Pitt Street Developer South

Pitt Street South OSD

IPC Meeting

9 March 2021
Final Issue

Agenda

1. Opening Statement
2. Applicant's response to Department's Assessment Report and recommended conditions
3. Discussion of key themes raised in assessment, including:
    - Built form / design excellence & heritage & visual and aural privacy
    - Built form / CSSI / SSDA delineation
    - Amenity impacts (particular reference to building separation from Princeton); including:
        - Progression of setbacks
        - Solar
        - Noise (external noise)
    - Build to rent accommodation model
4. Other issues
5. Follow up actions
6. Meeting close

1. Opening Statement

Background

Timeline – Pitt Street South OSD

- Jun 18 EOI Submitted
- Dec 18 Tender lodge
- Jun 19 Stage 1 DA approval
- Sep 19 Contract signed
- Oct 19 SEARs issued
- May 20 Stage 2 DA lodgement
- Jun 20 Exhibition
- Sep 20 RTS lodgement

Background

Design Excellence Evaluation Panel (DEEP)

During tender period

- Main focus for South OSD was south facade and interface
- Meetings
    - #1 – 6 November 2018
    - #2 – 22 January 2019
    - #3 – 5 March 2019
    - #4 – 6 June 2019 – additional interactive session with DEEP Chair on privacy interface
- Membership
    - Olivia Hyde (Chair)
    - Graham Jahn AM
    - John Choi
    - Bob Nation AM
    - Kim Crestani

Background

Design Review Panel (DRP)

Post tender period

- Meetings
  - DRP 1 – 15 October 2019
  - DRP 2 – 19 November 2019
  - DRP 3 – 17 December 2019
  - DPR 4 – 21 January 2020
  - DRP 5 – 18 February 2020
  - DRP 6 – 17 March 2020
  - DRP 12 – 18 August 2020
  - DRP 13 – 15 September 2020
  - DRP 14 – 20 October 2020
- Membership
  - Abbie Galvin (Chair)
  - Bob Nation AM
  - Graham Jahn AM
  - Kim Crestani
  - Peter Philips
  - Tony Caro
  - Yvonne von Hartel AM
- Design excellence (pre and post lodgement)
  - Pre DA – 16 December 2019
  - Post RTS – 4 November 2020

Background

Modification to Stage 1 Approval

Purpose

- Accommodate **retail use** within the podium and allow for **architectural embellishments** which protrude beyond the Stage 1 envelope

  (Important context is that the Stage 2 application only takes approximately 87% of the Stage 1 approved envelope)

Benefits

- The proposed food and beverage offer enhances the building for both surrounding and onsite residents. It also provides activity above the station entrance
- The deep reveals in the facade provides for substantial articulation and improves visual privacy for surrounding buildings. The glass line is within the Stage 1 approved envelope. No floor space will project beyond the Stage 1 approved envelope

Background

Stakeholder Engagement

Commissioned KJA

- Specific engagement with 32 stakeholders including City of Sydney
- 10,000+ letter box drops
- 2x community sessions during exhibition
- Specific meetings (included but not limited to)
    - Princeton Apartments – x2 (pre-DA, exhibition)
    - Edinburgh Castle – x2 (Pre-DA, exhibition)
    - NSW Fire & Rescue – x2 (incl pre-DA, exhibition)
    - Primus Hotel – x1 (Pre-DA, did not respond to exhibition meeting invite)
    - (Euro Tower and Century Tower did not take up invite to meet)

Background

Stage 2 DA South OSD – Summary of Objections

From DPIE portal (as assessed by Pitt Street Developer South)

- 83 objections in total
- 65 identified as from Princeton Apartments or related to Princeton Apartments
- 16 address withheld
- 2 identified as not from Princeton apartments

Background

Overall Project

Stage 2 DA Process – Pitt Street South and North

	South	North
• SEARs issued	Oct 19	Oct 19
• Stage 2 DA lodgement	May 20	Jul 20
• GFA (m2)	21,995	55,473
• Objections	83	2
• RTS lodgement	Sep 20	Nov 20
• Development consent	–	Feb 21

2. Applicant’s response to Department’s Assessment Report and recommended conditions

Response to Report

Specific comments of important detail as follows:

- Potential lack of clarity **between** Station **CSSI** consent and **OSD** SSD Application
- Use of the word '**column**' to describe facade embellishments which are hollow, not structural
- Potential lack of clarity with respect to the **setbacks** from the **south** facade
- "the **Princeton windows** …..are not permitted to be operable under BCA…." (6.3.16) Our understanding is the windows are operable
- "While density and other site constraints have not materially changed since the Concept Approval……." (6.3.39) Our understanding is **Castle Residences** approval was subsequent
- "6 Star **NABERS** Energy rating" (page 83) we believe should be 6 Star **NatHERS** rating

Response to Recommended Conditions

Supportive, with the exception of the following:

B9(a) – Modification to Plans

- Extent of external privacy screens to the South facade

B11 – Maximum building height

- excluding plant and lift… *not including* plant and lift….
- From RL 165.15 m AHD to 165.35 m AHD

B21 – Site Stability and Construction Work

- Requirements for geotechnical reporting where excavation of the site was undertaken by others

B38 – Bicycle Parking and Facilities

- Location and quantum of visitor bicycle spaces

E31 – Archival Recording and Heritage Interpretation

- Requirement for archival recording where buildings were demolished by others

3. Discussion of key themes raised in assessment

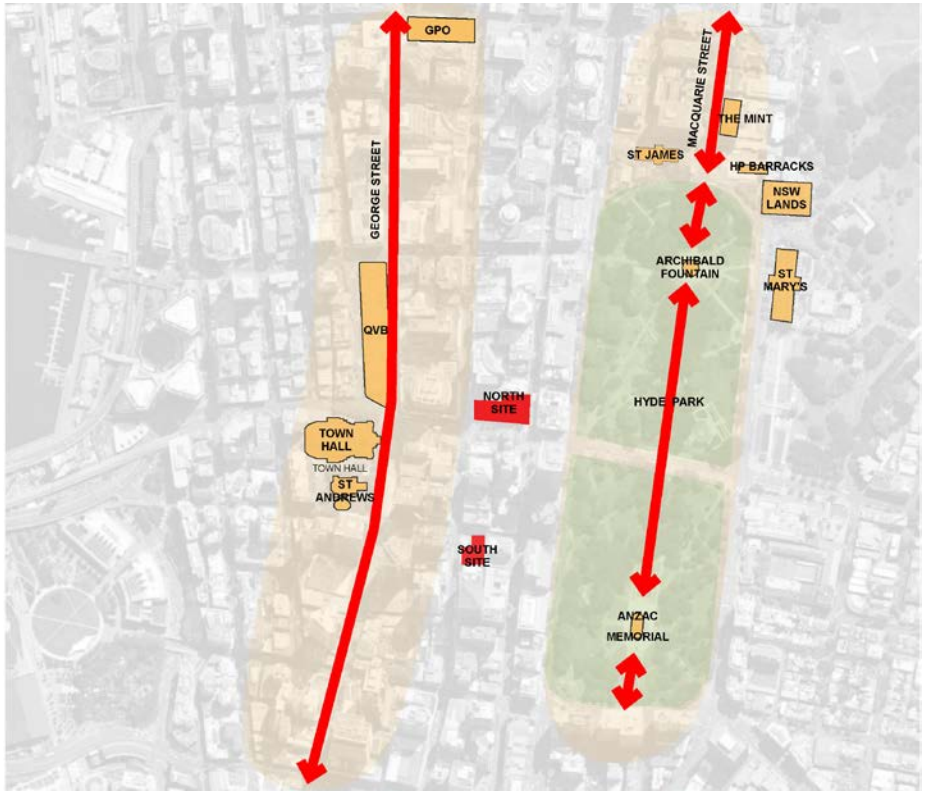
Pitt Street Developer South

Built Form / Design Excellence & Heritage & Visual and Aural Privacy

Site Analysis

Civic Context

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

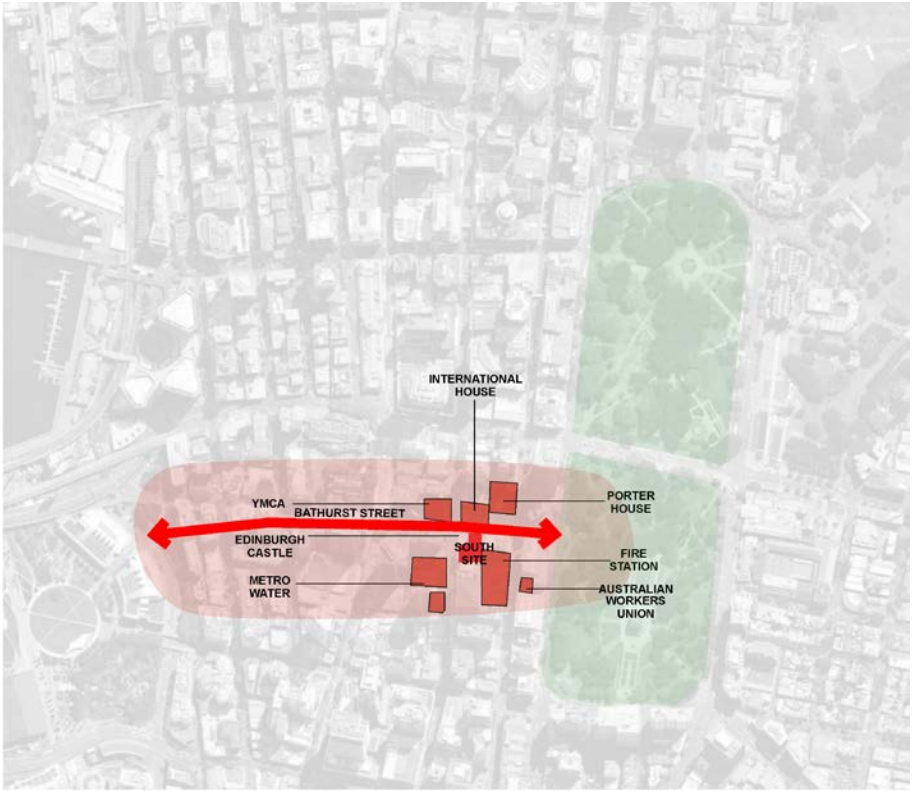


Site Analysis

Civic Context

Site Analysis

Heritage Context



Site Analysis

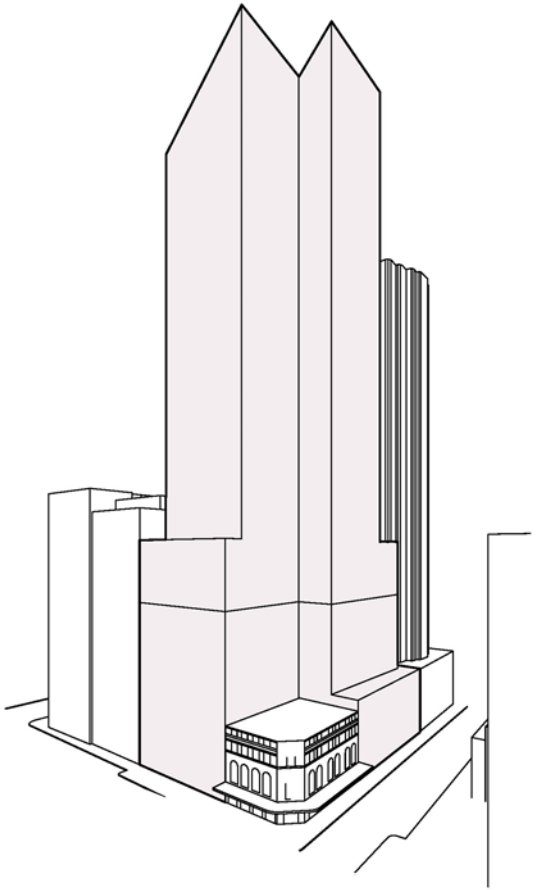
Heritage Context

Site Analysis

Heritage Context

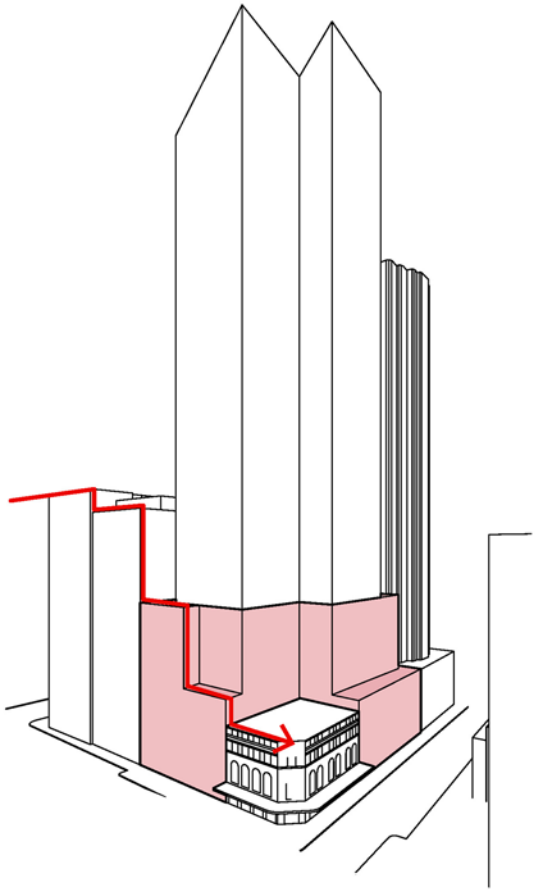
Site Analysis

1. Reference Envelope



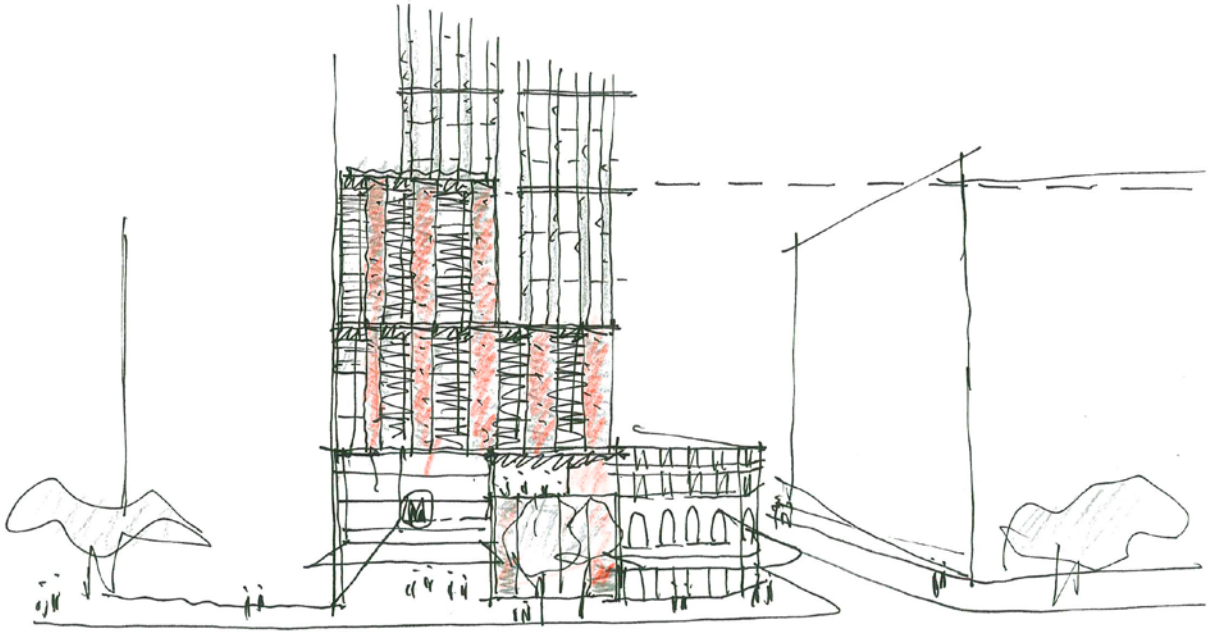
Site Analysis

2. Stepped Podium



Design Strategy

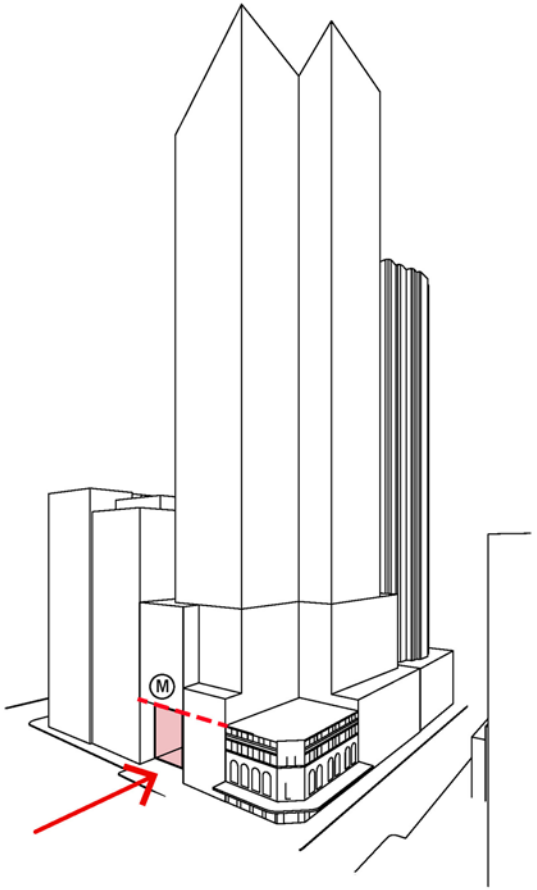
Podium Design




THE EDINBURGH CASTLE

Site Analysis

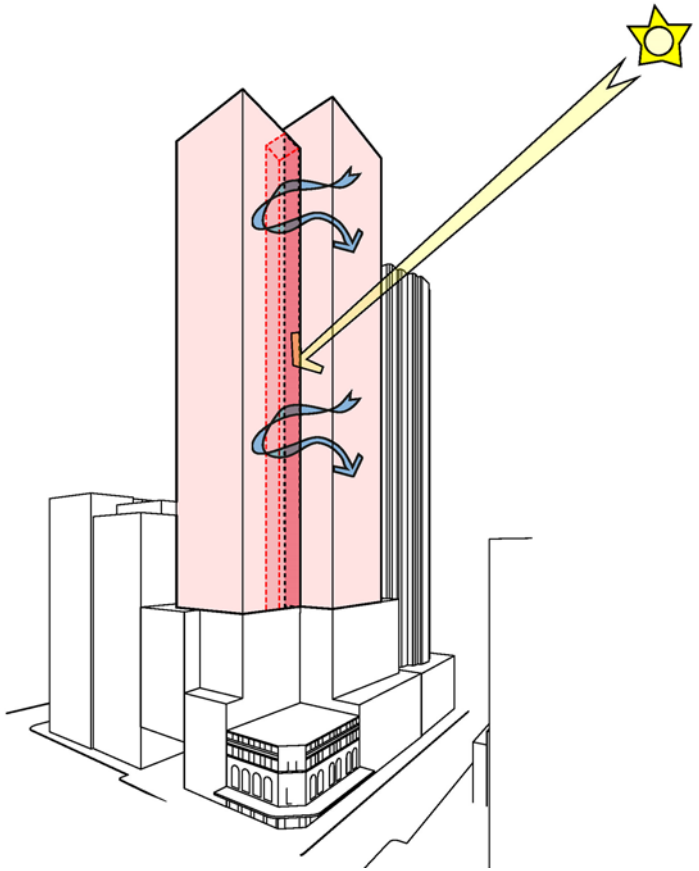
3. Metro Entry




PITT STREET

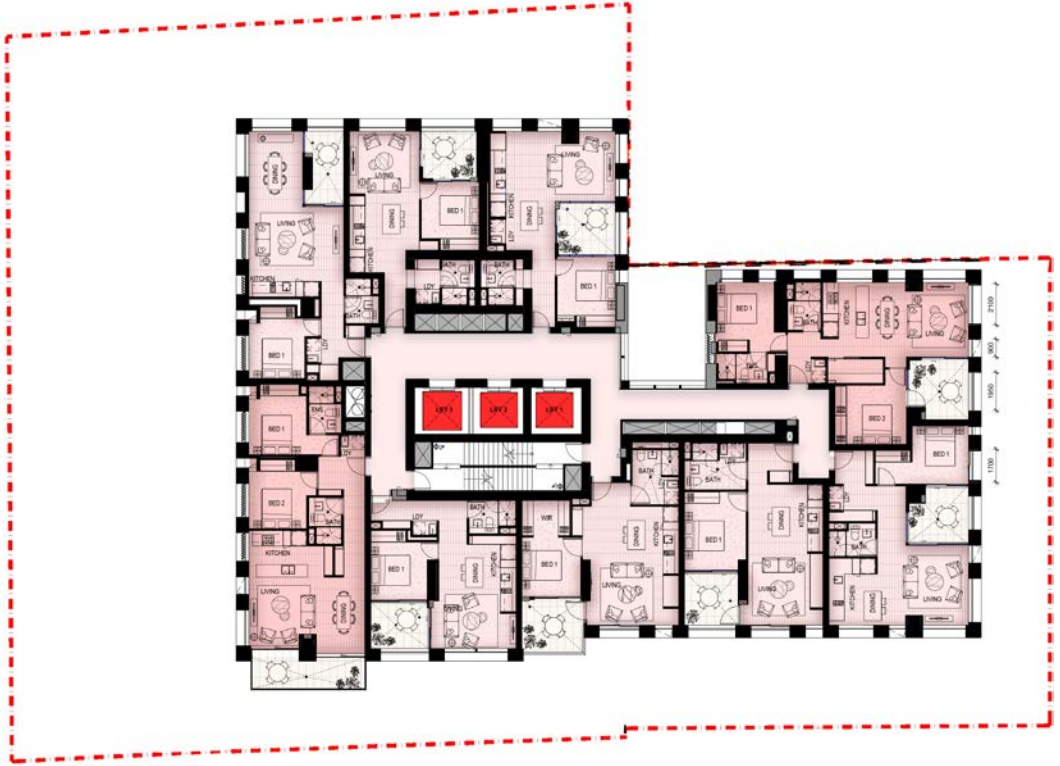
Site Analysis

4. Natural Light & Ventilation



Site Analysis

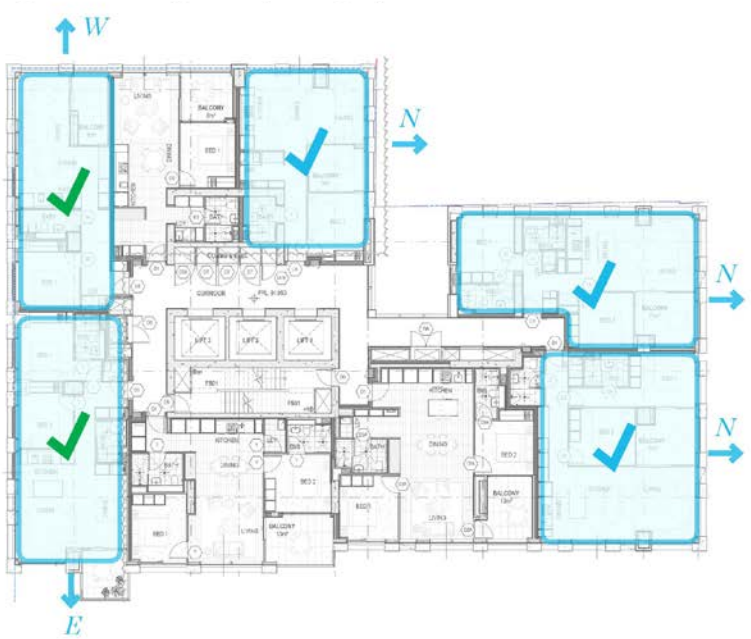
Typical Plan



ADG Compliance Aspect

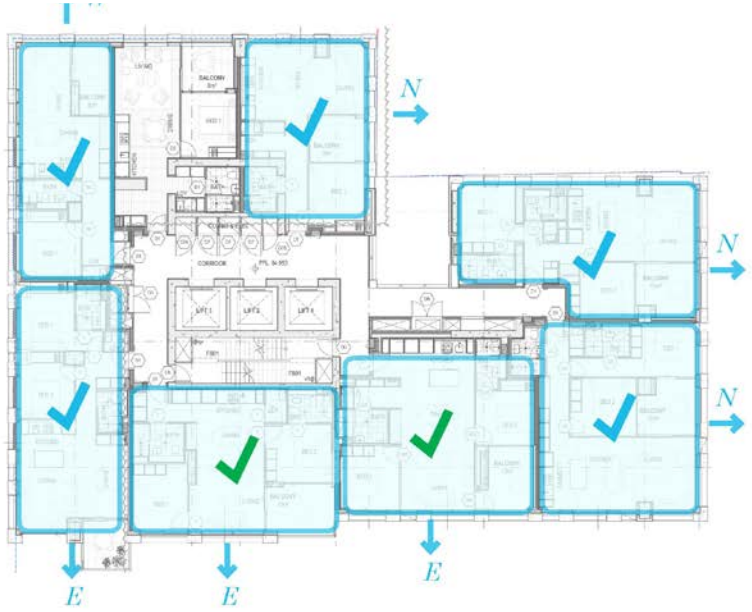
Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
Design criteria
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter
Design guidance
The design maximises north aspect and the number of single aspect south facing apartments is minimised
Single aspect, single storey apartments should have a northerly or easterly aspect
Living areas are best located to the north and service areas to the south and west of apartments
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows

ADG Compliance Aspect



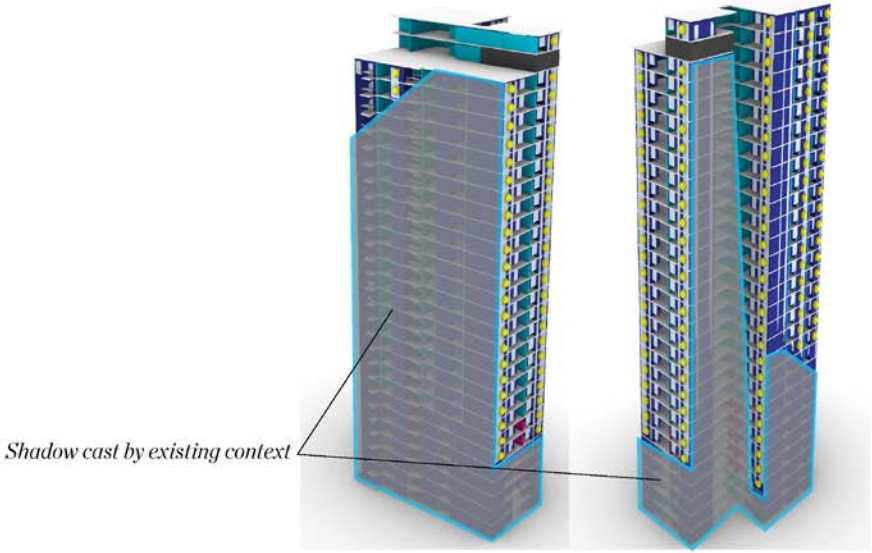
Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
Design criteria
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter
Design guidance
The design maximises north aspect and the number of single aspect south facing apartments is minimised
Single aspect, single storey apartments should have a northerly or easterly aspect
Living areas are best located to the north and service areas to the south and west of apartments
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows

ADG Compliance Aspect



Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
Design criteria
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter
Design guidance
The design maximises north aspect and the number of single aspect south facing apartments is minimised
Single aspect, single storey apartments should have a northerly or easterly aspect
Living areas are best located to the north and service areas to the south and west of apartments
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows

ADG Compliance
Solar Access



Objective 4A-1
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space
Design criteria
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter
Design guidance
The design maximises north aspect and the number of single aspect south facing apartments is minimised
Single aspect, single storey apartments should have a northerly or easterly aspect
Living areas are best located to the north and service areas to the south and west of apartments
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows

ADG Compliance
Dual Aspect

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Design guidance

The design maximises north aspect and the number of single aspect south facing apartments is minimised

Single aspect, single storey apartments should have a northerly or easterly aspect

Living areas are best located to the north and service areas to the south and west of apartments

To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:

- dual aspect apartments
- shallow apartment layouts
- two storey and mezzanine level apartments
- bay windows

ADG Compliance
Shallow Apartment Layouts

Objective 4A-1

To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space

Design criteria

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

Design guidance

The design maximises north aspect and the number of single aspect south facing apartments is minimised

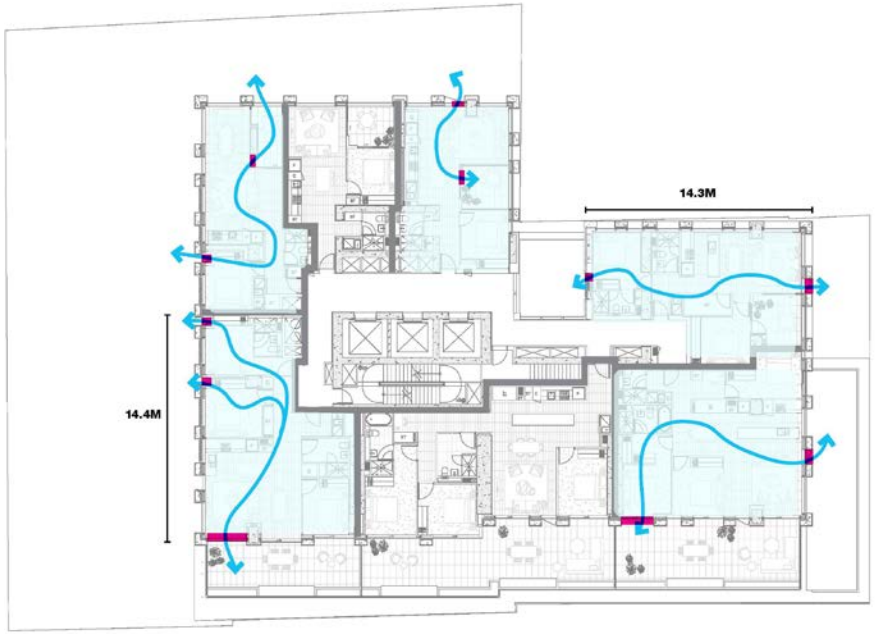
Single aspect, single storey apartments should have a northerly or easterly aspect

Living areas are best located to the north and service areas to the south and west of apartments

To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used:

- dual aspect apartments
- shallow apartment layouts
- two storey and mezzanine level apartments
- bay windows

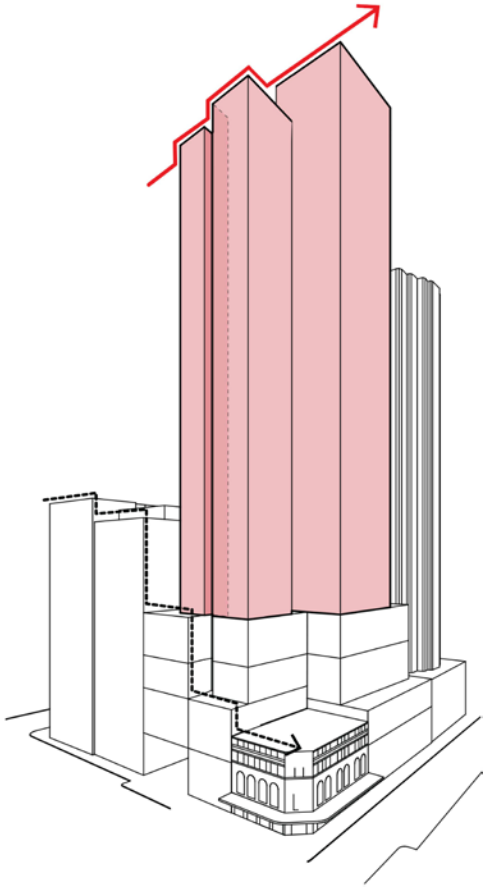
ADG Compliance Crossflow



Objective 4B-3	
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	
Design criteria	
1.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
2.	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line

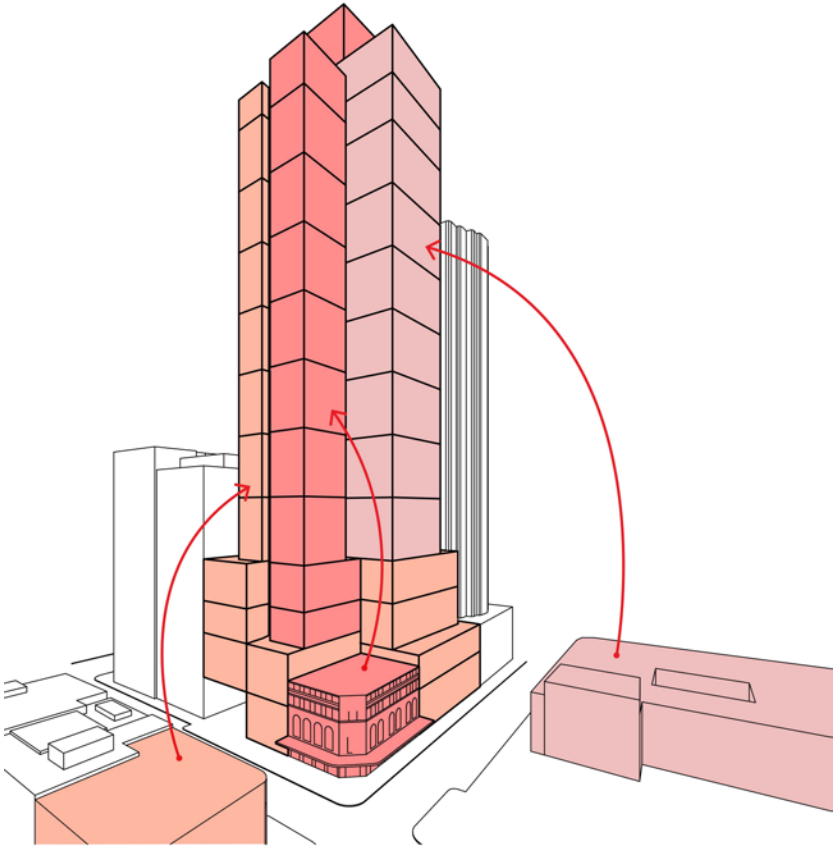
Design Strategy

Stepped Tower



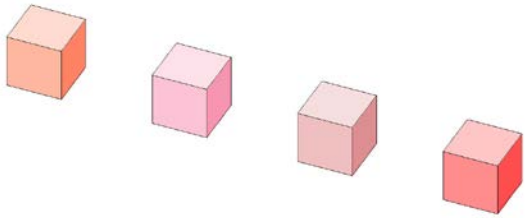
Design Strategy

Tower and podium as a composition



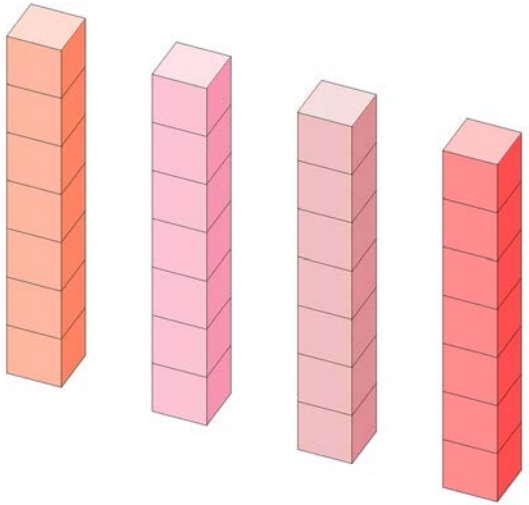
Design Strategy

Human Scale



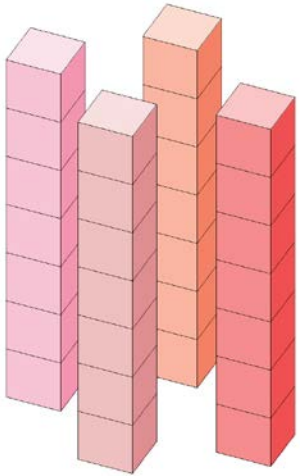
Design Strategy

Tower Scale



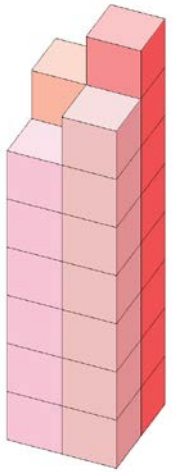
Design Strategy

Collection of Towers



Design Strategy

Nestled Towers

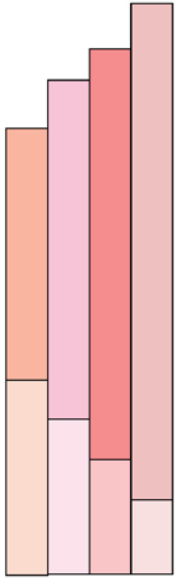


Design Strategy

Varied scales

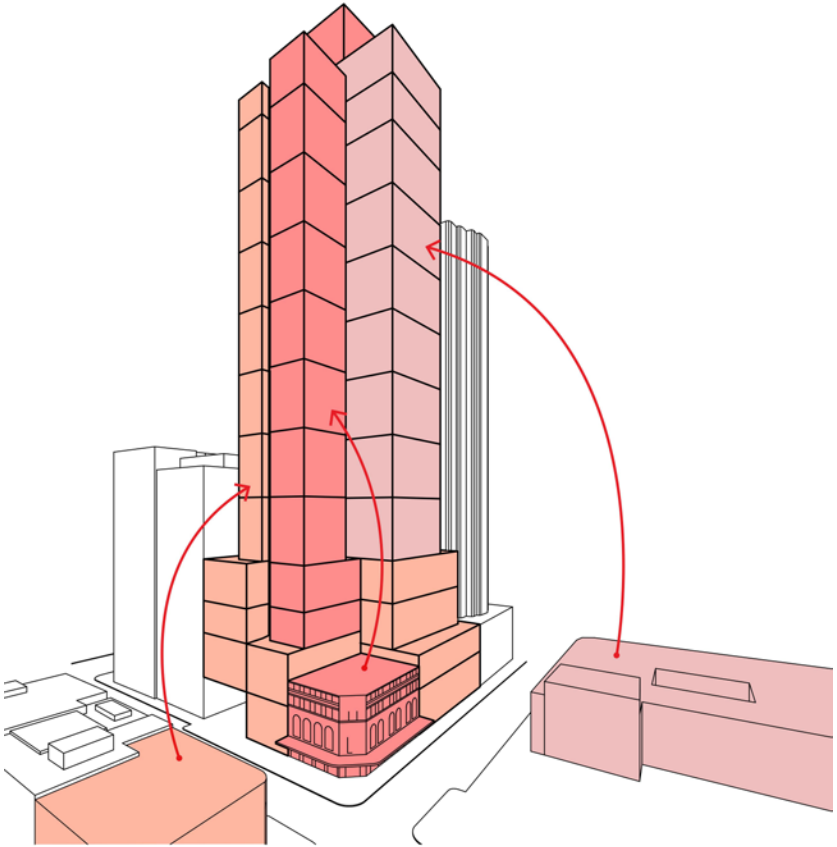
Design Strategy

Varied Scales



Design Strategy

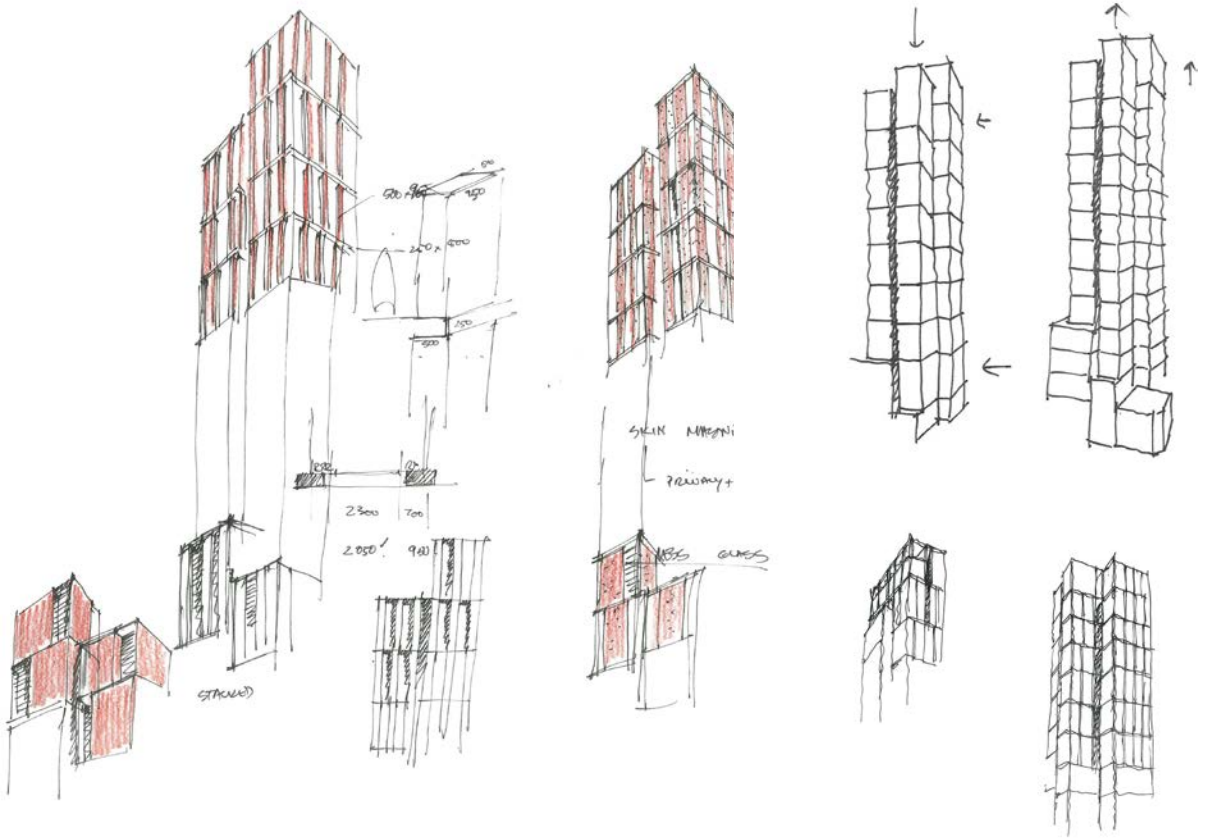
Tower and podium as a composition



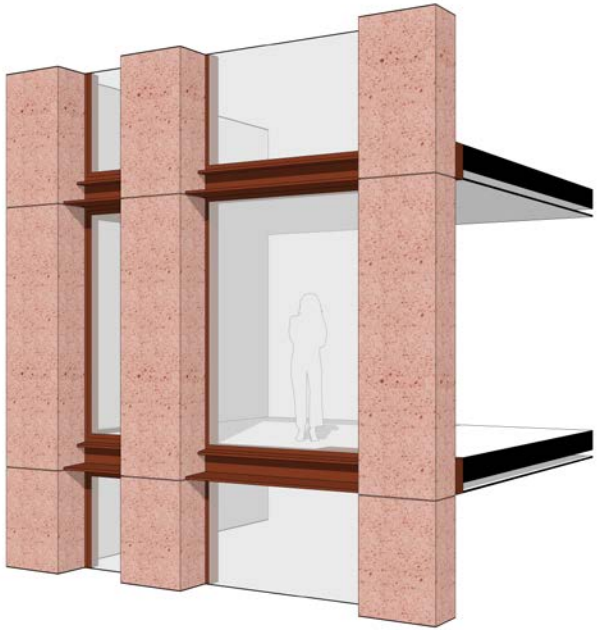

MERITON

Design Strategy

Tower Design



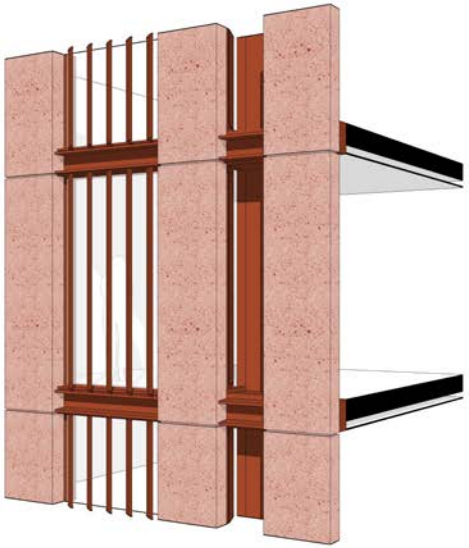
Facade Design
Typical Living Room

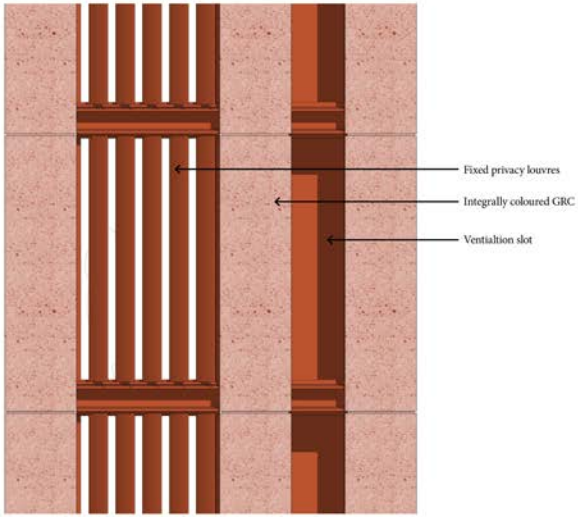


Facade Design
Typical Bedroom

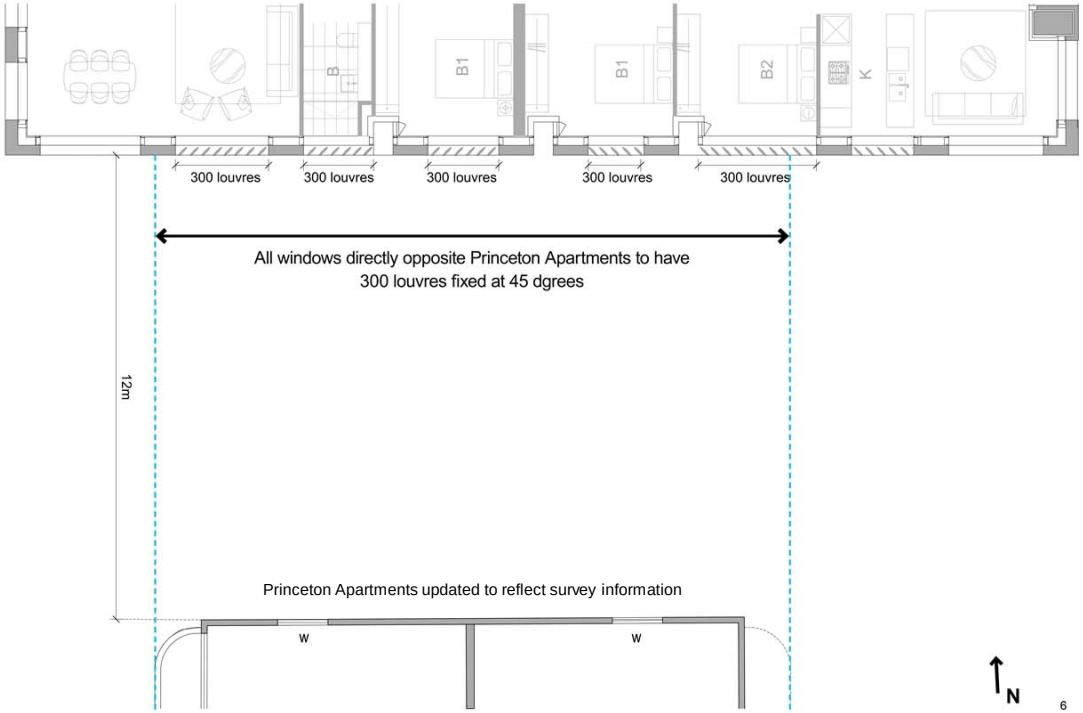
Facade Design
Typical Balcony

South Facade
Privacy Louvres

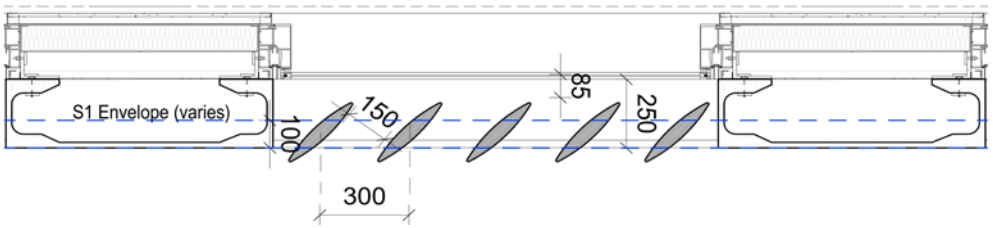




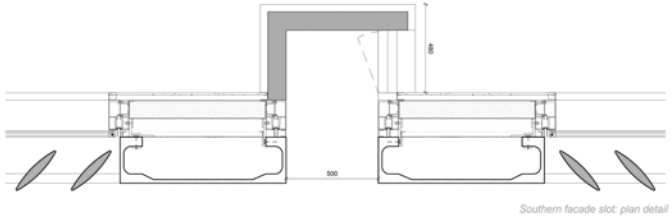
South Facade Privacy Louvres

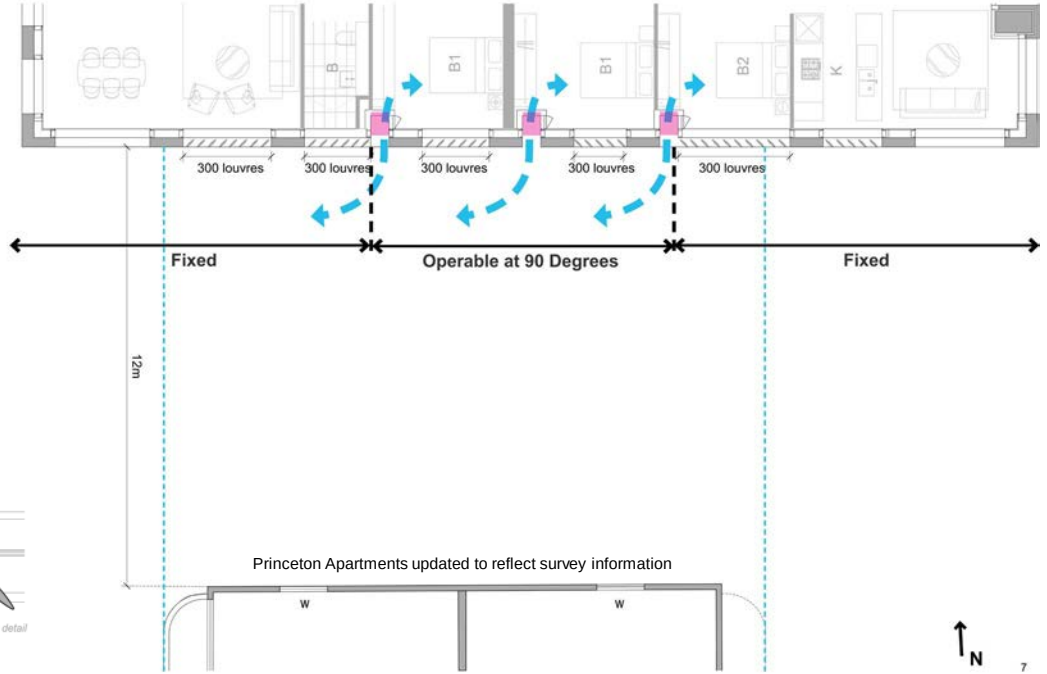


South Facade
Privacy Louvres



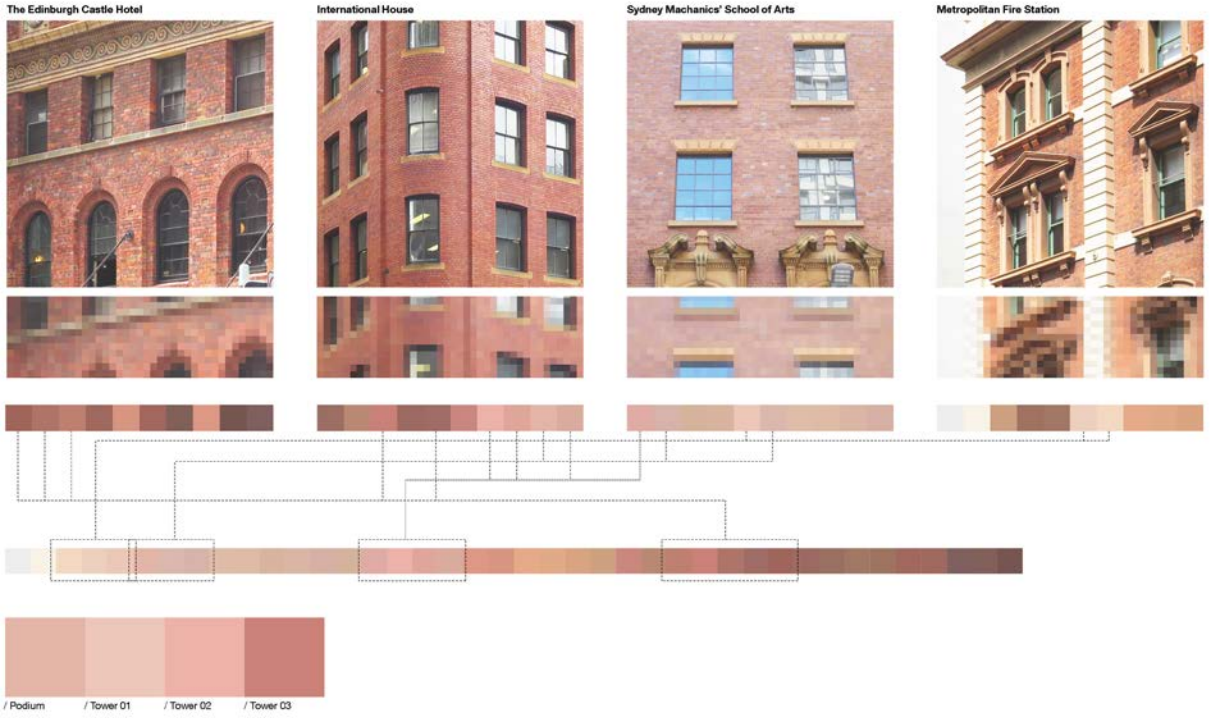
South Facade Ventilation Slot





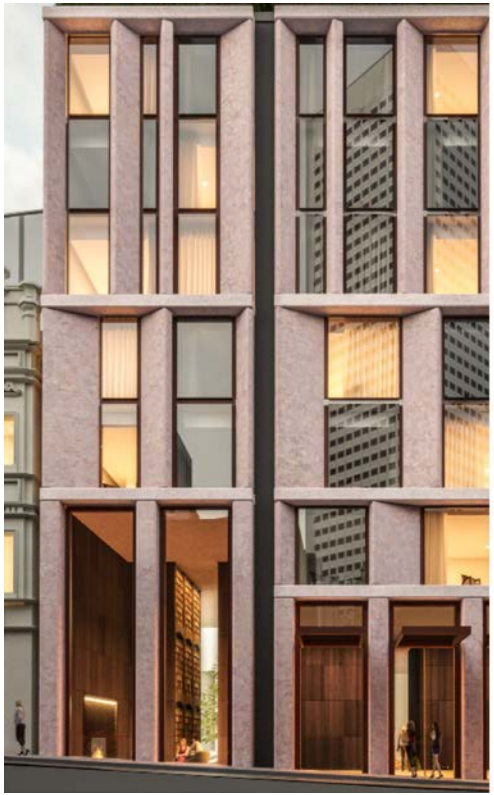
Design Strategy

Heritage Context



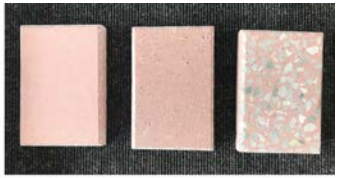
Design Strategy

Tonal Variation



Facade Design Materiality

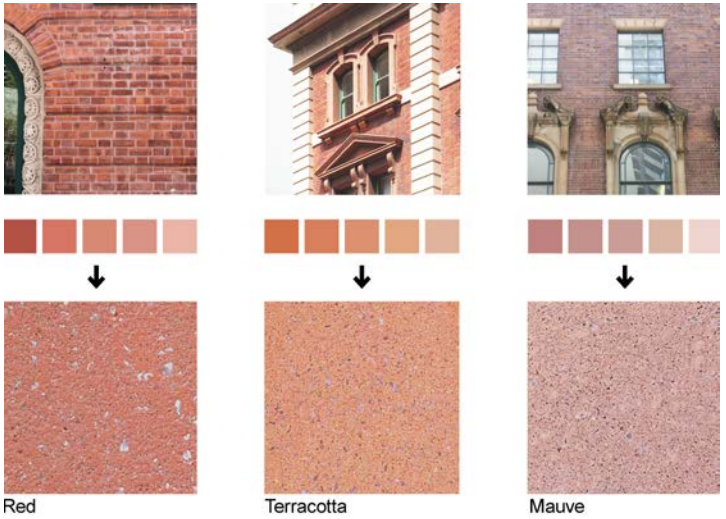
Material Samples



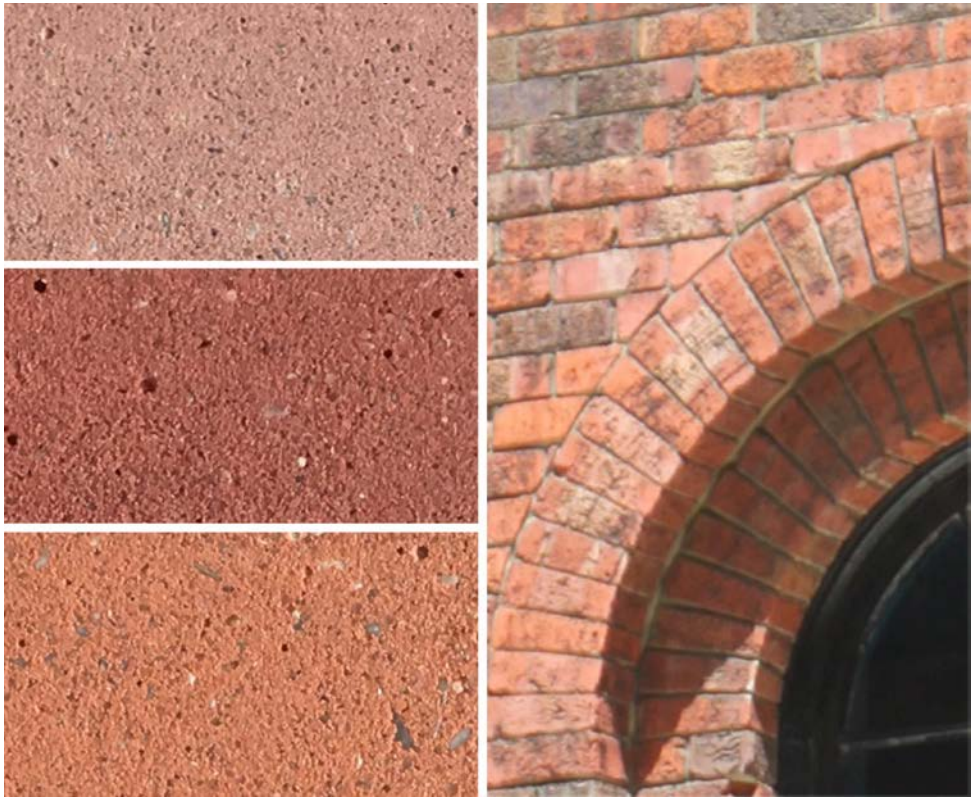
Facade Design Materiality

Civic Context

Within the immediate context of Pitt Street South are a number of heritage listed buildings which are unique to this pocket of Sydney. Despite varying in style and period, all share a common tonal and textural palette of brickwork with distinctive pink and red hues. Our proposal seeks to further strengthen and enrich this context through a contemporary interpretation of these colours and materials.

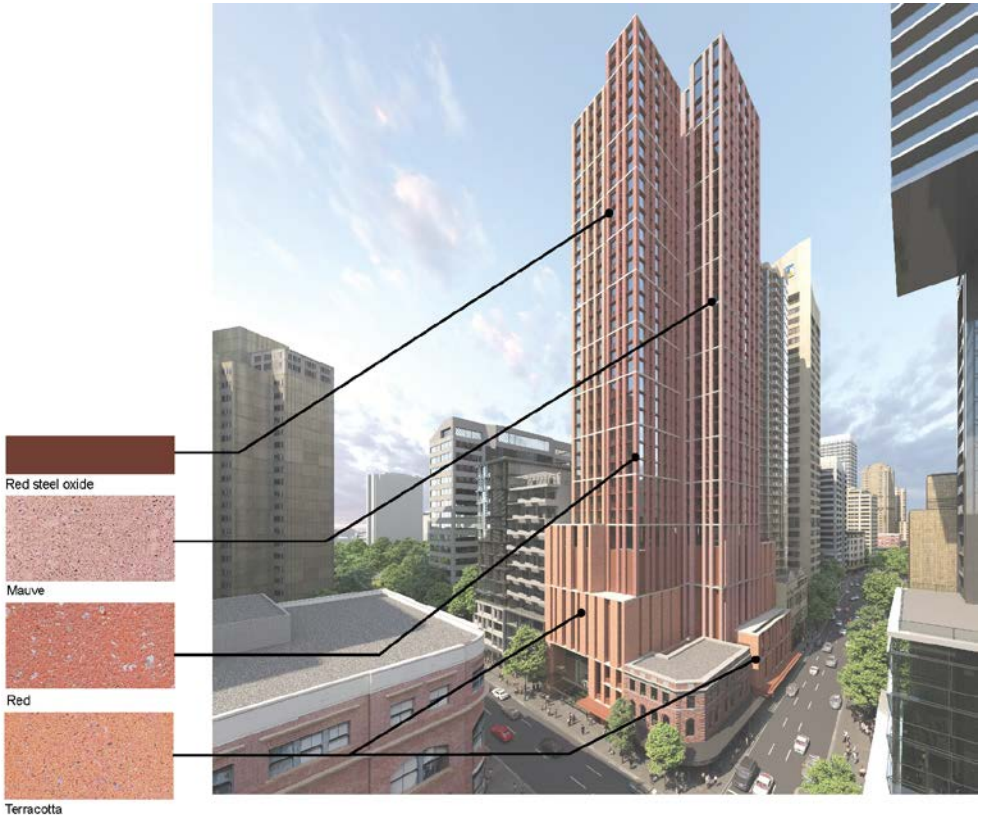


Facade Design & Materiality Materials



Facade Design Materiality

Tonal Composition



Facade Design Materiality

Tonal Composition


THE EDINBURGH CASTLE


VIP LOUNGE

Edinburgh Castle Hotel

Street Facades

Edinburgh Castle Hotel

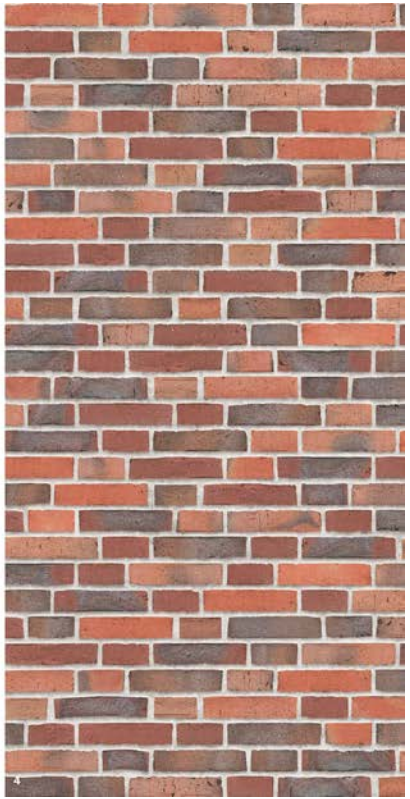
Exposing of Heritage Wall

- Party wall construction (not face brick)
- Unable to fix facade to Heritage wall
- Does not meet fire insulation requirements
- Required to be waterproofed

OSD Entry Materiality

Recycled Brick

Various heritage buildings nearby utilise variegated brickwork with a rich mixture of earthy pink, red and warm masonry tones. Our proposal seeks to integrate into this existing context, and build upon the existing presence and character of this unique pocket of Sydney.

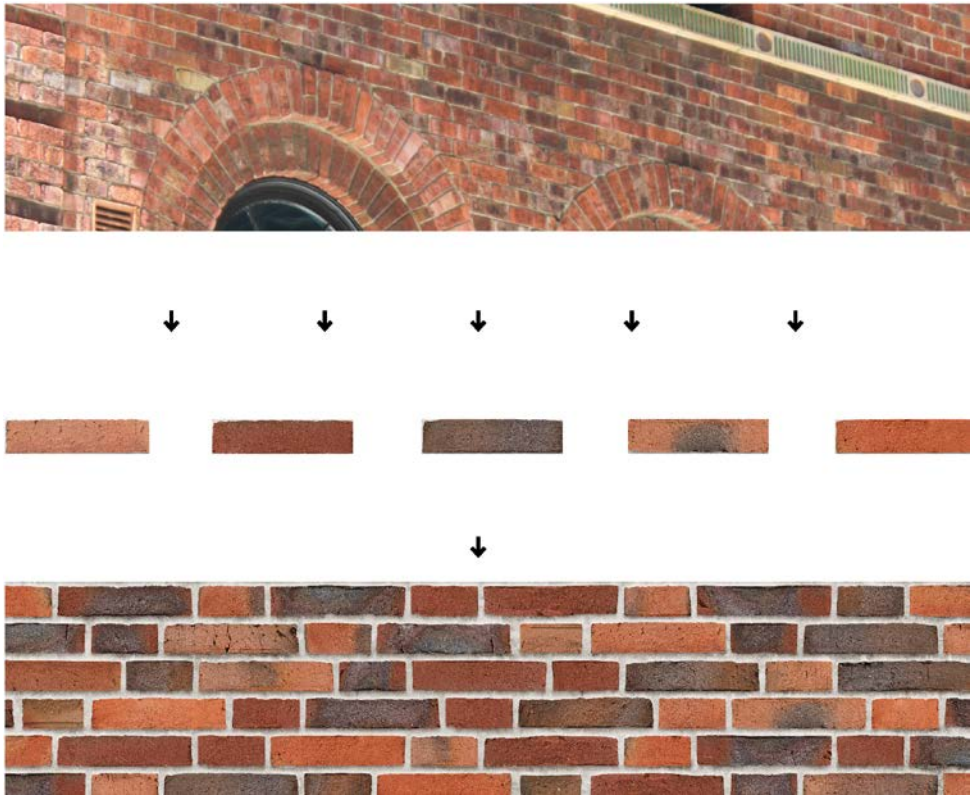


1/ College Levi Strauss by Tank Architects, Lille
2/ Tetris House by Cross Hatch Design Studio, Melbourne
3/ Brick face House by Austin Maynard Architects, Melbourne
4/ Proposed Brick - Petersen TEGL D34

Facade Design & Materiality OSD Lobby Entry

Heritage Brick

Use a contemporary brick to reference the colours in the heritage brick



Facade Design Materiality

Red Steel Oxide


VIP LOUNGE

Podium Elevations

Bathurst St

Podium Elevations

Pitt St

Facade Design & Materiality Materials Update

Proposed Samples

1. / Integrally coloured GRC (glass reinforced concrete)
   Select aggregate
   Colour: Terracotta
2. / Integrally coloured GRC (glass reinforced concrete)
   Select aggregate
   Colour: Red
3. / Integrally coloured GRC (glass reinforced concrete)
   Select aggregate
   Colour: Mauve
4. / Integrally coloured precast concrete panels
   Select aggregate
   Colour: Terracotta
5. / Expressed cementitious slab edge finish
   Podium: in situ concrete
   Tower: Integrally coloured GRC
6. / Recycled face brickwork
   Colours: to future selection to complement Edinburgh Castle hotel facade
7. / Painted metal work
   Podium: Steel
   Tower: Aluminium
   Colour: Red oxide Light
8. / Painted metal work
   Podium: Steel
   Tower: Aluminium
   Colour: Red oxide dark
9. / City of Sydney Bluestone pavers
   Refer to Landscape design report


THE EDINBURGH CASTLE


PITT STREET


VIP LOUNGE


MERITON

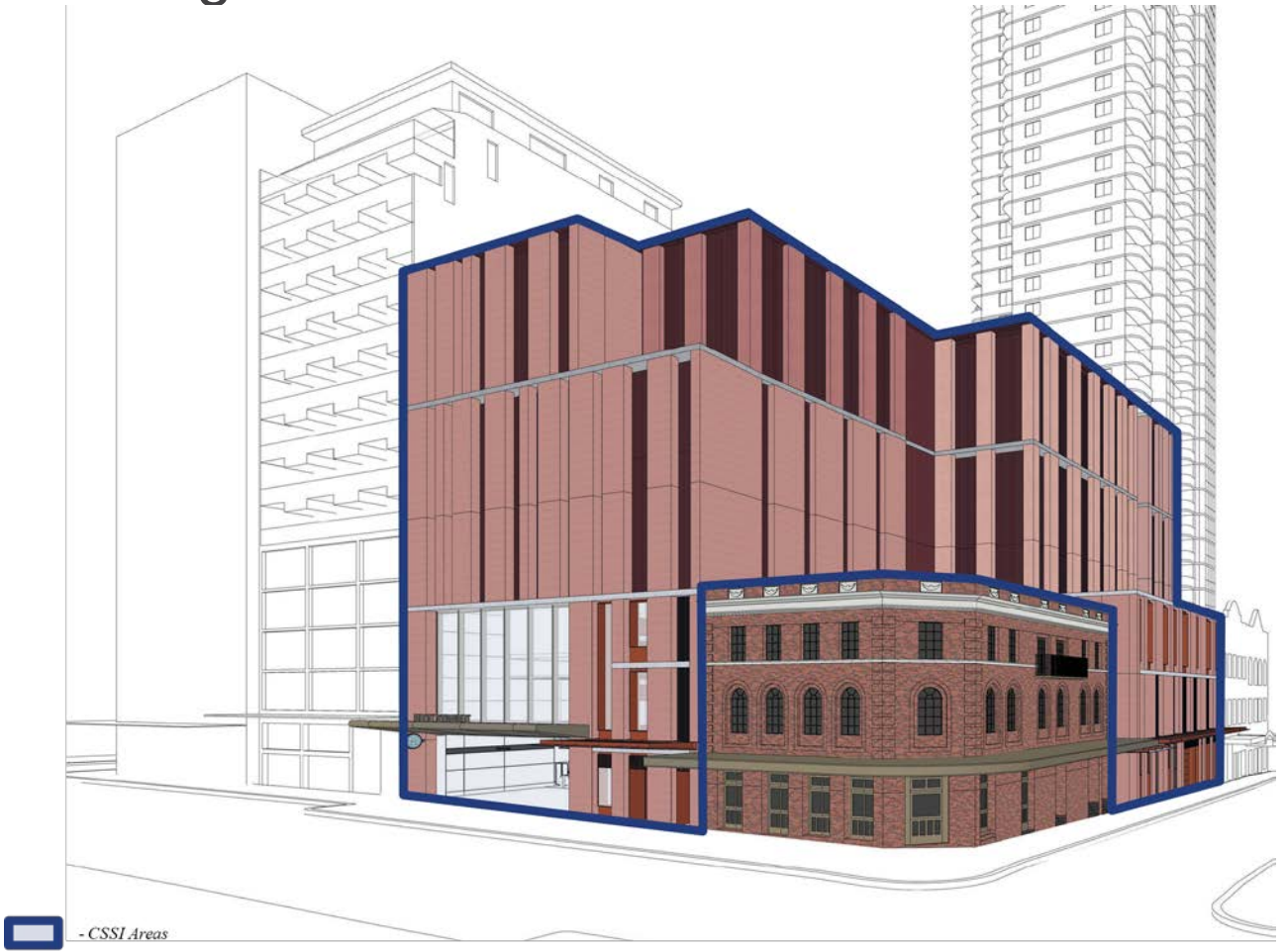

Westpac
J.P.Morgan

Pitt Street Developer South

Built Form
CSSI / SSDA delineation

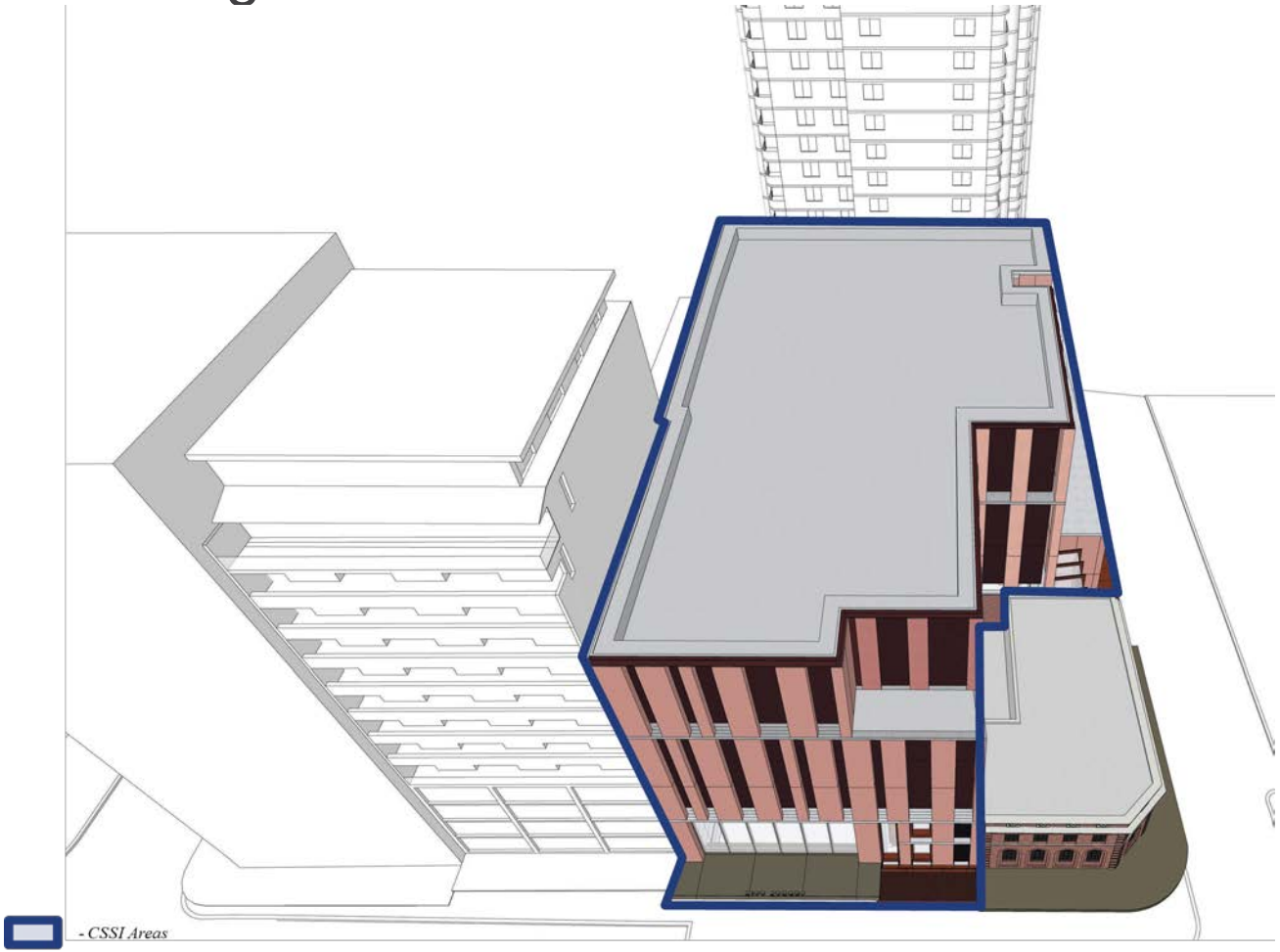
Built Form / Design Excellence

CSSI Delineation



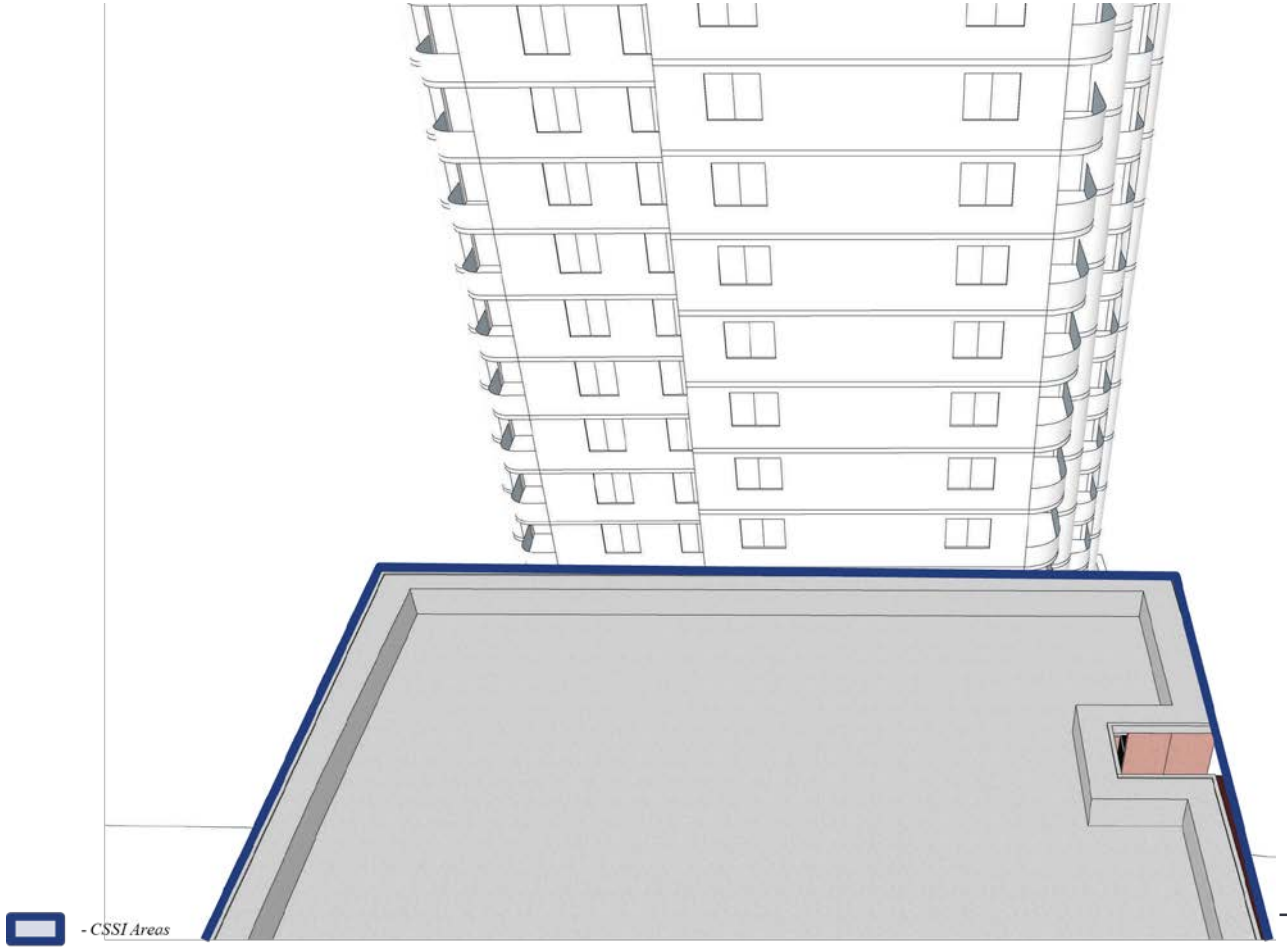
Built Form / Design Excellence

CSSI Delineation



Built Form / Design Excellence

CSSI Delineation



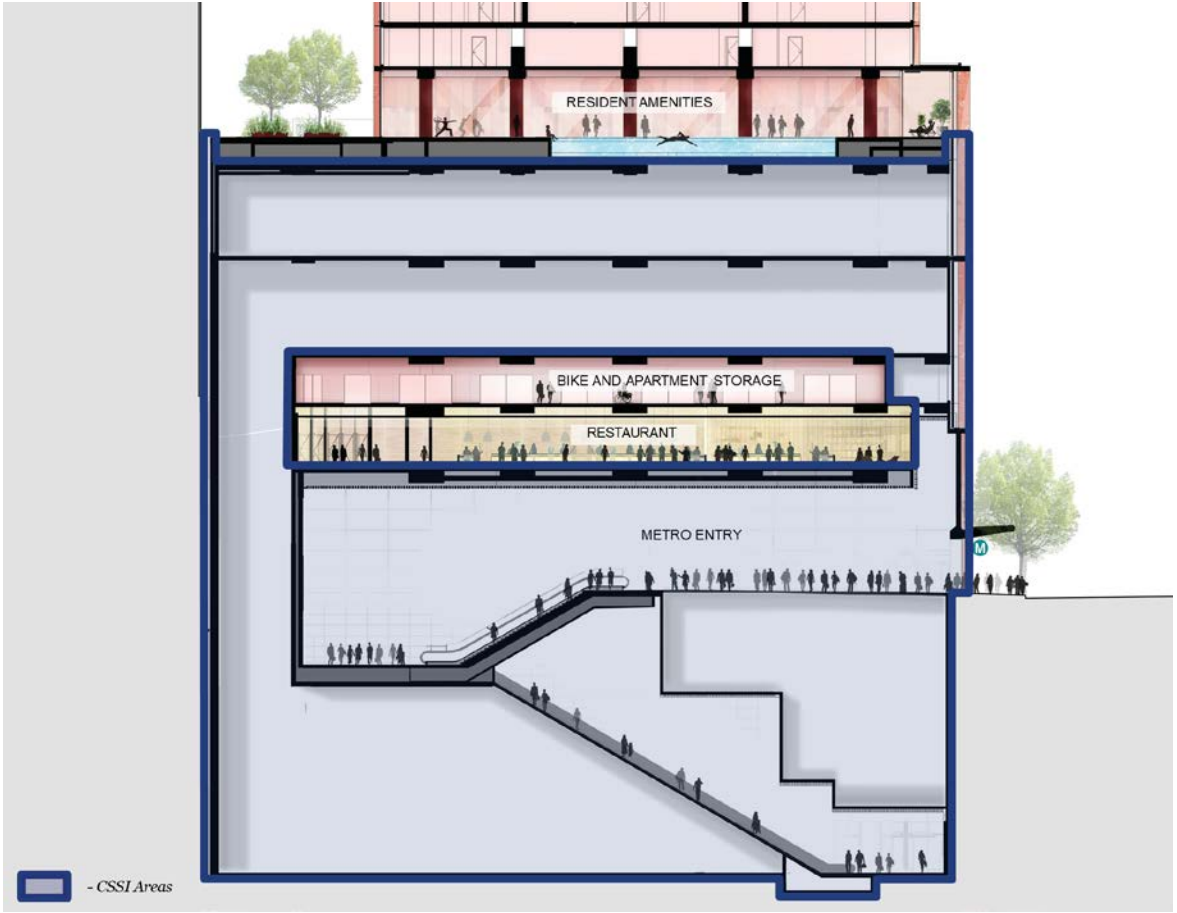
Built Form / Design Excellence

CSSI Delineation

- CSSI Areas

Built Form / Design Excellence

CSSI Delineation

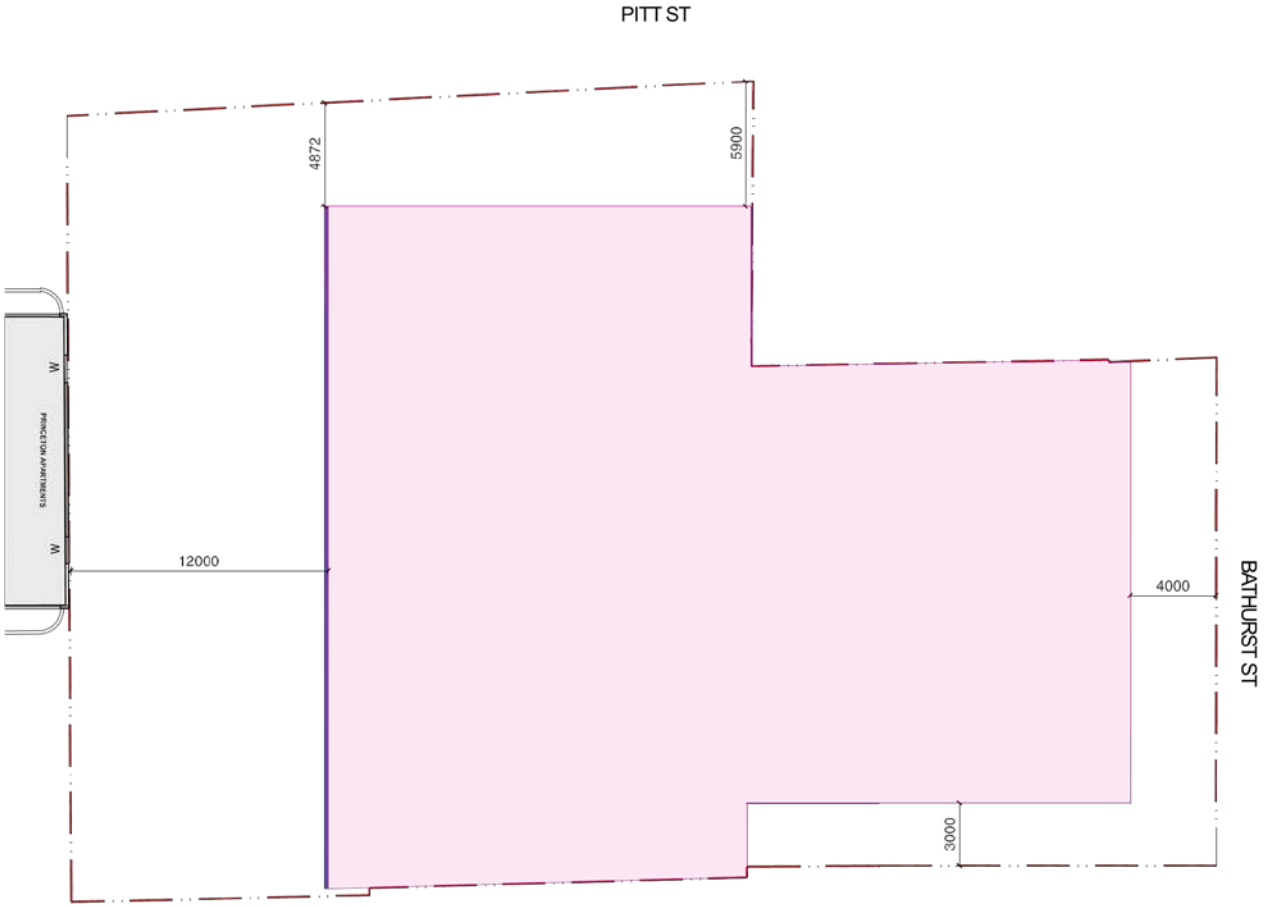


Pitt Street Developer South

Amenity Impacts
- Progression of setbacks

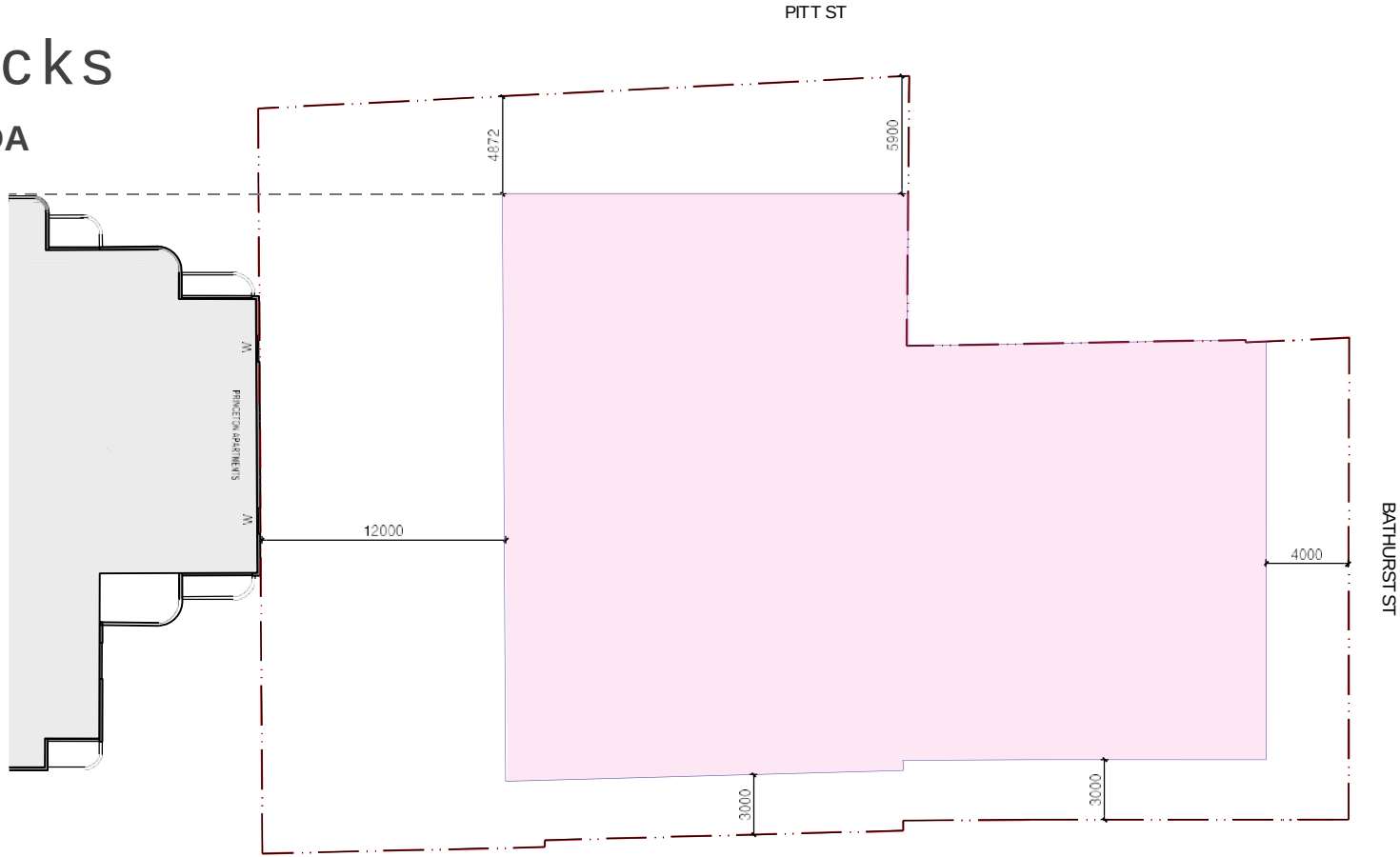
Setbacks

Stage 1 SSDA Application



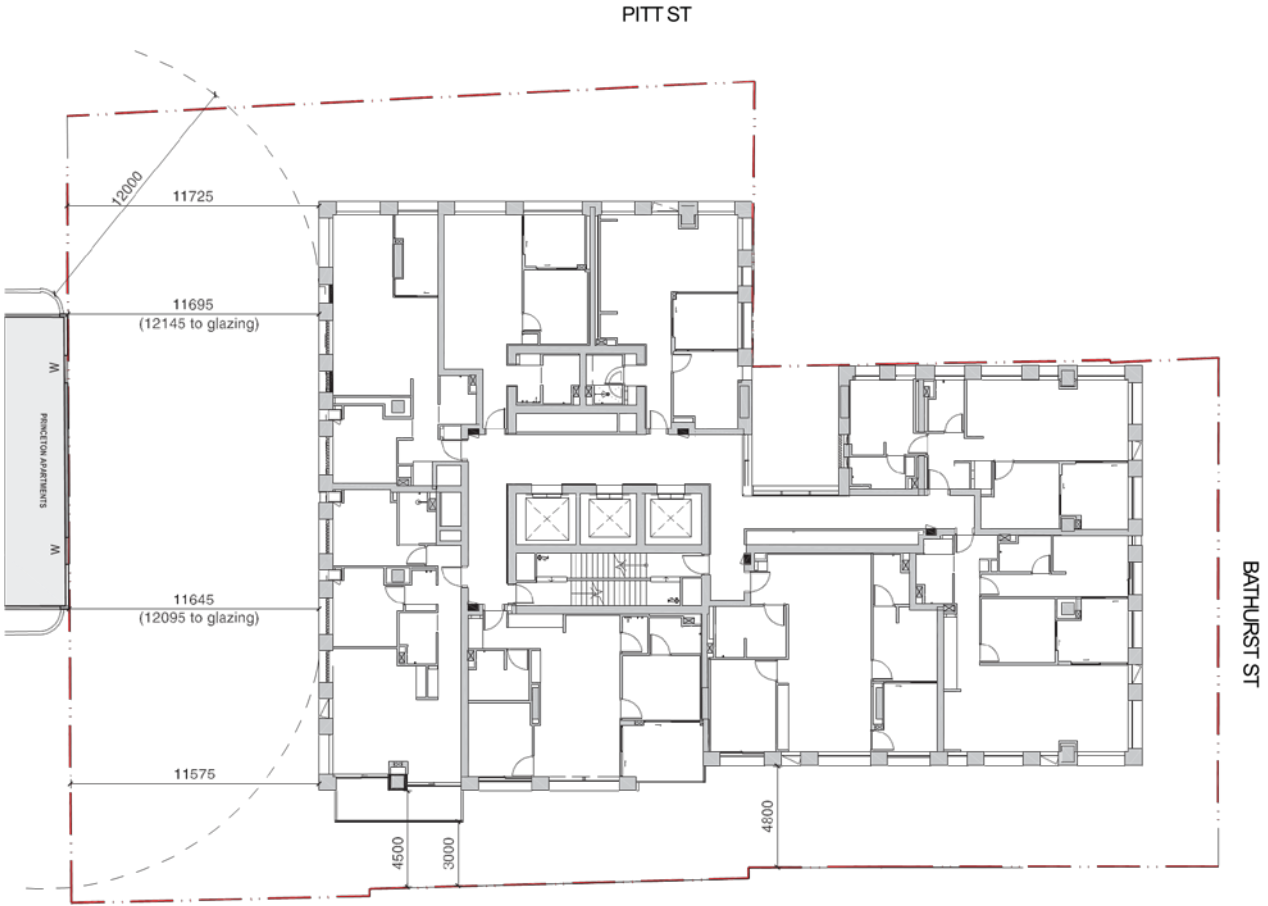
Setbacks

Stage 1 SSDA Approval



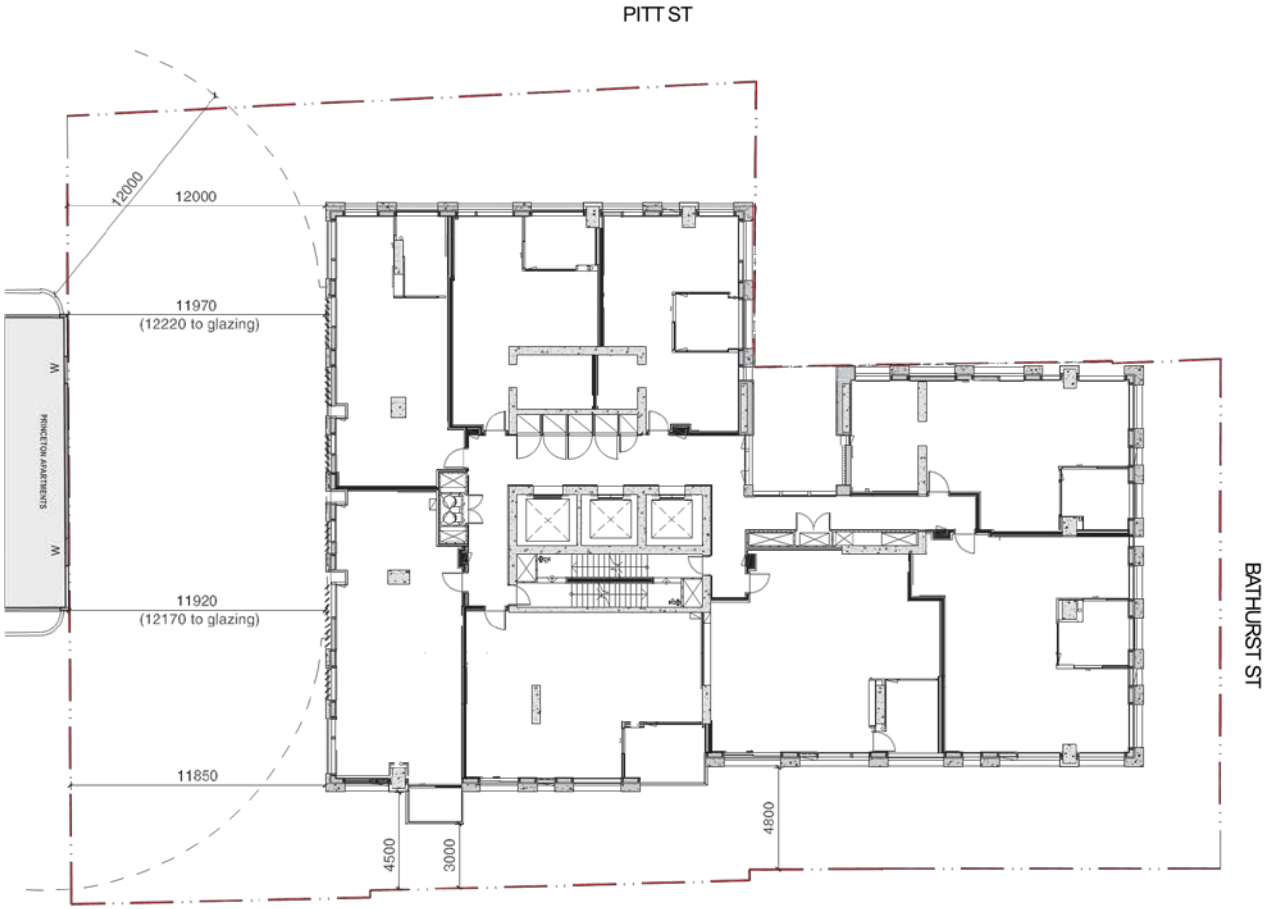
Setbacks

Stage 2 SSDA Application



Setbacks

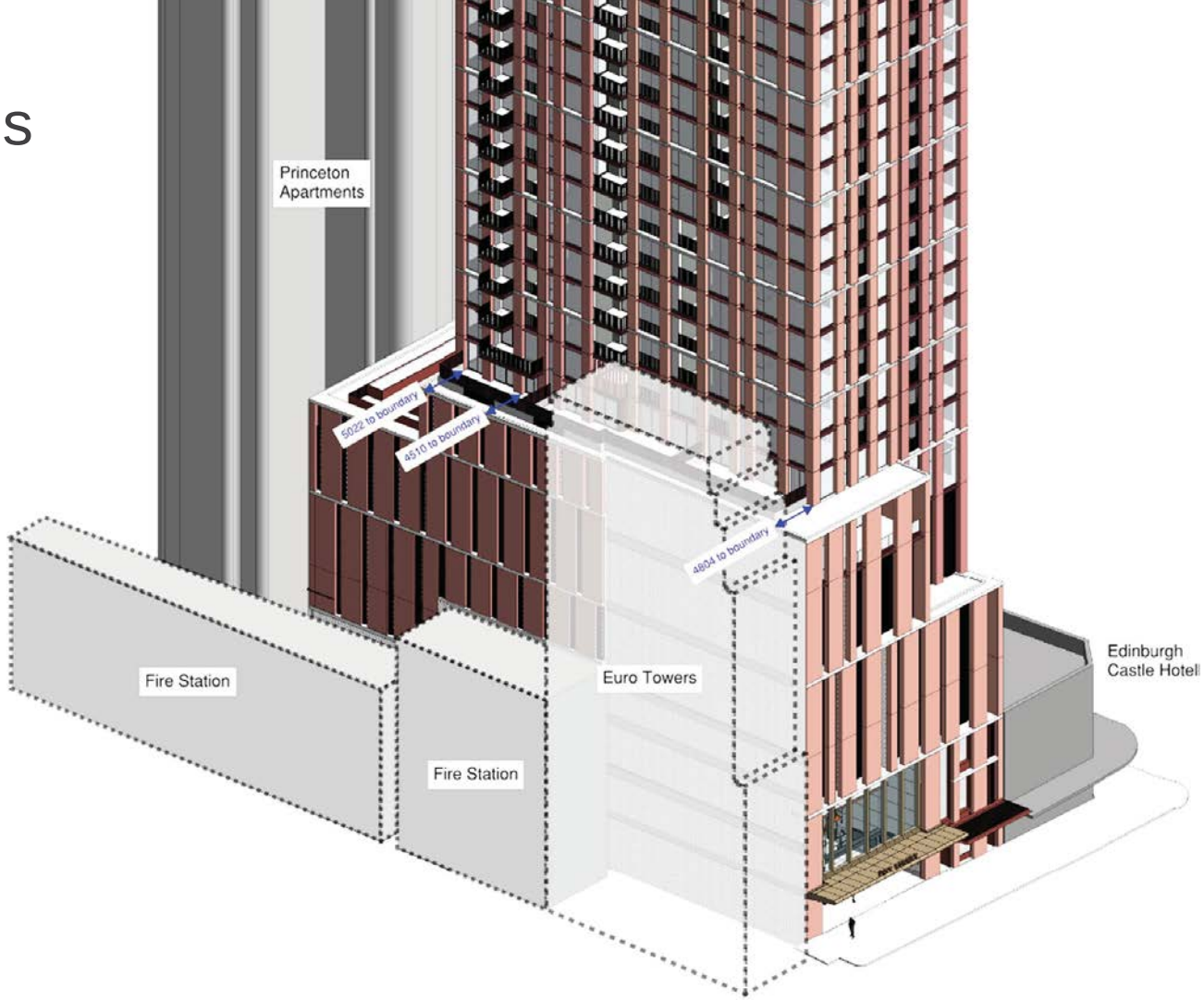
Stage 2 Revised SSDA Scheme



N

Setbacks

Relationship to NSW Fire & Rescue



Pitt Street Developer South

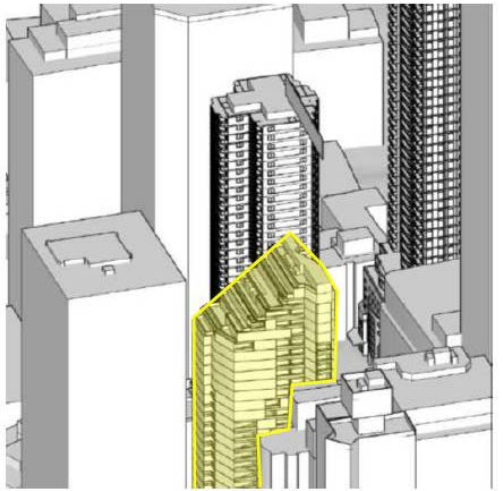
Amenity Impacts
- Solar

Amenity Impacts - Solar

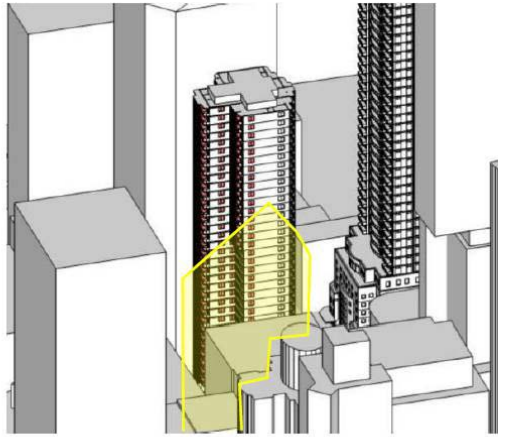
What is the existing solar condition (with no OSD)

- The Existing Princeton Solar Analysis (no OSD) by Steve King for the Stage 1 Application is different to the Stage 2 Application.
- The same methodology was used, however external factors led to different results including the Development Application of 116 Bathurst Street (Castle Residences)
- The comparison table shows the existing (no OSD) and proposed conditions (with OSD) for Princeton Apartments from both the Stage 1 Application and the Stage 2 SSD DA Application.

	Complying 9-3	Complying 9-3 Percentage	No Sun	No Sun Percentage
Existing Princeton - Steve King Report.	62	53.4%	17	14.7%
Existing Princeton - Walsh Report.	54	46.6%	19	16.4%
Proposed Princeton - Steve King Report.	5	4.3%	17	14.7%
Proposed Princeton - Walsh Report.	6	5.2%	31	26.7%



1030 Existing View from Sun from Walsh2 Analysis Report



1030 Existing View from Sun from Stage 1 DA

Amenity Impacts - Solar

Stage 2 SSD Application Lodged verses RTS Scheme

The Stage 2 SSD Application as lodged has a net benefit to Princeton Apartments of 156 minutes of additional solar access when compared to the approved concept envelope.

The updated SSDA has increased GRC depths back to the original SSDA scheme as the proposed RtS changes of reduced depth were not approved by the Design Review Panel at meeting #12 and #13. It was only supportive of a reduction of the depth to the southern facade.

As part of the RTS scheme the western facade was pushed in due to the slab edge being reduced. This lead to an updated solar access numbers result in a net benefit to Princeton Apartments of **168** minutes of additional solar access with regards to the Updated SSDA compared to the Approved Concept Envelope.

Amenity Impacts - Solar

What changes were investigated on the SE/SW

There is current projection beyond the approved concept envelope on the Western elevation of up to 200mm. If this projection was to be removed, it would result in an increase of solar access of 3 minutes to a total of 9 units within Princeton Apartments.

The above projection does NOT result in a loss of solar access compliance (2 hours) to any units within Princeton Apartments when compared to the approved concept envelope.

We investigated the impact of additional setbacks for Princeton Apartments:

Eastern Setback

If the South Eastern corner was to have a 4.5m setback instead of a 3m setback, 12 north eastern units in Princeton Apartments would receive an additional 5 minutes of sun, when compared to the approved concept envelope.

Western Setback

If the South Western corner was to have a 6.2m setback instead of the proposed 4.7m setback, 9 north western units of Princeton Apartments would receive an additional 5 minutes of sun, when compared to the approved concept envelope.

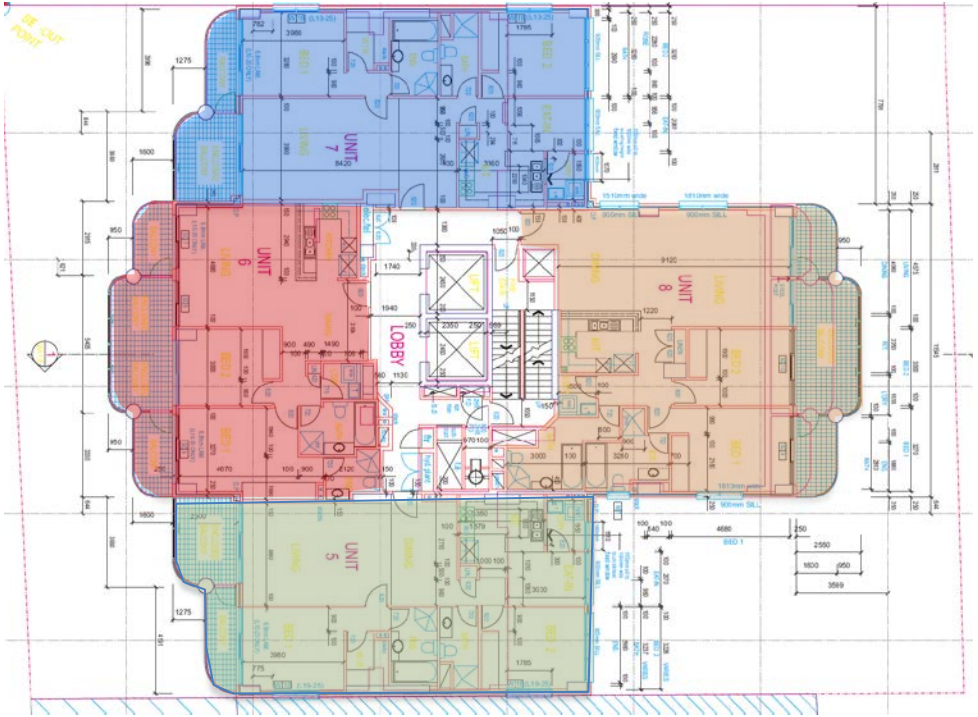
On balance, the eastern setback proposed provides a better solar result than any additional western setback.

Amenity Impacts - Solar

Improvements since Stage 1

Princeton Apartment design has living rooms facing east and west, with bedrooms on northern facade. There is a unit on the south side which doesn't receive winter sun.

We investigated an increased setback to the East verse West and which setback increases solar access to Princeton Apartments. As outlined on previous slides, there is a net benefit of solar access by an increased Eastern setback which is part of the revised Stage 2 application.



Amenity Impacts - Solar

Improvements since Stage 1

The Concept Envelope has been shown in blue. The Concept Envelope allows for a 3m setback to the east.

The area highlighted in the image shows that on the eastern side there are North Eastern apartments of Princeton that now have solar access where the concept envelope used to block that solar access.

19 Princeton Apartments receive an increased solar access by 8-20 minutes, whilst 9 units lose 3 minutes of solar access.

Overall it means that apartments in Princeton Apartments receive a net gain of 168 minutes when compared to the Approved Concept Envelope

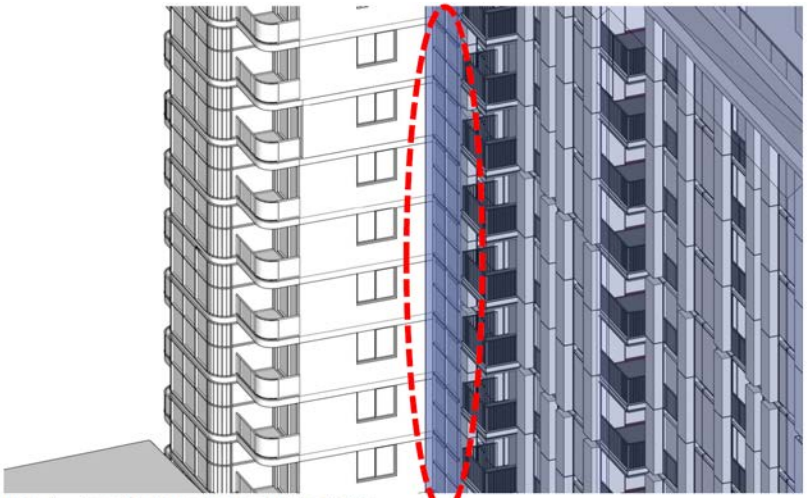


Image 2 – Zoomed in image of View From Sun at 10am.

Amenity Impacts - Solar

Improvements since Stage 1

Further to that, we have also reduced the balconies to the South Eastern Units. This increases the quantum of sun received by Princeton Apartments which therefore increases the amenity of those apartments.

Image 3 – Showing increased quantum of sun due to reduced balcony widths.

Pitt Street Developer South

Amenity Impacts
- Noise (external noise)

Noise (external noise)

SSD

Draft condition F13 requires:

- No transmission of ‘offensive noise’ as defined under POEO Act 1997
- No noise exceedance of 5dB(A) above background noise, including between midnight and 7am
- No exceedance of project amenity noise levels in Renzo Tonin Acoustic report (17 May 2020)

Draft condition F14 provides for operational noise verification within 3 months of operation.

Level 06 Plant will be acoustically treated to meet these criteria.

Noise (external noise)

CSSI

Overall, in relation to ground borne noise and vibration, it is understood that the Sydney Metro track design is responsible for the mitigation of ground borne noise and vibration from rail operations to any residential development at station redevelopment sites. This means that acoustic design of noise emission sources associated with the station and other integrated development will be controlled at the source and thus not impact or influence the design of the residential development itself.

Pitt Street Developer South

Build to Rent Accommodation Model

Build to Rent Accommodation Model

Build to Rent

Purpose-built development design under one single ownership and management specifically built with the intention of market rentals (no individual strata apartments)

As an occupier

- Longer more flexible lease terms
- Onsite concierge and security
- Onsite building maintenance
- Pets, Paints & Pictures
- Extensive resident amenities
- Emphasis on community connection and customer service

As an investor

- Distinct asset class
- Single, Institutional ownership
- Single ownership structure for the entire building
- Professional building management
- Consistent income over investment period
- Increasingly attractive post COVID

4. Other issues

Pitt Street Developer South

Environmentally Sustainable Design (ESD)

Modifications – ESD

Pitt Street South will be one of only a few 5 Star Green Star residential high rise buildings in Australia

BASIX					
Component	Minimum Regulatory Requirement	Pitt Street South OSD Commitment	By comparison, it is our understanding that comparable projects in the vicinity achieved the following		
			1 Alfred Street	502-523 George Street	228-248 Pitt Street
BASIX Energy	25%	**30%**	21	25	25
BASIX Water	40%	**47%**	46	45	49
Thermal Comfort	at least 5 stars for each unit and an average of 6 stars across all units%	**7.1%**	-	-	-

5. Follow up actions

Follow up actions

Timeline – Pitt Street South OSD

1. Detailed response to recommended conditions
2. Other

6. Meeting close