

Sydney Metro Design Review Panel

Pitt Street ISD

Advice and Actions Record – 04 & 05 May 2020

Date:	05 May 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, Natasha Devlin, Alan Beaver, Stefan De Jesus
CPB	Michael Muller
Fosters & Partners	Muir Livingstone, Lotte Baert
CPP Wind	Adam van Duijneveldt,
AMBS	Chris Langeluddecke
Artist	Callum Morton
Sue Barnsley Design	Sue Barnsley
Sydney Metro	Kati Westlake, Victoria Gouel
Sydney Metro	Alex Nicholson, Jason Hammond
Observers/ Invitees:	
DPIE	James Groundwater
Apologies:	Heritage Council

Project status: Date of last presentation: 21 April 2020

The Pitt Street ISD project team presented DRP presentation 9 to address various open items to OSD North and the public domain. The team also presented their integrated art strategy.

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 | - Precinct/ Public Domain South |
| - [REDACTED] | - [REDACTED] |
| - [REDACTED] | - [REDACTED] |
| - [REDACTED] | - [REDACTED] |

Advice is then also sorted by its theme:

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

OSD North

Materials and finishes

- **Tracker Item 2.01** - The Panel support the presented tree species and locations proposed for the street and podium planting, and accept the information presented that they will grow in the anticipated wind conditions.
- **Tracker Item 2.07** – The Panel support the product warranty evidence to demonstrate durability and look forward to seeing samples of the proposed finish in all variant façade forms when available on site.

Built Form

- **Tracker Item 7.05** – The Panel supports the glass balustrade and efforts made to reduce its perceived height internally and externally.
- **Tracker Item 7.06** – The Panel accept the wind consultant’s opinion that the balustrade will not impact street wind conditions.
- **Tracker Item 7.07** - The Panel supports the presented solutions for balustrades to the outside edges of planters.

Design Excellence

- The Panel endorses that design excellence has been achieved on OSD North, and the design is ready for submission to DPIE.

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ITEM #	GEOGRAPHIC LOCATION	THEME	RAISED ON	DOCUMENT REVIEWED	ACTION / ADVICE	TEAM TO RESPOND	DATE OF RESPONSE	RESPONSE	STATUS
1.00	ISD	General	15/10/2019	DRP 1 Presentation	The Panel supports the overall scheme as presented with recommendations: Items 1.01 to 1.03	Project Team	19/11/2019	The Panel notes and supports the general approach to landscape design as presented in DRP 2 Presentation, noting that it is in its early stages.	Closed
1.01	ISD	Materials and finishes	15/10/2019	DRP 1 Presentation	The Panel requests that the landscape designer present at a future meeting.	Project team	19/11/2019	The Panel notes and supports the landscape design at its current stage as presented in DRP 2 Presentation	Closed
1.02	OSD South	Planning and Passenger Movement	15/10/2019	DRP 1 Presentation	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.	Project team	19/11/2019	The Panel supports the proposed lift numbers on the basis of the analysis presented – being 3 passenger and 1 service lift for 227 apartments.	Closed
1.03	OSD South	Access and maintenance	15/10/2019	DRP 1 Presentation	The Panel requests that the following be presented at the next meeting: Demonstration that the loading dock and service lifts will provide a sufficient level of service.	Project team	19/11/2019 17/12/2019	The Panel raised concerns about the level of service provided by the current arrangement of loading dock and service lift (that requires changing lift at the lobby level). The Panel requested to see alternative configurations bringing the residential service lift closer to the goods lift, or ideally a model that does not require lift change from loading to apartment floors, whilst noting that the client is confident that this model is workable. The Panel accepts the design change presented for loading and vertical transport which achieves direct access from the loading dock into a larger residential service lift at the entry level, avoiding the need to transfer between lifts at the upper level.	Closed
2.01	OSD North	Materials and finishes	19/11/2019	DRP 2 Presentation	The Panel recommends a wind study be undertaken to ascertain impact on trees located on Pitt St North Podium.	Project team	31/03/2020 21/04/2020 05/05/2020	Refer Item 7.06 for further actions. The Panel acknowledge that a wind study was presented on 31 March 2020 however the intention of this action item was to ascertain the impact the wind, and proposed mitigation measures, will have on trees on the podium and street, and their ability to grow. This item remains open until this has been addressed. The Panel support the presented tree species and locations proposed for the street and podium planting, and accept the information presented that they will grow in the anticipated wind conditions.	Closed
2.06	Station Entry North	Built Form	19/11/2019	DRP 2 Presentation	Retail Unit 3 Facade The panel seeks a review of Retail Unit 3 façade composition and recommends glazing be subservient to the strong wrapping of the sandstone wall into the entry, to maintain continuity of design with the original proposition.	Project team	17-Dec-19	The Panel accepts the updated design which minimises glazing to maintain the integrity of the curved form of the retail area adjoining Ashington Place.	Closed
2.07	OSD North	Materials and finishes	19/11/2019	DRP 2 Presentation	The Panel supports in principle the current material selection and recommends the future presentation of this selection also include direct reference to the SSD OSD-North Part A Design Parameters to enable support of these conditions. The Panel also recommends that samples and final finishes be presented along with evidence of sign off by Sydney Metro on sealing and maintenance regimes.	Project team	21/04/2020 05/05/2020	The Panel supports the approach to the development of an appropriate bronze finish to aluminium and requests that samples of the proposed finish on the variant façade forms, be available to view on site during the construction delivery phase. The Panel request further information about the durability and maintenance of the proposed bronze finish to aluminium where this finish is present at ground level. The Panel support the product warranty evidence to demonstrate durability and look forward to seeing samples of the proposed finish in all variant façade forms when available on site.	Closed
2.08	Station Entry North	Planning and Passenger Movement	19/11/2019	DRP 2 Presentation	Pitt St Egress The Panel recommends the review of the narrowing egress corridor & stairwell as may conflict with legislative requirements.	Project team	17-Dec-19	The Panel accepts that the project fire engineer and BCA consultant have confirmed that the pinch point in the egress corridor does not present an unacceptable obstruction to people movement.	Closed

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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2.13	OSD South	Built Form	19/11/2019	DRP 2 Presentation	<p>Princeton Apartment Interface – Ventilation design</p> <p>The Panel note that this proposal appears to meet the minimum requirements of the relevant contract design parameters however, the panel raised the following concerns with the presented solution: -Conflict between safety and cleaning -Conflict between access to ventilation and acoustic separation</p> <p>The Panel was advised that this solution has been presented to the City of Sydney (CoS), but no feedback from the CoS was provided. In addition to demonstration that the scheme addresses the above concerns, the Panel recommends that CoS support for this approach is secured.</p>	Project Team	<p>21/01/2020</p> <p>18/02/2020</p> <p>21/04/2020</p>	<p>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.</p> <p>The Panel accept the articulation of horizontal ledges to the ventilation panel slots along the Princeton Apartment Interface. The Panel accept that investigation is underway regarding nesting prevention and recommend the project team liaise with Sydney Metro regarding their current solution testing. The Panel note the previous request to confirm there are no high-volume wind whistling issues arising from the bedroom ventilation panels located in the recessed slots with no horizontal ledges.</p> <p>The Panel confirm this item remains open due to concern raised over the potential for high-volume wind whistling issues arising from the recessed slots with no horizontal ledges. The Panel seeks confidence from the Pitt Street team that this issue won't arise.</p>	Open
2.14	OSD South	Built Form	19/11/2019	DRP 2 Presentation	Princeton Apartment Interface – Visual privacy	Project Team	19/11/2019	The Panel supports that visual privacy is achieved through the noted vertical louvres to the apartment windows facing the Princeton Apartments.	Closed
2.15	OSD South	Materials and finishes	19/11/2019	DRP 2 Presentation	The Panel supports the material selection in principle, and recommends all materials are presented again with samples and final finishes, including evidence of sign off by Sydney Metro on sealing and maintenance regimes.	Project team	<p>21/01/2020</p> <p>18/02/2020</p>	<p>The Panel reiterates the need for material samples and prototypes prior to providing support.</p> <p>The Panel accept the samples provided in principle however recommend the production of multiple full-scale prototypes with a variety of options upon the engagement of the precast contractor to test the level of subtlety between colour and finishes from varying distances and light conditions, and to explore a greater level of texture to improve contrast in colour. It is recommended the Panel 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.</p>	Closed
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2.15	General	General	19/11/2019	DRP 2 Presentation	The Panel noted that the CoS representative required as a member on this Panel has not yet been appointed.	Transport for NSW	18/02/2020	Graham Juan has been appointed as DRP Panel member for the City of Sydney.	Closed
3.01	OSD North	Integrated Art and Heritage Interpretation	17/11/2019	DRP 3 Presentation	The Panel accepts the modifications to the facades on Pitt and Castlereagh Streets to improve design relationships with adjoining heritage items and looks forward to the developed design of heritage interpretation panels.	Project Team	21/04/2020	The Panel note the importance of the integration of pre-colonial history into the heritage interpretation strategy (refer item 7.02) and understand this is forthcoming, therefore accept this item has been met and can be closed following the Pitt Street 31 March presentation.	Closed
4.01	OSD South	Materials and finishes	21/01/2020	DRP 4 Presentation	<p>Façade design</p> <p>The Panel recommends considering a different treatment to the precast façade panels at street level in order to provide a richer sense of detail.</p>	Project Team	<p>18/02/2020</p> <p>17/03/2020</p>	<p>The Panel note that limited options were developed by the design team to introduce detail into the street level precast panels. The Panel acknowledge that mimicking the brick striations/banding is not a suitable response and recommend further investigation be undertaken to test texture and applied finishes to resolve a finer level of design detail, and that additional larger scale samples are developed and request the DRP are invited to review further proposals.</p> <p>The Panel accept the honed precast finish to the street level walls, with a higher visibility of aggregate than sample shown and promote further consideration be given to the skirting and corner details to ensure longevity of initial appearance.</p>	Closed

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4.02	OSD South	Materials and finishes	21/01/2020	DRP 4 Presentation	Façade design 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.	Project Team	18/02/2020	The Panel accept the presented diagrams and 3D imagery explaining the locations of colour changes and evolution of design.	Closed
4.03	OSD South	Built Form	21/01/2020	DRP 4 Presentation	Façade design The Panel accepts the proposed rationale for façade openings between concrete panels applicable to the various internal room uses.	Noted			Closed
4.04	OSD South	Heritage Interpretation	21/01/2020	DRP 4 Presentation	Edinburgh Castle Hotel The Panel requests a detailed resolution of the return wall to the Edinburgh Castle Hotel.	Project Team	18/02/2020 17/03/2020	Concern was raised over the use of brick in the boundary wall to the Edinburgh Hotel. The Panel recommends that this wall be read as part of the new development whilst remaining sympathetic to the Hotel. The Panel promotes the use of materials already within the OSD building palette and recommends explorations into the use of painted steel. 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.	Closed
4.05	OSD South	Built Form	21/01/2020	DRP 4 Presentation	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.	Noted			Closed
4.06	OSD South	Built Form	21/01/2020	DRP 4 Presentation	Envelope compliance The Panel accepts the presented envelope non-compliances as having very minor impacts and therefore reasonable.	Noted			Closed
4.07	General	General	21/01/2020	DRP 4 Presentation	Design Excellence The Panel requests that future presentations include commentary on compliance with design excellence strategies including design guidelines.	Project Team	18/02/2020	The Panel note that the project team are currently in conversation with DPIE	Closed
4.08	OSD North	Built Form	21/01/2020	DRP 4 Presentation	Setbacks to lightwells 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.	Noted			Closed
4.09	OSD North	Materials and finishes	21/01/2020	DRP 4 Presentation	Ashington Place lightwells The Panel suggests looking at opportunities for improving outlook from the Ashington Place development across the lightwell to the proposed solid boundary wall.	Project Team	17/03/2020	The Panel supports the materials to the Ashington Place lightwells and looks forward to viewing samples when available.	Closed
4.10	OSD North	Built Form	21/01/2020	DRP 4 Presentation	Ashington Place lightwells The Panel suggests consideration of introducing natural light from the Ashington Place lightwell to benefit the commercial spaces within.	Project Team	17/03/2020	The Panel supports the materials to the Ashington Place lightwells and looks forward to viewing samples when available.	Closed
6.01	OSD South	Materials and finishes	17/03/2020	DRP 6 Presentation	Ground floor windows The Panel request further information provided regarding bird roosting mitigation measures at horizontal window heads that sit below the awning.	Project Team			Open
6.02	OSD South	General	17/03/2020	DRP 6 Presentation	Design Excellence The Panel accepts that Pitt Street South OSD meets design excellence parameters and is ready for submission to DPIE.	Noted			Closed
									Closed

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7.01	General	Integrated Art and Heritage Interpretation	31/03/2020	DRP 7 Presentation	<p>Post Colonial Heritage</p> <p>The Panel commended the depth and rigour of the historical research (post-colonisation) and its opportunity for heritage interpretation and display.</p>	Noted	N/A	N/A	Closed
7.05	OSD North	Built Form	31/03/2020	DRP 7 Presentation	<p>Building Envelope</p> <p>The Panel accepts the building envelope as presented with the exception of the 1.8m high balustrades on the top of the podium.</p>	Project Team	21/04/2020 05/05/2020	<p>This item seeks review of the proposed 1.8m glass balustrade solution</p> <p>The Panel supports the glass balustrade and efforts made to reduce its perceived height internally and externally.</p>	Closed
7.06	OSD North	Built Form	31/03/2020	DRP 7 Presentation	<p>Further Wind Study</p> <p>The Panel is concerned that screening the podium setback on the corner with 1.8m glass balustrade in order to moderate the impact of wind for podium users, will in turn negatively impact the wind conditions on the street that the setback has been designed to mitigate. The panel recommends further wind studies be undertaken to assess this. Refer Item 2.01 for further action.</p>	Project Team	21/04/2020 05/05/2020	<p>This item seeks further wind studies to understand the impacts the increased balustrade height will have on the broader development (i.e.: the podium setback is created to mitigate wind impacts on the public domain through the mitigation of downdraft, yet the high balustrade seeks to provide amenity on the podium roof during windy conditions – what impact will the provision of this balustrade have, if any on the wind at street level?)</p> <p>The Panel accept the wind consultant's opinion that the balustrade will not impact street wind conditions.</p>	Closed
7.07	OSD North	Built Form	31/03/2020	DRP 7 Presentation	<p>Planter Balustrade</p> <p>The Panel notes that a code compliant balustrade would be required on the outside edge of any planter to prevent falls, and seeks regarding the interface of the landscape and the balustrade edge.</p>	Project Team	5/05/2020	The Panel supports the presented solutions for balustrades to the outside edges of planters.	Closed
7.08	General	General	31/03/2020	DRP 7 Presentation	<p>OSD Design Parameters</p> <p>The Panel noted the status update provided on the OSD design parameters and that ongoing discussions are occurring between the Sydney Metro and the Pitt St Project Team to close these out progressively. The Panel accepts this has been achieved and will close this item in the design integrity tracker.</p>	Noted	N/A	N/A	Closed
7.09	General	General	31/03/2020	DRP 7 Presentation	<p>Design Excellence Guidelines</p> <p>The Panel noted the suggested process to be followed to close out and satisfy compliance with the design excellence guidelines and notes the detail on this process is to be agreed with DPIE, Sydney Metro and the developer.</p>	Noted	N/A	N/A	Closed
8.01	OSD North	Planning and Passenger Movement	21/04/2020	DRP 8 Presentation	<p>OSD Use & Retail offering</p> <p>The Panel accept that the planning requirements have been met relating to the proposed extent of commercial and retail use.</p>	N/A	N/A	N/A	Closed
9.01	OSD North	General	5/05/2020	DRP 9 Presentation	<p>Design Excellence</p> <p>The Panel endorses that design excellence has been achieved on OSD North, and the design is ready for submission to DPIE.</p>	N/A	N/A	N/A	Closed