

PITT ST SOUTH

RESPONSE TO:
REQUEST FOR ADDITIONAL INFORMATION
19/10/2020 NSW DPIE
12 NOVEMBER 2020

BATESSMART™



1. BUILDING FACADE

Address the impacts associated with reducing the number of GRC columns on:

- / The overall design of the project*
- / The thermal energy performance of the project.*

The Applicant shall address the above matters by submitting an updated Design Integrity Report (or addendum) in response to Sydney Metro's DRP advice and an ESD assessment (and any relevant Basix Certificate).

SOLID / GLASS RATIO

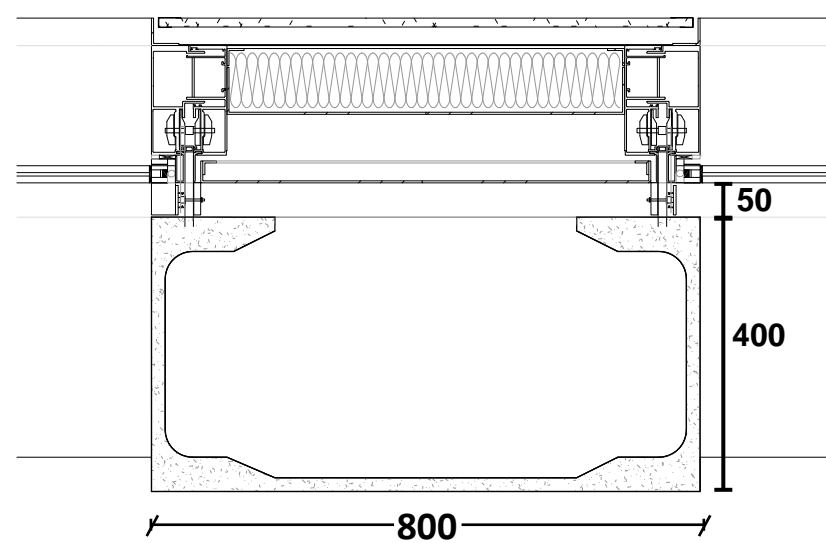
SSDA SCHEME AS LODGED: TYPICAL LEVEL PLAN

The original SSDA plan shows **51 solid elements** (excluding lightwell):

Typical Solid: x 40 @ 800mm
 Corner Solid: x 6 @ 800mm + 800mm
 900mm Solid: x 5 @ 900mm

Linear meters of Solid
 $= (40 \times 800) + (6 \times 1600) + (5 \times 900)$
 $= 46.1 \text{ m of solid (35\%)}$

Linear meters of Glass
= 83.6m of glass (65%)



Total Facade Length (excluding lightwell) 129.7m

SOLID / GLASS RATIO

PROPOSED PLAN

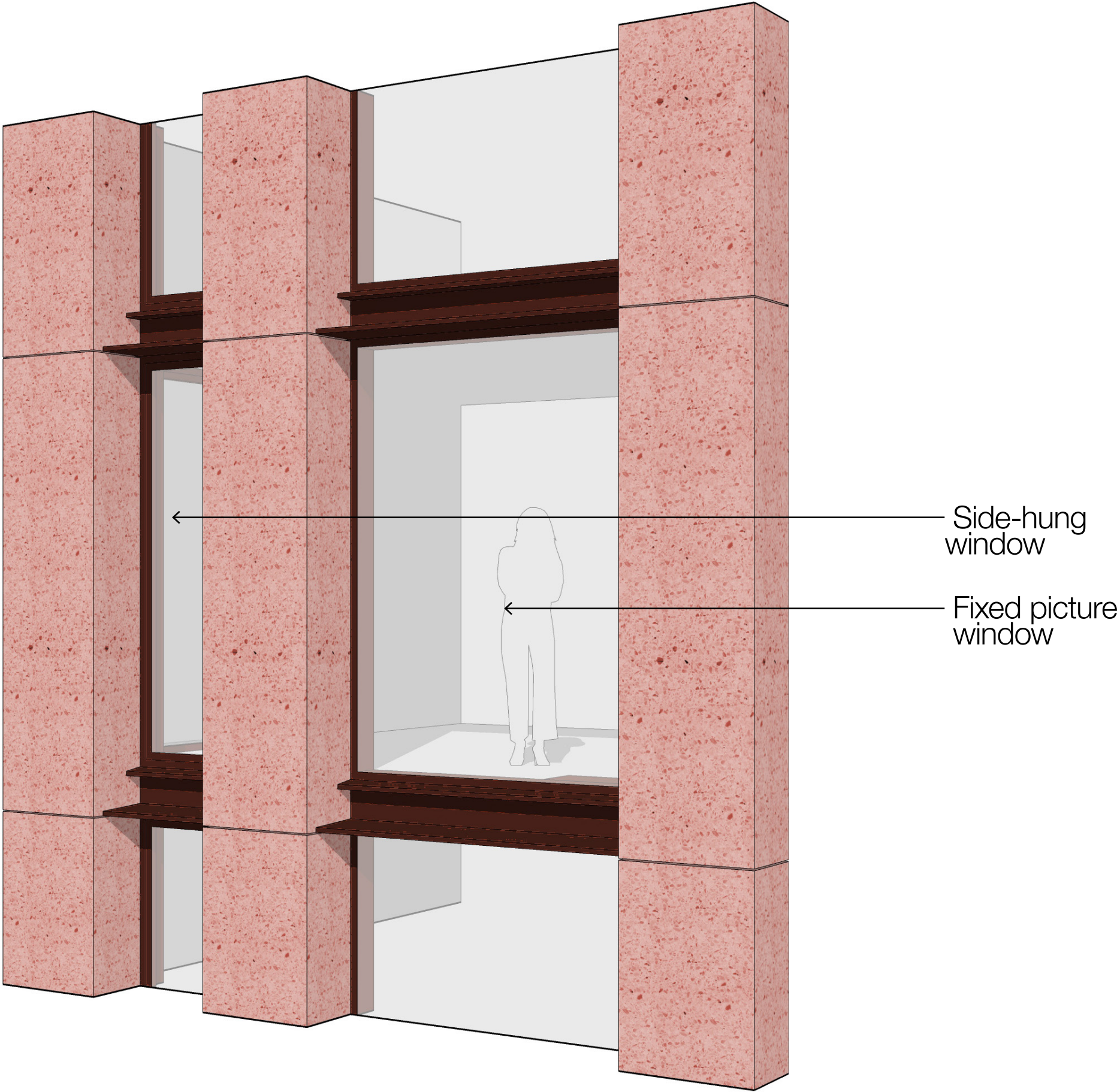
The proposed arrangement creates a heightened sense of tension at the junction between the different tones of the tower volumes creating a clearer legibility of the form.

Basix targets are being retained and achieved, please refer to accompanying Basix Certification by Cundall.



CONCEPT

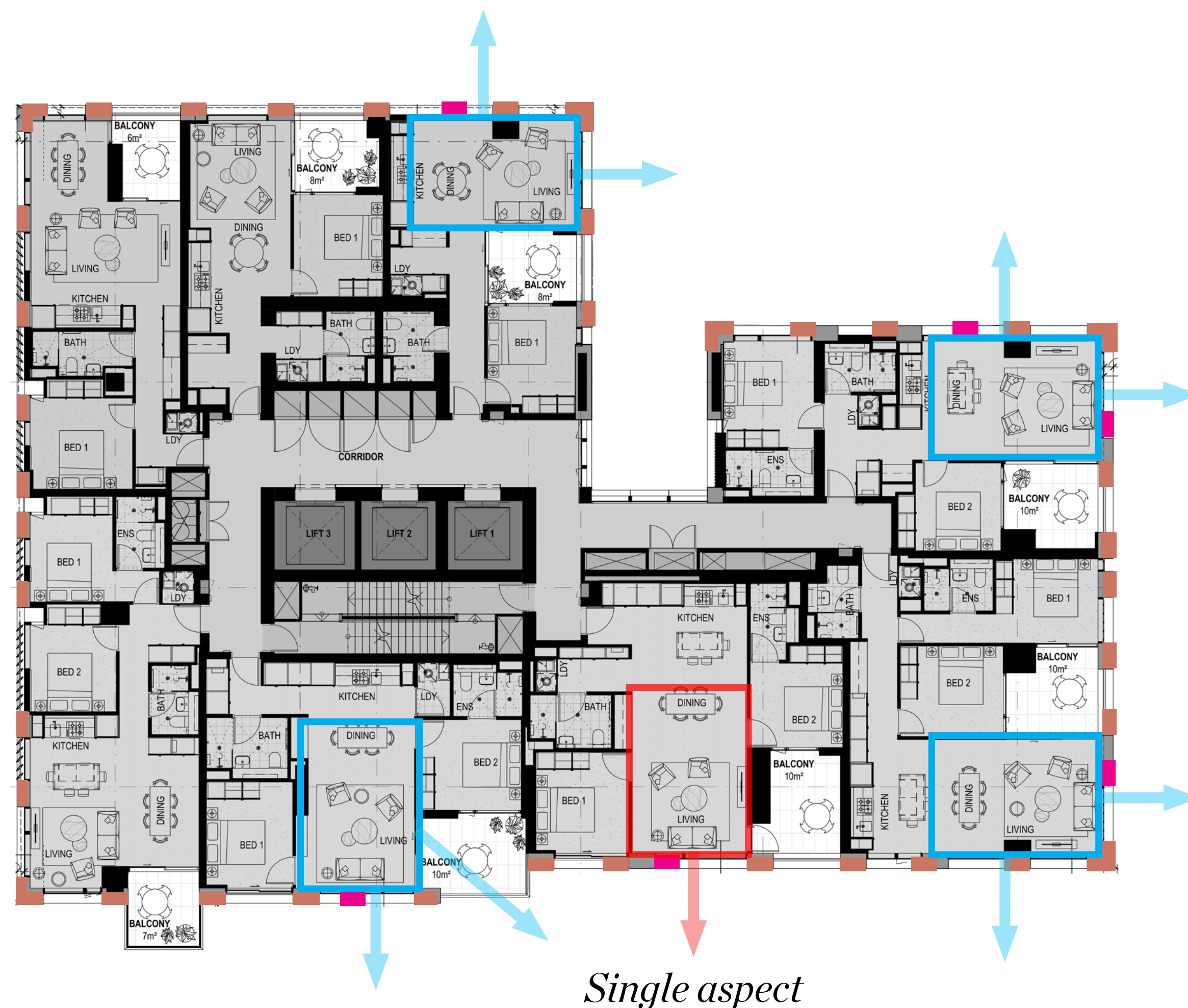
TYPICAL LIVING ROOM MODULE



CONCEPT

TYPICAL PLAN

All living rooms facing North, East and West are dual aspect with the exception of the northern east facing 2 bedroom apartment which, as a result of the blade column is single aspect.



PROPOSED

TYPICAL PLAN

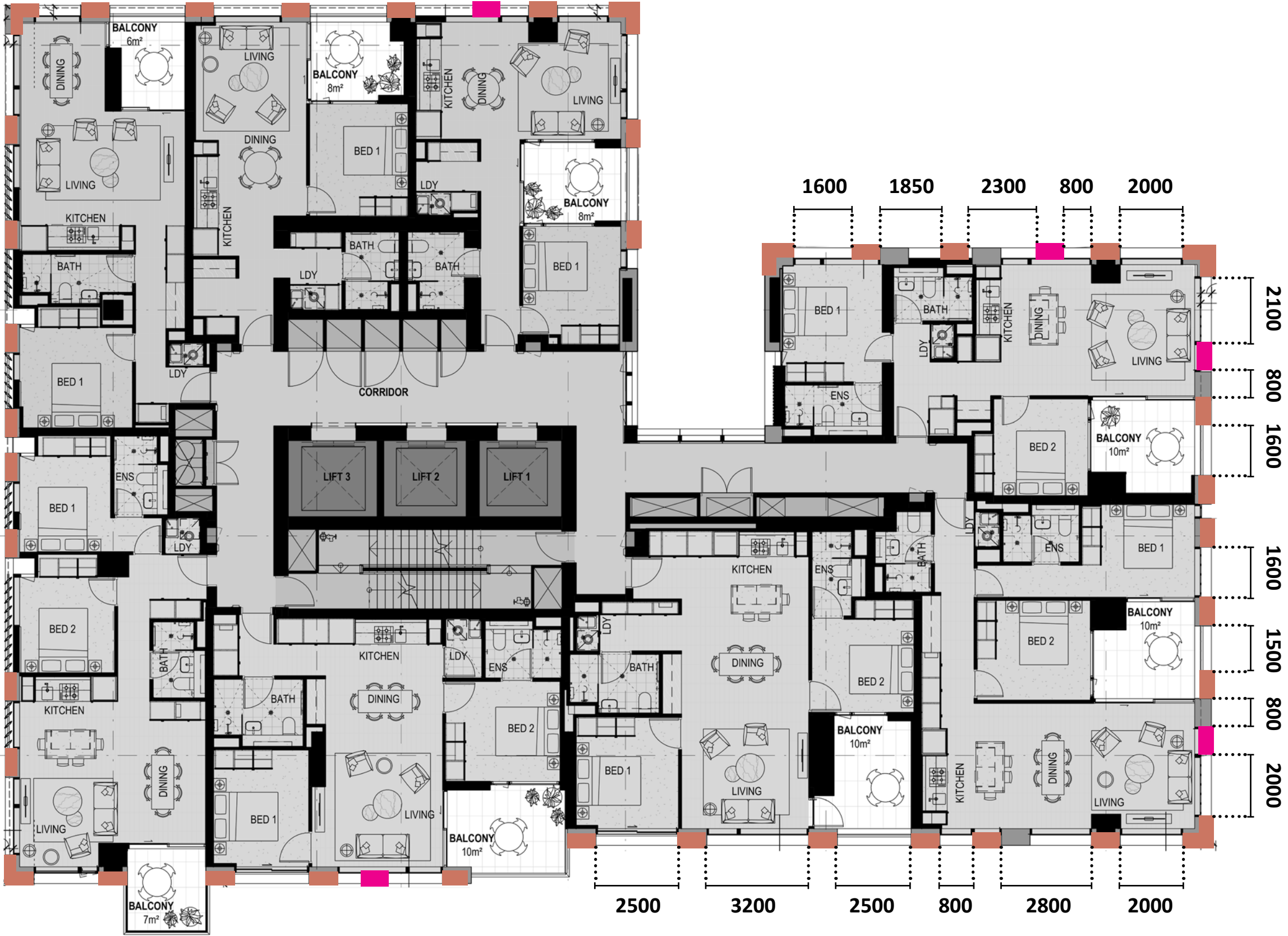
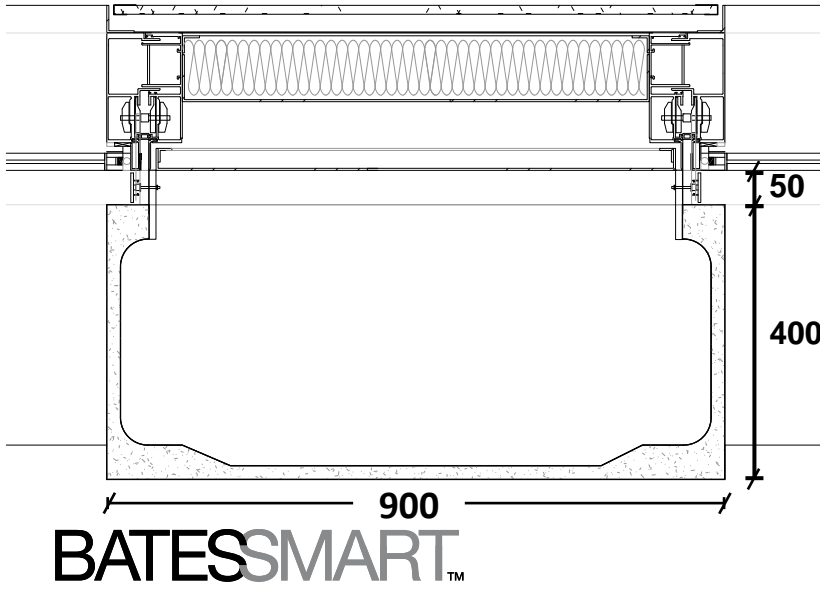
44 solid elements but with 400mm deep GRC and a 50mm gap.

Typical Solid: x 38 @ 900mm
Corner Solid: x 6 @ 900mm + 900mm

Linear meters Solid:
= (38 x 900) + (6 x 1800)
= 45m of solid (34.7%)

Linear meters of Glass
= 84.5m of glass (65.3%)

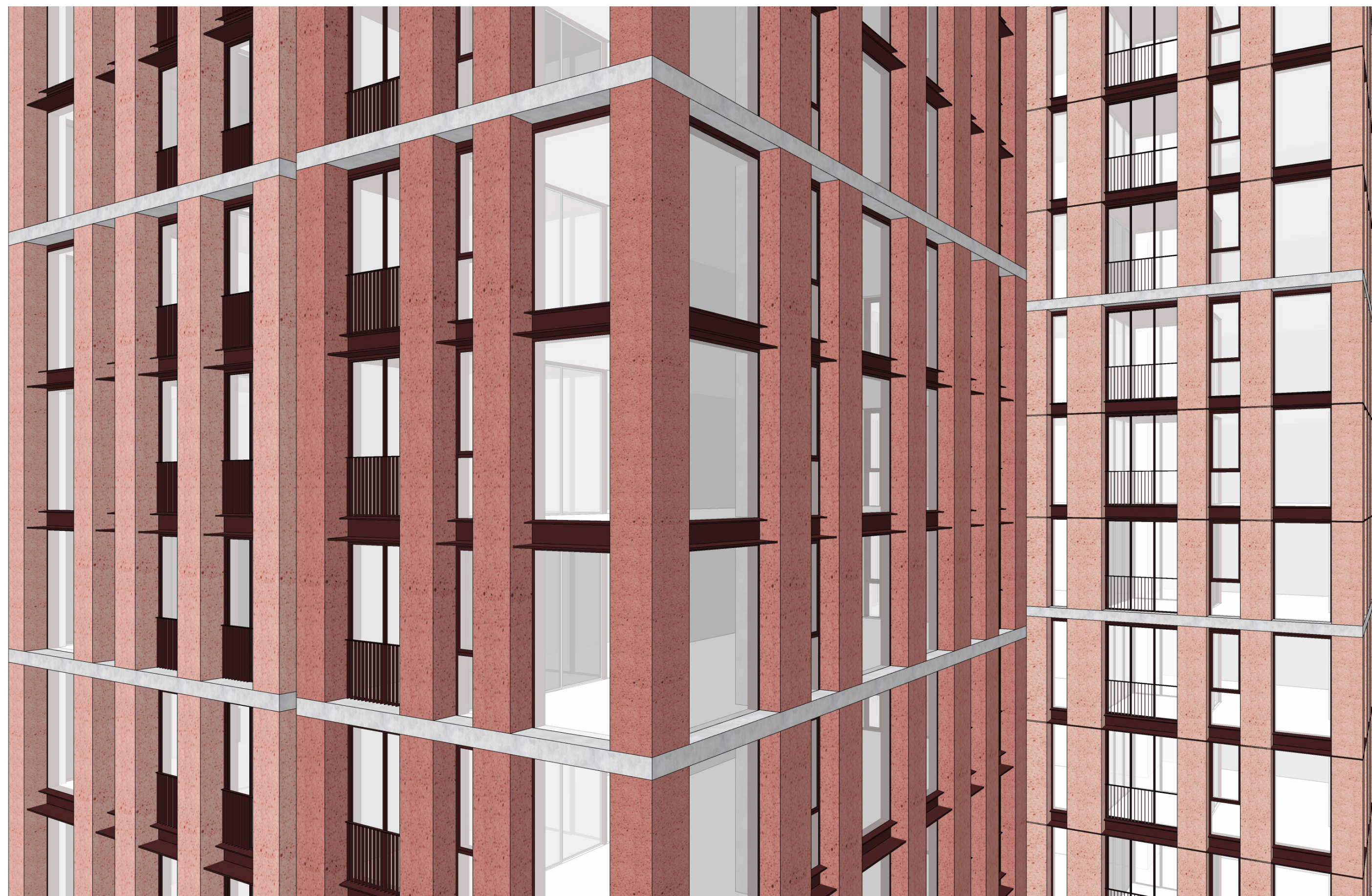
Total Facade Length (excluding lightwell) 129.5m



SSDA

FACADE COMPOSITION - NW

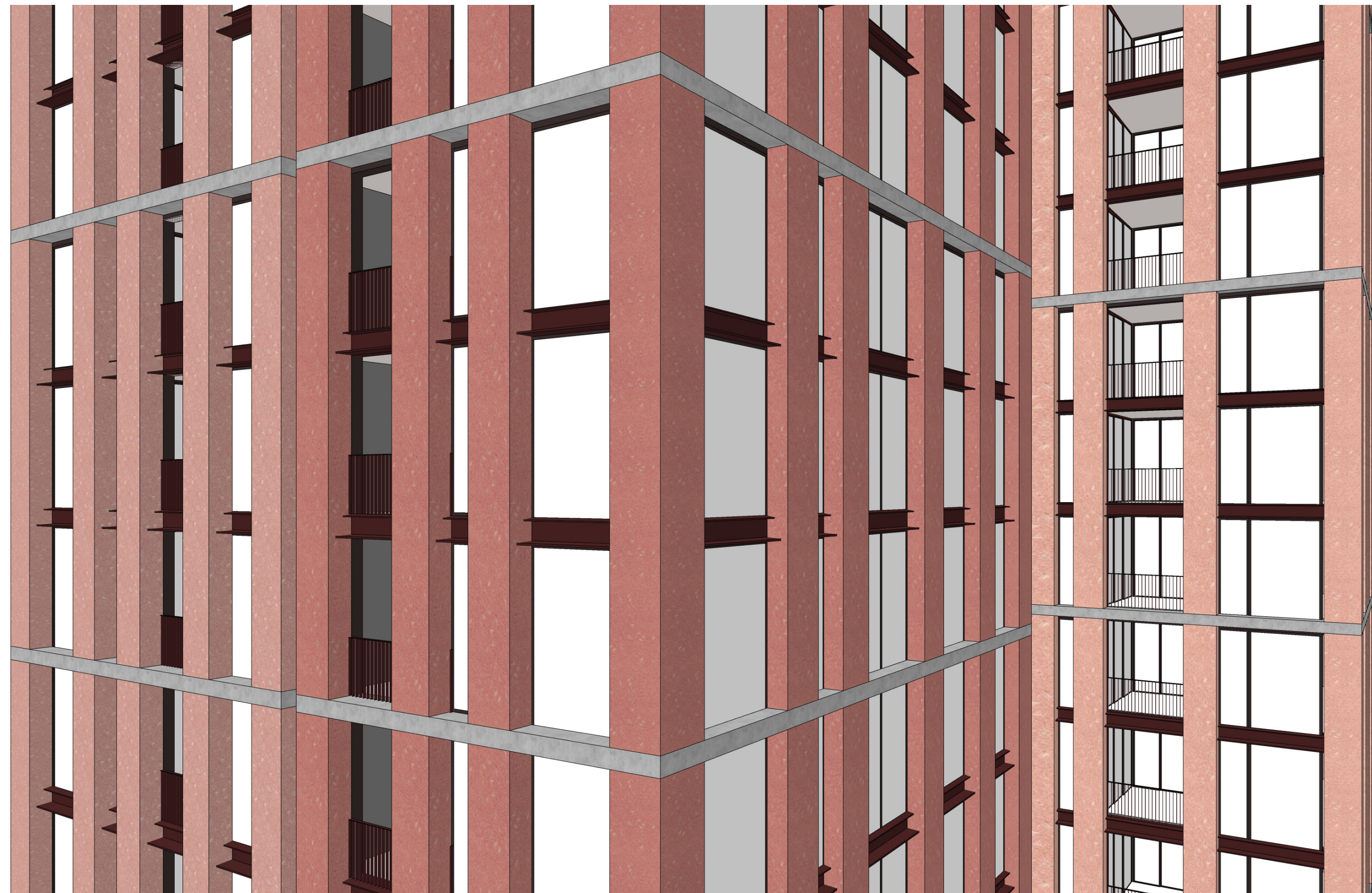
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE COMPOSITION - NW

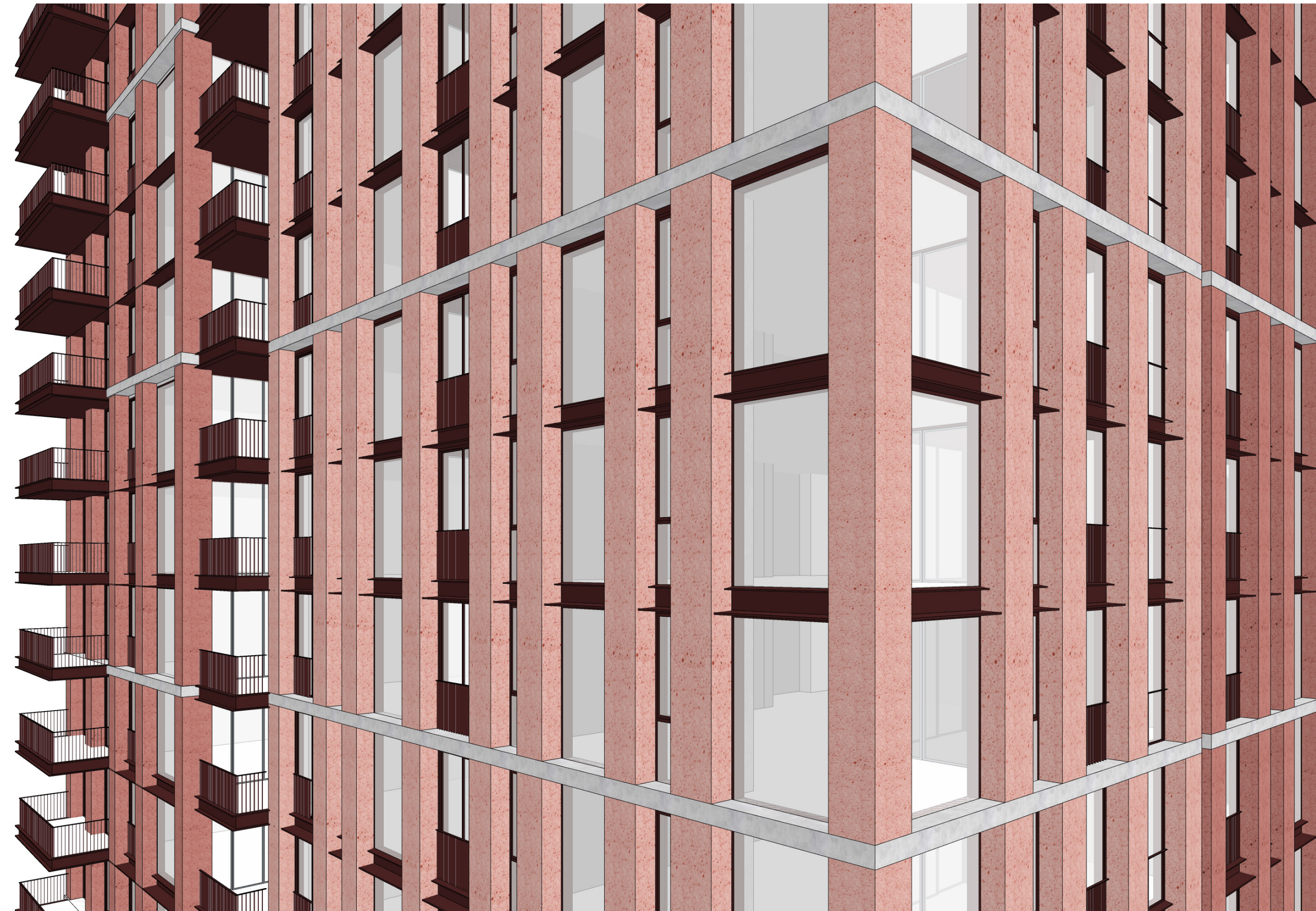
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE COMPOSITION - NE

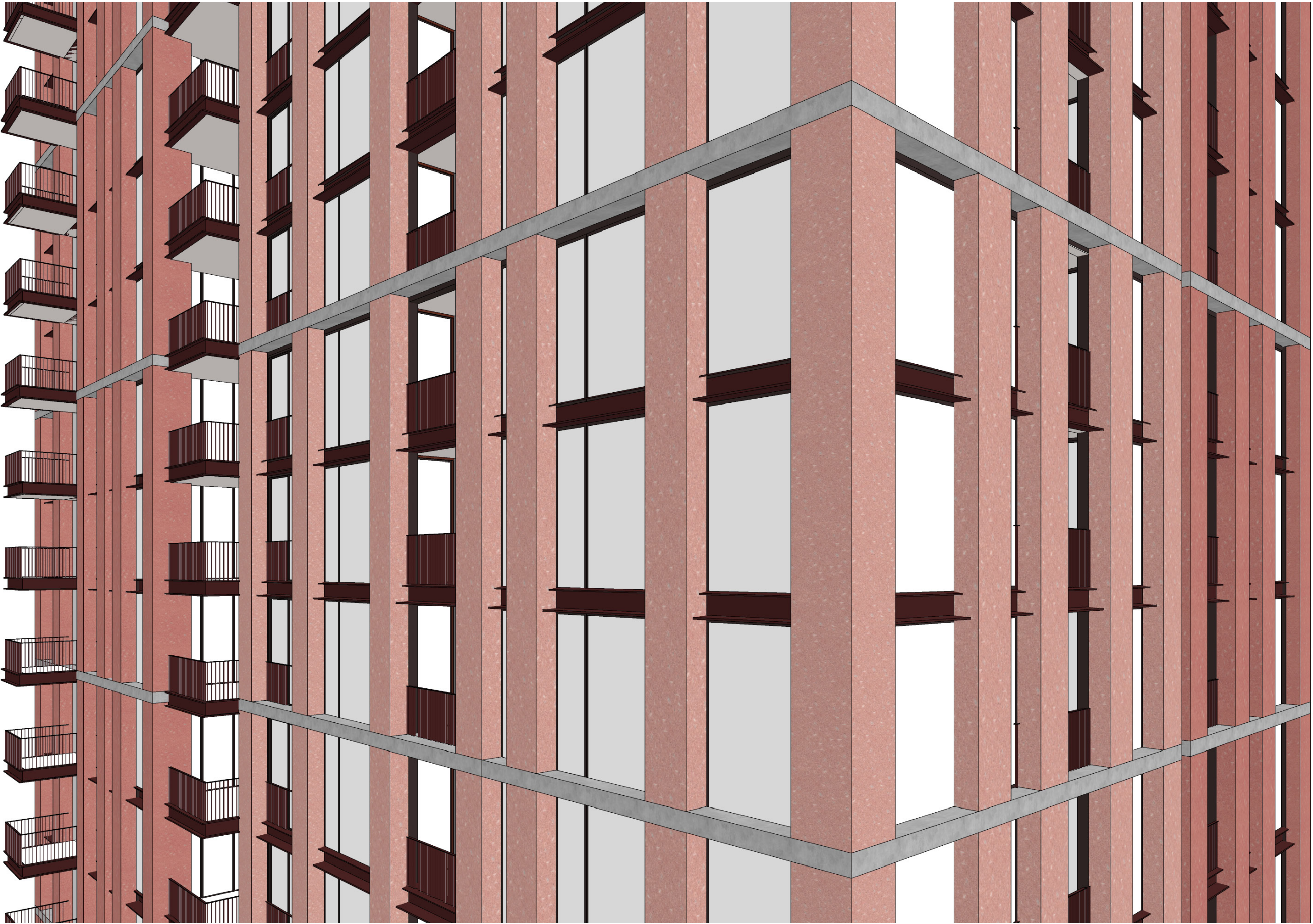
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE COMPOSITION - NE

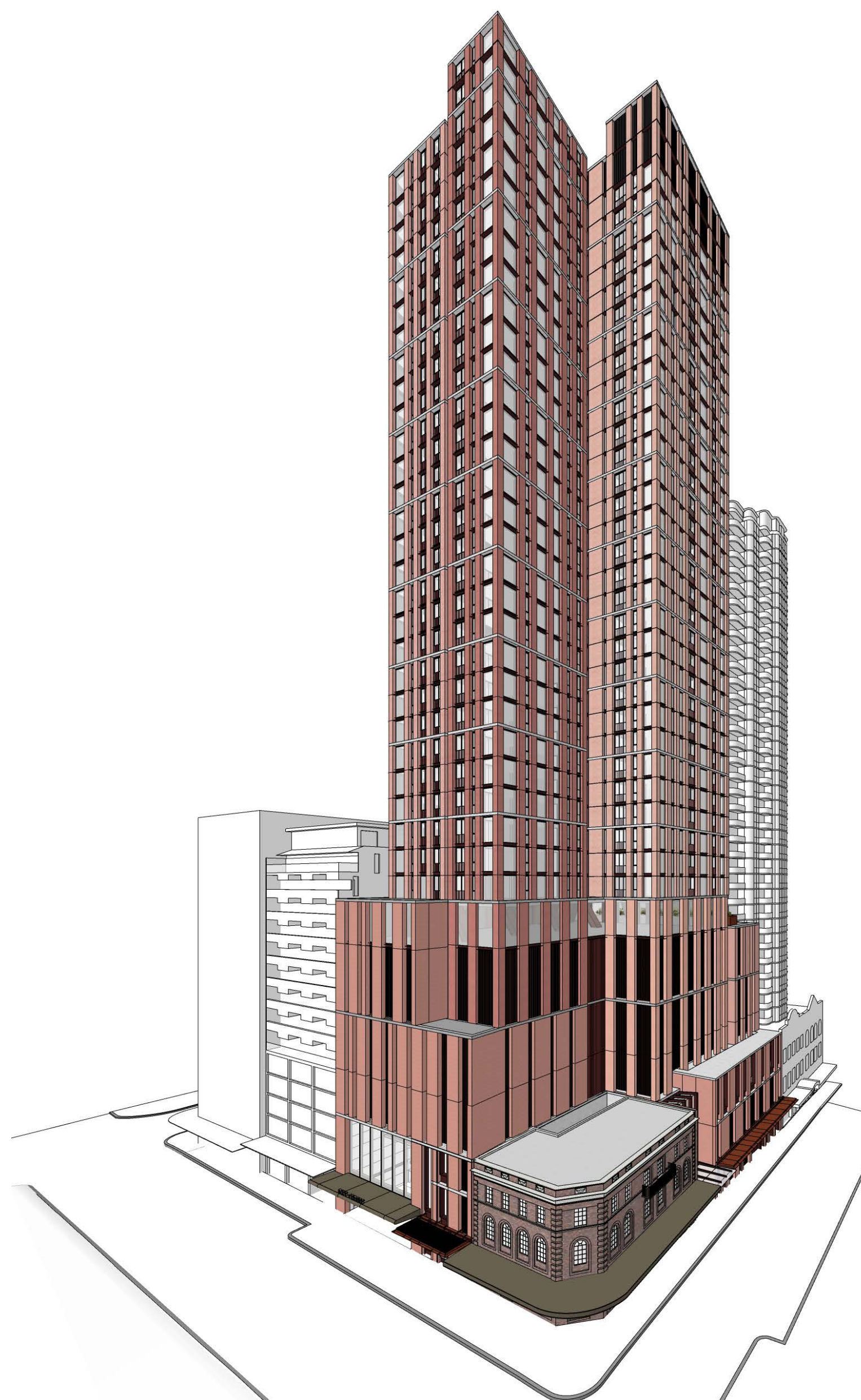
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE PERSPECTIVES - NW

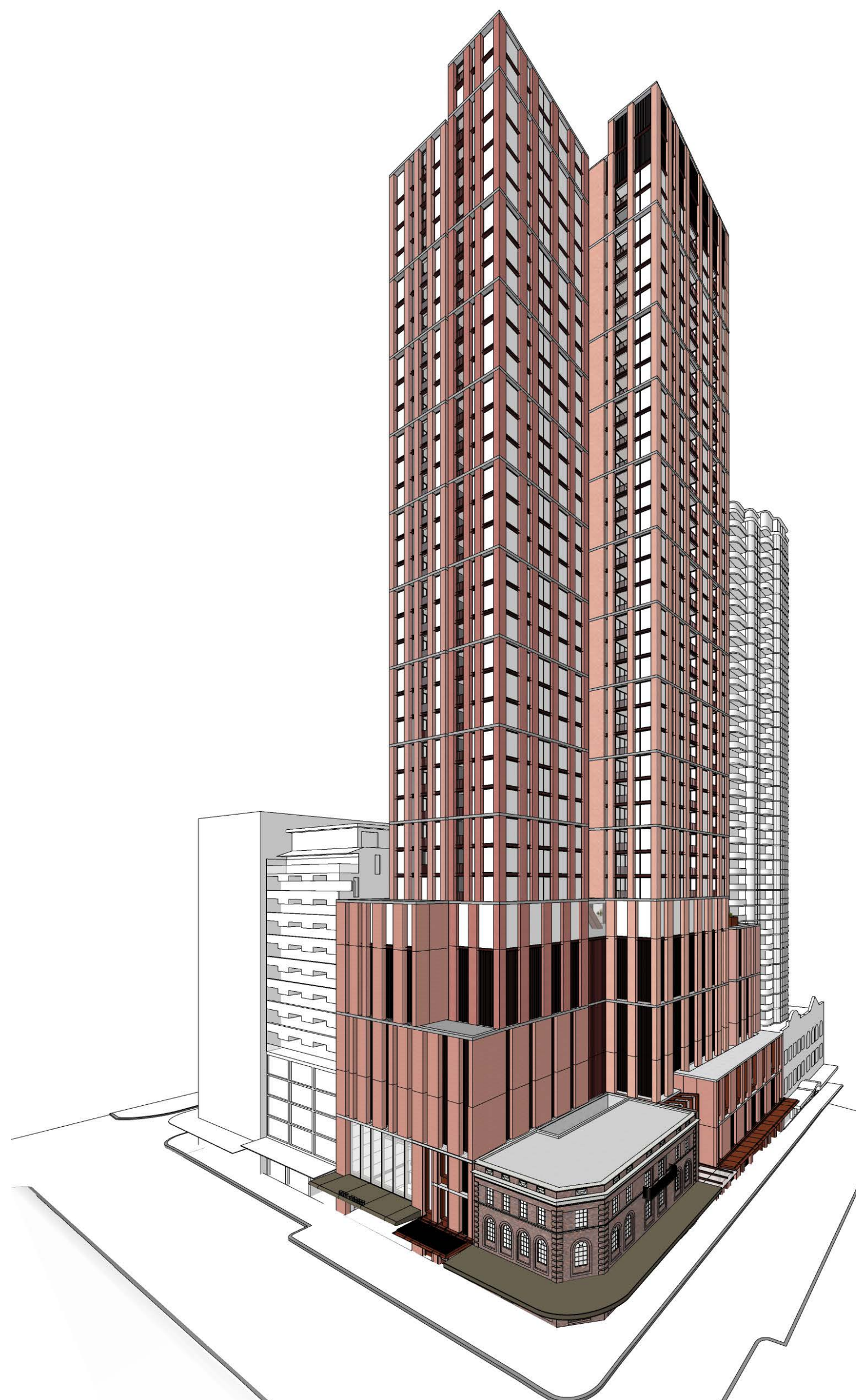
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE PERSPECTIVES - NW

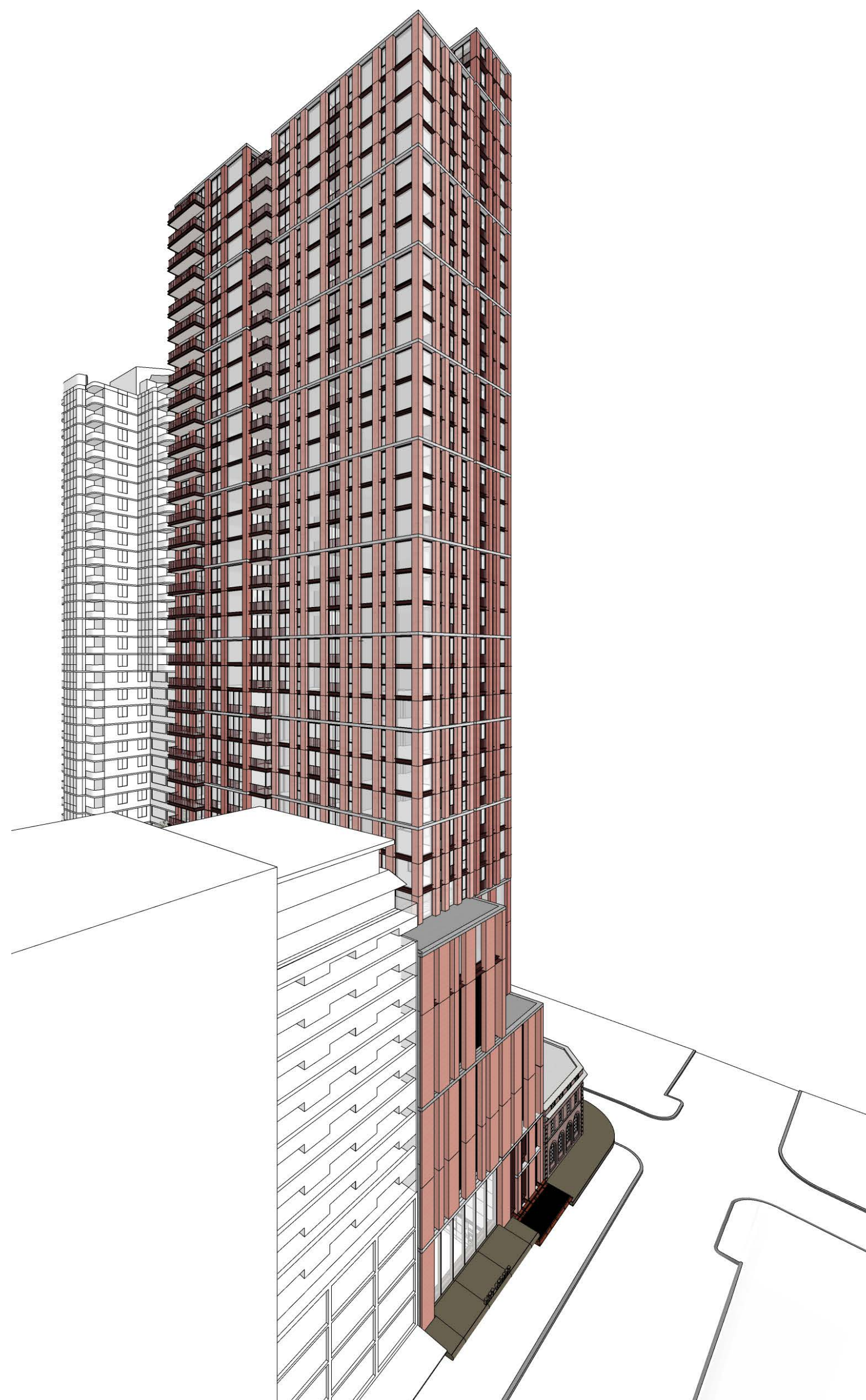
/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



SSDA

FACADE PERSPECTIVES - NE

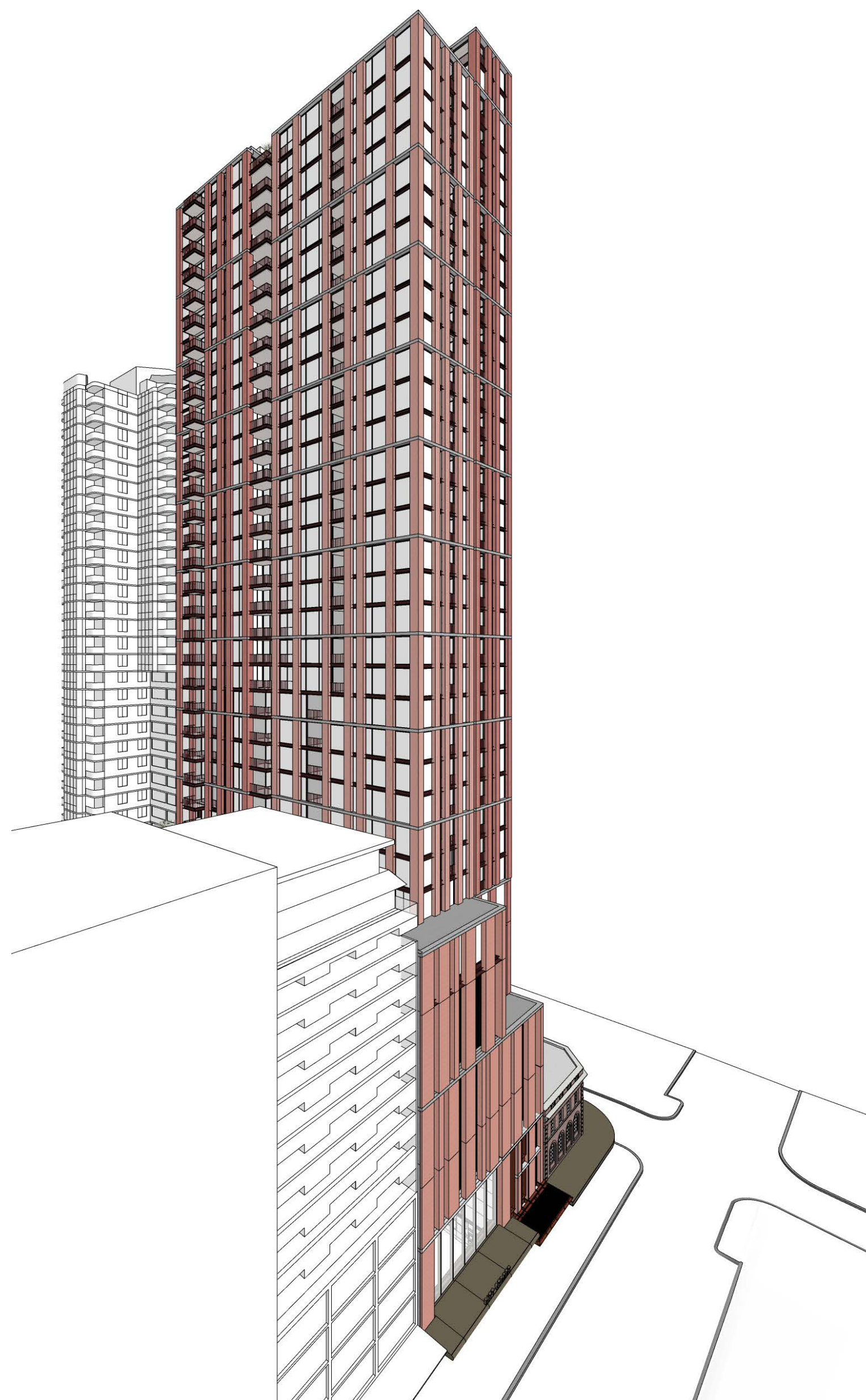
/51 GRC elements
/800mm & 900mm wide
/400mm deep
/50mm gap to facade



PROPOSED

FACADE PERSPECTIVES - NE

/44 GRC elements
/900mm wide
/400mm deep
/50mm gap to facade



11th November 2020

Architecture
Interior Design
Urban Design
Strategy

BATESSMART™

Design Statement

SEPP 65 / ADG Design Verification + Design Quality Principles

Project: 300-302 Pitt Street Sydney
Purpose: SSD DA Application, RTS
Reference: Response to Submissions #9

We confirm that Philip Vivian of Bates Smart directed the design of the enclosed Development Application and that Mr Vivian is registered as an architect in accordance with the Architects Act 1921.

We confirm that in our professional opinion the proposed design is capable of achieving the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development, and has been designed with regard to the publication Apartment Design Guide. (ADG).

Mr Vivian is also a qualified and competent person practising in the relevant area of work.

The following table provides a summary of the design quality principles contained in Schedule 1 of SEPP 65 and references where such information in response to these principles is contained within the Architectural Design Report by Bates Smart dated April 2020.



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Mathieu Le Sueur
Studio Director

Principle:	Description:	Response:
1: Context and neighbourhood character	<p><i>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>Our aim has been to design a building that reflects the unique qualities of the Mid-town precinct. We have thoroughly analysed the existing context of Mid-town Sydney to conceive a new residential apartment tower that complements the historic grain and character of this part of the city. Please refer to pages 37-44 of the Architectural Design Report for details on the strategy proposed.</p>
2: Built form and scale	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>The massing strategy has been designed to sculpt the envelope to respond to the adjoining context. The resulting envelope is a stepped bundle of rectilinear forms that negotiates the functional, planning and amenity requirements while delivering a direct built form and scale relationship with the heritage Edinburgh Castle Hotel. Please refer to pages 33-36 of the Architectural Design Report for details.</p>
3: Density	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>The proposal is consistent with the approved Stage 1 DA with maximum GFA, height and uses established during that stage. The proposal is located immediately above a proposed new Metro Station, and within 400 metres of Sydney's Town Hall Station, delivering outstanding access to public transport, jobs, and community facilities. Two full floors of residential amenities are incorporated into the design including indoor pool, gym, yoga studio, residential lounge and external communal rooftop terrace, way in excess of any typical residential development within the immediate precinct. The site is also located within 400 metres of Hyde Park, resulting in exceptionally high levels of amenity being afforded to all future residents within the proposal.</p>
4: Sustainability	<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	<p>The proposed development achieves exceptionally high levels of environmental performance with a target 5 Star Greenstar rating and Basix 30 proposed. Crossflow ventilation requirements for a residential development of this type are met or exceeded, while solar access to apartments has also been maximised. Passive external shading on north, east and west facades reduces reliance on technology and operating costs. Photovoltaic cells are located on the topmost floors of the building façade for onsite energy generation. Please</p>

		refer to pages 101 and 102 of the Architectural Design Report.
5: Landscape	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p> <p><i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i></p>	Please refer to separate landscape design report prepared by Sue Barnsley design.
6: Amenity	<p><i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i></p> <p><i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i></p>	<p>The proposed development has been carefully designed to achieve highest possible levels of amenity for future residents and neighbours. Significant design measures have been incorporated on the South Façade to provide acoustic and visual privacy to residents of Princeton Apartments, the outcome of which has evolved during a process involving up to 14 review sessions by the Design Review Panel. (DRP).</p> <p>Please refer to pages 49 to 51 of the Architectural Design Report for a description of the internal communal amenity facilities adopted within the proposed design. Residential apartments have also been designed to achieve very high levels of amenity (pages 53-56) with all apartments also achieving very high levels of compliance and being designed in accordance with ADG design principles. (Refer to pages 133 to 149 for ADG compliance checklist).</p>
7: Safety	<p><i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	<p>Being in central Sydney, there is no public domain proposed within the site extents. High levels of passive surveillance to both Pitt St and Bathurst Street are achieved from a) Residential apartments located on levels 07 and above, and b) Proposed resident amenities located on levels 2, and to a lesser extent, level 6.</p>
8: Housing diversity and social interaction	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p>	<p>In total, 234 apartments are proposed in a variety of 1, 2 and 3 bedroom configurations to cater for single occupiers, couples, sharers and families. Extensive communal facilities are also proposed in order to create</p>

	<p><i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p>and support a socially diverse neighbourhood. The proposed development is one of the first in NSW to be operated under the 'Build to Rent' model – placing it at the industry forefront in providing central city living with exceptional amenity in affordable, professionally managed developments with long and stable lease tenures aimed at young couples or singles who otherwise experience a financial obstacle in entering the private residential 'build to sell' dwelling market.</p>
9: Aesthetics	<p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</i></p> <p><i>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>	<p>Please refer to sections 7 and 8 of the architectural design report for a detailed explanation of the material, colour, texture and proportional approach to the architectural design, including a detailed response to context and streetscape contained in section 5.</p>

