

18 May 2020

Re:SMCSWSPS-PCH-OSS-PL-REP-000003

Pitt Street Developer South Pty LTD
By Email

Re: Building Code of Australia 2019 - Section 4.55 Building Compliance Statement
Project: Pitt Street South Overstation Development

Overview:

The Minister for Planning granted development consent to SSD DA 17_8876 for Concept Approval of a commercial or residential Over Station Development (OSD) above the new Sydney Metro Pitt Street South Station on 25 June 2019. This Development Consent includes:

- *A maximum building envelope, including street wall and setbacks for the over station development*
- *A maximum building height of RL 171.6 metres*
- *Podium level car parking for a maximum of 34 parking spaces*
- *Conceptual land use for either one of a residential or a commercial scheme (not both).*

MODS

This Section 4.55(2) modification application proposes to amend the Concept Approval for the Pitt Street South OSD in the following ways:

- *Permit the inclusion of 'retail premises' as an approved land use within the building podium, specifically at Level 2;*
- *Amend Condition A15 to allow for protrusion beyond the approved Building Envelope for:*
 - *architectural embellishments, to a maximum depth of 500mm at each elevation, and*
 - *awning and balustrade structures at Level 35 terrace and balustrade structures at Level 6 podium open space.*

No changes are proposed within this modification application to the approved maximum height of the building envelope at RL 171.6, approved maximum floor space, maximum car parking spaces, or strategies for design excellence.

Philip Chun Building Code Consulting has reviewed the plan referenced below, that will form part of the MOD application. We can confirm that we believe the works proposed will be capable of achieving compliance with the Building Code of Australia 2019. This is subject to normal design development and assessment required at the next stage of documentation which occurs in the time between the Development Application and the issue of the relevant Construction Certificate/s.

In our opinion, Development Consent should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia 2019 subject to fire engineering assessment.

Drawings assessed are as follows, as issued by Bates Smart Architects:

Drawing No.	Titled	Dated
SMCSWSPS-BAT-OSS-AT-DWG-930241-E	Stage 2 SSD DA L02 - GENERAL ARRANGEMENT PLAN	07/04/20

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.
Regards,



Peter Murphy
Senior Building Code Consultant
PHILIP CHUN BUILDING CODE CONSULTING