PITT STREET OVERSTATION DEVELOPMENT SOUTH

STAGE 01

CONCEPT MODIFICATION

MAY 2020

SYDNEY METRO CITY AND SOUTHWEST

STATE SIGNIFICANT PLANNING APPLICATION

CONCEPT SSDA MODIFICATION

PREPARED FOR PITT STREET DEVELOPER SOUTH PTY LTD

SMCSWSPS-BAT-OSS-PL-REP-000003

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Gadigal people of the Eora Nation as the traditional custodians of this land and pay our respects to the Elders past, present and emerging.

CLIENT
Pitt Street Developer South Pty Ltd

CONSULTANTS
Bates Smart gratefully acknowledge the development and consultant team who were integral to the preparation of this design concept:

Developer:	Pitt Street Developer South Pty Ltd
Builder:	CPB
Town Planning:	URBIS
Heritage:	GBA Heritage
Structure:	Taylor Thomson Whitting
ESD:	Cundall Johnston & Partners
BCA:	Philip Chun
Fire Service:	CJ Arms
Fire Safety Engineering:	Warrington Fire
Hydraulic Services:	CJ Arms
Mechanical Services:	LCI Consultants
Electricals:	LCI Consultants
Vertical Transportation:	LCI Consultants
Wind Assessment:	CPP
Waste:	TTM Group
DDA:	Philip Chun
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PROJECT NUMBER
s12237

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ARTIST ILLUSTRATION

1.0 INTRODUCTION

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).

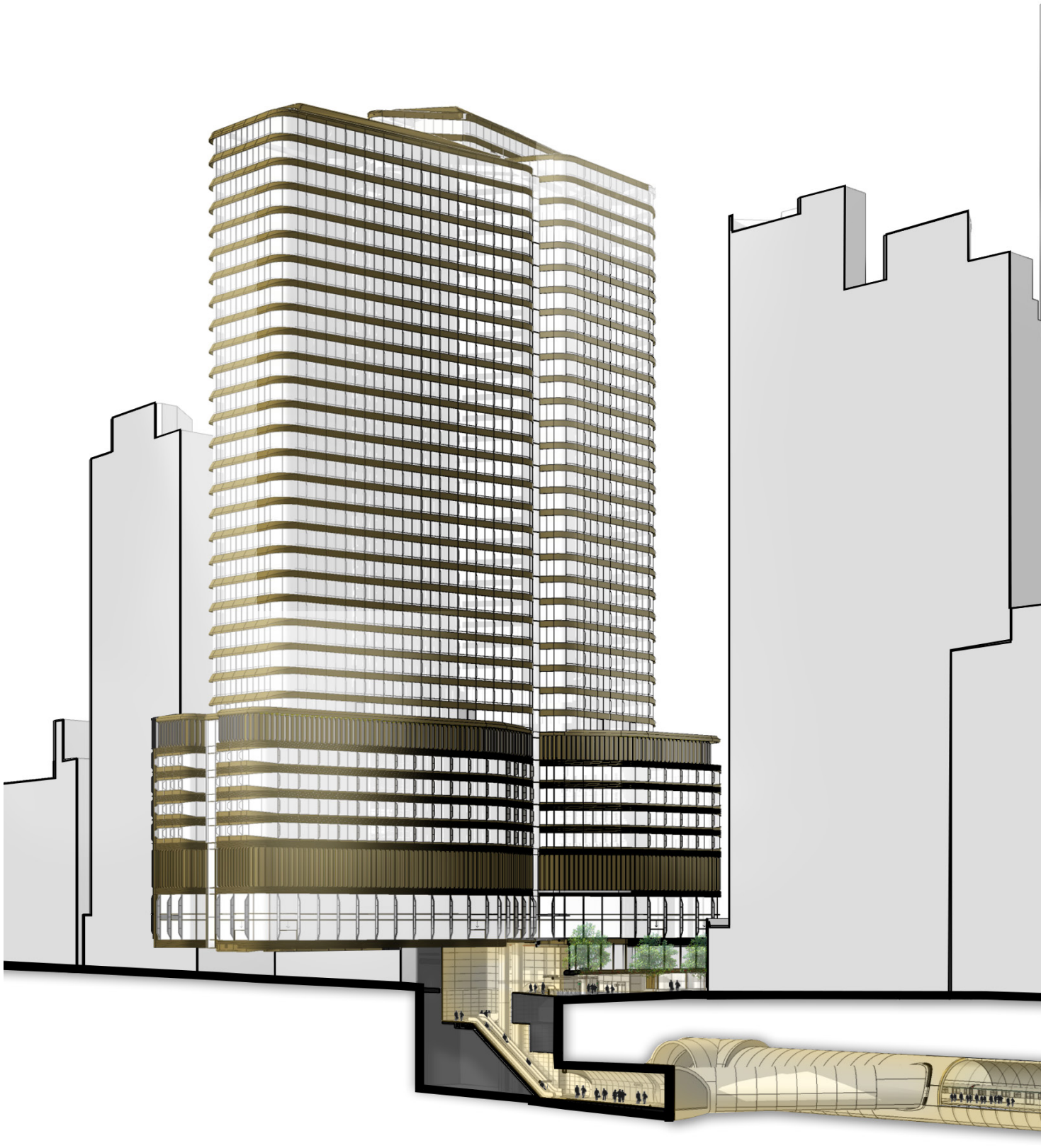
MODS
This Section 4.55(2) modification application proposes to amend the Concept Approval for the Pitt Street South OSD in the following ways:

- 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:
    - o architectural embellishments, to a maximum depth of 500mm at each elevation, and
    - o awning and balustrade structures at Level 35 terrace and balustrade structures at Level 6 podium open space.

This report has been prepared to accompany an application to modify an approved Concept SSD DA for the Pitt Street South development, located at 125 Bathurst Street, also known as Lot 10 DP 1255507.

A detailed development application has been prepared and is the subject of a separate SSD DA being lodged concurrently. That application is for a proposed mixed use tower consisting of predominately Build to Rent residential use, with a small amount of retail at ground floor and on level 02. In addition, and the subject of a separate CSSI application, a metro station is located below street level, with an entrance at ground floor facing Bathurst Street, with associated plant and services located within the podium above ground.

The Stage 2 design has been developed in collaboration with Sydney Metro and a Design Excellence Evaluation Panel (DEEP) during an RFT stage in late 2018, and after award as the preferred proponent has subsequently been further developed and reviewed on 6 occasions by the Design Review Panel (DRP). As a result of the detailed design now being complete, a modification to the Stage 1 approval is sought to incorporate the below minor amendments:



PITT STREET SOUTH TOWER

2.0 VISION SYDNEY METRO

Connecting Sydney Midtown through the integration of the Pitt Street North and Pitt Street South Metro Stations. A 'new heart' of Midtown Sydney

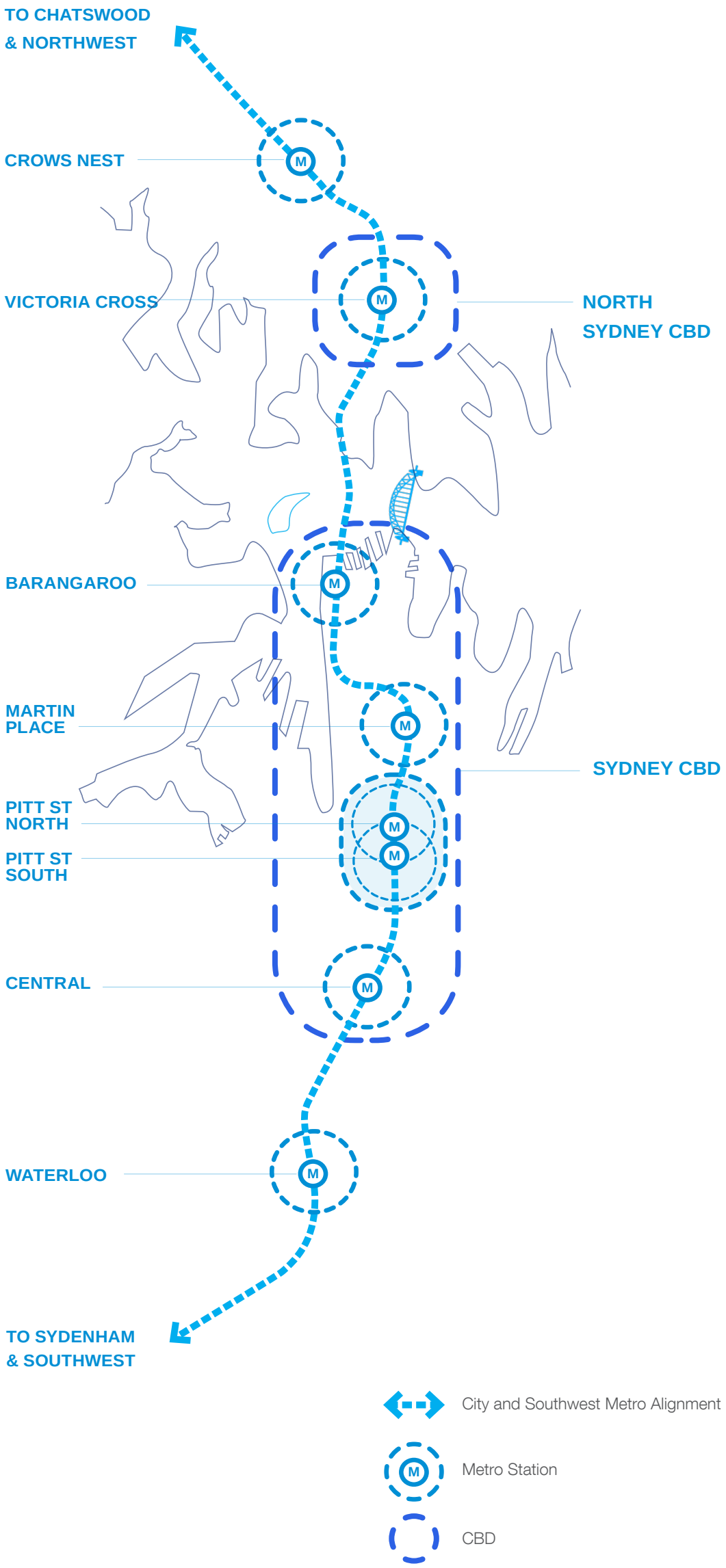
2.2 SYDNEY METRO

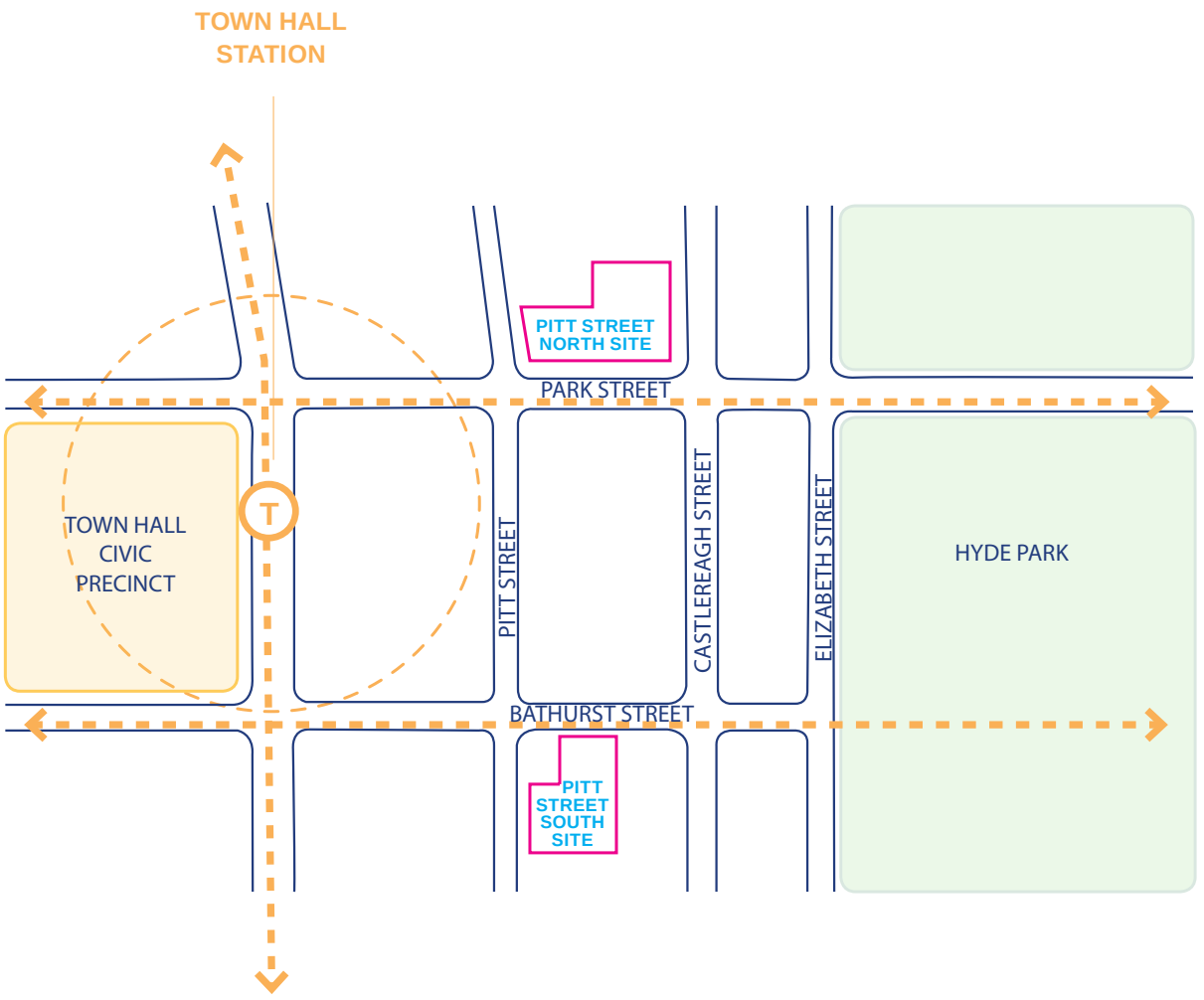
Sydney Metro is Australia's biggest public transport project. Services started in May 2019 in the city's north west with a train every four minutes in the peak. Metro rail will be extended into the CBD and beyond to Bankstown in 2024. There will be new metro railway stations underground at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new metro platforms under Central.

In 2024, Sydney will have 31 metro railway stations and a 66 km standalone metro railway system – the biggest urban rail project in Australian history. There will be ultimate capacity for a metro train every two minutes in each direction under the Sydney city centre. The Sydney Metro City and Southwest Metro project is illustrated in the figure adjacent.

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a Critical State Significant Infrastructure project (reference SSI 15_7400) (CSSI Approval). The terms of the CSSI Approval includes all works required to construct the Sydney Metro Pitt Street South Station, including the demolition of existing buildings and structures on both sites. The CSSI Approval also consists of the construction of below and above ground improvements with the metro station structure for appropriate integration with the OSD.

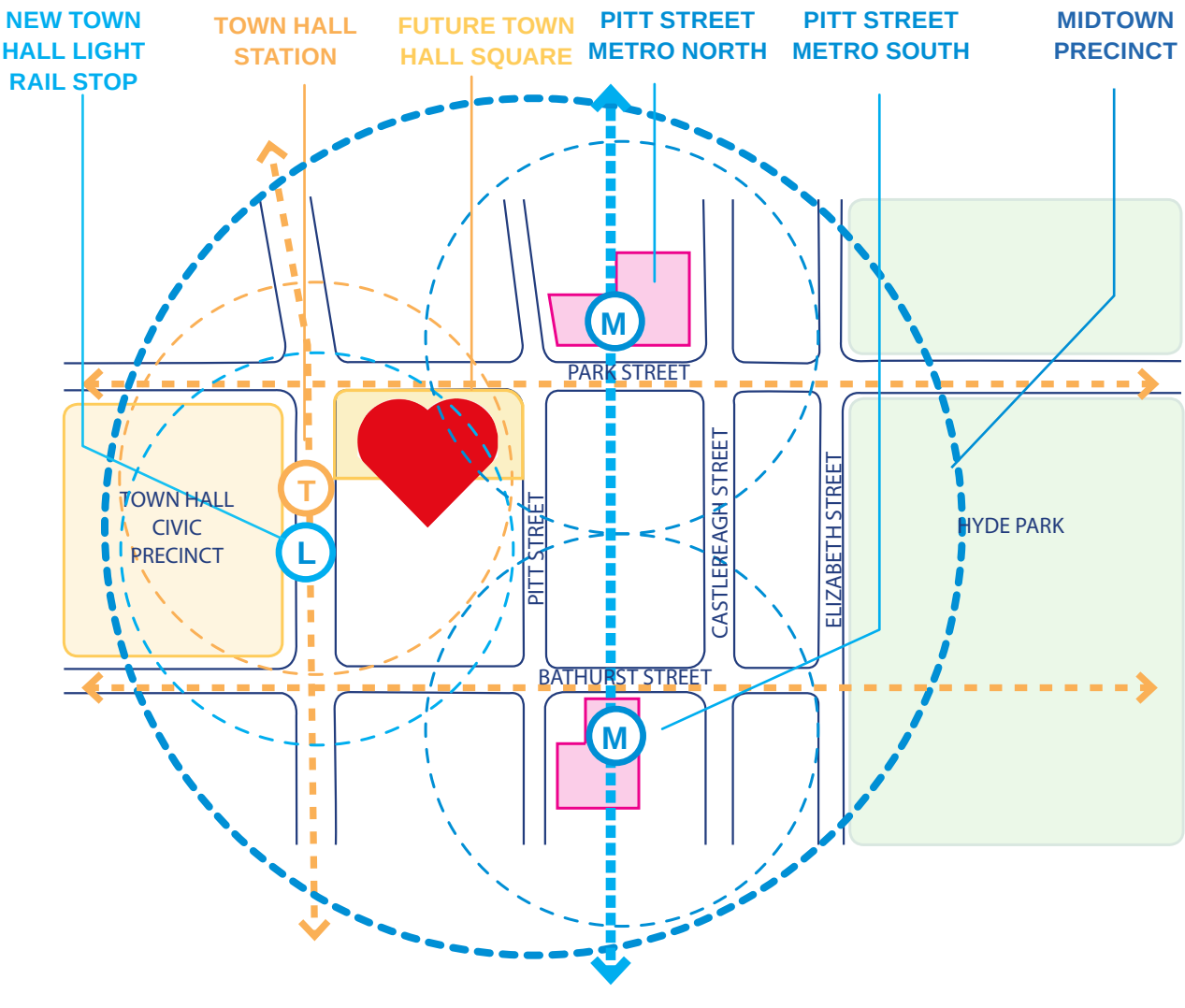
With regards to CSSI related works, any changes to the "metro box envelope" and public domain will be pursued in satisfaction of the CSSI conditions of approval and do not form part of the scope of the Concept SSD DA for the OSD. This report has been prepared to accompany an application to modify the approved Concept SSD DA.





Current Midtown Sydney

Future Midtown Sydney



3.0
SITE ANALYSIS
SITE & CONTEXT

3.1 SITE LOCATION

The site is 1710 sqm in area, roughly L-shaped, and comprises several sites amalgamated to form the new Pitt Street South metro site. It includes :

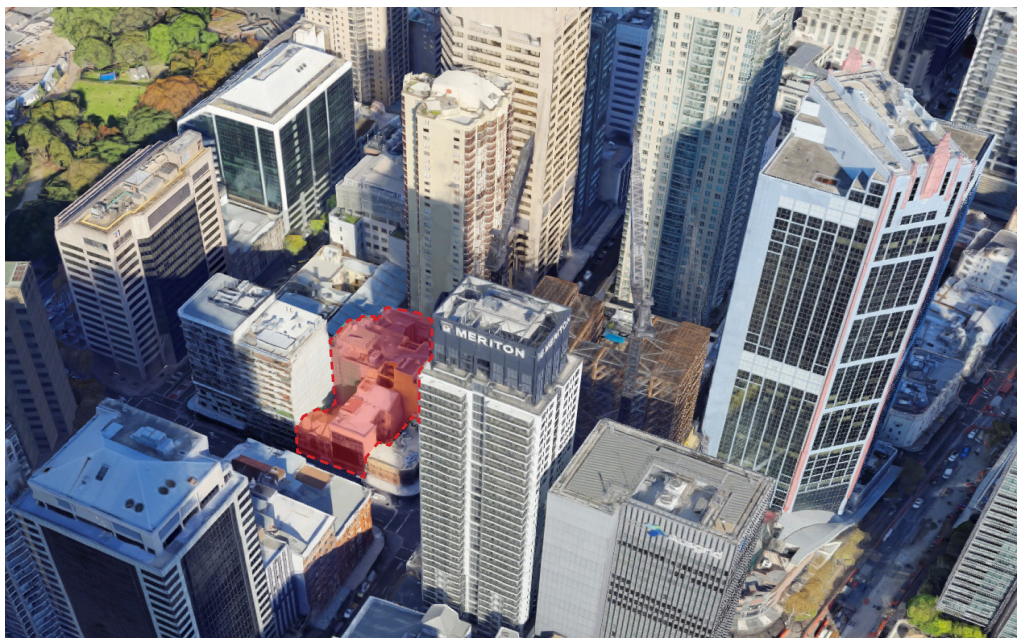
/ Lot 1 in Deposited Plan 60293 (127 – 129 Bathurst Street);

/ Lot 1 in Deposited Plan 59101 (131 – 135 Bathurst Street);

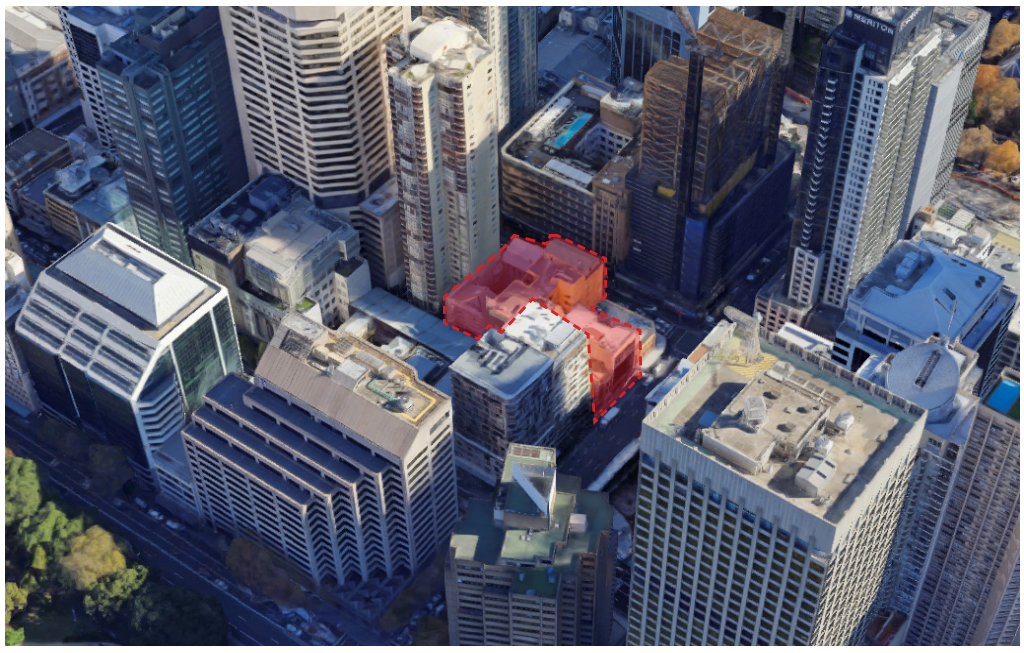
/ Lot 1 in Deposited Plan 436359 (296 – 300 Pitt Street); and

/ Lot 1 in Deposited Plan 62668 (302 Pitt Street).

The amalgamated entity is known as 125 Bathurst Street, Lot 10 DP 1255507. It is located to the south east of the intersection between Pitt Street and Bathurst Street and enjoys frontages to both streets. The street corner itself is occupied by a 3 storey heritage brick building known as the Edinburgh Castle Hotel.

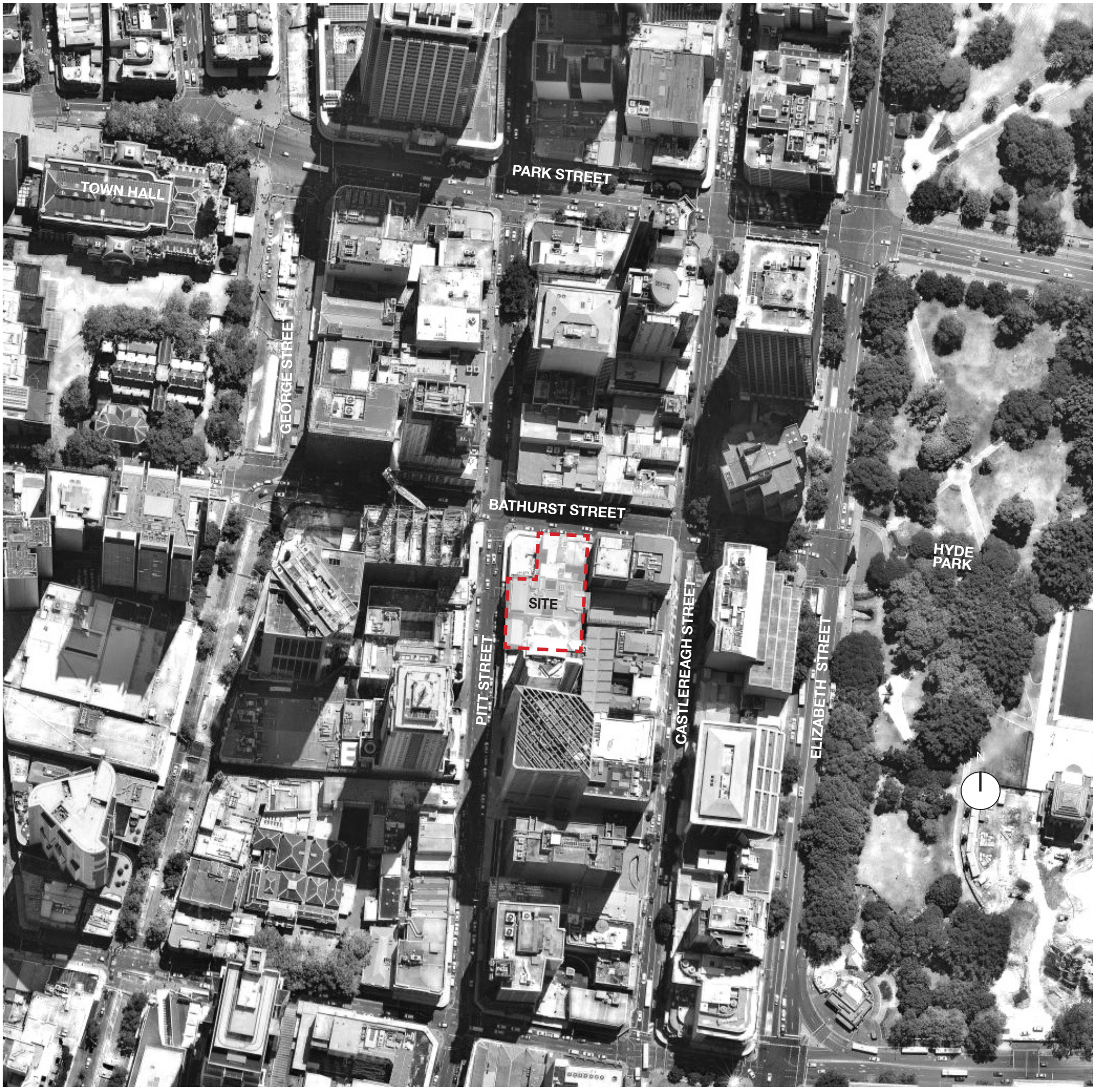


North west aerial view



North east aerial view

North aerial view

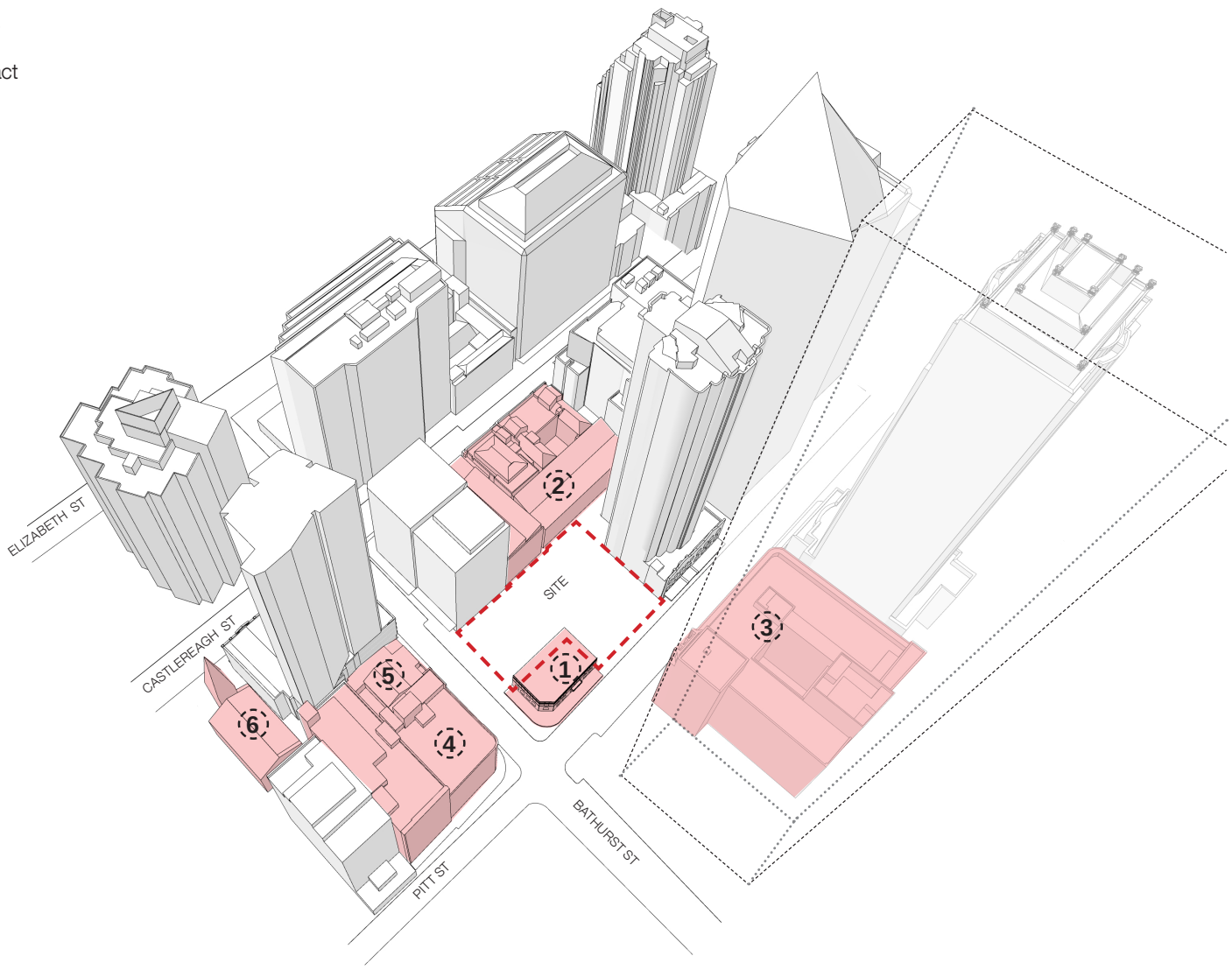

TOWN HALL
PARK STREET
GEORGE STREET
BATHURST STREET
SITE
HYDE PARK
PITT STREET
CASTLEREAGH STREET
ELIZABETH STREET
N

3.0
SITE ANALYSIS
HERITAGE CONTEXT

3.2 ADJACENT HERITAGE

There are a number of heritage buildings within the immediate context of the site. The closest of which is the Edinburgh Castle Hotel, a 3 storey face brick Inter-War Georgian style hotel of Local heritage significance.

Immediately east of the site, the Metropolitan Fire Brigade Building at 211-217 Castlereagh Street is a four storey face and rendered brick building in the Victorian Free classical style of State heritage significance, also of Local heritage significance. A highly contemporary steel and glass extension adjoins it to the north. A restrictive covenant has been placed upon the Fire House preventing further development of the site. Numerous other heritage buildings are within the broader context but do not directly interface with the proposed site. For further detail, please refer to the accompanying statement of Heritage Impact prepared by GBA Heritage.



KEY:
1/ Edinburgh Castle Hotel
2/ Metropolitan Fire Station
3/ Water Board Building
4/ International House
5/ Sydney Mechanics School of Art
6. St George Church

1


2


3


4


5

6

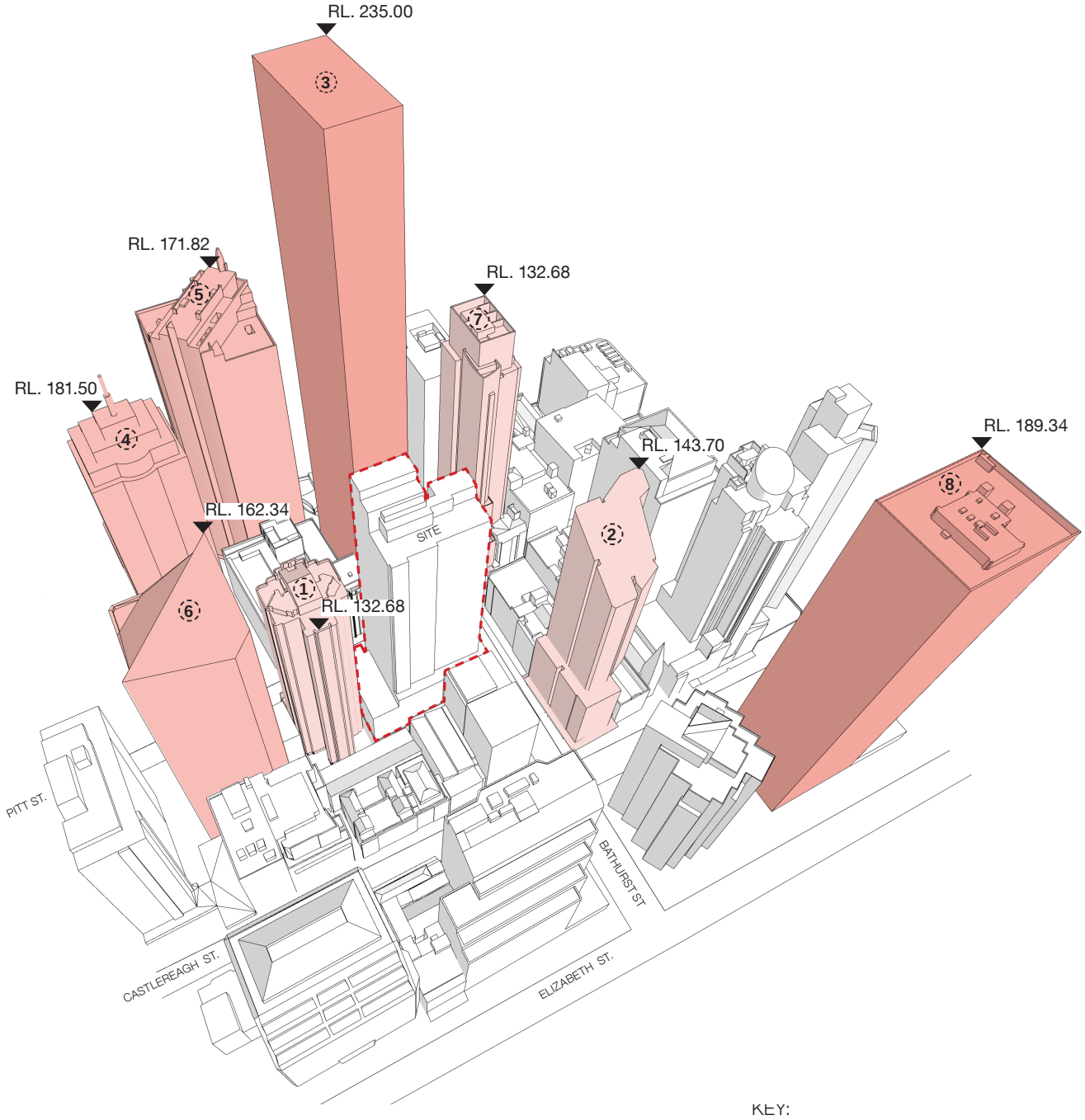
PICTURED
1/Edinburgh Castle Hotel
2/ International House
3/ 343 Pitt St.
4/ Metropolitan Fire Station
5/ Sydney Mechanics school of art
6/ YMCA

3.0
SITE ANALYSIS
HIGH RISE CONTEXT

3.3 HIGH RISE CONTEXT

The site is located in a dense urban context and is overlooked by a number of high rise buildings including residential and commercial buildings.

The precinct is dominated by tall residential buildings that increase in height from east to west. Immediately south of the site, Princeton Apartments is a residential tower containing approximately 32 residential floors and a total of 116 apartments. The tower is understood to have been built in the mid 1990's and its northernmost wall is built on the site boundary with the proposed development. The uppermost 26 residential levels contain 2 windows built on the site boundary per floor, each providing a secondary source of view outlook from kitchens of 2 apartments per floor. These windows are not compliant with current planning regulations however they must remain a design consideration for the proposed development due to existing use rights.



KEY:

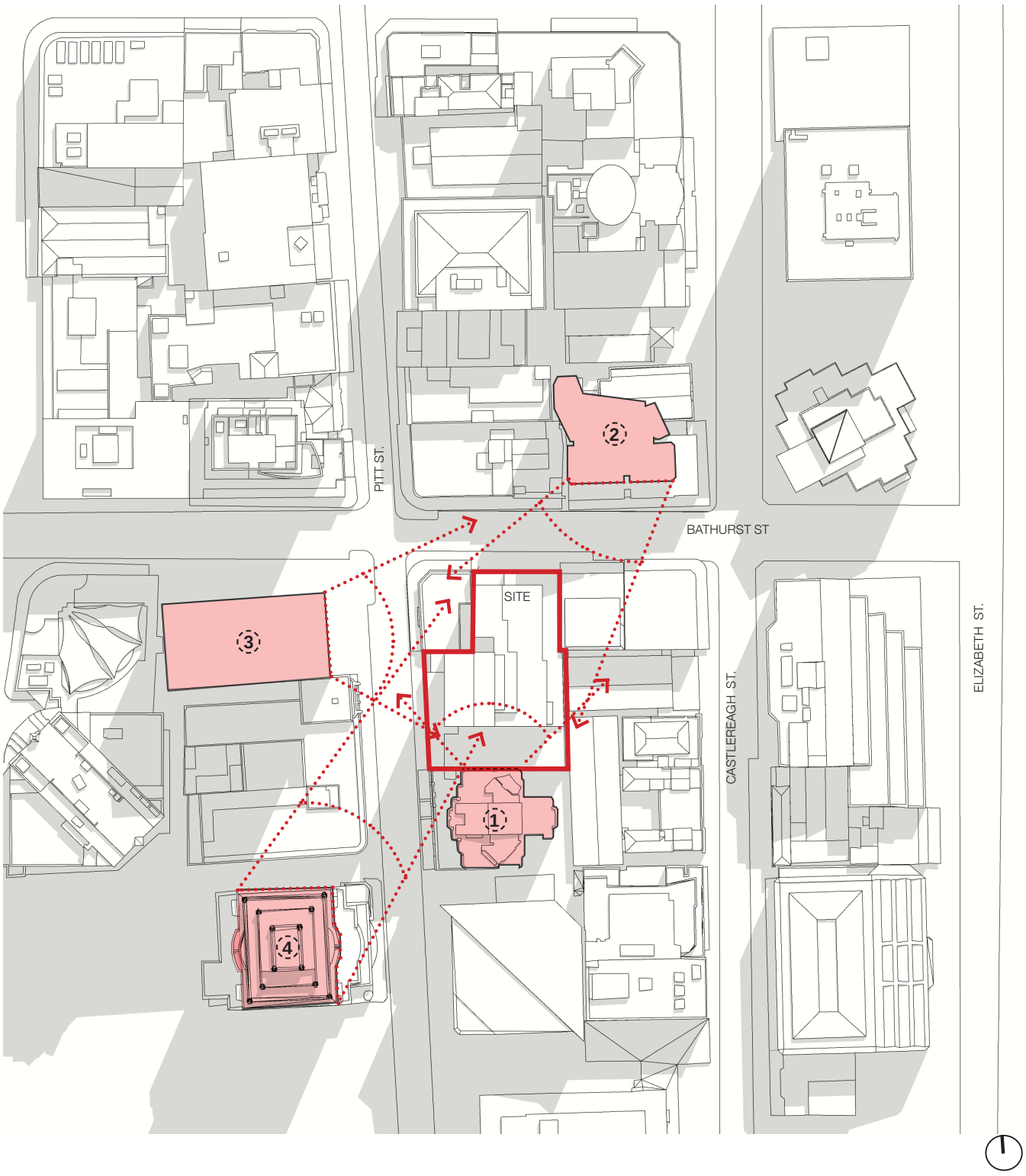
1. Princeton Apartments
   (Existing Apartments building)
2. Castle Residences
   (DA approved & Under Construction)
3. Greenland Building
   (DA approved & Under Construction)
4. Century Tower
   (Existing Apartments building)
5. 123-109 Bathurst St
   (Existing Commercial building)
6. Telstra Plaza
   (Existing Commercial building)
7. 329 Pitt St.
   (Existing Apartments building)
8. 109-216 Castlereagh St
   (Existing Commercial building)

ARTIST ILLUSTRATION

3.0
SITE ANALYSIS
RESIDENTIAL CONTEXT

3.4 ADJACENT TALL BUILDINGS

The diagram opposite shows the residential buildings within close proximity of the site, including Princeton Apartments, Castle Residences, Greenland Tower and Century Tower.



KEY:
1. Princeton Apartments
   (Existing Apartments building)
2. Castle Residences
   (DA approved & Under Construction)
3. Greenland Building
   (DA approved & Under Construction)
4. Century Tower
   (Existing Apartments building)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PICTURED
1/Princeton Apartments
(Existing Apartments building)
2/ Castle Residences, 115 Bathurst Street
(DA approved & Under Construction)
3/ Greenland Building, 116 Bathurst Street
(DA approved & Under Construction)
4/ Century Tower
(Existing Apartments building)
5/ Telstra Plaza
(Existing Commercial building)
6/ 203 Elizabeth St.
(Existing Commercial building)

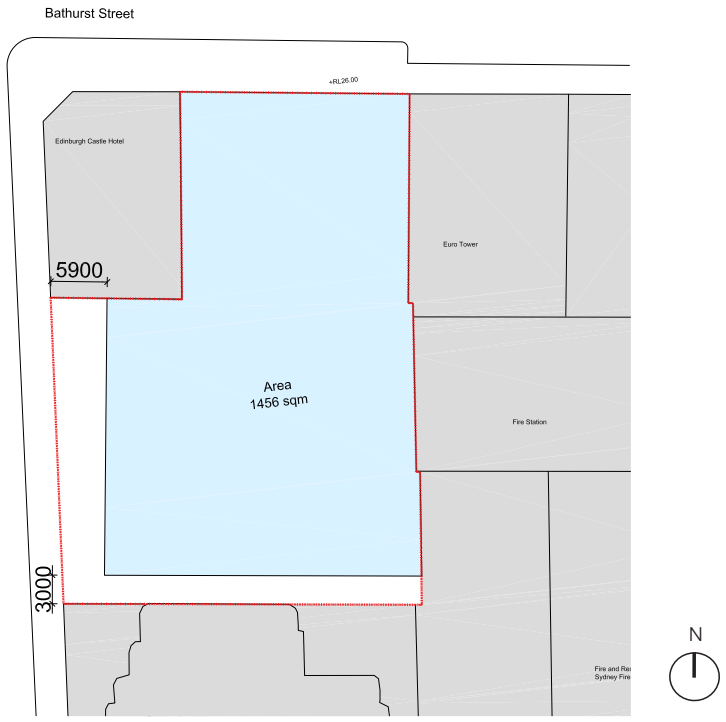
ARTIST ILLUSTRATION

4.0
FACADE EMBELLISHMENTS

4.0
FACADE EMBELLISHMENTS
APPROVED ENVELOPE

4.1 STAGE 1 ENVELOPE

The stage 1 application proposed a single tower envelope for 2 potential future uses, i) residential or ii) commercial. Residential uses require greater building separation and setback requirements from adjacent buildings than commercial uses in order to protect privacy and amenity of residents.



Podium Reference Envelope

The approved Concept SSD DA envelope incorporates a 45m high podium fronting Bathurst Street with a 4m setback to the tower above. A 19m high podium is proposed on Pitt Street with a 4.5m-5.9m setback to the tower above. The tower height is determined by a combination of Hyde Park solar access plane and additional overshadowing requirements.

Bathurst Street

- 45m High podium along Bathurst Street
- 4m setback to tower

Pitt Street

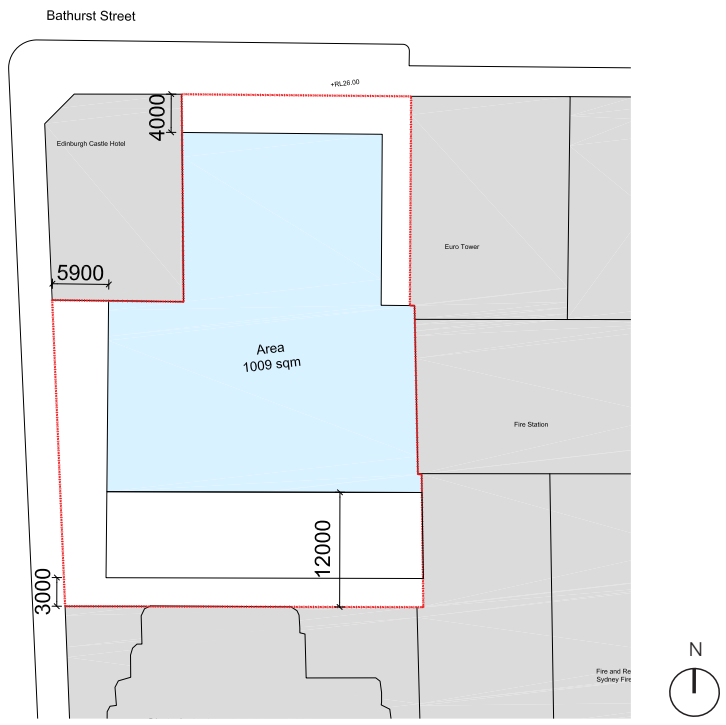
- 19m High podium along Pitt Street
- 5.9m - 4.5m setback to tower, following line of Princeton Apartments

Princeton Apartments

- 45m High podium, stepping down to a 19m high podium
- 12m Setback to Princeton Apartments along south face

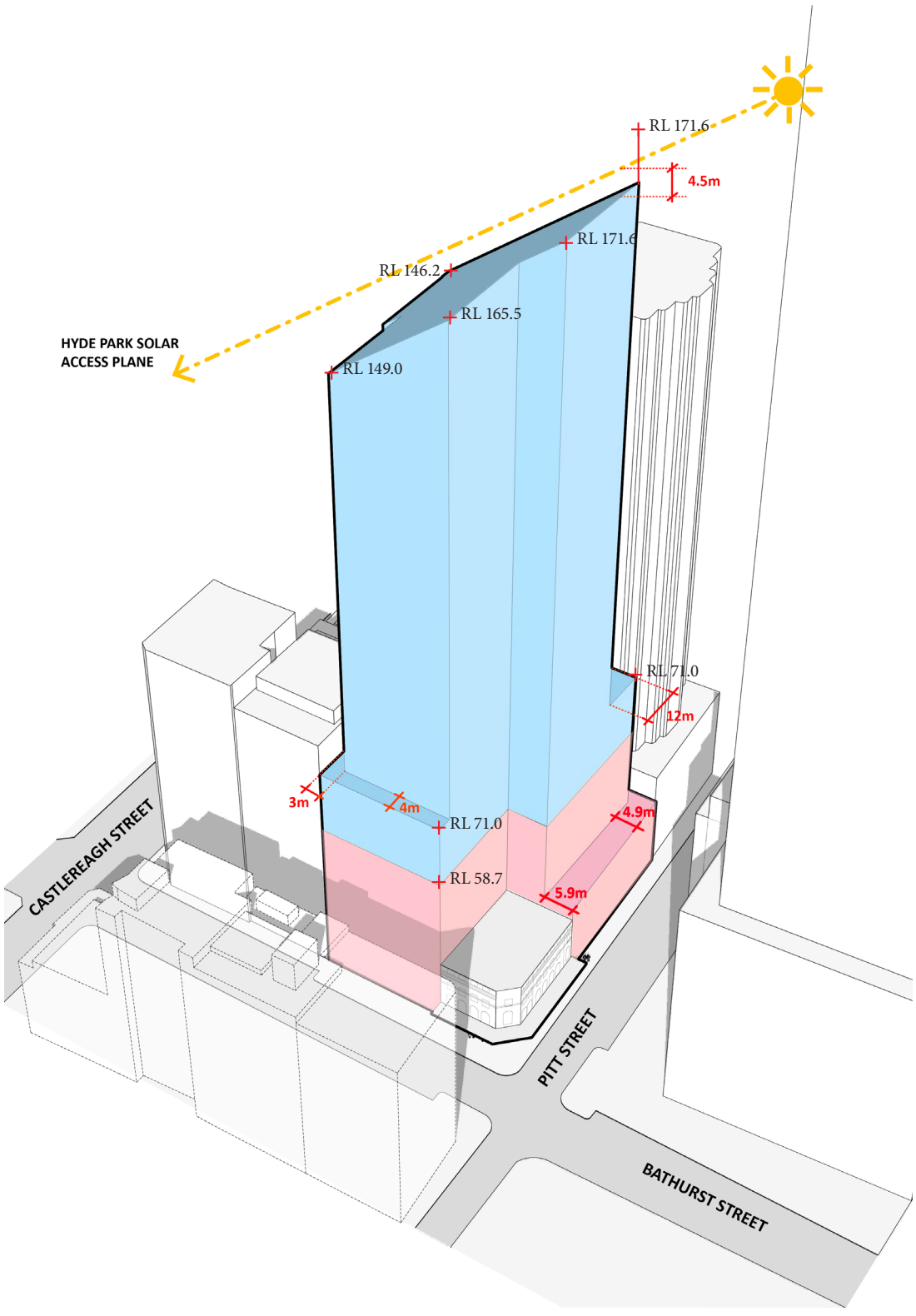
Euro Tower

- 3m setback along boundary to Bathurst Street



Tower Reference Envelope

The SSDA concept envelope proposes a 45m high podium fronting Bathurst Street with a 4m setback to the tower above. A 19m high podium is proposed on Pitt St. With a 4.5m-5.9m setback to tower. The tower height is determined by a combination of Hyde Park solar access plane and additional overshadowing requirements.

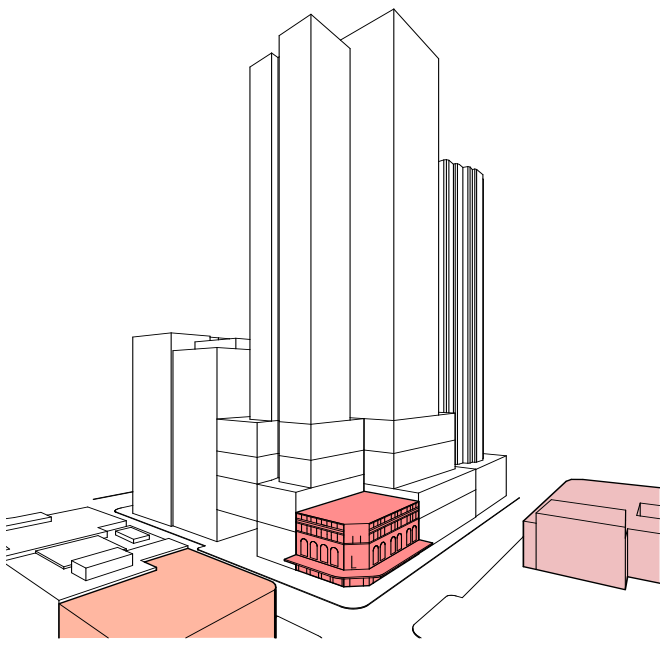


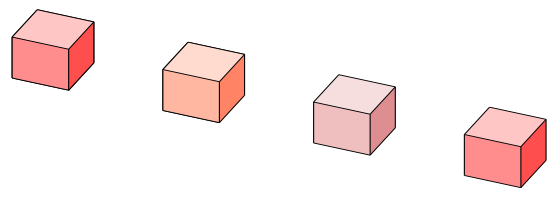
Reference Envelope

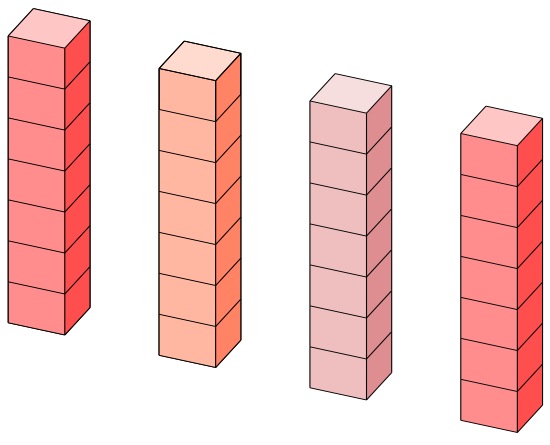
4.0
FACADE EMBELLISHMENTS
DESIGN CONCEPT

4.2 TOWER CONCEPT

Conceptually Pitt Street South's built form, materiality, façade and colour concept can be described in the below terms:







International House

Edinburgh Castle Hotel

Water Board Building

HERITAGE CONTEXT

The context consists of a number of low scale / three to four storey variegated brick historic buildings.

Precast concrete in red / mauve hues derived from the adjacent heritage context creates a contemporary expression which is uniquely of its place.

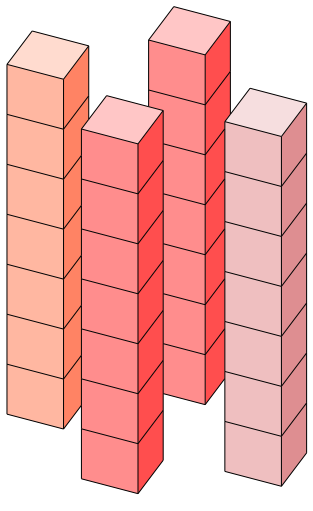
HUMAN SCALE

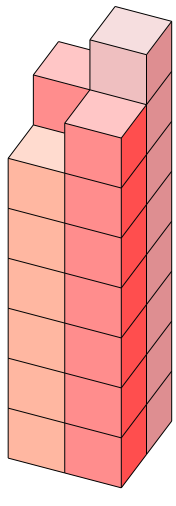
We have conceptually abstracted these buildings into three storey volumes of a human scale that relates to the historic context.

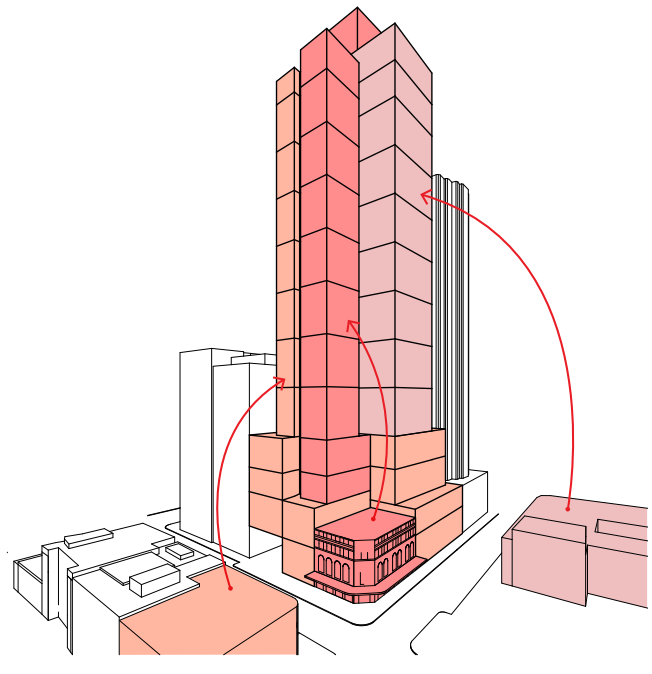
TOWER SCALE

The blocks are then stacked vertically to create individual slender towers which recall the three storey historic context.

The tower façade reinterprets the historic brick facades of midtown in contemporary masonry; while also referencing their three storey scale. Human scaled dimensions create a residential character, with differentiated responses to living, balcony and bedroom conditions.







NESTLED TOWERS

The towers are nestled into a cluster with their heights varied to create a distinct skyline massing responding the sun-plane.

COLLECTION OF TOWERS

Four individual slender towers are brought together to create a single tower massing.

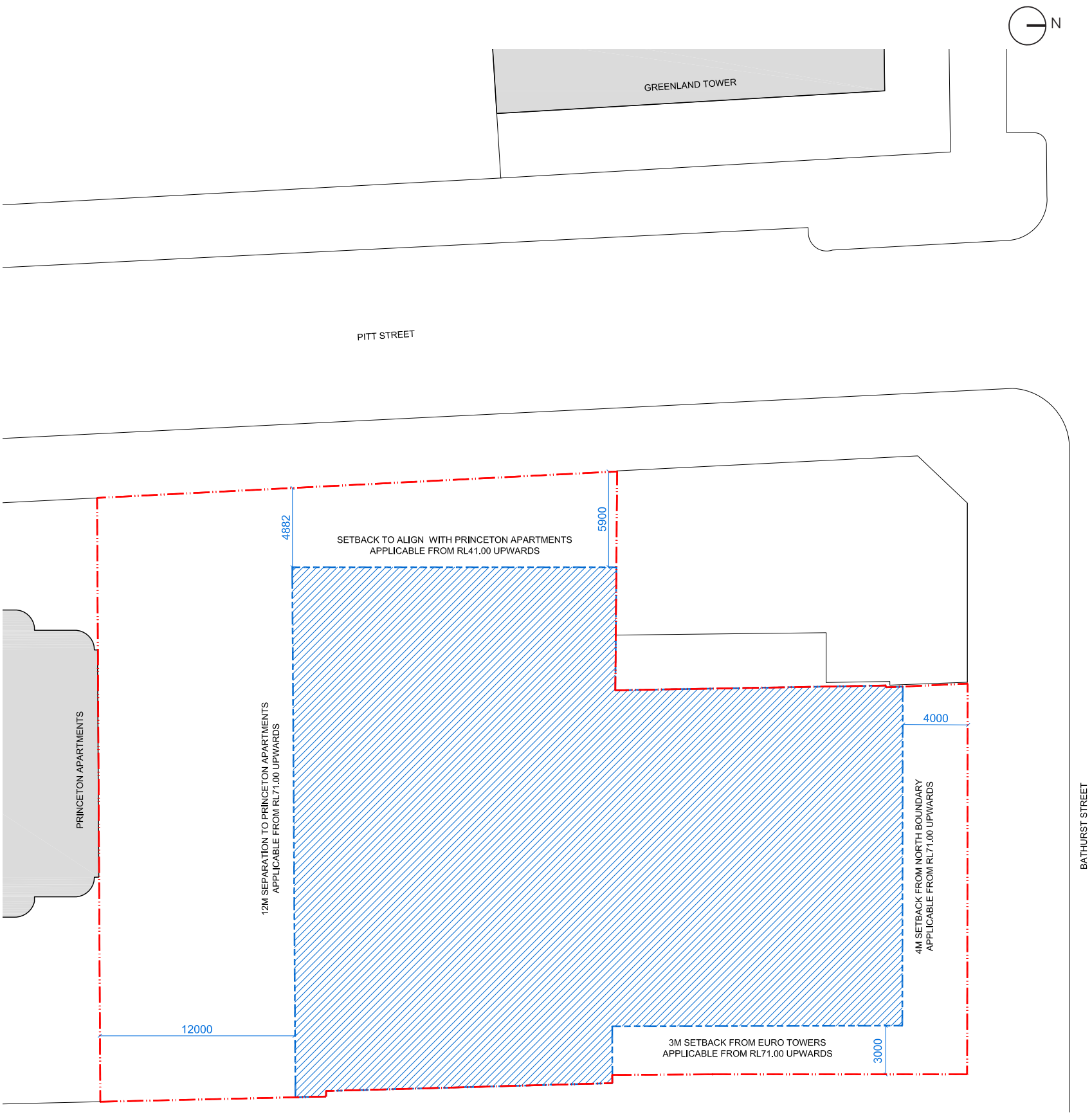
DEFINING FORMS

The resulting composition contains a high level of richness, detail, warmth and human scale, and is unmistakably integrated with its context. Our intention has been to build upon the existing character of Midtown and create a new insertion which is truly of its place.

4.0
FACADE EMBELLISHMENTS
ENVELOPE COMPLIANCE

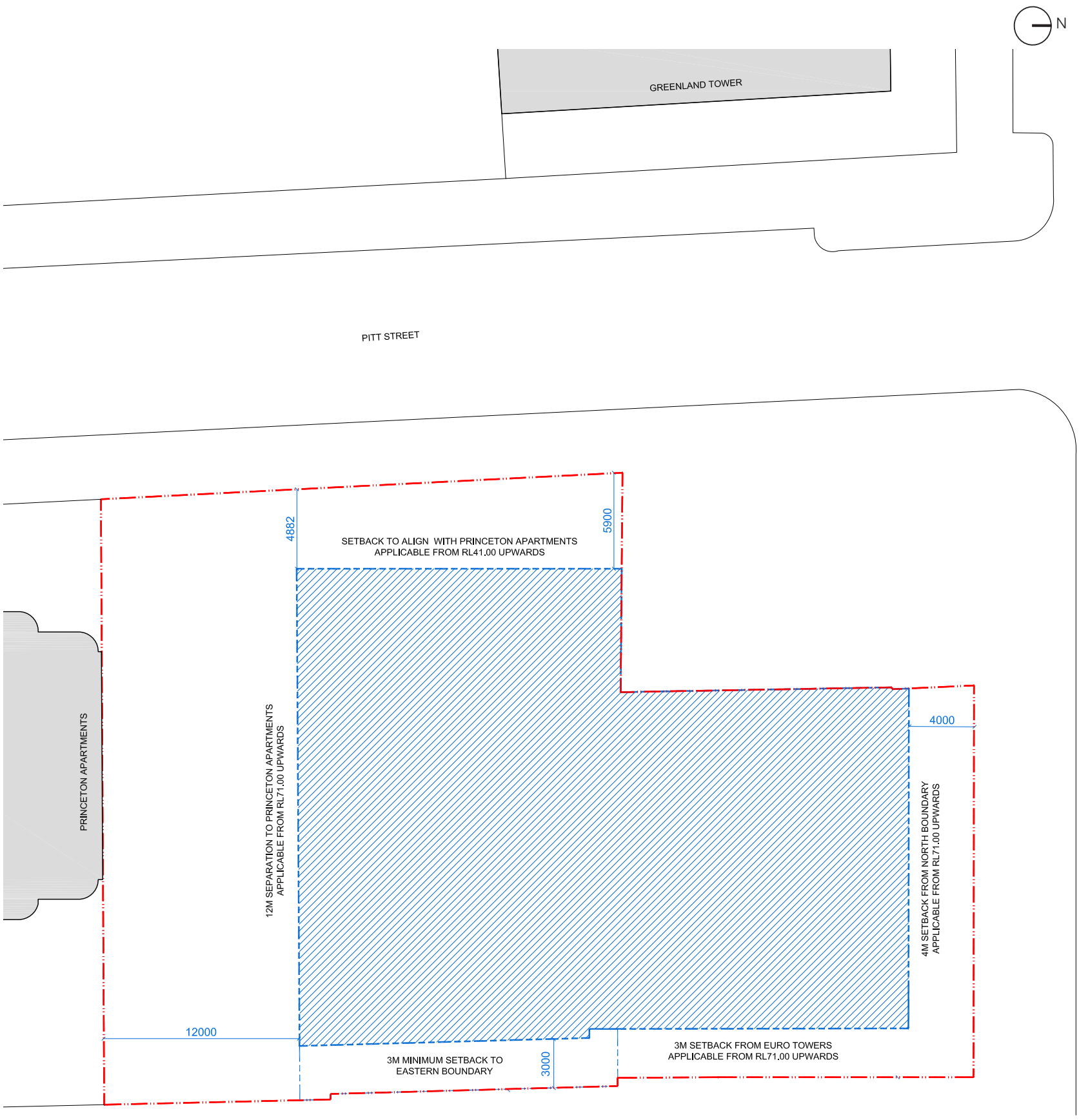
4.3 APPROVED STAGE 01 ENVELOPE

The below plan shows the approved Stage 1 envelope of a typical tower floor, located above RL 71.



4.4 PROPOSED STAGE 02 ENVELOPE

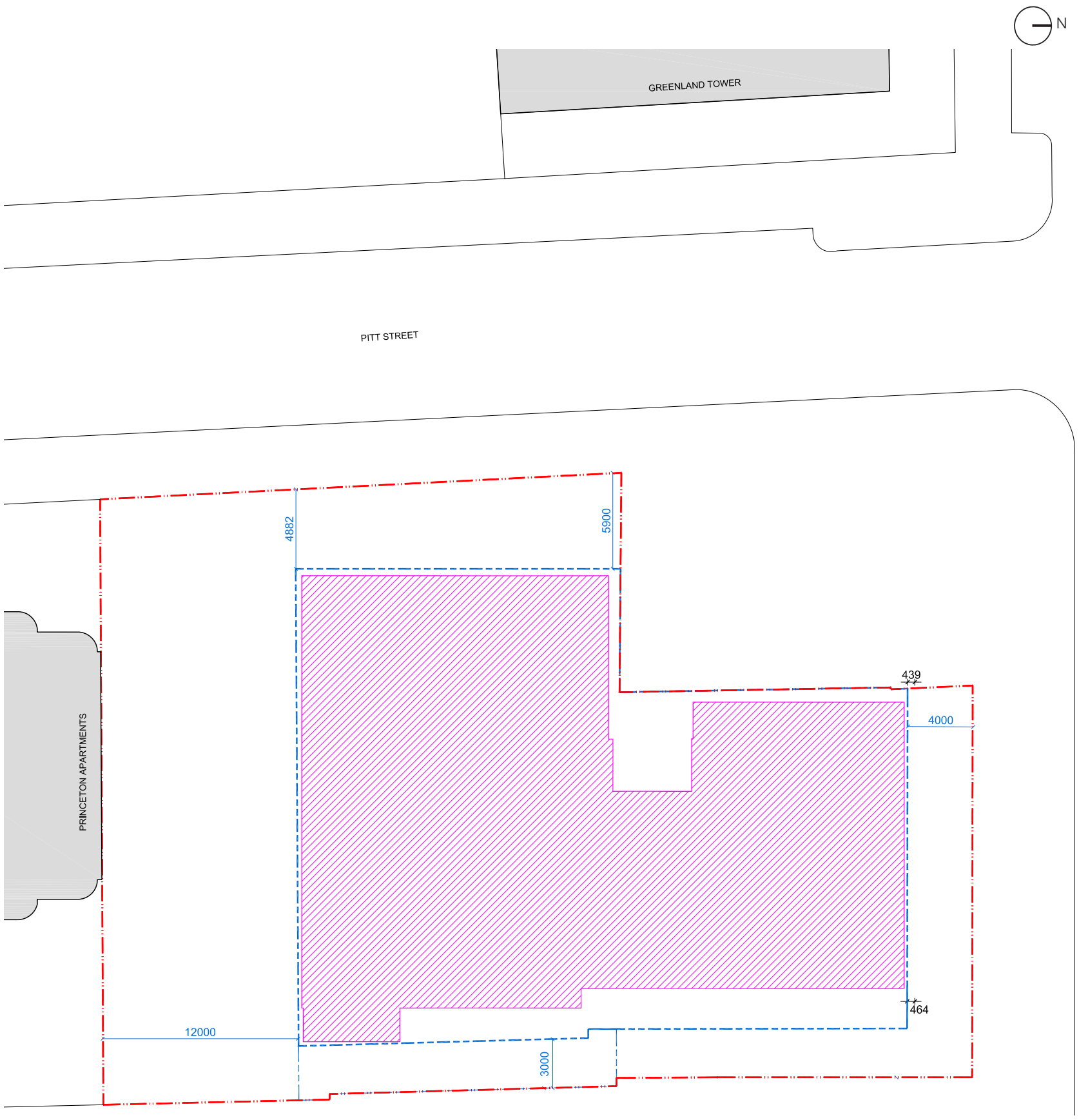
A condition of Stage 1 consent required an increase in building setback from 0m to 3m along the eastern Boundary at the interface with the Metropolitan Fire Service building. This setback was required in order to maximise solar access to the Princeton Apartments residential tower immediately to the south.



4.0
FACADE EMBELLISHMENTS
ENVELOPE COMPLIANCE

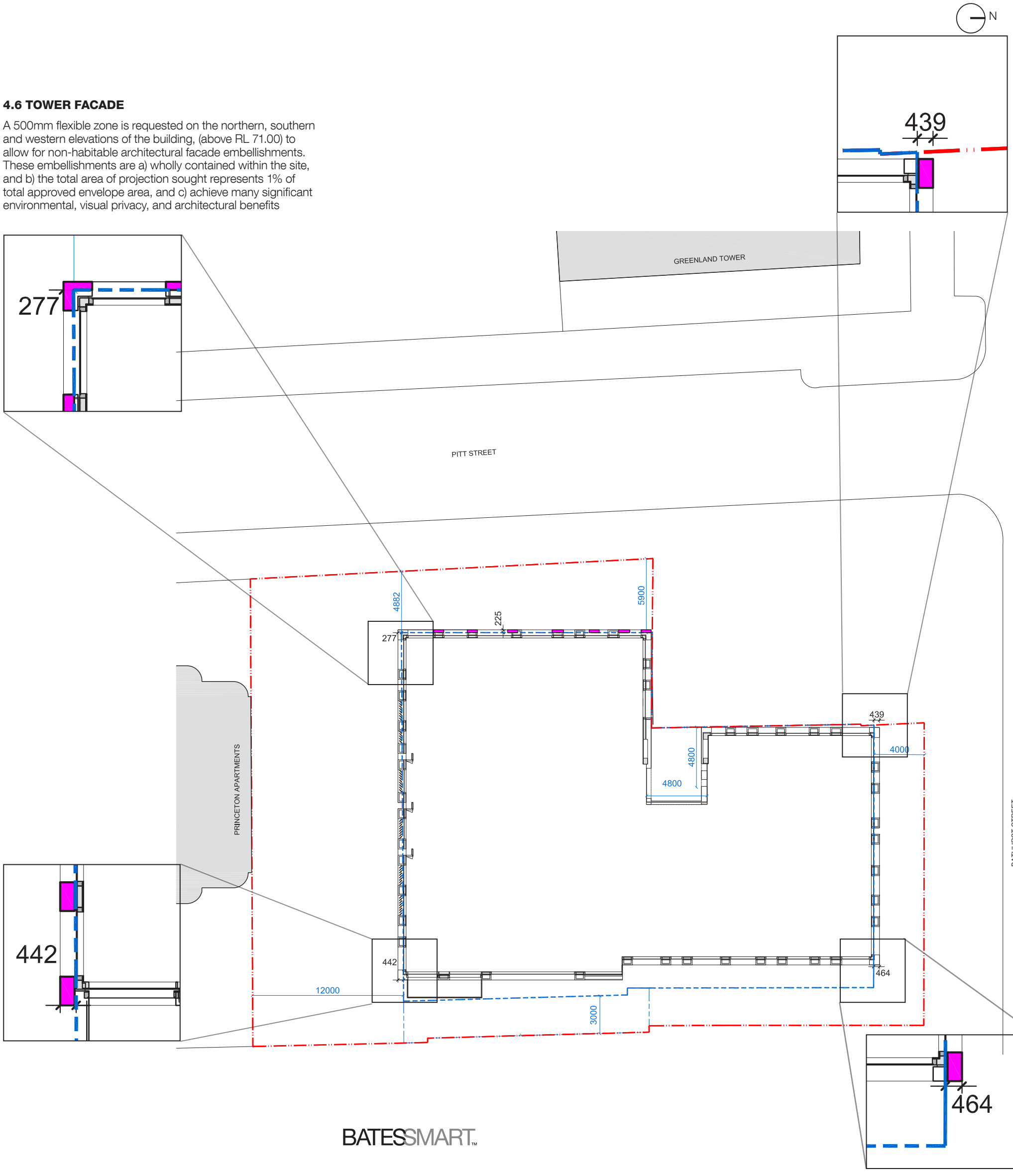
4.5 GFA PLUS BALCONIES

The Stage 2 SSDA tower design, (subject of a separate development application), proposes 100% of floorspace, both internal (GFA) and external (balcony), be located wholly inside the approved envelope. The percentage of approved envelope occupied by built form is 85%, 15% below the maximum permissible.



4.6 TOWER FACADE

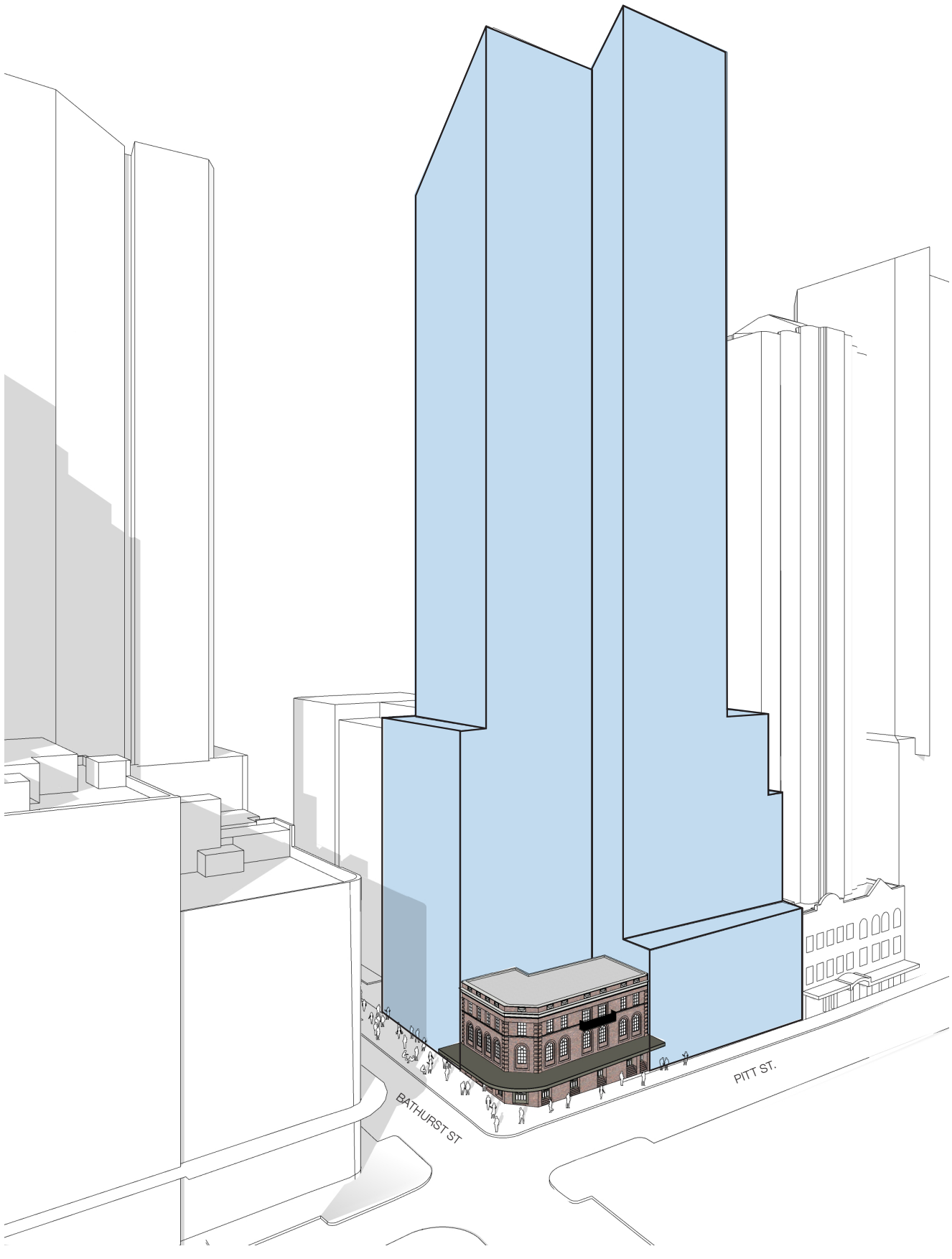
A 500mm flexible zone is requested on the northern, southern and western elevations of the building, (above RL 71.00) to allow for non-habitable architectural facade embellishments. These embellishments are a) wholly contained within the site, and b) the total area of projection sought represents 1% of total approved envelope area, and c) achieve many significant environmental, visual privacy, and architectural benefits



4.0
FACADE EMBELLISHMENTS
ENVELOPE COMPLIANCE

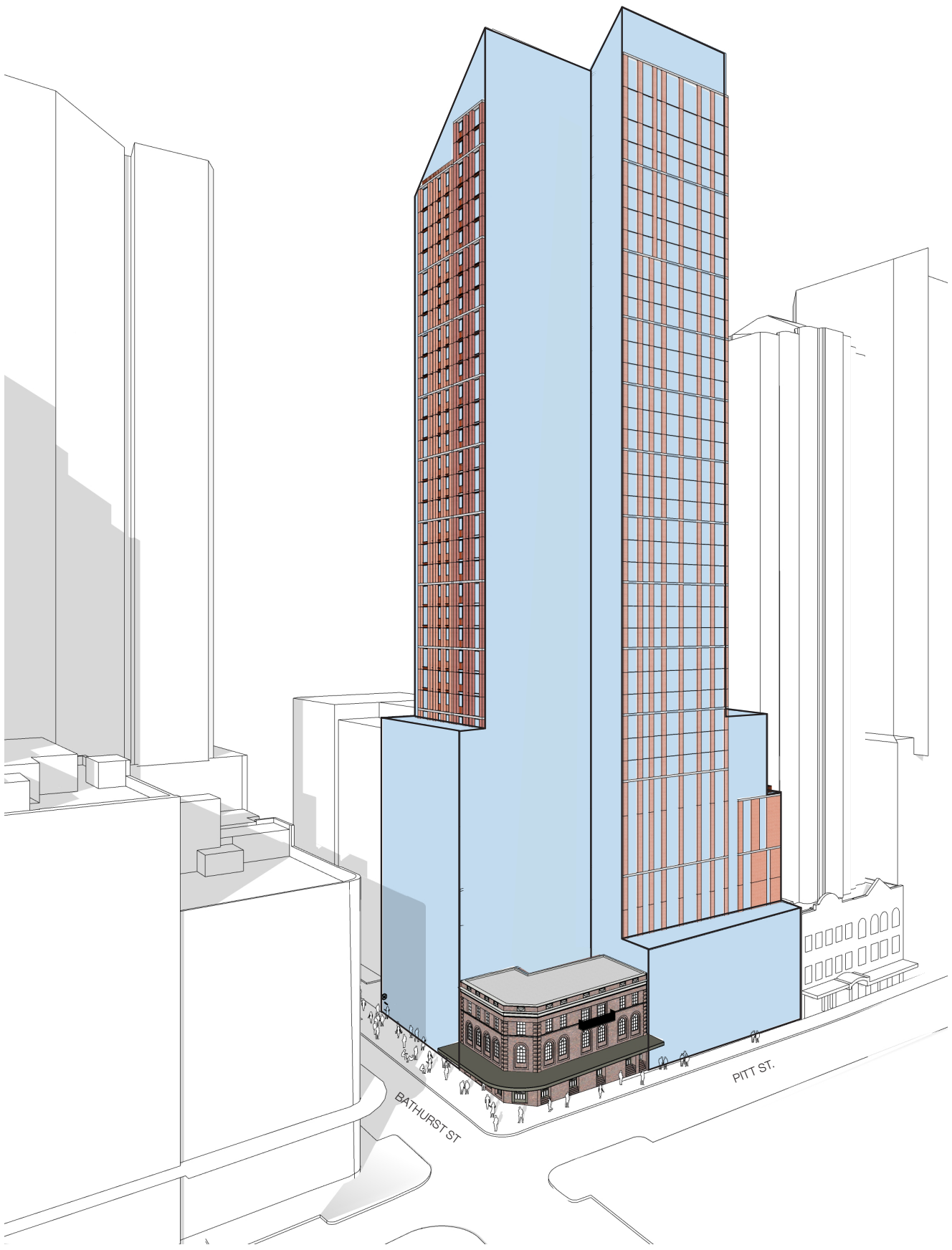
4.7 APPROVED STAGE 01 SSDA ENVELOPE

The adjacent illustration shows the approved Stage 1 envelope.



4.8 EMBELLISHMENTS

The adjacent illustration shows the proposed Stage 2 tower design located within the approved Stage 1 envelope. 100% of floorspace is wholly contained inside the Stage 1 envelope. Horizontal and vertical external facade articulation in the form of facade embellishments are proposed to extend from the approved envelope to a maximum depth of 500mm in the locations shown. These projections occur on 3 facades only, west, north, and south, and comprise a total of 1% of total approved envelope area.



4.0
FACADE EMBELLISHMENTS
RESPONSE TO HERITAGE

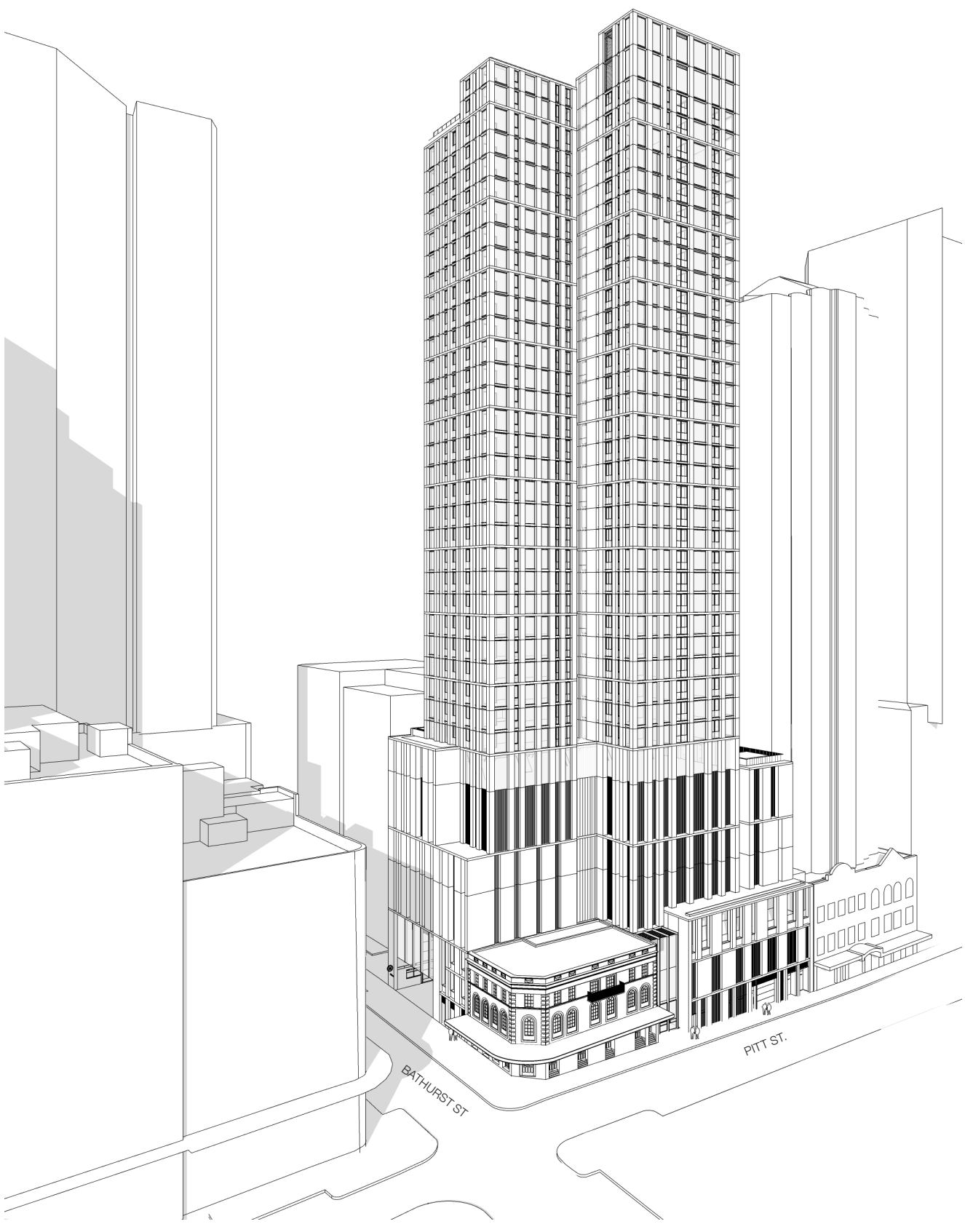
4.9 KEY BENEFITS OF EMBELLISHMENTS

The proposed embellishments achieve the following benefits:

1. References Heritage Context
2. Provides visual privacy
3. Provides passive solar shading
4. Creates a human scale.

In addition, the proposed embellishments are supported by both the DEEP and DRP, and are endorsed as achieving design excellence

Further information on each of the above items is contained over the following pages.



4.10 REFERENCES HERITAGE CONTEXT

As described in section 3.2, a number of heritage buildings are located within the immediate context of the site. These heritage buildings all display masonry facades in warm red / brick tones, that are solid in both depth and articulation which contribute to the reinforcement of a human scale. The majority of these facades also show a strong vertical proportion to these elements.

As described in section 4.2, the proposed new tower seeks to build upon the existing character and materiality of the immediate context to create a new building which is inspired by its context and therefore truly of its place. The proposed facade embellishments, constructed of integrally coloured cementitious material (GRC), rise the height of the tower and create a strong depth and vertical proportion to the facade, enhancing its relationship with the context. By comparison, without the ability to project these architectural elements to a maximum of 500mm outside of the approved envelope, the tower would be forced to adopt a flat and glassy appearance.

PICTURED

1/ YMCA
2/ 343 Pitt St
3/ Sydney Mechanics school of art
4/ 107 Bathurst St
5/ International House
6/ Metropolitan Fire Station
7/ Sydney Mechanics school of art
8/ Edinburgh Castle Hotel
9/ Sydney Mechanics school of art

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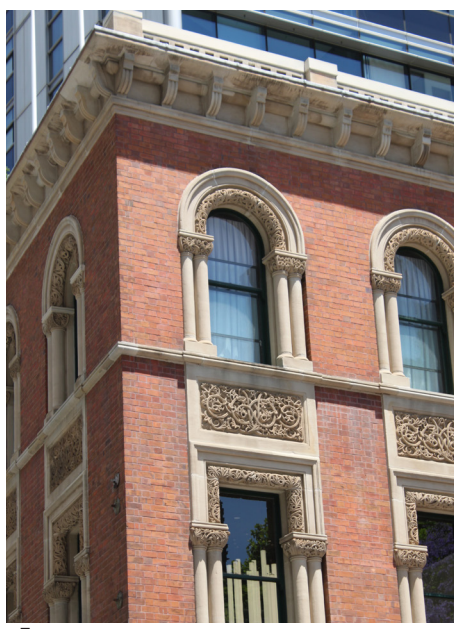
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4.0
FACADE EMBELLISHMENTS
VISUAL PRIVACY

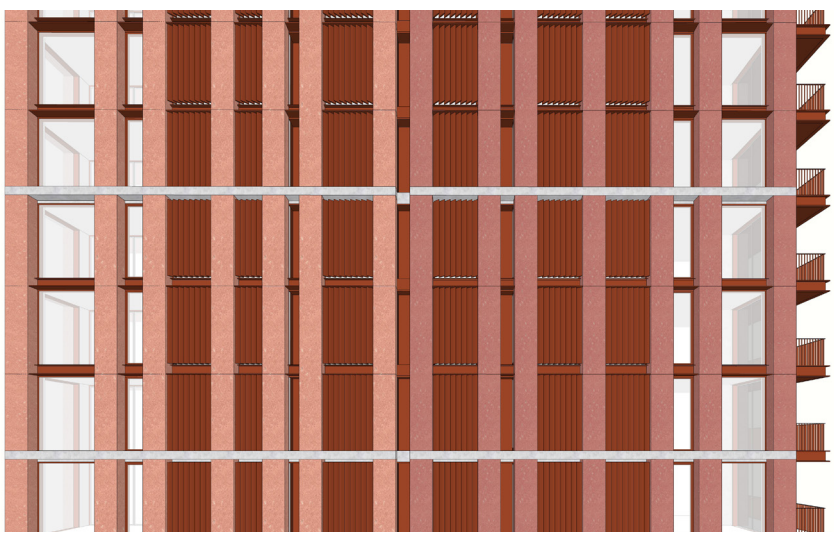
4.11 PROVIDES VISUAL PRIVACY

The 800mm wide vertical embellishments, which project a maximum of 500mm forward of the glazing, significantly reduce glazed area and also cast shadow causes shadow on the glass. Both factors substantially increase the degree of visual privacy offered to residents over that afforded by a standard flat glazed facade.

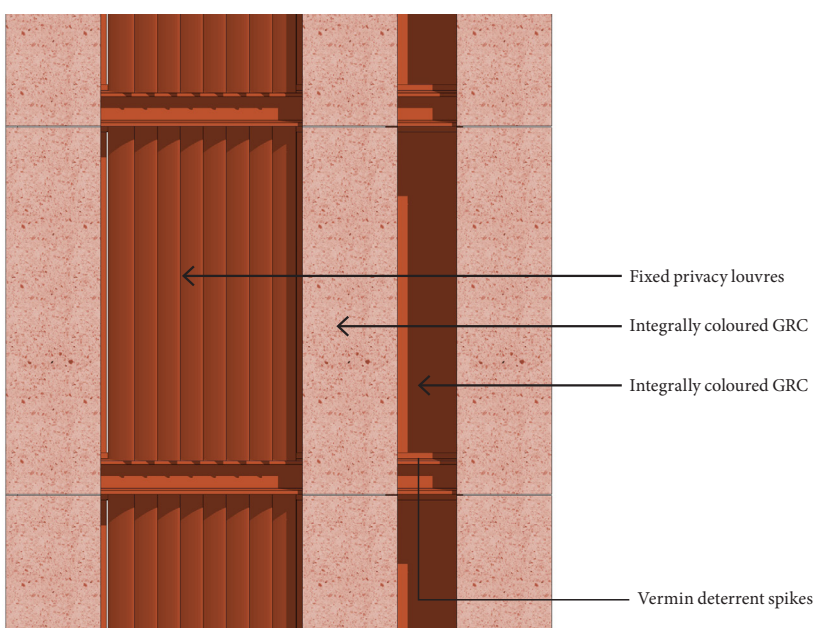
Tower Facade: Artists illustration

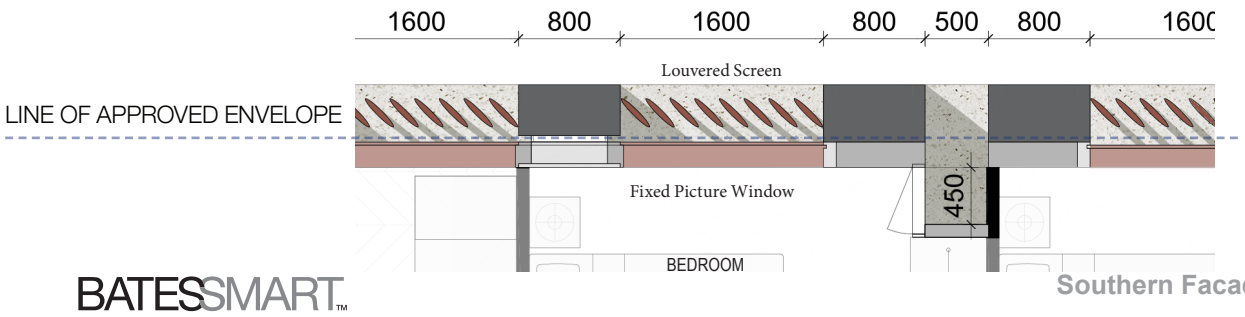
Throughout the DEEP and DRP process, significant attention has been placed on the adoption of suitable privacy measures to protect residents of Princeton Apartments located immediately to the south and have a number of non-complying windows built on the site boundary. Fixed vertical aluminium louvres are required within the 500mm facade embellishment zone to provide visual privacy between the two developments and have been endorsed by the DRP as an appropriate solution for the interface.

Southern Facade - Angled Louvres to Princeton Apartment



Southern Facade - Elevation





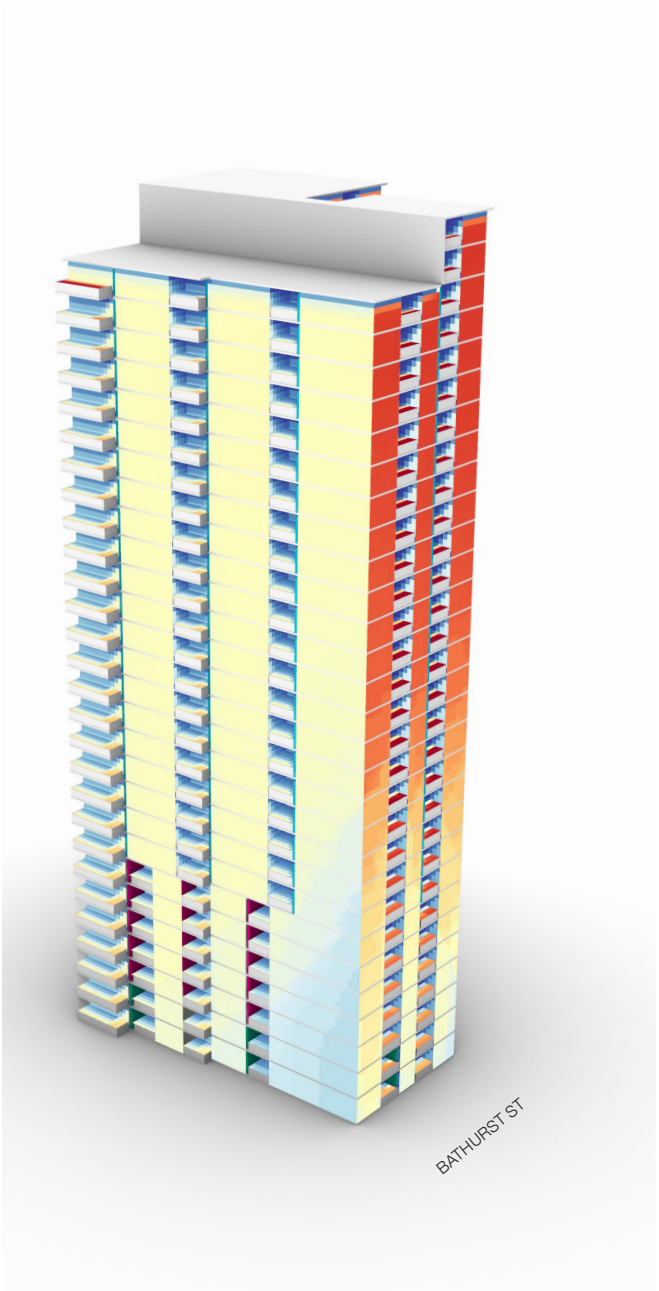
Southern Facade - Detail

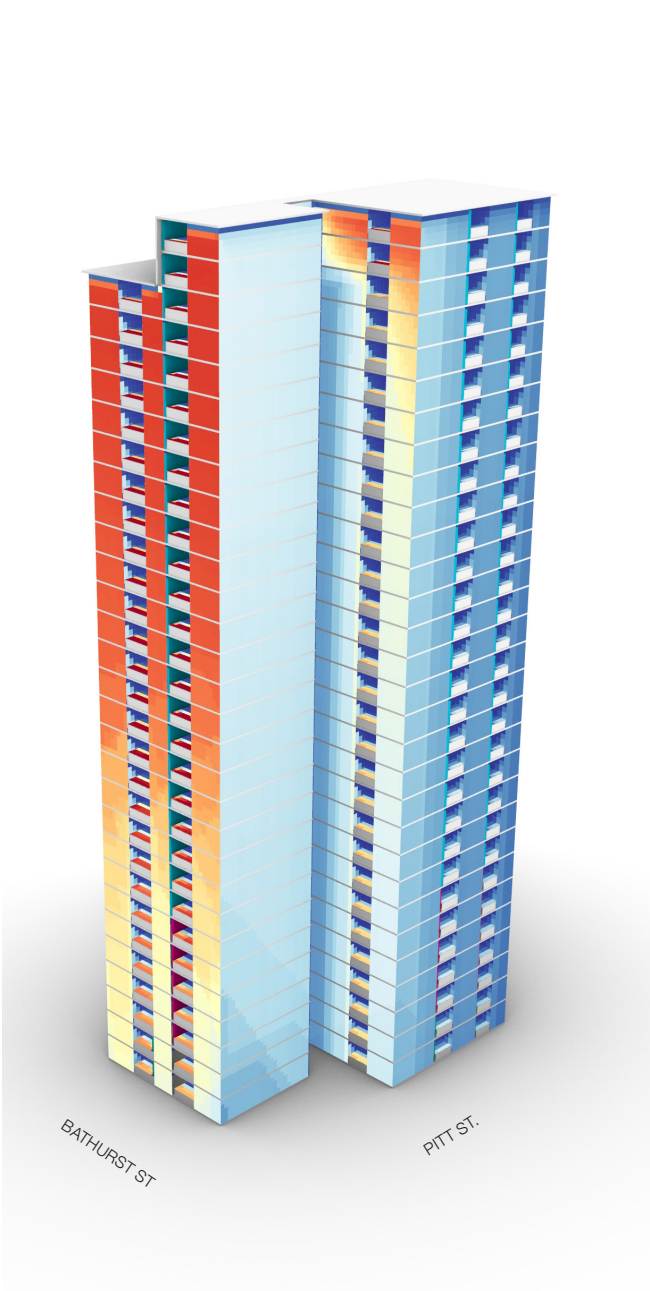
4.0
FACADE EMBELLISHMENTS
PASSIVE SOLAR SHADING

4.12 FULL GLASS FACADE

In order to assess the shading performance of the proposed facade embellishments, the below solar radiation analysis studies illustrate the amount of solar heat gain falling on the building envelope on a typical Spring Equinox day (21st September) if no shading embellishments are adopted.

14,083 KWh/m2 of heat gain falls on the tower facade glazing throughout the day.

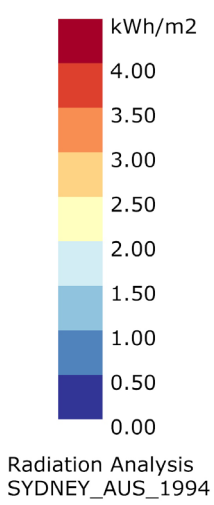


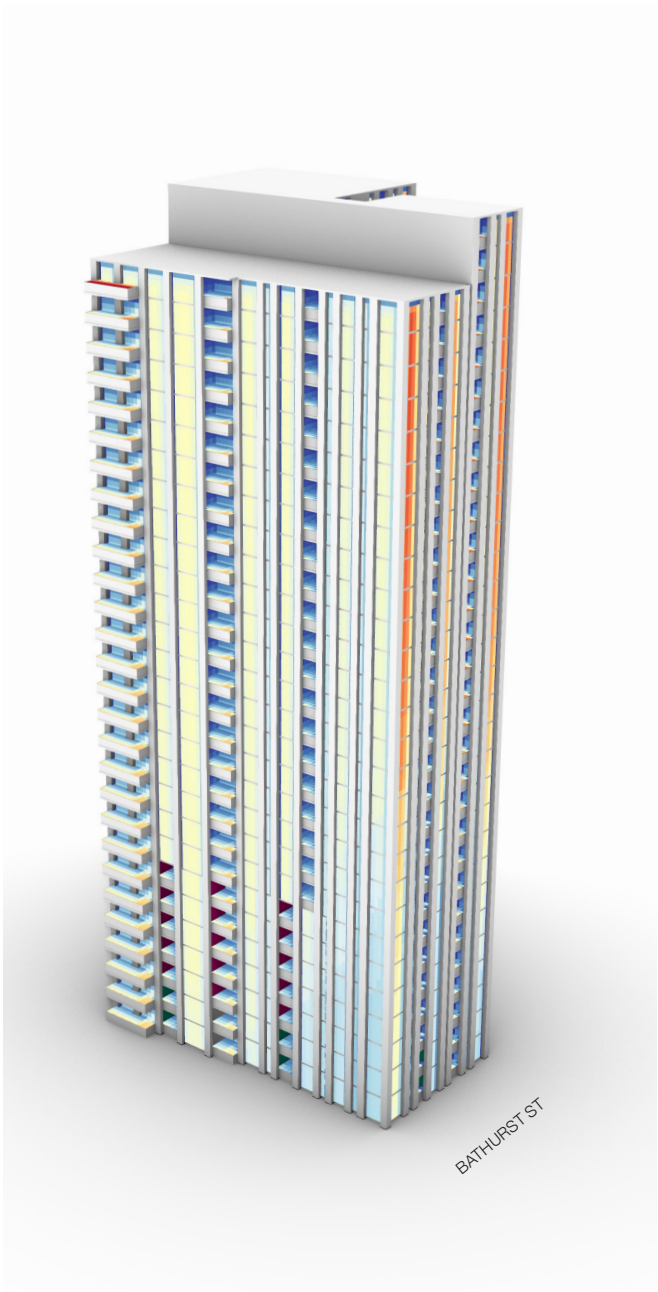


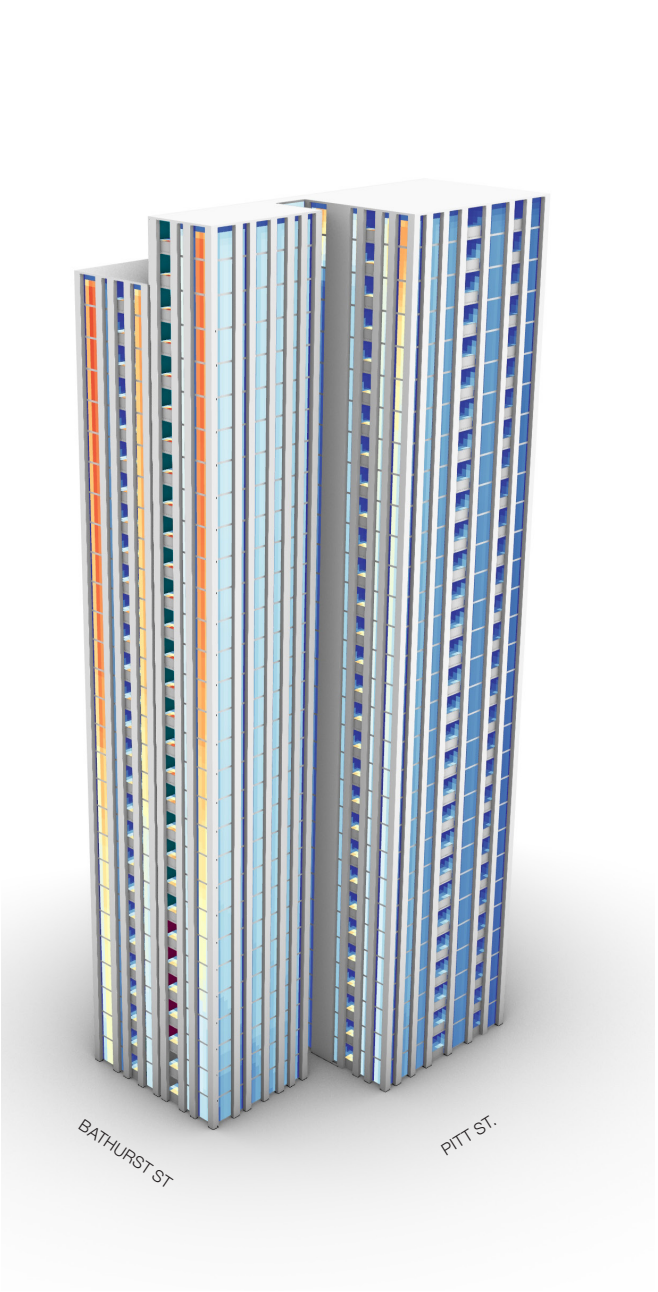
4.13 PROPOSED FACADE

The below diagrams show the same solar radiation analysis adopting the proposed 800mm x 500mm wide facade shading embellishments.

7,359 KWh/m2 of heat gain falls on the tower glazing during the day, a 48% reduction over an all glazed facade. This leads to significant energy savings and is a significant factors in enabling the project to achieve a 5 star Greenstar rating.

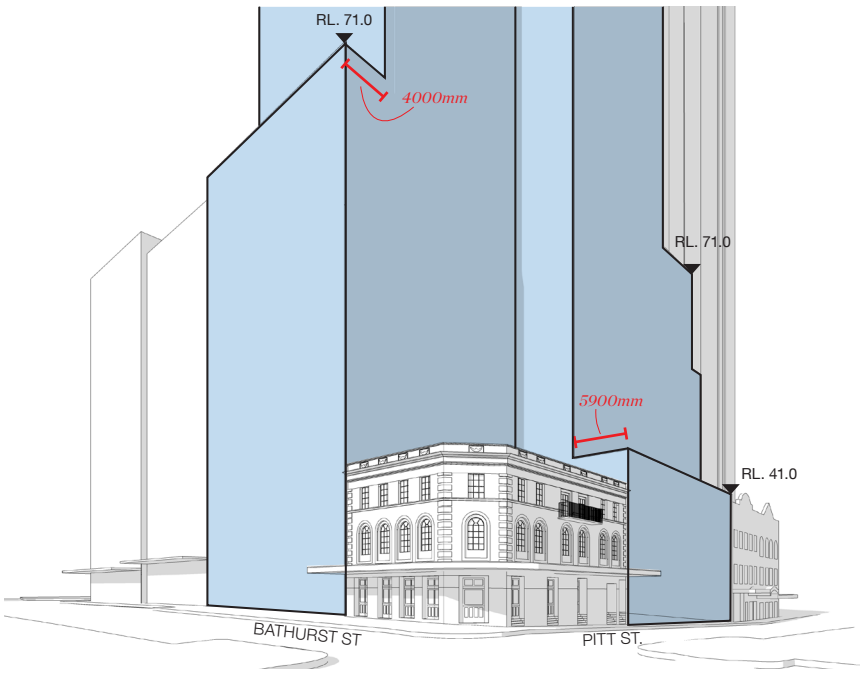


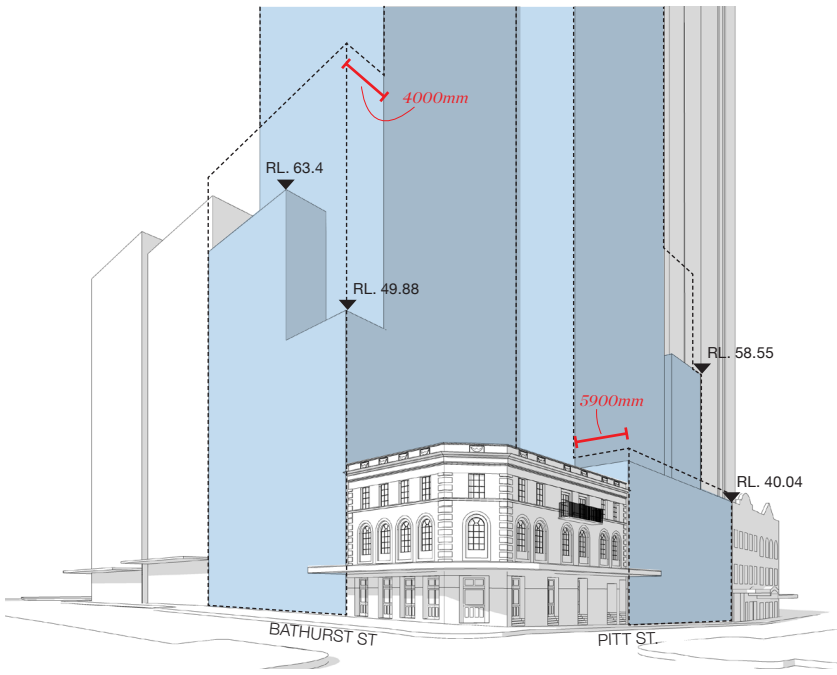




4.0
FACADE EMBELLISHMENTS
HUMAN SCALE

4.14 CREATES HUMAN SCALE





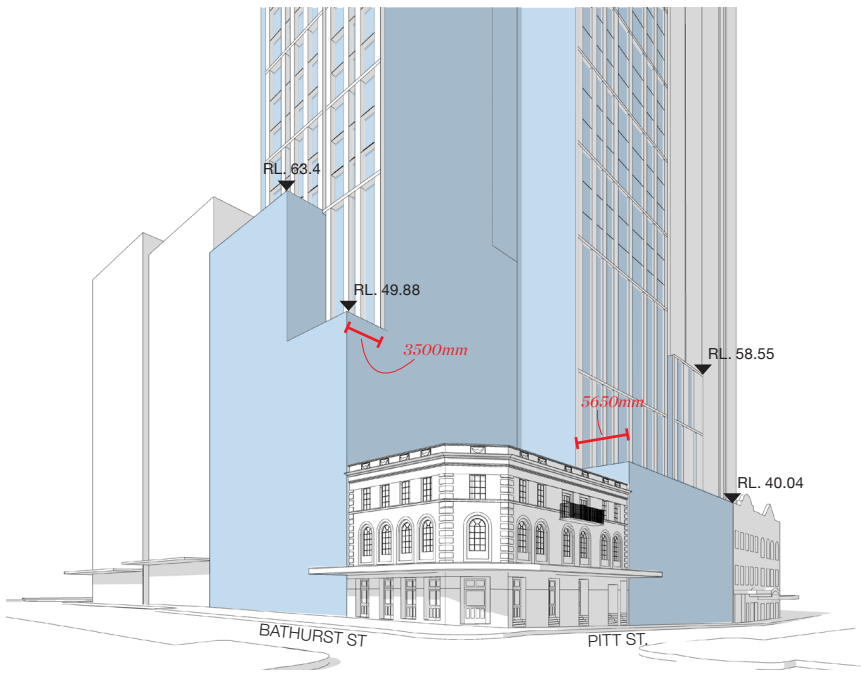
SSDA ENVELOPE

The approved Stage 1 envelope permits a 45m tall street wall along Bathurst Street, and a 19m tall street wall fronting Pitt Street.

PROPOSED MASSING

The proposed Stage 2 SSD DA design proposes significantly less bulk than permissible. The Bathurst Street frontage is articulated into two much lower volumes which are 7 metres, and 21 metres below the maximum permissible height, thus creating a sensitive scale transition from the adjacent Euro Towers development to the east to the 3 storey heritage Edinburgh Castle Hotel to the west. The Pitt Street frontage has also been reduced by 0.6m from that permissible in order to achieve an improved scale relationship with both Princeton Apartments and Edinburgh Castle.

The above design decisions clearly do not maximise the developable area. Instead, they have been made to create a sensitive scale transition between the proposed development and the adjacent context and have been endorsed by the DRP as achieving design excellence. Our approach has been to create a humane urban insertion which exhibits a warmth, a fine grain human scale, and is also uniquely of its place.



EMBELLISHMENTS

Above the podium height, this fine grain scale is carried through materiality, detail and depth vertically into the tower above. The elements shown in white in the above diagram are the facade embellishments which project up to 500mm beyond the approved envelope, for which approval is sought.

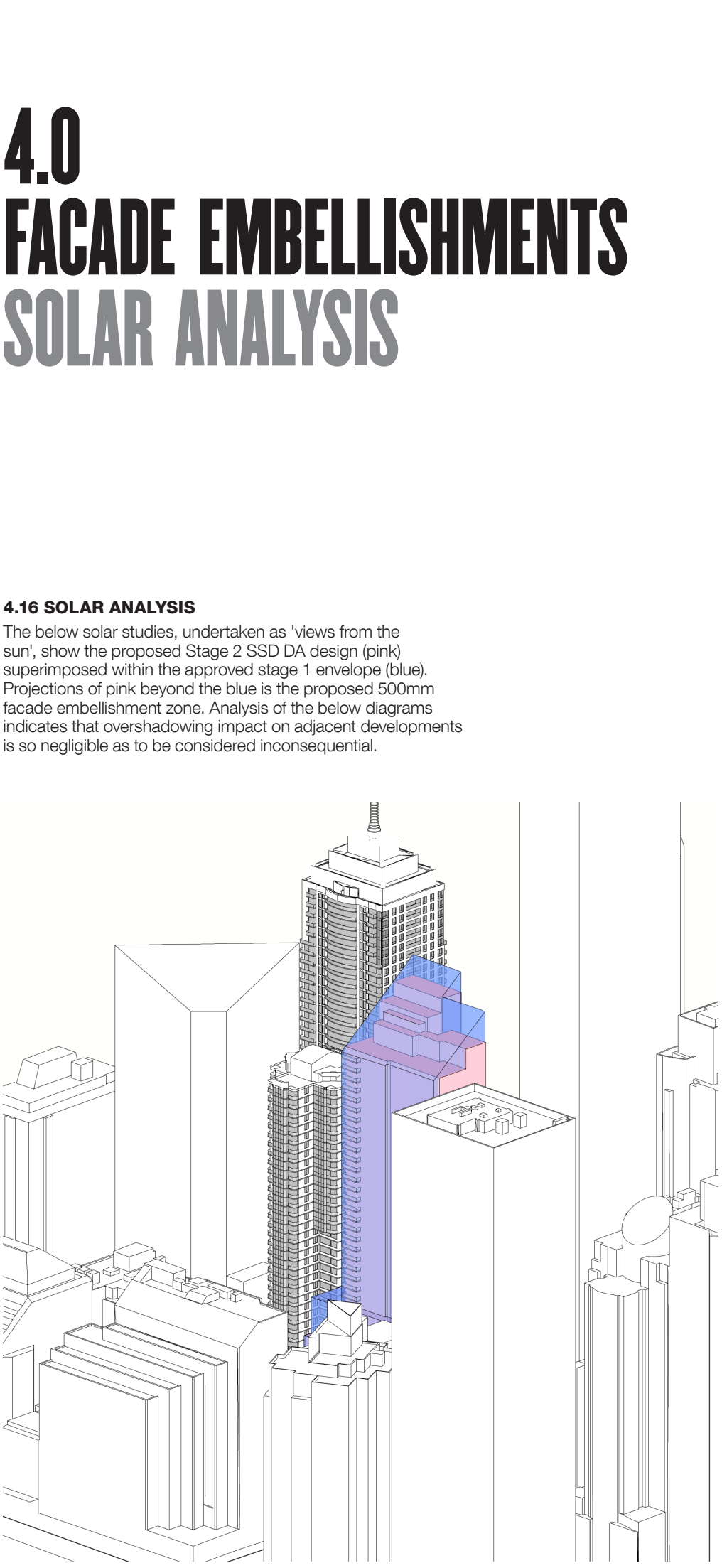
PROPOSED DESIGN

The resultant design seeks to blur the transition between tower with podium, residential and station uses, adjacent context and existing heritage, into an integrated development with a warmth and human scale expressed through solidity, masonry and depth and uniquely of its place.

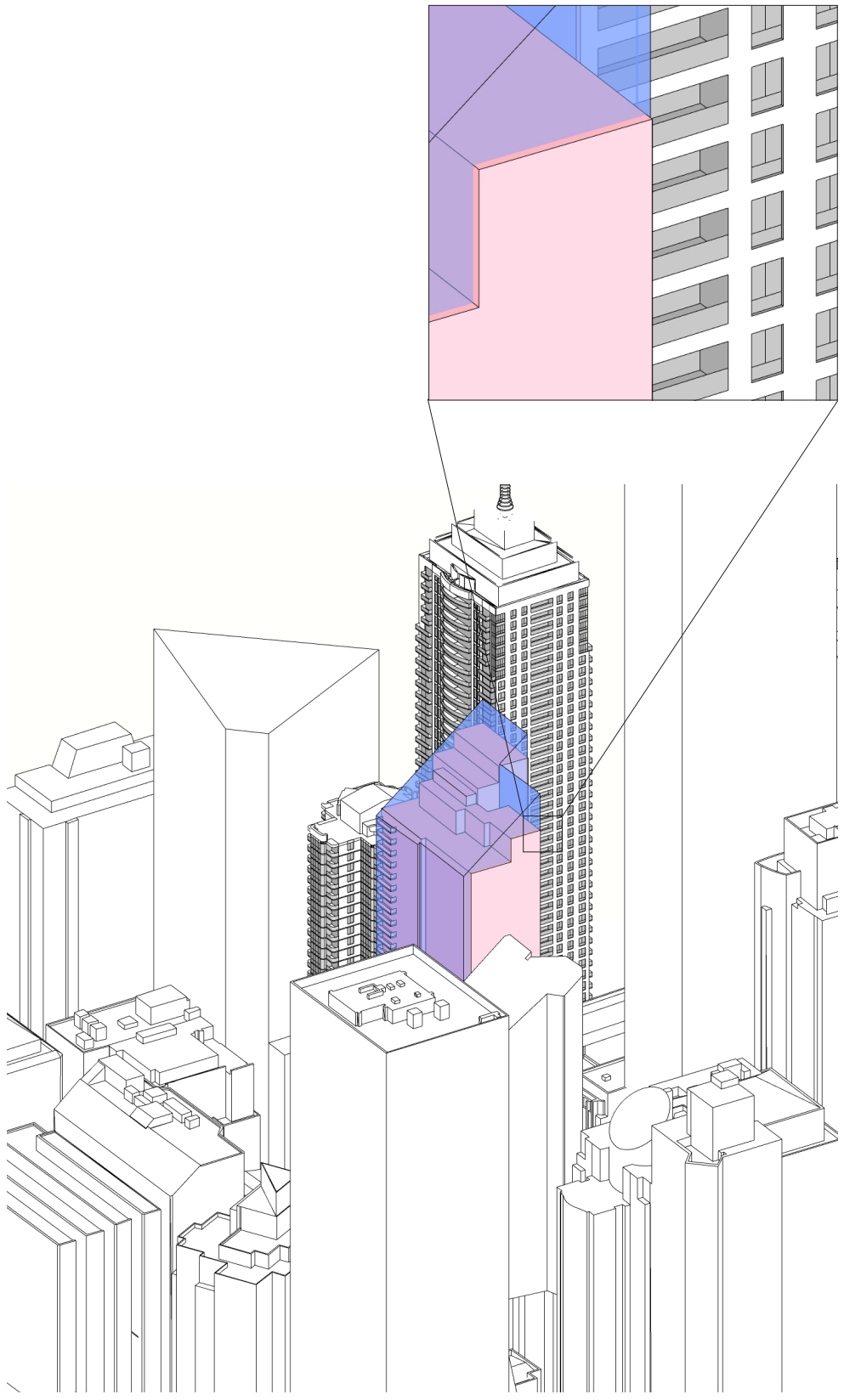
4.0
FACADE EMBELLISHMENTS
SOLAR ANALYSIS

4.16 SOLAR ANALYSIS

The below solar studies, undertaken as 'views from the sun', show the proposed Stage 2 SSD DA design (pink) superimposed within the approved stage 1 envelope (blue). Projections of pink beyond the blue is the proposed 500mm facade embellishment zone. Analysis of the below diagrams indicates that overshadowing impact on adjacent developments is so negligible as to be considered inconsequential.



VIEW FROM THE SUN JUNE 21ST - 9AM

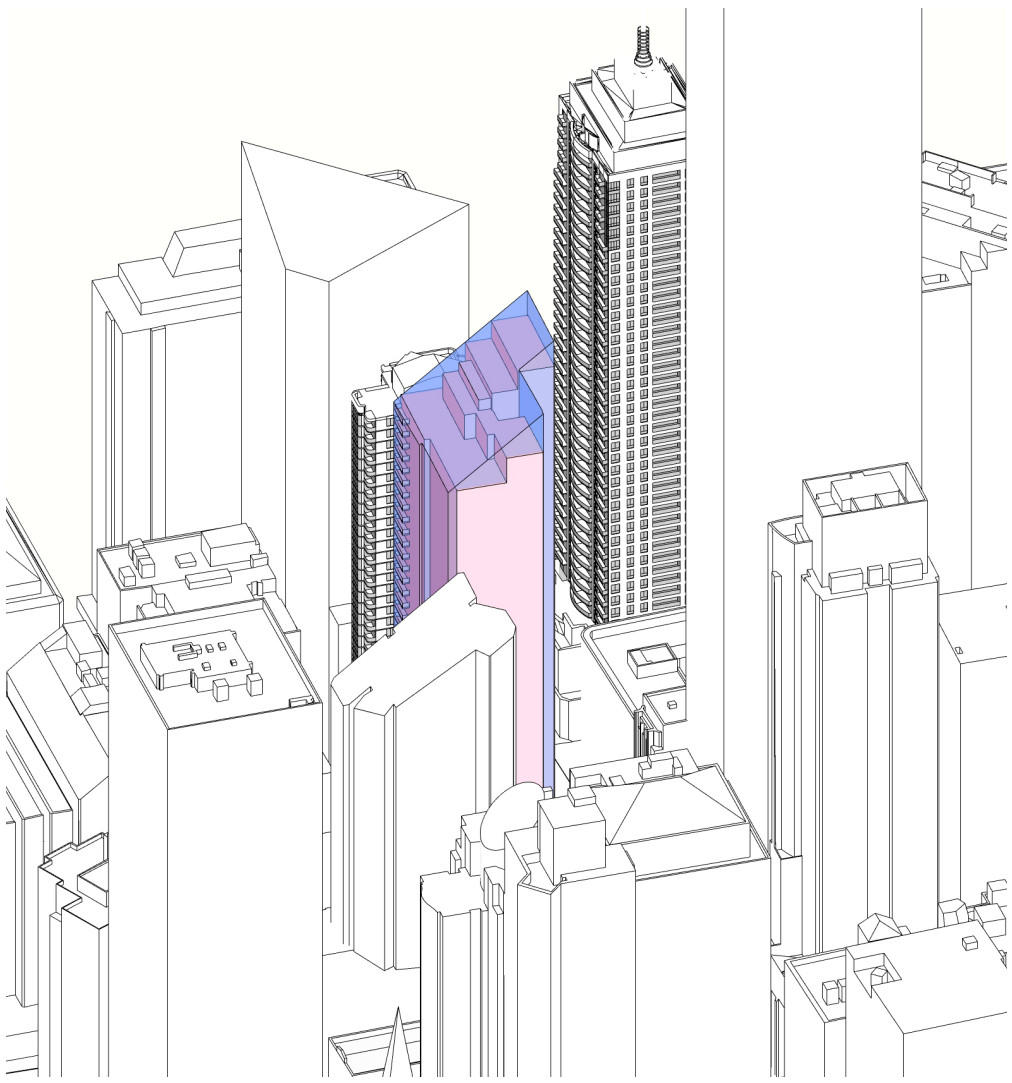


VIEW FROM THE SUN JUNE 21ST - 10AM

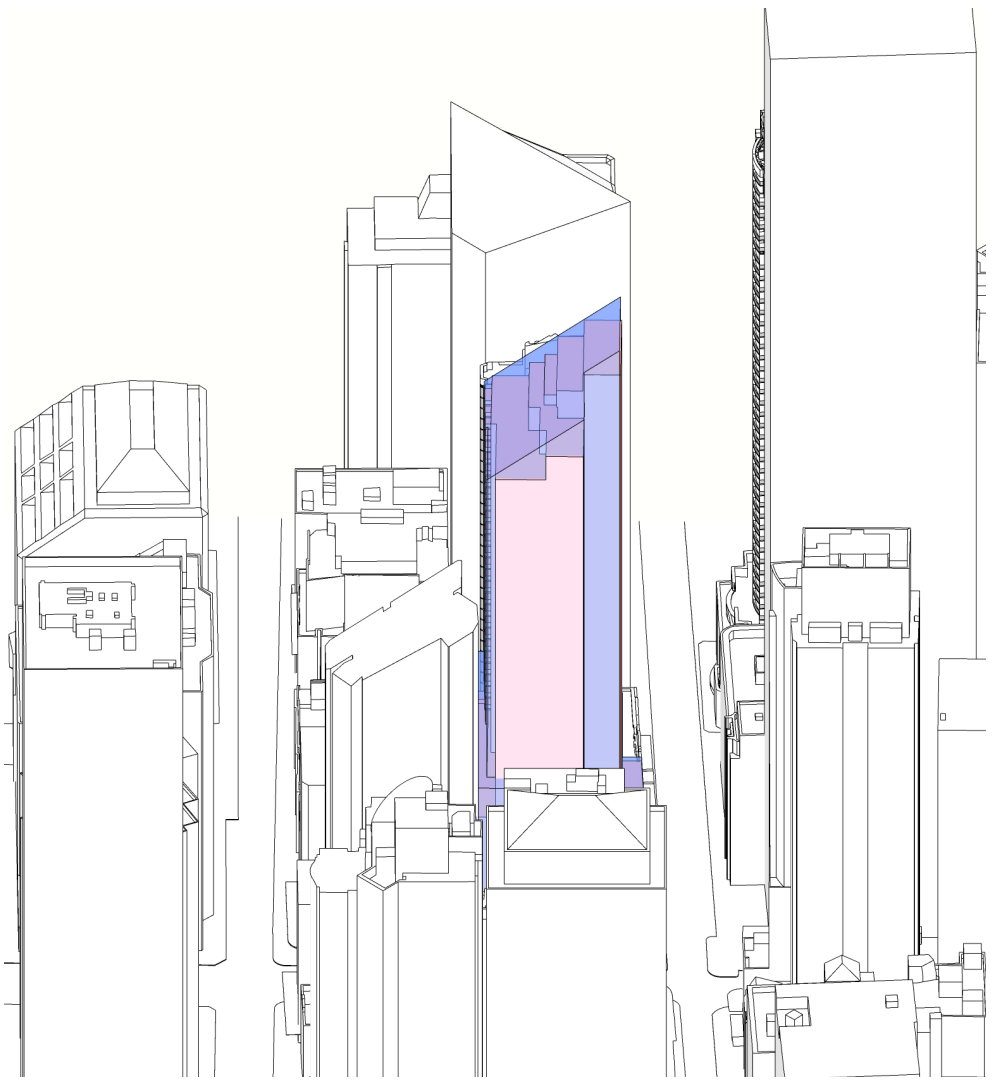
Modified SSDA envelope

Proposed building massing

STAGE 1 CONCEPT MOD



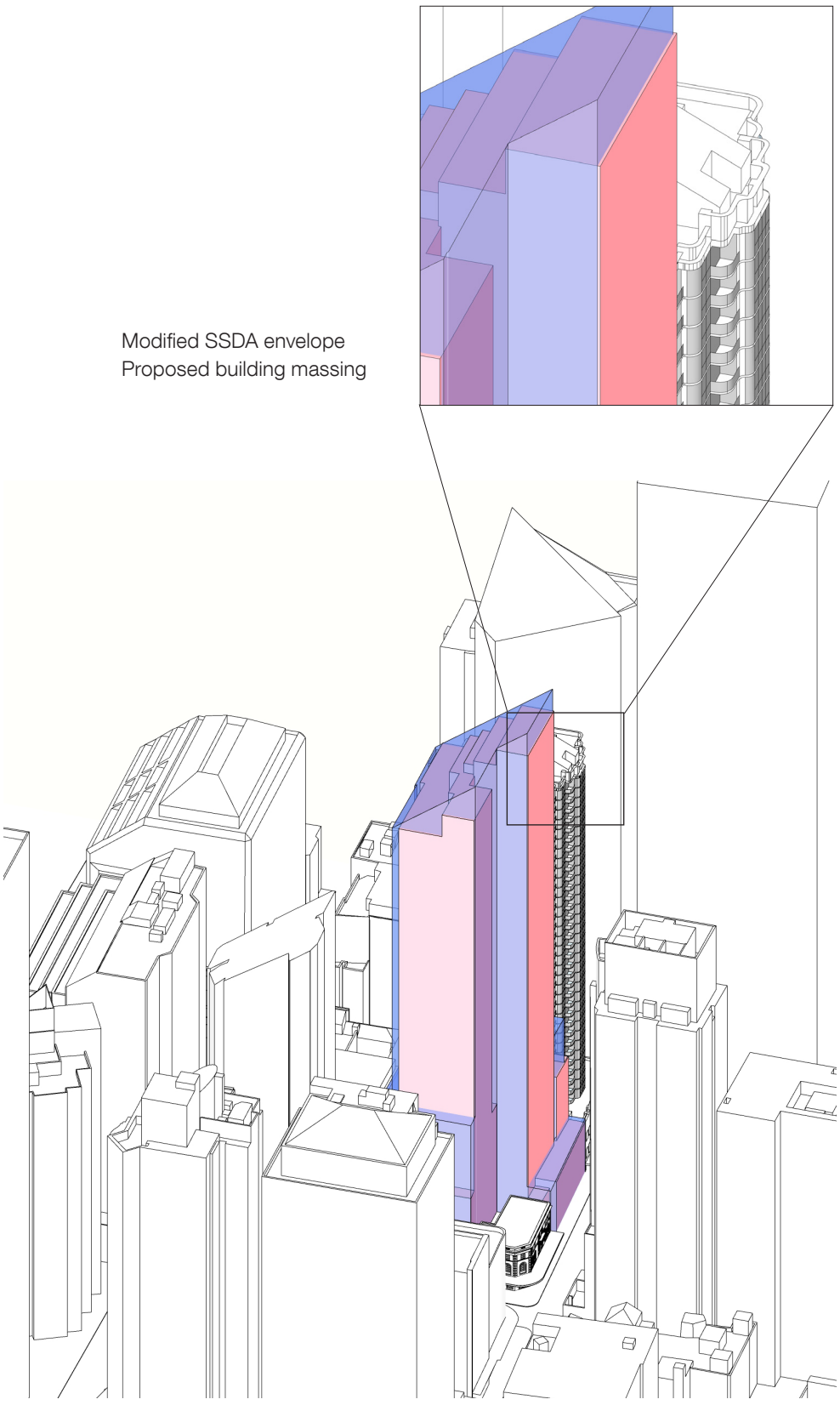
VIEW FROM THE SUN JUNE 21ST - 11AM



VIEW FROM THE SUN JUNE 21ST - 12PM

4.0
FACADE EMBELLISHMENTS
SOLAR ANALYSIS

Modified SSDA envelope
Proposed building massing



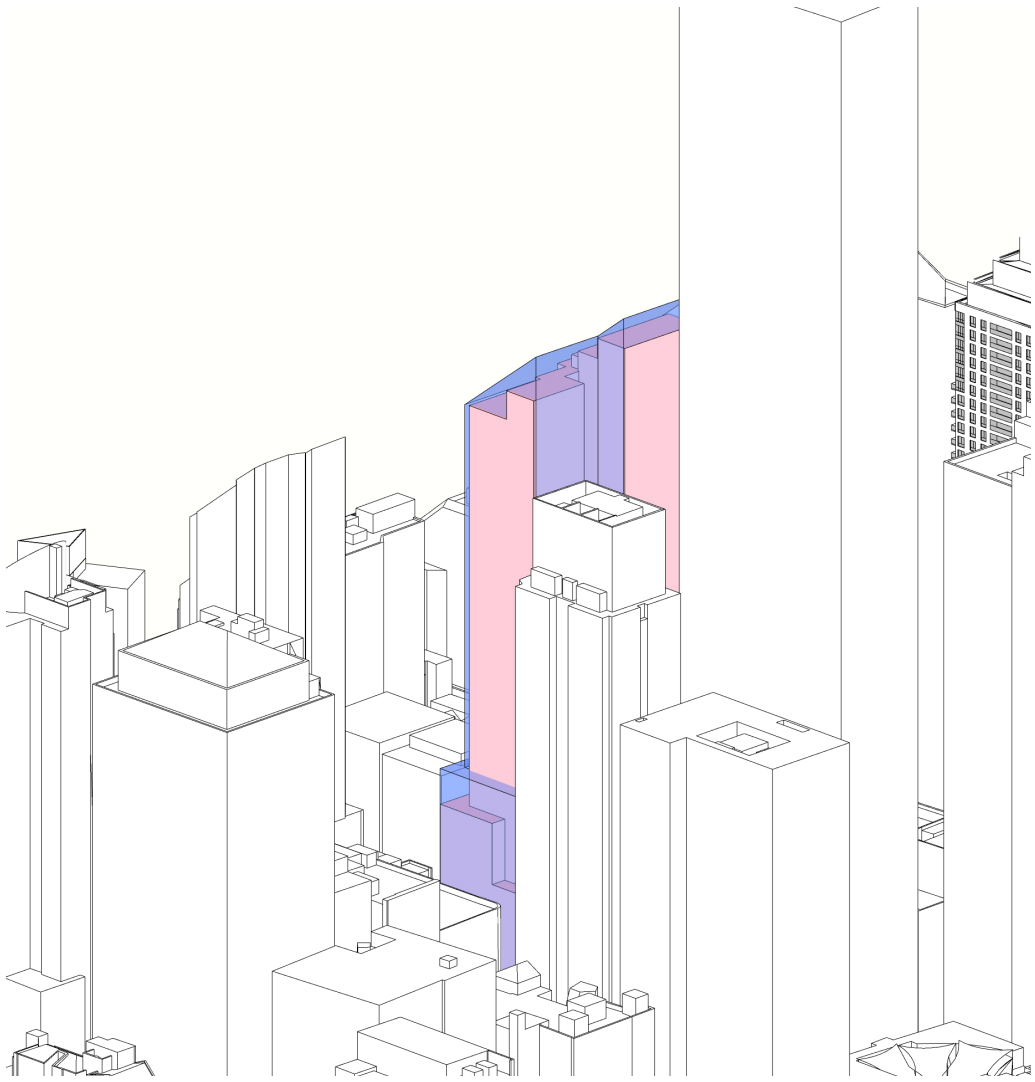
VIEW FROM THE SUN JUNE 21ST - 1PM

VIEW FROM THE SUN JUNE 21ST - 2PM

Modified SSDA envelope

Proposed building massing

STAGE 1 CONCEPT MOD



VIEW FROM THE SUN JUNE 21ST - 3PM

N

4.0
FACADE EMBELLISHMENTS
LEVEL 06 TERRACE

4.17 LEVEL 06 TERRACE

At level 06, a communal residential rooftop terrace is proposed, with flexible outdoor areas connected to an internal gym and pool. This space is dedicated to the amenity of all residents in the interests of affording a high level of communal amenity and enhancing resident interaction and community building among occupants.

A 1500mm high balustrade screen is required around the perimeter of this terrace in order to provide safety and additional privacy/buffer between the resident outdoor amenity and the Princeton apartment private balconies.

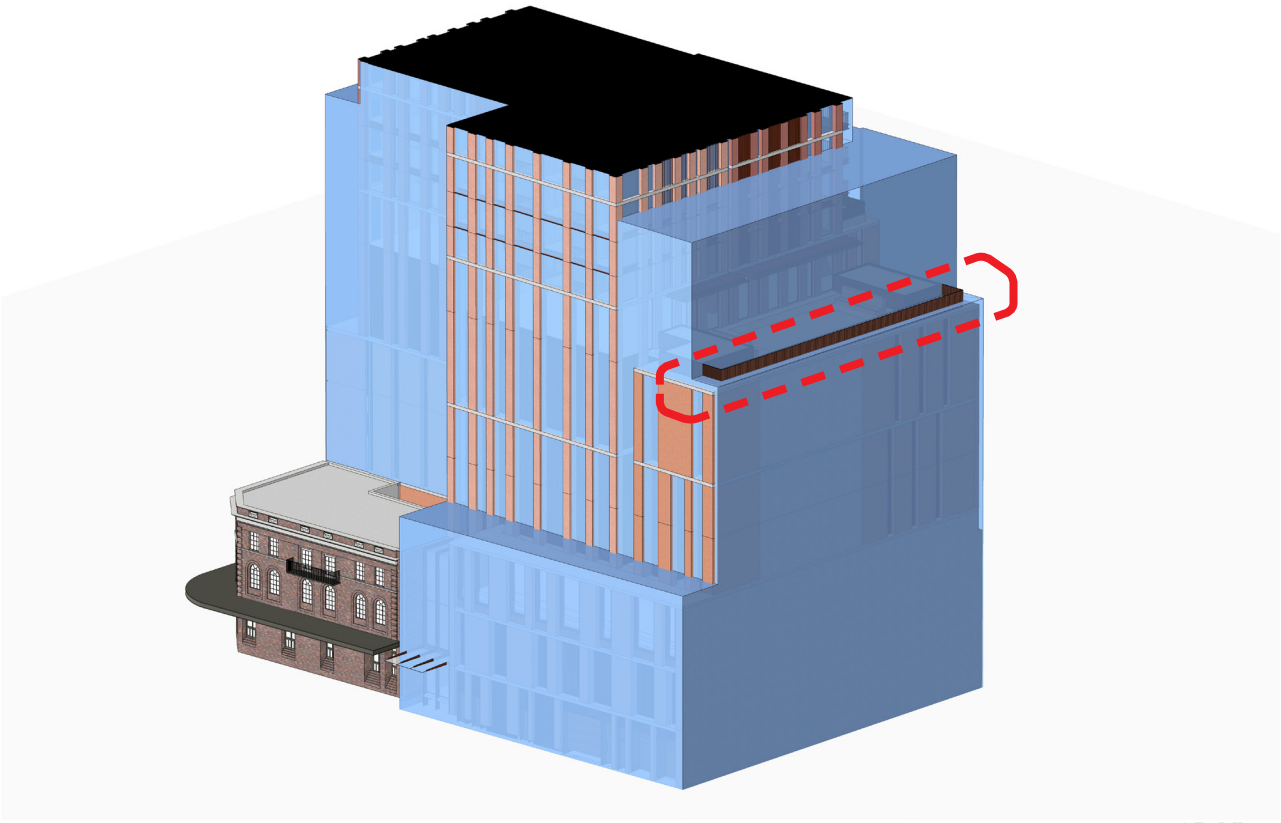
Due to the integration of station and overstation development services, the RL of level 06 is 58.25, requiring the 1500m safety balustrade to sit outside the approved envelope which is capped at a height of RL 58.75 in this zone.

The height of level 06 is due to a required 750mm high subfloor below the plantroom to allow for hydraulic reticulation to be physically separated from the station plantrooms on L05 below.

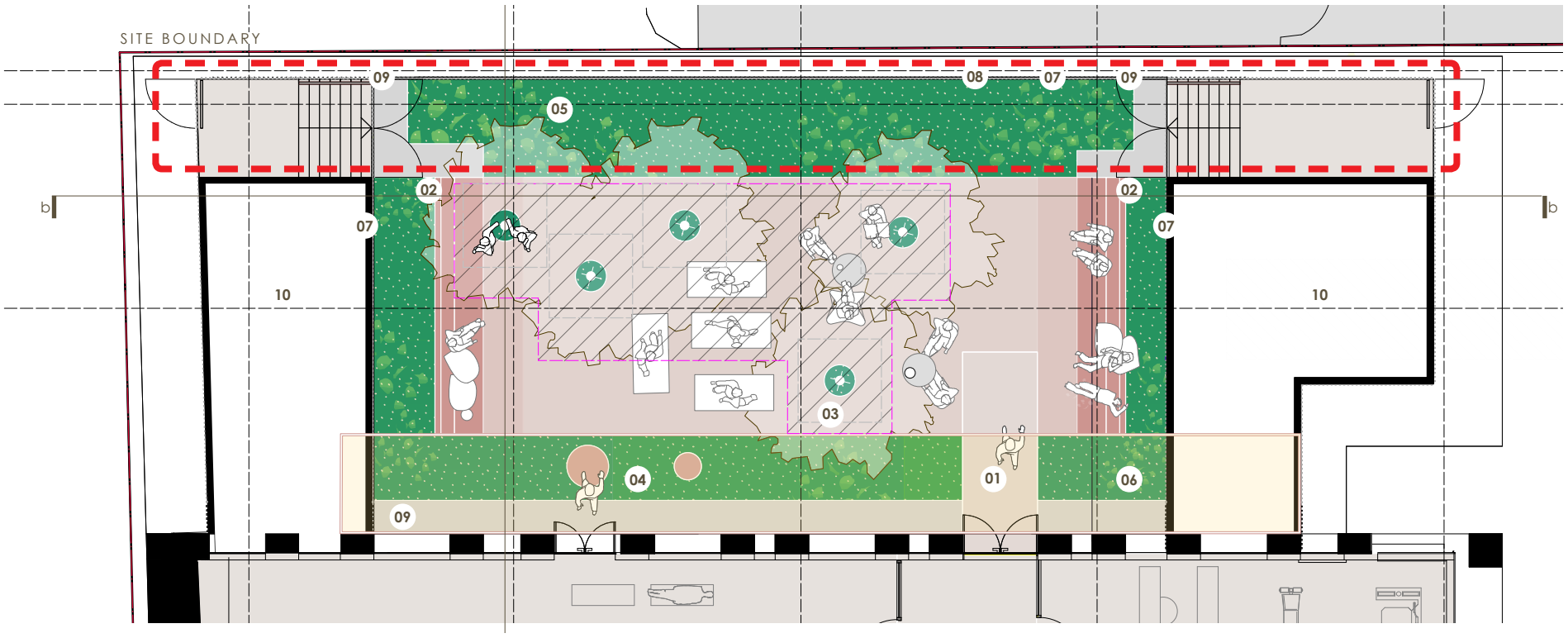
In addition, the height of the balustrade was increased from 1000mm to 1500mm to deal with Safety in Design concerns.

Moving the balustrade inboard to sit inside the envelope would significantly reduce the amount of external terrace area available for the residents.

We seek approval for a balustrade to project above the approved envelope by 1000mm in order to provide the necessary amenity and safety to residents.



3D View

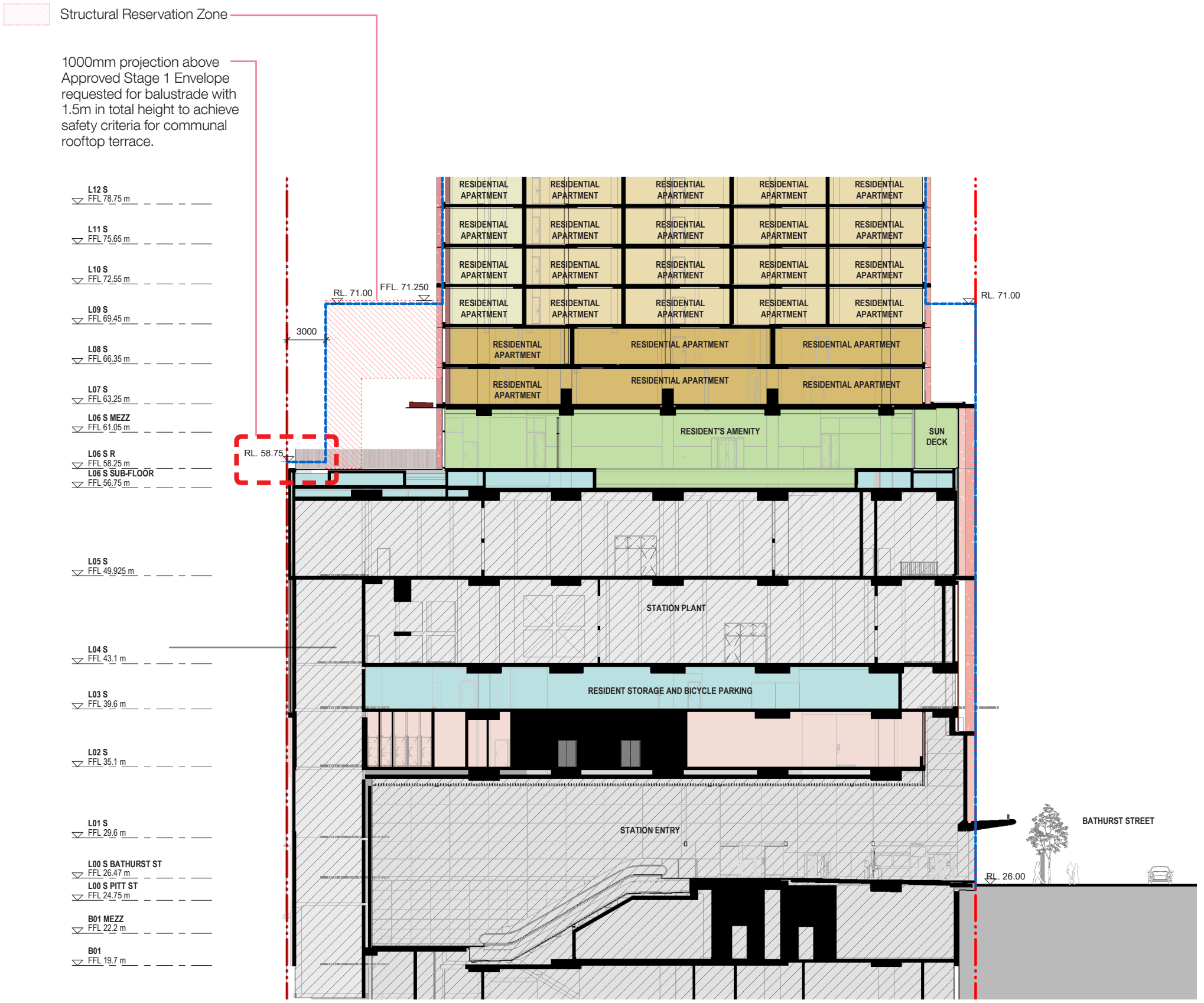


legend

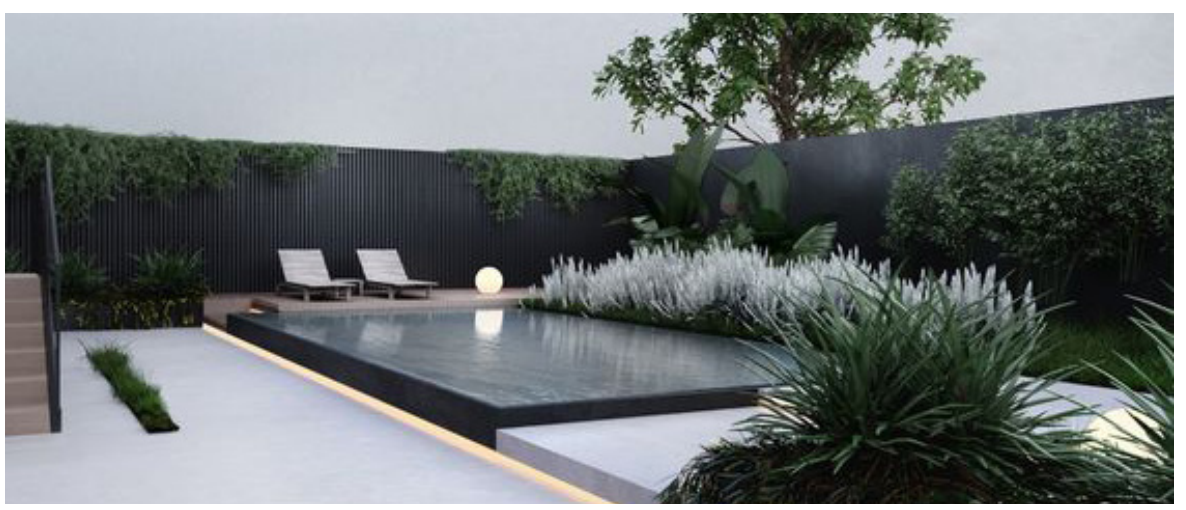
1 paved courtyard
movable furniture allows this space to remain flexible. for outdoor fitness and a meditative garden retreat from the internal pool and gym
2 large seat for lounging.
an exaggerated backrest add wind protection
3 slender copse of water gums creates a green outlook from the pool terrace. the grove encloses the terrace from both the neighbouring buildings and provides protection from down drafts
4 low mass planting + stepping stones allow for access between indoor and outdoor recreation spaces
5 mass planting to screen along boundary + in front of the plant rooms
6 awning above by architect - shown dashed to protect terrace from building down drafts.
7 balustrade marginally extends above the approved building SSDA envelope at the southern edge of the terrace
8 parapet approx 450mm above FFL
9 gravel maintenance path + concrete stair to plant rooms and facade edge
10 plant room by LCI service consultants

note :
- areas of 800mm soil depth allowing for 9m3 per tree indicated with pink dash and hatch. all other areas to allow for typically 600mm, 300mm min soil depth as per ADG requirements
- interior layouts are indicative and will be further developed during design development.

Level 06 rooftop terrace landscape design - Image from Sue Barnsley Design


Structural Reservation Zone
1000mm projection above Approved Stage 1 Envelope requested for balustrade with 1.5m in total height to achieve safety criteria for communal rooftop terrace.
L12 S FFL 78.75 m
L11 S FFL 75.65 m
L10 S FFL 72.55 m
L09 S FFL 69.45 m
L08 S FFL 66.35 m
L07 S FFL 63.25 m
L06 S MEZZ FFL 61.05 m
L06 S R FFL 58.25 m
L06 S SUB-FLOOR FFL 56.75 m
L05 S FFL 49.925 m
L04 S FFL 43.1 m
L03 S FFL 39.6 m
L02 S FFL 35.1 m
L01 S FFL 29.6 m
L00 S BATHURST ST FFL 26.47 m
L00 S PITT ST FFL 24.75 m
B01 MEZZ FFL 22.2 m
B01 FFL 19.7 m
RL. 71.00
FFL. 71.250
3000
RL. 58.75
RESIDENTIAL APARTMENT
RESIDENT'S AMENITY
SUN DECK
STATION PLANT
RESIDENT STORAGE AND BICYCLE PARKING
STATION ENTRY
BATHURST STREET
RL. 26.00

Section



4.0
FACADE EMBELLISHMENTS
ROOFTOP TERRACE

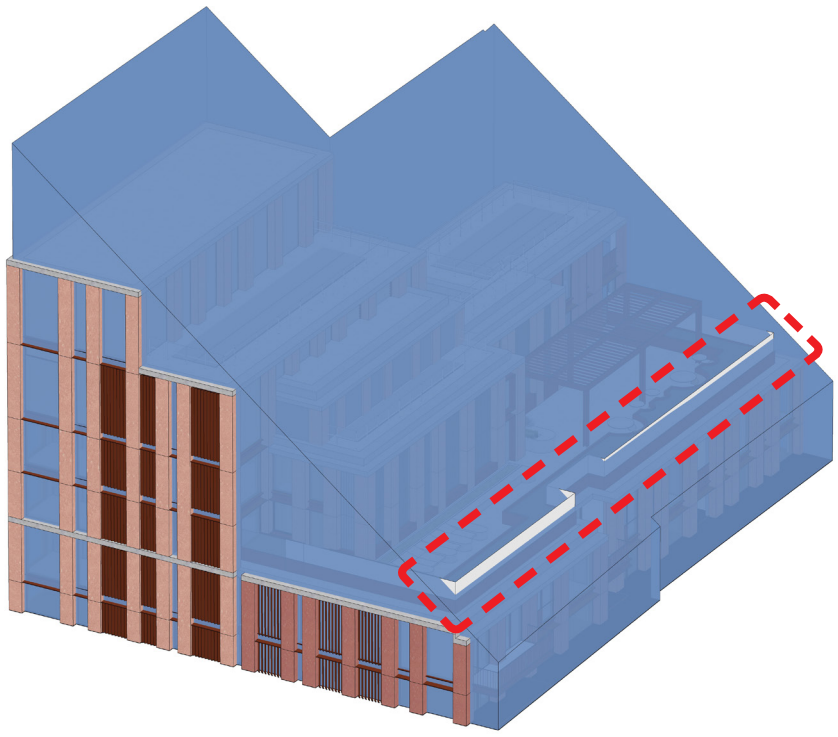
4.18 ROOFTOP TERRACE

At level 35, a communal residential rooftop terrace is proposed, with bookable internal resident dining area. Unlike in a conventional residential building where rooftop terraces are privatised, this space is dedicated to the amenity of all residents in the interests of affording a high level of communal amenity and enhancing resident interaction and community building among occupants.

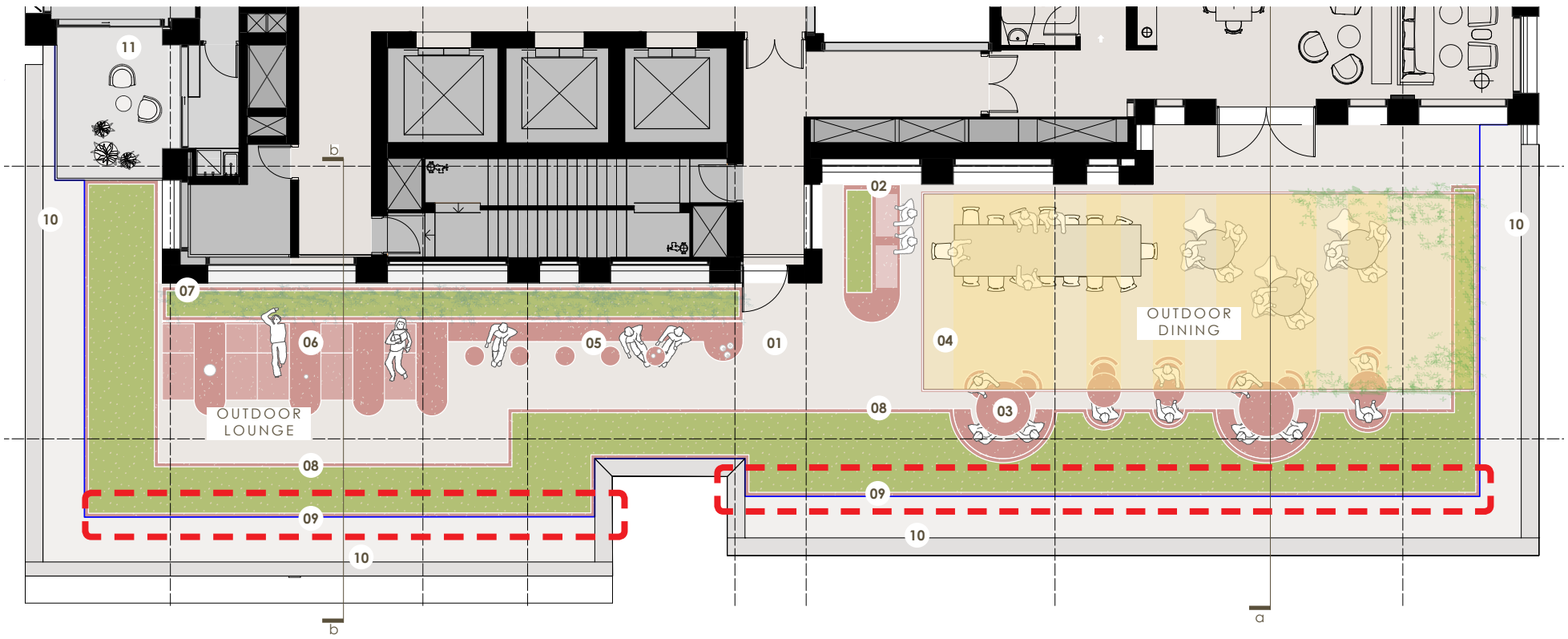
Due to prevailing wind conditions identified during Stage 2 design wind tunnel tests, a 1800mm high glass wind screen is required around the perimeter of this terrace in order to provide comfortable and safe conditions for residents using the terrace on windy days.

The height limit of the approved envelope restricts the height of a wind protection screen in this area to approximately 1200mm high, not the 1800mm required. Moving the wind screen inboard to remain beneath the approved envelope would significantly reduce the amount of external terrace area available for the residents.

We seek approval for a glass wind screen to project above the approved envelope by approx 600mm in order to provide the necessary safety to residents. The wind screen will be constructed from glass and therefore cast no shadow. This projection beyond the approved envelope has been discussed with DRP and is endorsed by the panel.



3D View

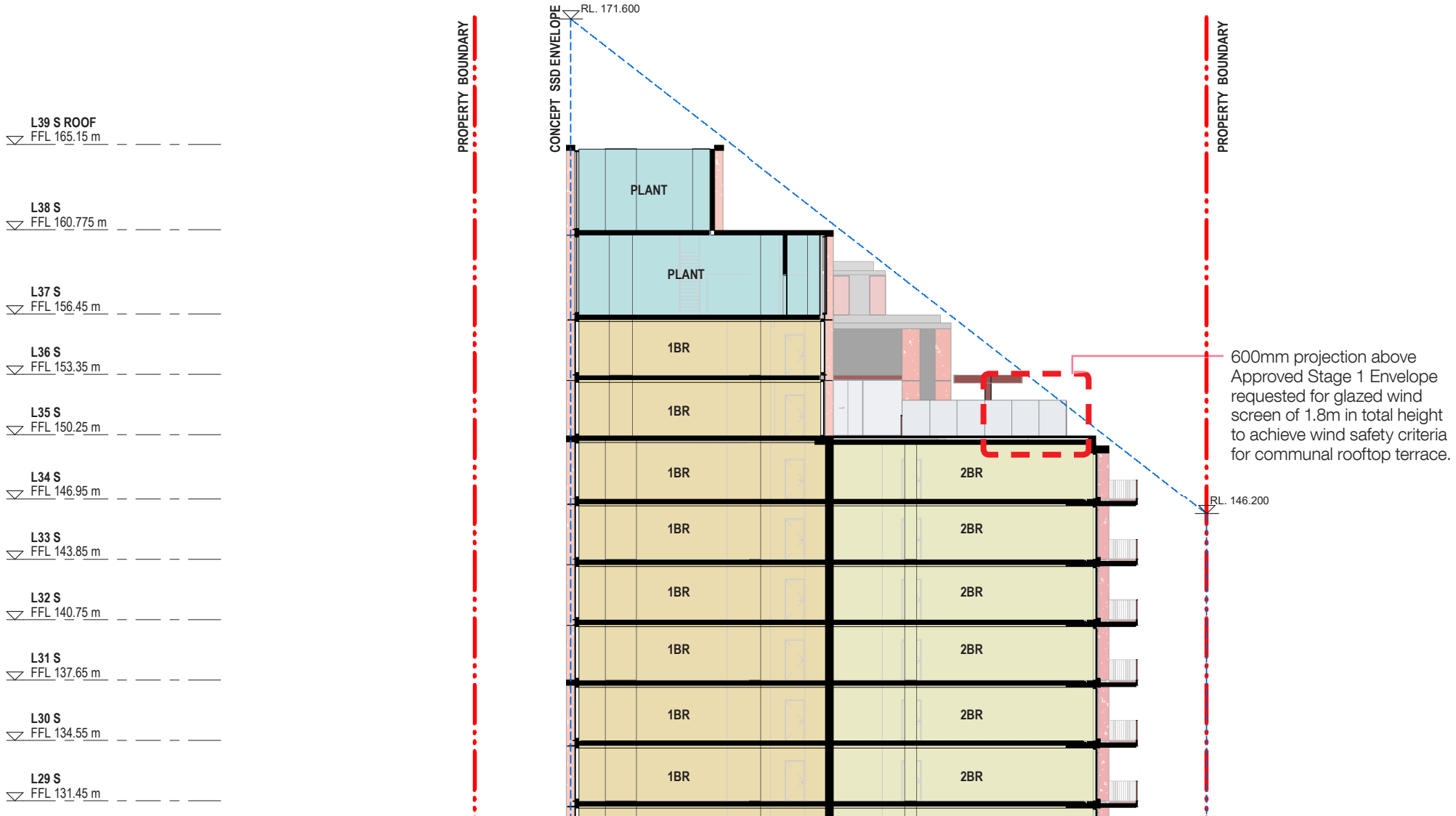


1 paved residential terrace
2 built in BBQ and planter
3 built in outdoor dining booth seating + tables
4 awning
5 bench seating + tables take advantage of views toward hyde park
6 reclining lounge chairs with tables between
7 planter bed + wire trellis on columns
8 consistent raised planter
9 balustrade edge for wind protection. balustrade marginally extends above the approved building SSDA envelope at the eastern edge of the terrace in order to ;
- ease cleaning and maintenance
- avoid conflict with planting
- provide greater distance between people and balustrade
+ increased terrace width

10 maintenance zone
11 apartment balcony

note :
soil depth varies 400-600mm as per ADG requirements

Level 35 rooftop terrace landscape design - Image from Sue Barnsley Design


L39 S ROOF
FFL 165.15 m
L38 S
FFL 160.775 m
L37 S
FFL 156.45 m
L36 S
FFL 153.35 m
L35 S
FFL 150.25 m
L34 S
FFL 146.95 m
L33 S
FFL 143.85 m
L32 S
FFL 140.75 m
L31 S
FFL 137.65 m
L30 S
FFL 134.55 m
L29 S
FFL 131.45 m
L28 S
FFL 128.35 m
L27 S
FFL 125.25 m
L26 S
FFL 122.15 m
PROPERTY BOUNDARY
CONCEPT SSD ENVELOPE
RL. 171.600
PLANT
PLANT
1BR
2BR
RL. 146.200
PROPERTY BOUNDARY
600mm projection above Approved Stage 1 Envelope requested for glazed wind screen of 1.8m in total height to achieve wind safety criteria for communal rooftop terrace.

Section

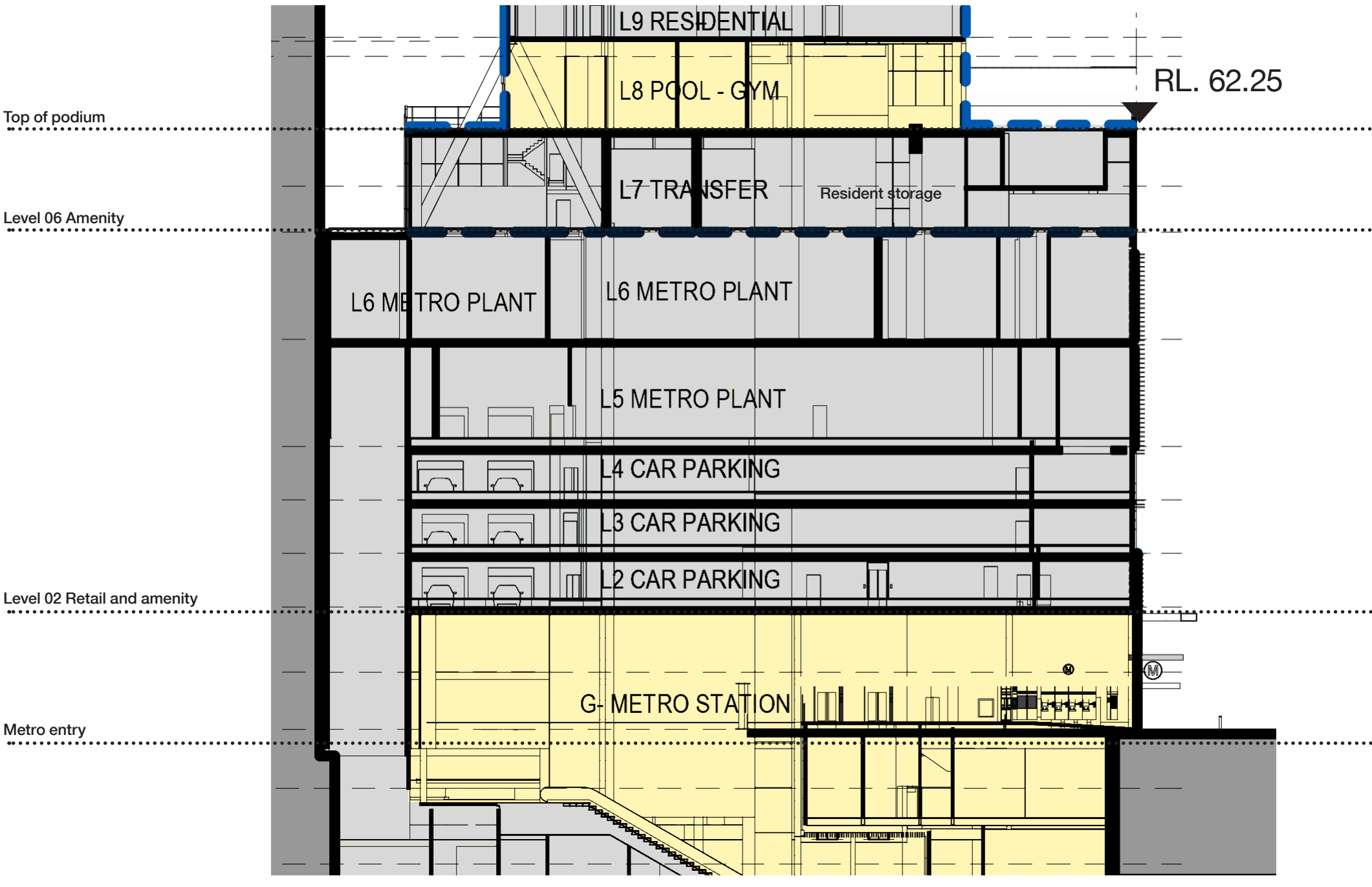
ARTIST ILLUSTRATION

5.0
LEVEL 02 RETAIL

5.0
LEVEL 02 RETAIL
PODIUM SECTION

5.1 STAGE 1 DESIGN

The Indicative Reference Design of the approved Stage 01 application proposed three floors of above-ground parking located on levels 2, 3 and 4. Above ground parking was obviously the only option available given the presence of the metro station below ground. When combined with 2 floors of Metro Plant located on levels 5 and 6, there was no opportunity to provide activation of Pitt Street or Bathurst Street frontages between levels 2 and 7.



Reference Design north-south Section

Activated floors

5.2 PROPOSED DESIGN

The proposed SSD DA design, incorporating 234 Build to Rent residential apartments, does not require onsite car parking hence none is proposed. This has created the opportunity to insert active uses into the podium in lieu of the car parking.

Within level 2, 380 sqm of residential amenities are proposed, consisting of a residential lounge and informal co-working area encouraging interaction and community building between residents.

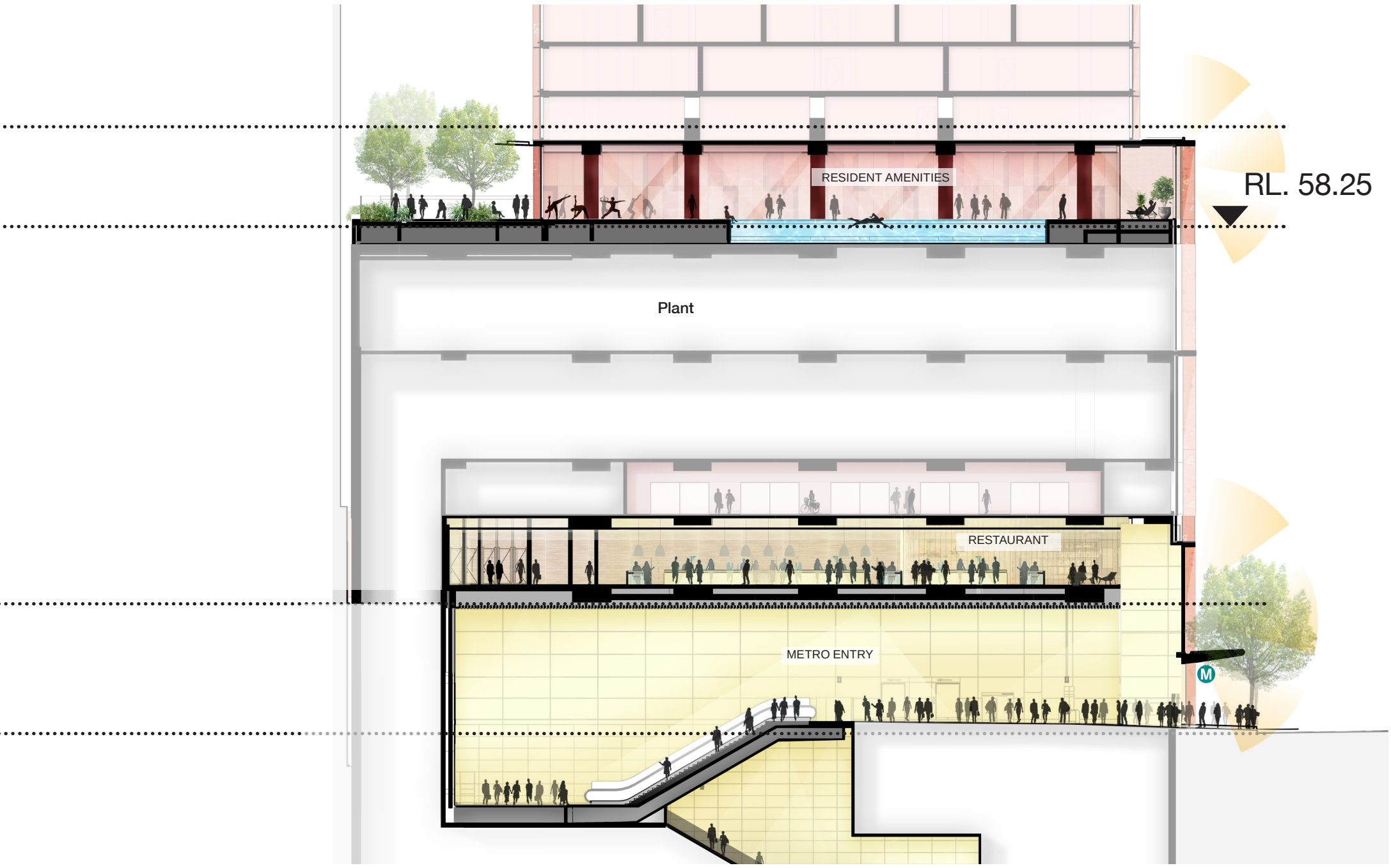
In addition, an approximately 682sqm retail area is proposed which will consist of a restaurant and bar accessible to the public via a compact atrium containing lift and open stair connecting to Bathurst Street below. The restaurant will also offer meals to residents living onsite, and potentially also provide room service delivery to apartments located on floors above. Because the Stage 1 DA approved only residential OR commercial use on site, approval is thus sought for this 682sqm of ancillary retail.

With the further addition of a residential amenity floor containing pool and fitness centre now proposed on level 6, the resultant podium design achieves the following benefits over the Indicative Reference Design of the approved Stage 01 DA:

/ Increased amenity for residents

/ Increased amenity for the public, and

/ Increased activation of podium facades fronting Bathurst and Pitt Streets.

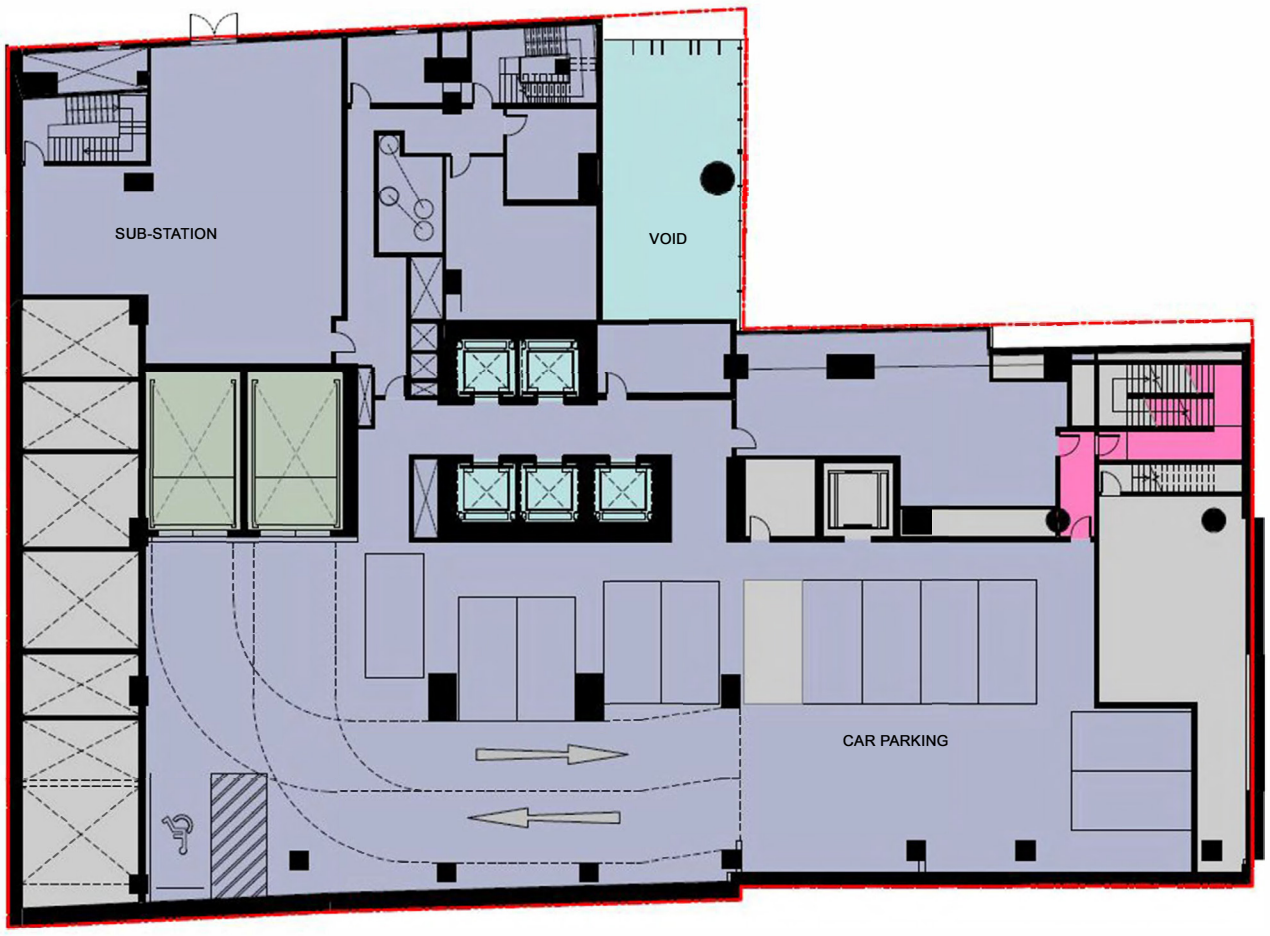


Proposed north-south Section

5.0
LEVEL 02 RETAIL
PLAN

5.3 STAGE 01 LEVEL 02 DESIGN

The below Level 02 plan is extracted from the Indicative Reference Design of the approved stage 1 envelope, showing 12 car spaces accessed by 2 car lifts. Neither Pitt Street nor Bathurst Street frontages present active uses to the street.



Room Department Legend

- OSD
- OSD BOH
- OSD Egress
- OSD shared with Station
- Station Services

5.4 PROPOSED LEVEL 02 DESIGN

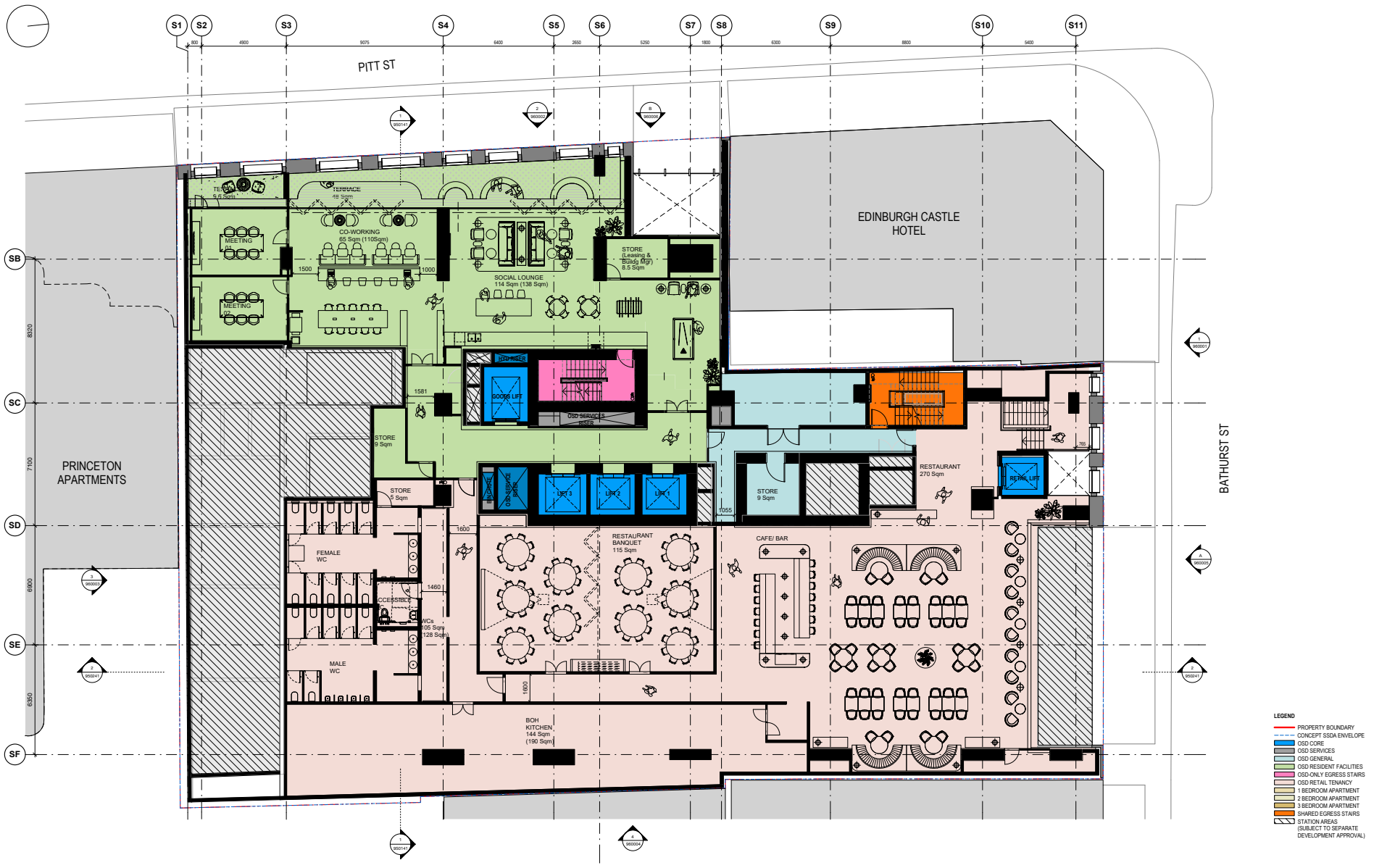
The below Level 02 plan is extracted from the current proposed SSD DA design and shows the proposed changes in use.

To the east, an approximately 682sqm ancillary retail zone, accessed via a lift and stair connecting to Pitt Street as well as the main tower lift bank, provides an opportunity for a public restaurant and bar to service both residents and the general public alike, while also presenting a level of facade activation to the Bathurst Street frontage.

To the west, a 380sqm residential amenity zone including residential lounge and resident collaboration / coworking spaces is accessed via the main residential tower core only, and secured from access by the public. An outdoor terrace of 60sqm flows out from the residential lounge area, and presents an activated and landscaped frontage to Pitt Street.

5.5 INDICATIVE LEVEL 02 INTERNAL FITOUT

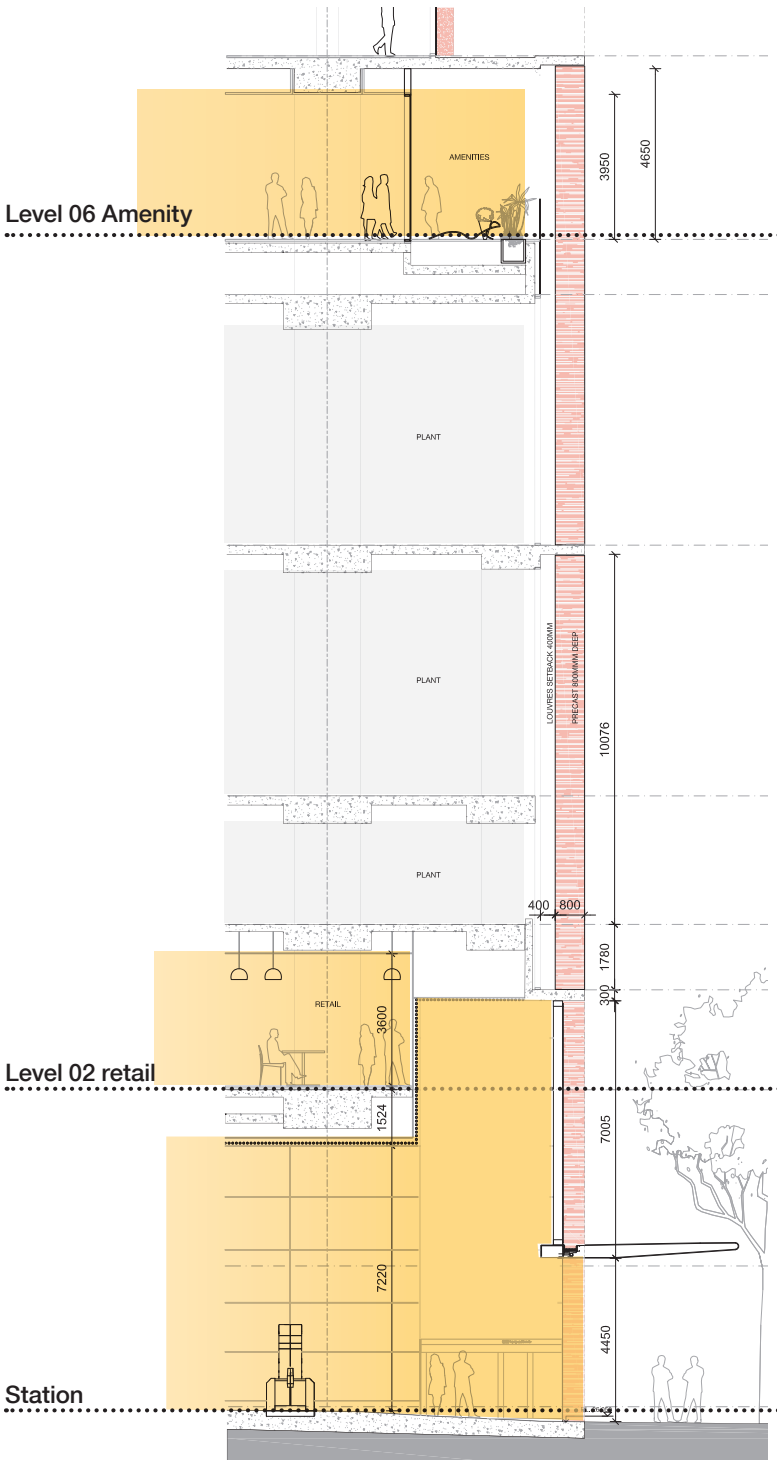
The below drawing shows an indicative interior fitout which provides a bar, restaurant, banquet rooms and WC's in the proposed ancillary retail zone. In addition, residential coworking / collaboration, lounge, meeting and games areas accessible exclusively by residents are located in the residential zone towards the west.



5.0
LEVEL 02 RETAIL
FACADE ACTIVATION

5.6 BATHURST STREET ACTIVATION

The resultant podium design achieves a significant enhancement in podium activation from the Stage 1 Reference Design. Active uses fronting Bathurst Street are shown in section in yellow below.

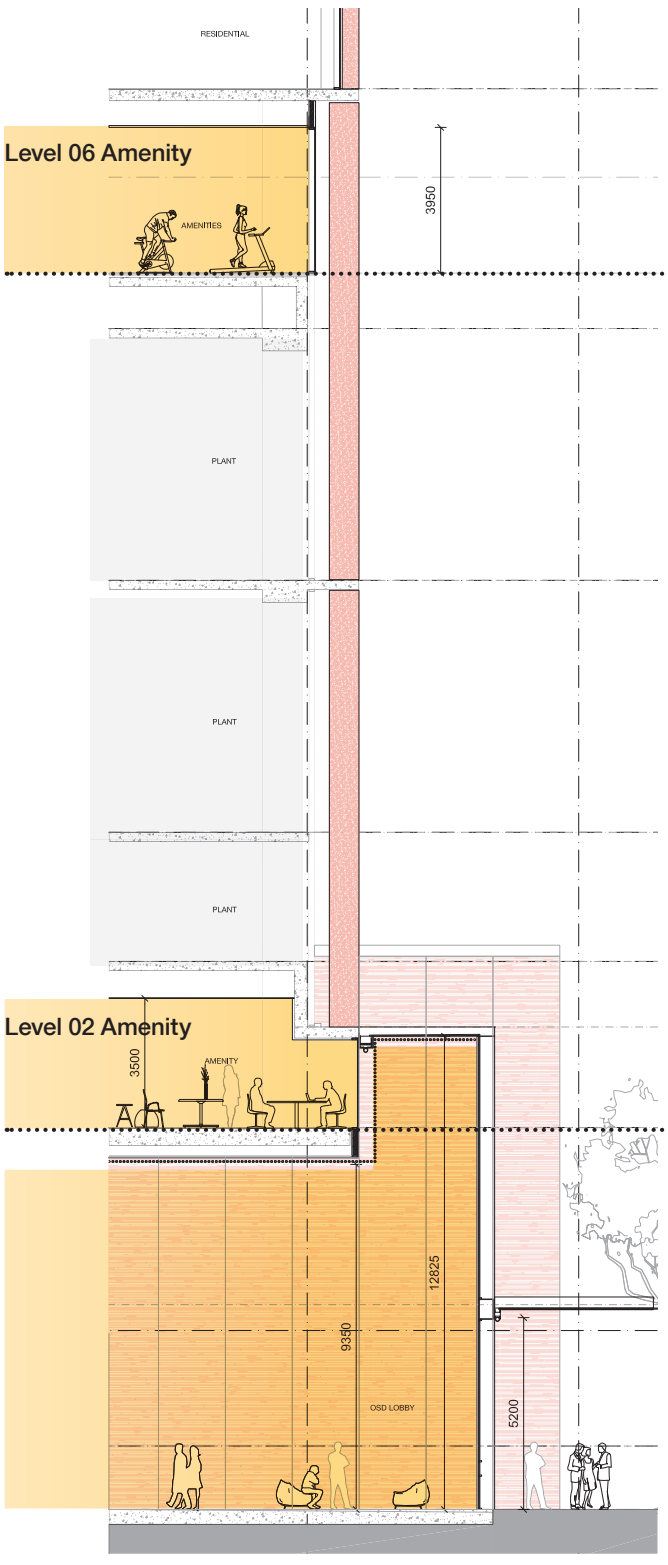


Bathurst Street Facade Section

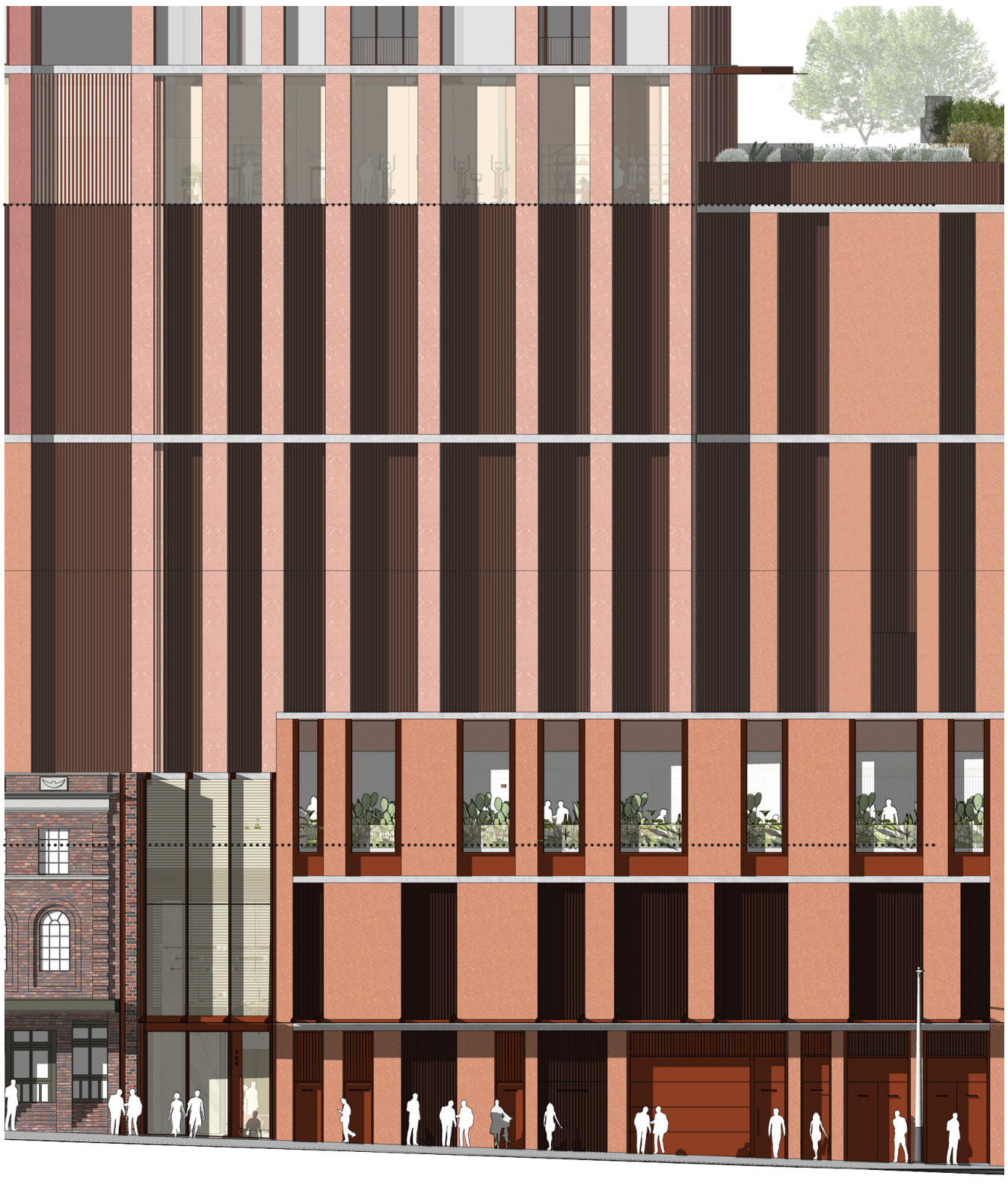
Bathurst Street Elevation

5.6 PITT STREET ACTIVATION

The proposed podium design also achieves a significant enhancement in facade activation fronting Pitt Street, with active uses shown in section in yellow below.



Pitt St. Facade Section



Pitt St. Elevation

ARTIST ILLUSTRATION

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