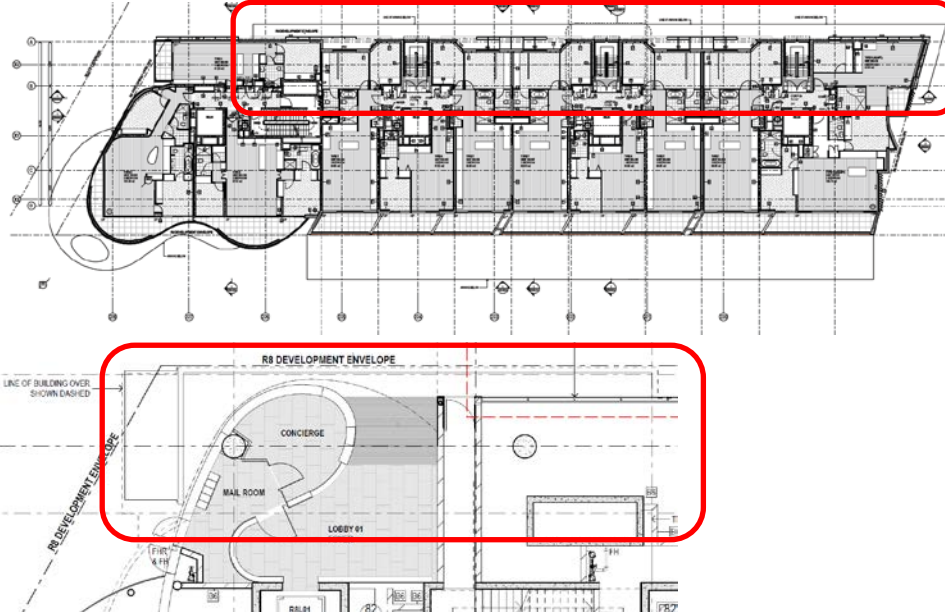




Attachment B - Response to the Government Architect's Office Response

| Government Architect's Office Comment | Applicant Response |
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| Proposed Modifications - Issues | |
| <p>The method of selection of shop front design to Lime Street (R8 and R9) has not been provided, however is likely to be supported (refer items requiring clarifications below).</p> | <p>The method for selecting the shop front design will be determined by the future tenant of each respective tenancy. The design will be selected by the tenant according to their design and operational needs. The range of shopfronts presented have been prepared by the respective architects to be compatible with the relevant building.</p> |
| <p>The proposed non-continuous awnings to Building R8 on Lime Street are not supported. Permanent, continuous footpath protection that is consistent in height and width should be provided along Lime Street in order to promote a high amenity pedestrian environment (including weather protection, drainage and noise transference).</p> | <p>A continuous awning is proposed along building R8 for its length fronting Lime Street as shown below. It is noted that north of where the awning terminates the 'cloud' overhangs the publicly accessible footpath below, providing weather protection in this area. The proposed Modification will therefore provide continuous footpath protection and promote a high amenity pedestrian environment that is not currently provided by the approved Project.</p>  |

| Government Architect's Office Comment | Applicant Response |
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| <p>The proposed non-continuous, retractable fabric awnings to Building R9 are not supported. As per the comment above. There is also concern regarding the suitability of retractable awnings to corner locations. Further retractable fabric awnings will impact design excellence in this high profile context.</p> | <p>The proposed retractable fabric awnings were selected by the architect in order to soften the strong concrete elements in the approved design, thereby introducing a more human scale along Lime Street. The ground floor facade of the R9 consists of precast columns holding up the precast east façade extending up the building. The columns define recessed retail along Lime Street alternating with residential lobbies. The concept of the retail pockets is strengthened by strongly modelled shopfronts using steel framing and expressed window boxes with operable façade systems. The proposed retractable fabric awnings form an integral part of these shopfront modules and help to bring a sense human scale, protection and softer detail within the 5m concrete portals along the base of the building. The awnings will be made of a high-quality and durable material that is befitting the high-quality finishes approved for the rest of the building. The operable awning is carefully detailed to be flush within the shopfront when retracted in which the matching colour of both the powder coated components and fabric with the rest of the shopfront are carefully considered. The shopfronts together with the richly metal clad residential lobbies with adjacent green walls together with the public domain trees along the edge of the footpath achieves a rich pedestrian experience. For this reason, we consider the retractable awnings will contribute positively to the architecture of the building.</p> <p>The proposed awning design satisfies the relevant tests under the Concept Plan Approval for design excellence in that they:</p> <ul style="list-style-type: none"> ▪ demonstrate a high standard of architectural design, materials and detailing appropriate to the building type and location; ▪ enhance external appearance of the building will improve the quality and amenity of the public domain; and ▪ assist with meeting the sustainable design principles in terms of allowing for more sunlight to be provided to the tenancies at appropriate times. <p>It is noted that the approved Project does not provide any awnings along Lime Street. Therefore the proposed modification to introduce awnings along the Lime Street frontage will result in a significant improvement on the pedestrian environment.</p> |
| <p>The nature and impact of the service exhaust on level 8 (R8) is not clear, further clarification is required before an assessment can be made.</p> | <p>The service enclosures are specified as a result of further design development and will sit below the height of the parapet and will not be visible from the public domain. It is not considered that any further assessment is necessary.</p> |
| <p>Construction and materials proposed for the gazebo (R9) have not been provided, further clarification is required before an assessment can be made.</p> | <p>A gazebo formed part of the approved Project. The level of detail shown on the drawings the subject of this Modification is consistent with that shown on the approved plans, however, a detailed drawing illustrating the gazebo design (Drawing No: BR9AD6000002) is included at Attachment D.</p> <p>It is noted that further detail to that shown on the architectural drawings, including materials, is</p> |

| Government Architect's Office Comment | Applicant Response |
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| | provided on the landscape drawings. The materials and finishes for the approved gazebo are compatible with those of the building. |
| The impact of the changed angle of the PV panels has not been adequately presented / evaluated (R8 and R9). Further clarification is required made. | <p>The impacts of the change to the angle of the PV cells is considered in Section 5.1 of the Modification Application. In addition to the assessment provided in the Modification, it is also noted that:</p> <ul style="list-style-type: none"> ▪ the modification to the angle of the PV cells will enable them to be self-cleaning, reducing the requirement for maintenance and associated potential future work, health and safety risks ; and ▪ the Concept Plan Urban Design Controls for Block X - Control 6 encourages roof designs to integrate sustainability features. The visibility of the PV cells on the building is considered appropriate and is a requirement for their functionality. There will be a visual connection between the public domain and sustainability aspirations for Barangaroo South. |
| The removal of the level 7 green wall (R9) is not supported. Reasons for the removal have not been provided and further clarification is required before an assessment can be made. | The landscaped wall originally proposed against the eastern wall of the plant room has been reviewed as part of the communal roof landscape strategy. The position and orientation of the green wall has limited benefit to the main communal space, which is positioned west of the plant room focusing on the water views overlooking the proposed lawn and landscaped gazebo structure. The visibility of the green wall from the commercial towers across Lime Street is significantly reduced by the 1100mm high precast parapet and overhanging roof with PV cells. Removing the green wall has simplified the reading of the white plant room box volume below the floating roof and transferred the focus to the landscaped planter positioned in the south-east corner, which will be visible from both the commercial buildings as from the BBQ area opposite. Furthermore, the development of spatial requirements of the plant room and removing the green wall has assisted in eliminating a potential climbing risk in close proximity to the building's edge. |
| Clarification is required as to whether the BBQ area (R9 - level 7) is to be removed or altered. Further clarification is required before an assessment can be made. | There is no proposed modification proposed to the BBQ area which remains the same size and in the same location. The only change is that the BBQs themselves are now annotated on the architectural plans, whereas previously they were only identified on the landscape drawings. |
| The basis / calculation for the increase in floor area- Building R8 GFA from 807m2 to 832m2 ('increase' of 25m2) requires be clarified before an assessment can be made. | As detailed in the Section 75W Report, no physical increase to the approved GFA is proposed as part of this modification. However, the approved GFA plans incorrectly identified the total retail GFA within Residential Building R8 as being 807m ² when it was actually 832m ² . Accordingly, the modification only seeks to correct this error in the way the GFA was calculated. There is no physical change to the GFA of the approved design and no additional impacts. |

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| <p>The proposed increase in height to both buildings is not supported. It is recommended that the building height limit be retained with an allowance for PV cells to extend beyond the maximum height limit. It is also noted that the R8 height increase also exceeds the MP height for the building.</p> | <p>The increase in the height of the building is in definitional terms only, as the PV cells fall within the applicable definition of 'building height', however there is no increase in height of the physical R8 or R9 building's proposed, only a change to the maximum height to reflect the amended angle of the PV cells. Therefore the proposed Modification is effectively consistent the GAO's suggested approach, while accurate in terms of the definition for building height under the Standard Instrument—Principal Local Environmental Plan. .</p> |
| Proposed Modifications to Consent – Issues | |
| <p>The proposed increase in height of both buildings (R8 the height increase also exceeds the MP height for the building) as detailed above.</p> | <p>See response above.</p> |
| <p>The details of the GFA correction should be confirmed (as above).</p> | <p>See response above.</p> |
| Items Requiring Clarification – R8 | |
| <p>The overall design intent for the shop fronts to Lime Street, including the method for the selection of shopfront types is not clear. Six options are provided for R8. A minimum or maximum number of shop front types would clarify the design intent on this elevation.</p> | <p>See response above.</p> |
| <p>A drainage solution is not shown from the box gutter of the non-continuous fixed awning.</p> | <p>This detail forms part of the detailed awning designs which have since been submitted and approved separately by the then Director-General.</p> |
| <p>It is not clear if the housed service exhaust from the stair on level 8 (R8) is mechanically ventilated. While the noise report indicates no change, the environmental impacts (noise / air quality) on occupants of the building and associated terraces is not provided.</p> | <p>The 'housed service exhaust' is located above the fire stairs and is provided to allow heat to be exhausted from the stairs, which are naturally ventilated. As a result the exhaust will not have any noise or air quality impacts on the residential apartments.</p> |
| <p>The impact of the changed angle of the PV panels has not been adequately evaluated. The changed angle of the PV panels has not been represented on the elevations and reflectivity impacts have not been provided. Further, the extent of the breach of the Masterplan height limit by the panels (R8) is not shown on the drawings. A zone could be indicated on the roof plan.</p> | <p>See response above.</p> |
| Items Requiring Clarification – R9 | |
| <p>The overall design intent for the shop fronts to Lime Street, including the method for the selection of shopfront types (R9) is not clear. Four options are provided for R9. As above, a minimum or maximum number of shop front types to be used would clarify the design intent on this elevation.</p> | <p>See response above.</p> |
| <p>Construction and materials proposed for the gazebo (R9) should be provided to enable assessment. Clarification is also required about whether the gazebo setback is adequate.</p> | <p>See response above. In relation to the setback of the gazebo, the gazebo forms part of the approved Project and it is not</p> |

| Government Architect's Office Comment | Applicant Response |
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| | the subject of this application. It is noted that there is no upper level setback control that applies to the gazebo or environmental impacts (view loss, overshadowing, built form etc.) associated with its location. Further the Building R9 is located well below the height limit and a building could have been located within that part of the Concept Plan envelope. |
| New en-suite windows are noted on AD4500002-06 (level 8), but are not shown in elevation to all levels as reported in the JBA report (table 1). | The note on the elevation was in the wrong location and has been adjusted and included in the revised drawing set. |
| Clarification is required as to whether the BBQ area (R9 - level 7) is to be removed (drawings) or altered (report). | See response above. |
| The impact of the changed PV panel angle has not been adequately evaluated as above. | See response above. |
| Sustainable Design Initiatives | |
| The change in PV cells angle on the roof, which therefore increases the overall building height, needs to be balanced with changed reflectivity impacts – refer 'items requiring clarification' above. | See response above. In relation to the reflectivity impacts, the PV cells will continue to be designed to have a light reflectivity not exceeding 20% as per Statement of Commitment 4. |
| Summary of Recommendations | |
| The selection process for Lime Street shopfront options requires clarification (R8 & R9). | See response above. |
| Quality, continuous, permanent awnings to the shopfronts along Lime Street (R8 & R9) are recommended in this high profile setting to provide continuous footpath protection for pedestrian amenity. | See response above. |
| The nature and impact of the service exhaust on level 8 (R8) requires clarification. | See response above. |
| Removal of the green wall is not supported (R9 – level 7). | See response above. |
| Clarification about changes to the BBQ area / roof top amenity is required (R9). | See response above. |
| The proposed construction and materials for the gazebo is required (R9). | See response above. |
| New en-suite windows should be indicated on the elevation (R9). | See response above. |
| The drawings of the PV panels should be amended to reflect their height / angle in relation to the approved heights, and in relation to the masterplan height. The environmental impact (reflectivity) of the changed angle of the PV panels should be evaluated (R8 & F9). | See response above. |
| The existing building height limit should be retained with an allowance for the PV cells to extend beyond. | See response above. |