 50mm gap.

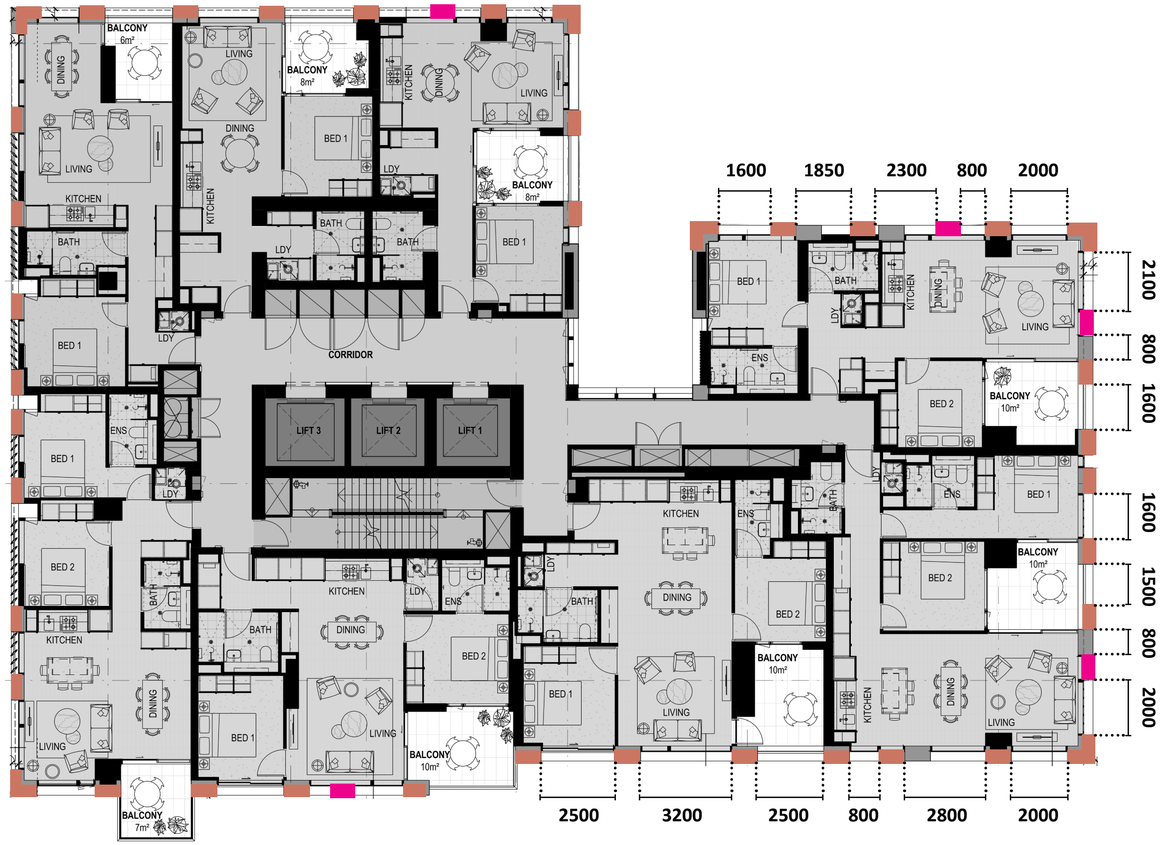
Typical Solid: x 38 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (38 x 900) + (6 x 1800)
= 45m of solid (34.7%)

Linear meters of Glass
= 84.5m of glass (65.3%)

Total Facade Length (excluding lightwell) 129.5m





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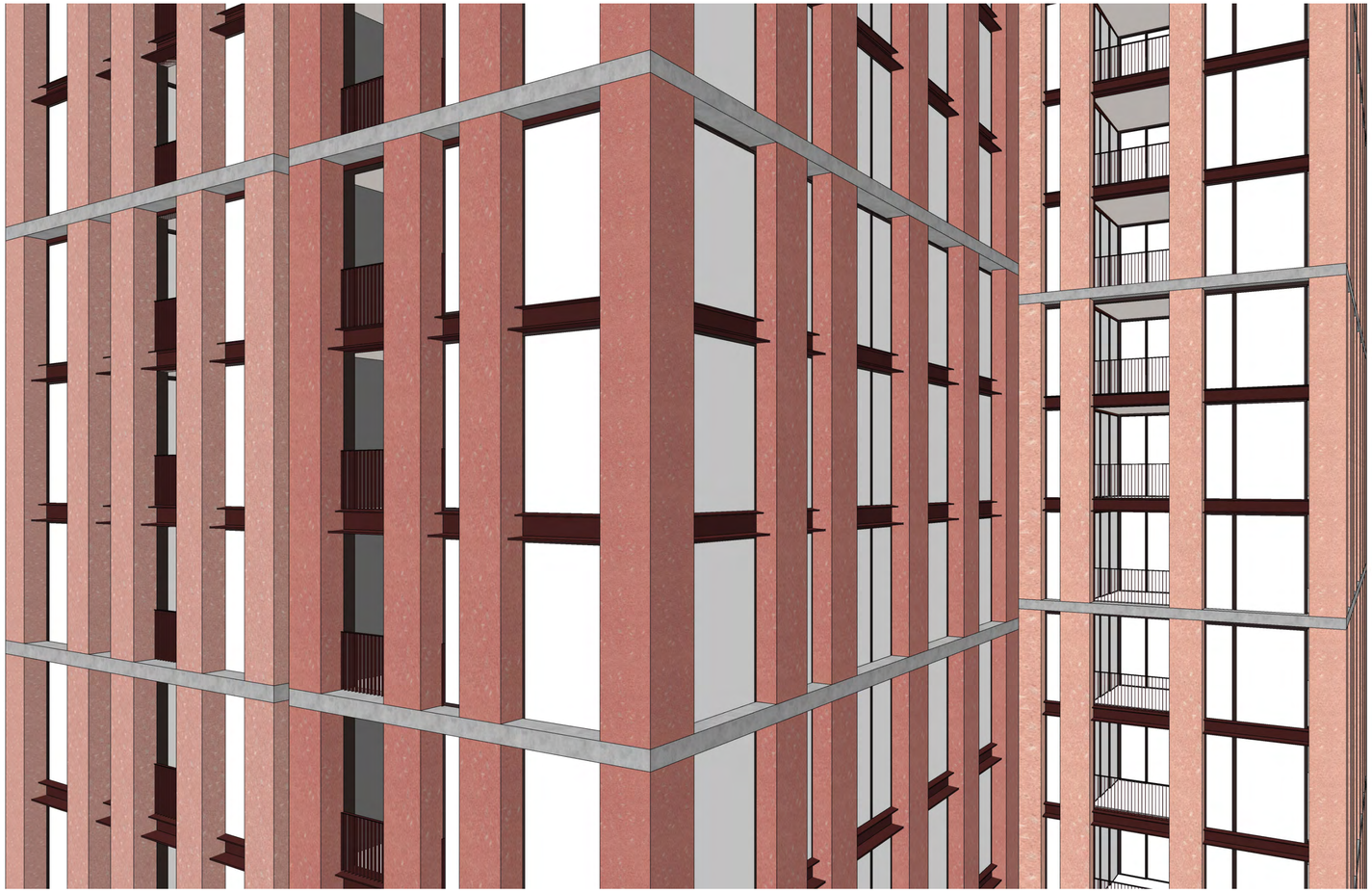
PREVIOUS

FACADE COMPOSITION - NW

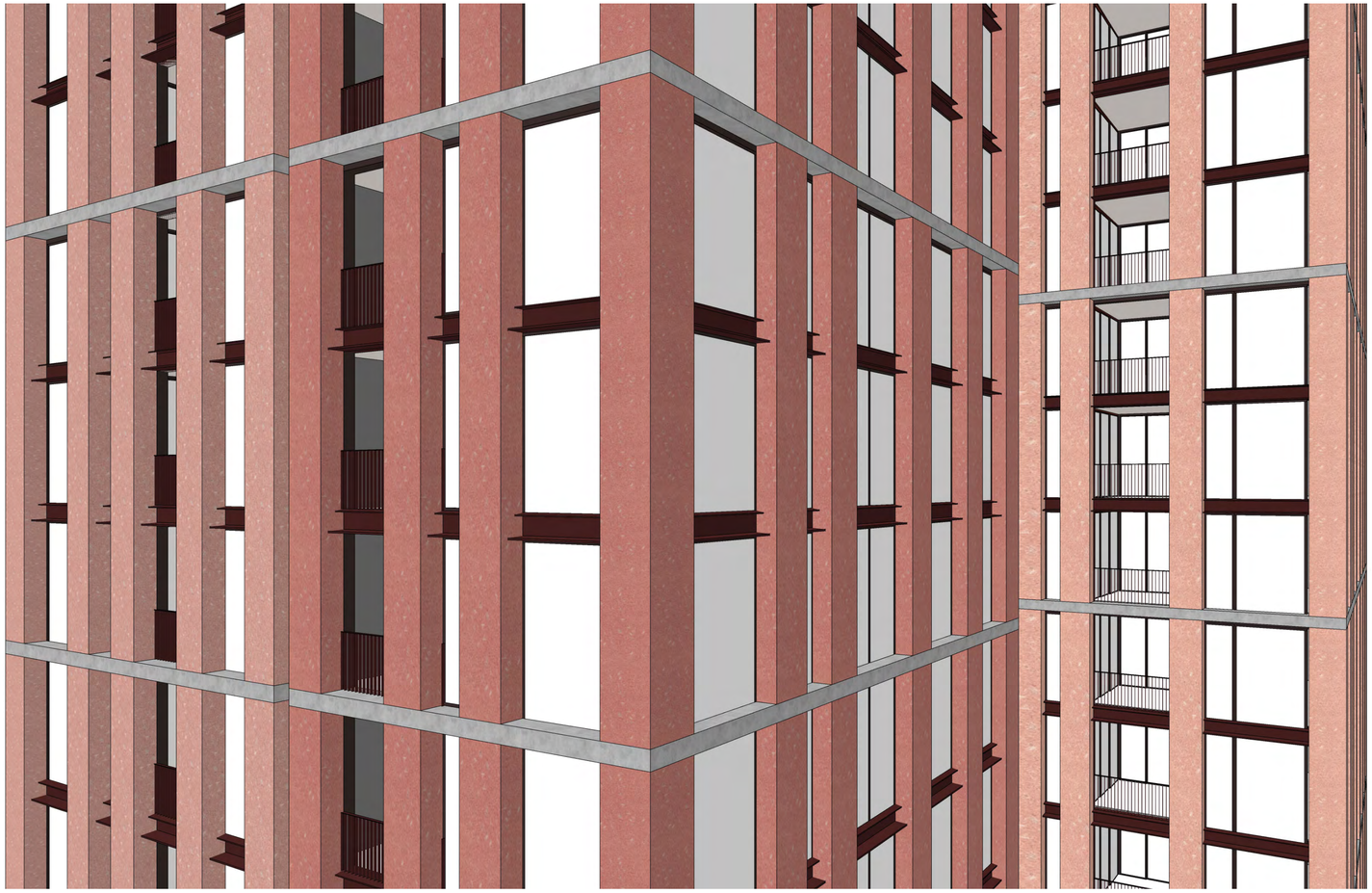
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE COMPOSITION - NW

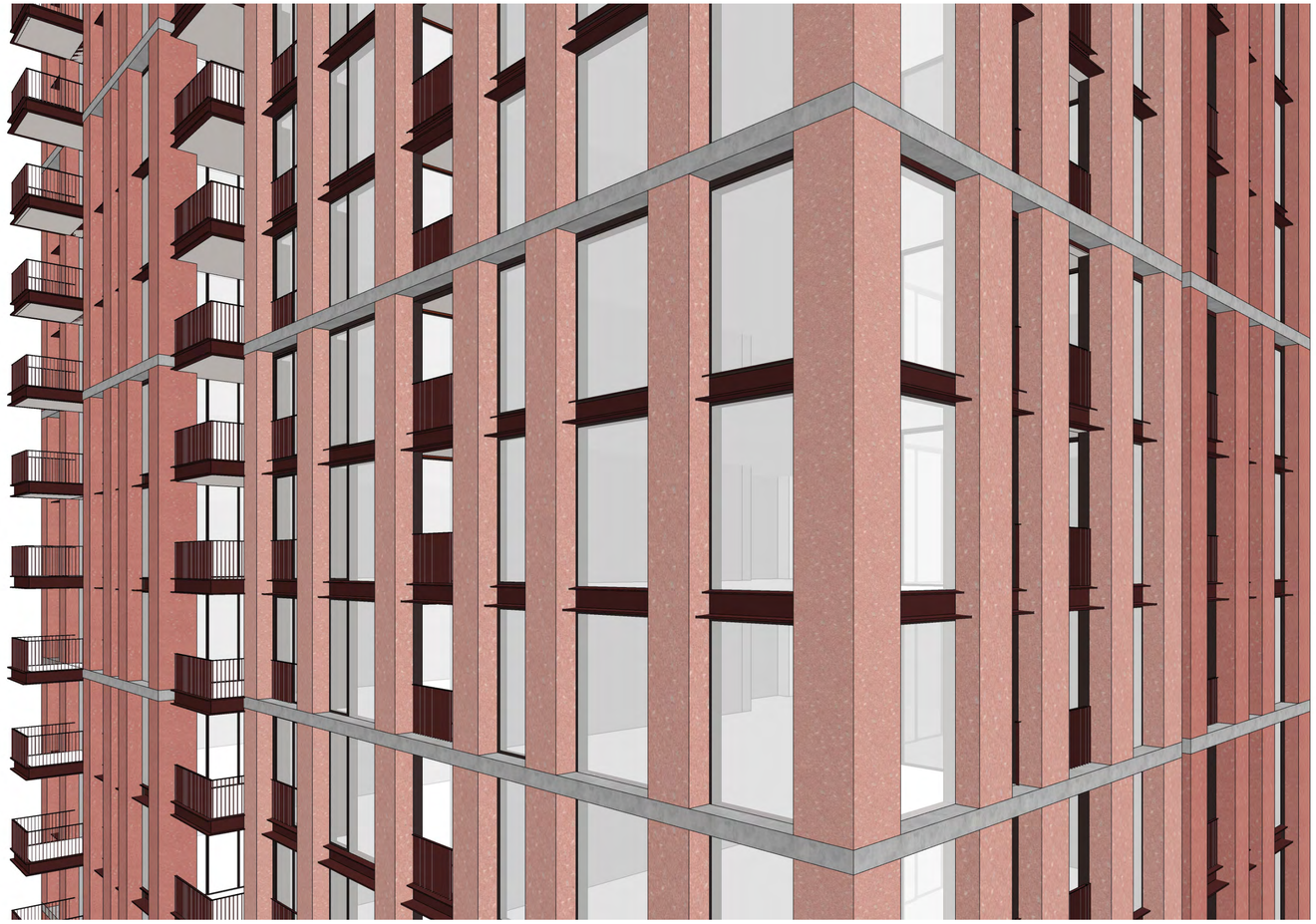
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PREVIOUS

FACADE COMPOSITION - NE

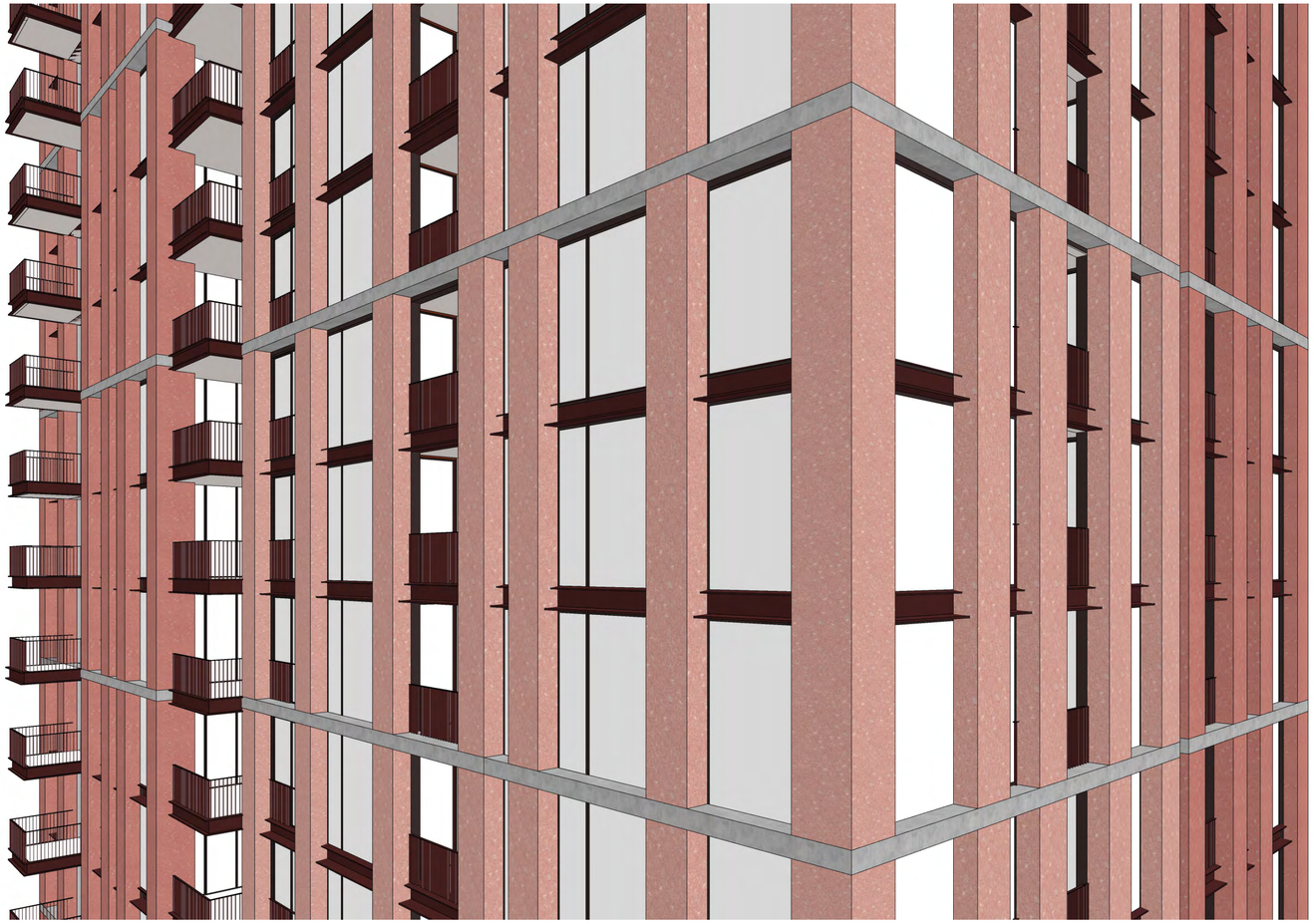
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE COMPOSITION - NE

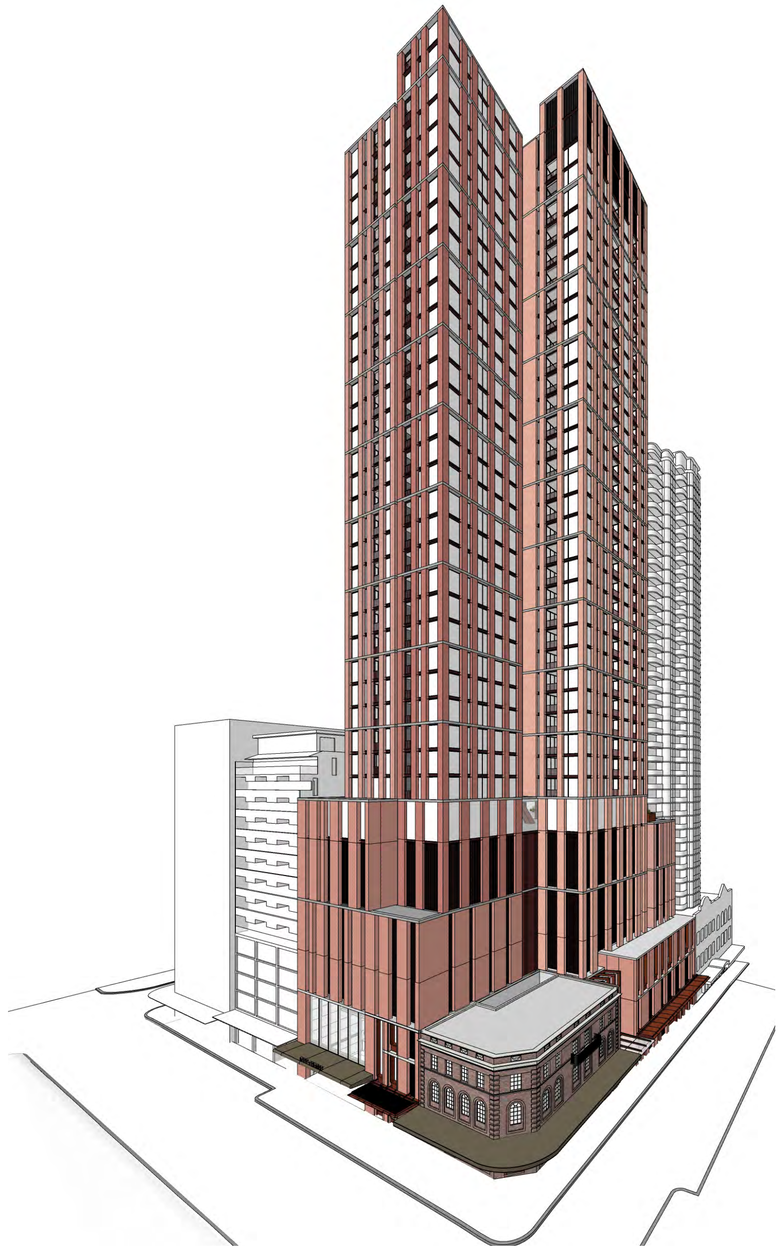
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PREVIOUS

FACADE PERSPECTIVES - NW

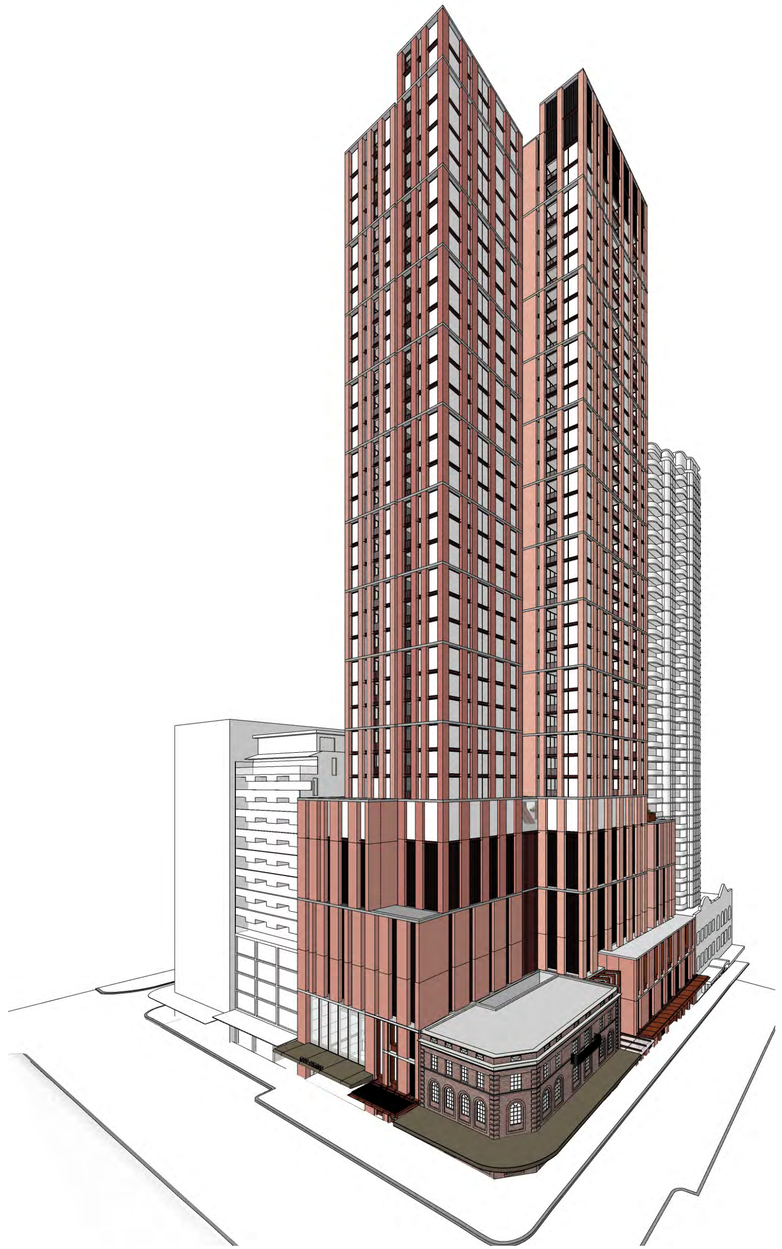
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE PERSPECTIVES - NW

/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



PREVIOUS

FACADE PERSPECTIVES - NE

/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

PROPOSED

FACADE PERSPECTIVES - NE

/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade

Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 19 & 20 October 2020

Date:	20 October 2020
Venue:	Microsoft Teams
Panel:	Abbie Galvin (Chair), Tony Caro, Bob Nation AM, Peter Phillips, Yvonne von Hartel AM
Independent Secretariat:	Gabrielle Pelletier
Design Team Presenters:	
Oxford/ Investa	Chris Carolan, Ian Lyon, Nellie O'Keeffe, Lucinda Mander-Jones, Bridget Allen
CPB Contractors	Chris Isedale, Amiee Stuart
Sydney Metro	Victoria Gouel
Bates Smart	Philip Vivian
Sydney Metro	Jason Hammond, Alex Nicholson
Observers/ Invitees:	
DPIE	James Groundwater, Annie Leung, Rebecca Eddington
Apologies:	Heritage Council, Graham Jahn AM, Kim Crestani

Project status: Date of last presentation: 15 September 2020

The Pitt Street ISD project team presented DRP presentation 14 which tracked the design changes that have been implement to the OSD South façade since the SSDA.

Design Integrity Tracker:

Please refer to the DRP Pitt St Design Integrity Tracker for the status of all actions past and present. DRP actions and advice are sorted via their geographic location first, and then via their theme:

Advice is sorted first by their geographic location:

- ISD – General
- OSD North
- OSD South
- Precinct/ Public Domain North
- Precinct/ Public Domain South
- Station
- Station Entry North
- Station Entry South

Advice is then also sorted by its theme:

- Customer experience and wayfinding
- Sustainability
- Public art & heritage interpretation
- Station services
- Planning and passenger movement
- Access and Maintenance
- Built form
- Materials and finishes

DRP Advice:

OSD South

The reduction in columns made to the OSD South façade, presented in DRP 12 and 13, has a significant impact on the overall appearance and visual quality of the building and is not supported by the Panel. Whilst the Panel supports the greater level of consideration that has been given to the rationalisation of window/solid to internal planning, it recommends reviewing the original density and syncopated rhythm of the SSDA proposal, to recapture this design quality.

Advice following subsequent presentation by project team 28 October 2020:

The Panel supports the proposed number of GRC units presented, as a reduction in 7 from the SSDA submission. The Panel recommends reviewing the placement of the columns along the western face of the north-western corner, and the eastern face of the north-eastern corner, to achieve a slightly more varied and less regular spacing which is more consistent with the SSDA design.

Advice following subsequent presentation by project team 04 November 2020:

The Panel supports the presented design changes to GRC unit positions along the western face of the north-western corner, and the eastern face of the north-eastern corner.

Pitt Street Developer South

Sydney Metro Design Review Panel

Design Excellence Letter
RTS Lodgement

Design Excellence for RTS Lodgement

Summary

- The Sydney Metro Design Review Panel granted design excellence via the NSW Government Architect on 18 September 2020
- In this advice specific mention was made of:

  Facade articulation

  The depth of facade articulation for both the tower and podium provide a rigour and strength to the building with appropriate weight to the podium

  Apartment layouts and residential amenity

  The apartment layouts have been designed to balance efficiency with residential amenity. The vertical slot to the western boundary breaks up the massing while allowing light deep into the floor plate and lift lobby. Balconies are well designed to provide outdoor space with good amenity

GOVERNMENT
ARCHITECT
NEW SOUTH WALES

18 September 2020

Sydney Metro Design Review Panel
Letter of Design Excellence
Pitt Street South Over Station Development

Pitt Street South Over Station Development – Design Excellence

On 18 August 2020, the Department of Planning and Environment requested the Government Architect NSW (GANSW) provide commentary on the outcome of the design excellence process for the Pitt Street South Over Station Development.

Design Review Panel

We note that as part of the design excellence process the proposal has been subject
to the Sydney Metro Design Review Panel (DRP) which is chaired by GANSW. The panel members are:

- Abbie Galvin GANSW FRAIA (Chair)
- Kim Crestani
- Tony Caro
- Bob Nation AM
- Peter Phillips
- Yvonne von Hartel AM
- Graham Jahn AM

The design development of the Pitt Street South Over Station Development has been presented to the Sydney Metro Design Review on the following occasions:

- DRP 1 – 15 October 2019
- DRP 2 – 19 November 2019
- DRP 3 – 17 December 2019
- DRP 4 – 21 January 2020
- DRP 5 – 18 February 2020
- DRP 6 – 17 March 2020
- DRP 10 – 19 May 2020
- DRP 12 – 18 August 2020

The DRP comments and design team responses are recorded in the SSD DA application, Appendix G: Design Integrity Report. The purpose of this document is to;

- Provide an expert, independent and objective assessment on the design quality of the proposed design,

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New South Wales

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NSW GOVERNMENT

- Document the stand out elements that contribute to design quality and achieving design excellence that must be retained to ensure design integrity,
- Identify elements that require further refinement.

Key Findings

The Panel confirms that the design meets the design quality benchmark outlined in the Stage 1 OSD Design Guidelines and builds on the recommendations of the Design Excellence Evaluation Panel's Report March 15 2019, reinforcing the positive aspects of the design and addressing the areas that required refinement.

The elements that contribute to the design being capable of achieving design excellence are summarised below:

- Massing and expression of tower
  The overall massing of the tower and vertical expression as four individual elements with an appropriate contextual response to its neighbours and the city skyline. The design aids the transition in scale between Greenland Tower and adjacent developments while ensuring no additional overshadowing to Hyde Park during control times.

- Articulation of podium and response to context
  The podium design responds to the street wall conditions of Pitt St and Bathurst and steps to address the scale of its neighbours such as Euro Towers and The Edinburgh Castle. The podium design and tower are well integrated and parts of a unified whole.

- Integration of structure and services
  The station and OSD structures are efficient and designed to maximise spans around the entries. The services of the station are well integrated into the podium façade and are sympathetic to the streetscape.

- Materiality and colour
  The façade has made good use of colour to reinforce the massing diagram and provides a strong response to the heritage context and surrounding brick buildings. The colour is integral to the façade cladding with additional detail provided at the ground level. (see note regarding façade prototyping below)

- Façade articulation
  The depth of facade articulation for both the tower and podium provide a rigour and strength to the building with appropriate weight to the podium.

- Apartment layouts and residential amenity
  The apartment layouts have been designed to balance efficiency with residential amenity. The vertical slot to the western boundary breaks

up the massing while allowing light deep into the floor plate and lift lobby. Balconies are well designed to provide outdoor space with good amenity.

- Environmental performance
  The façade has been designed to balance integral shading and daylight. The podium setbacks and horizontal articulation help reduce the impact of wind.

- Entries
  The Station and OSD entries are clearly defined and at an appropriate scale, each with their own separate address.

- Neighbours
  The development is considerate of immediate residential neighbours in relation to solar access and privacy

The elements of the design that need further work are listed as open comments in the Design Integrity Report and include the following:

- Façade depth
  The Panel recommend that the expressed masonry depth of the façade (450mm from the glass line) be maintained on the north, east and west facades, note it was a key feature of the tendered design, provides the building with articulation and plays a role in the environmental performance of the façade.

- Façade prototyping
  Production of multiple full-scale prototypes with a variety of options upon the engagement of the precast contractor to test the success of the level of subtlety between colour and finishes from varying distances and light conditions will be required. Exploration of a greater level of texture to improve contrast in colour may be warranted. It is recommended the DRP be invited to view these prototypes to ensure design excellence is carried through to project delivery and that enough time be allowed to test developed options for the prototypes if required.

- Material Quality of Façade at footpath level
  Continued focus on high quality material and detailing at ground level will be required.

Yours sincerely

Abbie Galvin
NSW Government Architect FRAIA
Sydney Metro DRP Chair

Government Architect
New South Wales

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Pitt Street Developer South

NSW Independent Planning Commission

Pitt Street South OSD

INTERNAL AMENITY SUBMISSION

18 March 2021
Final