



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

08 April 2019

Ms Maria O'Donnell
Specialist Planner
City of Sydney
via email

Dear Maria,

D2016/1529/C - RESPONSE TO COUNCIL RFI

This letter has been prepared in response to a series of emails from Council requesting additional information regarding D/2016/1529/C. The following table addresses each of these points directly.

Table 1 – Response to Council RFI(s)

Matter	Council Comment	Response
Flooding	1. The PMF level along Pitt Street basement ramp is 3.97mAHD. The proposed fire stair has an access to the basement 1 however, the floor level/ threshold level of this fire egress is unknown.	The fire stair configuration has been revised and is included within the amended plan at Attachment 1 .
	2. At the former location of Retail 06, the 1% AEP as documented in Arup's flood report is 3.265m AHD. The currently approved DA plans show Retail 06's FFL as 3.370m AHD. The proposed Retail 07 has been increased in size with finished floor levels lowered to 3.2mAHD. This FFL is below the 1% AEP level of 3.265mAHD and is not acceptable.	Retail 07 FFL has been reverted back to approved level, FFL 3.370m at Attachment 1 . No change to this FFL will be sought as part of this modification application.
	3. Approved fire stairs at this location are proposed to be replaced by Retail 06. From the flood maps (Arup's flood assessment report- figure 4.1) it looks like the 1% AEP levels at this location range between 3.6mAHD and 3.8mAHD. The finished floor levels for Retail 06 have been set at 3.4mAHD. A 1% AEP flood level shall be determined for this location and accordingly the FFL shall be set at or above the 1% AEP flood level to comply with City's Interim Floodplain management Policy.	The FFL of retail 06 has been updated to meet the FPL of 3.6m within the revised plans at Attachment 1 .

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Façade Details	1. Concerns are raised that the proposed exhaust ducts discharge at the base of several proposed green walls. It is unclear what the quality and temperature of the air coming out of these ducts will be, but there is a significant risk that these vents would create a microclimate that could cause the green walls to fail, particularly if the air being extracted is warm. Please provide further details on the mechanical system to the plant exhaust, including the force, temperature and quality of air coming out of the ventilation grilles. This information should also be provided to Jungleyfy, the green wall specialists who must confirm any impacts on the viability of the green walls.	Please refer to Attachment 2 for additional mechanical exhaust information. The Landscape Architect and Jungleyfy have confirmed that as part of the detailed design, an angle plate will be positioned in front of the exhaust between the proposed green wall to direct the air coming out from the exhaust. There will be no planting directly at the bottom of the exhaust, the idea is to propose planting species to have “hanging” effect to cover as much as the bottom. This detail will be documented at the detailed design phase.
	2. It is important that the top of the ventilation grilles are not visible above the building facades. A detailed section (scaled 1:50 that could be stamped, if approved) should be provided to demonstrate that the visual impact of the ventilation is minimised in so far as possible.	Please refer to Sketch provided at Attachment 1 which demonstrates that the ventilation grilles are to be located below the façade / parapet, which will be invisible from the street level.
	3. The plans and elevations indicate that there are areas of glazing with plant and/or voids behind but it is not clear what type or treatment to the glazing is proposed. For example, on level 1, 01 mezzanine, and Level 2 (west and south elevations). The approved glazing under Modification B is a clear type, fritted in selected locations. The elevations should be clarified accordingly.	Similar to the previous DA, only the fritted extent is annotated. For un-fritted glass used throughout the building it will be designed to maintain full expansive glass across each pixel façade module. For the previous level 5 structural transfer floor, though it also had mechanical services on the floor, the façade is perceived on the outside no different from every other floor above and below. The Architect intends to maintain this principle and avoid limiting the facade to being perceived as a back-pane. The only visible back pane of the glazing pixel is on Pitt Street ground floor beside (north) the basement entry to cover the fire stair.

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ESD	4. The proposed architectural plans have a materials schedule attached (9911 Rev. D) but it does not include all of the approved materials. Currently, there are two boards approved. It is my understanding that the application proposes to supersede all the currently approved set of plans with the set proposed under this modification. It may be that none of the approved materials are changing however, for completeness it is recommended that a materials colours and finishes schedule is carried through and coordinated with the currently proposed set of elevations that can be potentially stamped as the most up to date revision.	Drawing 9910 Rev.E is amended and attached as per council's request at Attachment 1. Terracotta sample is now included and material description also updated.
	The applicant is invited to enter into a formal NABERS Hotel Energy Commitment Agreement with the Office of Environment and Heritage.	This option will not be pursued by the applicant, as the existing sustainability commitments contained within the approved DA will be honoured.
	1. Water efficiency – appliances: "Significant improvement in overall selection of high efficiency (low water flow rate) taps/ showers/toilets"	This is an incorrect quote and was not stated in the ESD Strategy. Water efficient WELS recommendations have been provided by WGE to the interior designers, however this is to be detailed in the detailed design phase. Generally, achieving 5 Star Green Star will automatically necessitate that water efficient hydraulic fixtures with good WELS ratings are specified.
	2. Glazing: 'improved glazing thermal performance'. Specifically, how will the proposed glazing actually exceed NCC Section J requirements under the 2020 Deemed-To-Satisfy pathway that will apply generally to new construction from 2020?	2020 Deemed-To-Satisfy is not relevant to this project, as it has been designed to the NCC 2016 provisions and will fall within the grace period prior to the new NCC coming in force in 1 May 2020.
	3. Pool and spa heating: Can you please clarify whether a co-generation plant is going to be installed or not for electricity generation and pool heating. The report indicates that it might be. More certainty is required.	A 65kWe microturbine co-gen is still included within the Tower B design for electricity generation and heating, however its use will need to be confirmed during detailed design. The

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		pool has been designed to accommodate either heating method.
	4. Sustainably sourced materials: The report states that 'Sustainably sourced construction products including steel, timber, PVC and the like' will be used. Can you please provide some more detail here and confirm if certification will be sought in that regard. It is recommended that the use of uncertified hard woods is avoided.	At the current stage of the project, the Green Star Credits 20.1 to 20.3 for sustainably sourced steel, certified timber, best practice PVC will be targeted as part of the Tower B 5 Star Green Star strategy. The overall Green Star points strategy is subject to further refinement during DD and Tender etc. phase.

Should you require any additional information relating to this development application, please do not hesitate to contact me on 0402 344 023 or at aryan@urbis.com.au.

Yours sincerely,



Ashleigh Ryan
Associate Director- Planning

Attachment 1 – Revised Architectural Plans

Attachment 2 – Mechanical Exhaust Memo