

31 March 2020

## Sydney Metro

### Concept State Significant Development Application Section 4.55(2)

Prepared for: Pitt Street Developer South Pty Ltd

Revision A

[SMCSWSPS-CUN-OSS-PL-REP-000002](#)

### Re: Pitt Street South Over Station Development Sustainability Report

#### 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).

#### Modification

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.

Cundall has reviewed the SSDA drawings (SMCSWSPS-BAT-OSS-PL-REP-000001) that form part of the Pitt Street Over Station Development South Stage 1 Concept Modification Application and have tested a representative sample of apartments to assess the impact on thermal comfort of apartments as a result of the inclusion of shading devices.

In accordance with the NatHERS protocol, accredited FirstRate5 software was used for the testing, which calculates expected heating and cooling loads over a typical year.

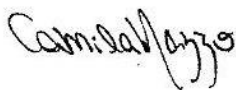
Based on the annual energy consumption modelling, the inclusion of shading showed a reduction in cooling loads and an increase in heating loads. Overall, average thermal performance improved when shading was included, resulting in a higher average NatHERS star rating.

## **Recommendation**

In our opinion, the inclusion of shading to the apartments is positive for the Pitt Street Over Station Development South and the development can achieve compliance with BASIX minimum heating and cooling load requirements.

From a thermal comfort perspective, the consent authority should not hesitate in approving the proposed modifications.

Yours sincerely  
For and on behalf of  
Cundall Johnston and Partners Pty Ltd



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