

# GOVERNMENT ARCHITECT NEW SOUTH WALES

18 September 2020

Pitt Street South Over Station Development – Design Excellence

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

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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- 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

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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



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Sydney Metro DRP Chair

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**DRP Advice:**

[Redacted text block containing multiple paragraphs of information, all obscured by black boxes.]

**OSD South**

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**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.



**DRP Advice:**

[Redacted]

**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:

[Redacted]

**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**

[Redacted]

- 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. [Redacted]

**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.