



18 December 2018

Cameron Sargent
Team Leader,
Key Sites Assessment
320 Pitt St
SYDNEY NSW 2000

SSDA 9403 – 1-2 MURRAY ROSE AVENUE

Dear Cameron,

The Government Architect NSW has been asked to provide independent design review commentary on State Significant Development application SSDA 9403. Please find our response below.

This review is based on the Environmental Impact Statement prepared by URBIS, focusing on the following:

- Architectural plans prepared by PTW (Appendix B)
- Urban design report (Appendix K)
- Landscape plan & public domain (Appendix M)
- Ecological Sustainable Development report (Appendix V)
- Design competition brief and report (Appendix GG)
- Solar access and external comfort analysis (Appendix KK)

Preliminary plans for this proposal were reviewed by GANSW in May 2018 as part of a Design Excellence Competition, and this response references comments from those reviews, with additional commentary arising from the information provided in the EIS.

The proponent has generally responded to the comments made through the Competition process. The proposal as developed has generally maintained key architectural and urban design principles established as part of the Design Excellence Competition winning scheme. On the basis of the material submitted the proposal has not yet addressed concerns around achievement of a 6-star Green Star rating and heat loadings to the northern and western facades. We recommend these issues be addressed through the following:

1. Provide modelling to demonstrate the effectiveness of the proposed façade sunshading system, in particular to the northern and western facades.
2. Provide technical details and performance specification of the glazing units proposed for all facades.
3. Provide Green Star scorecard and details of how the 6-star rating will be achieved.

Government Architect
New South Wales
L24, 320 Pitt Street
Sydney NSW 2000
GPO Box 39
Sydney NSW 2001

government.architect
@planning.nsw.gov.au
T +61 (02)9373 2800





Sincerely,

Lee Hiram
A/Director Design Excellence
Government Architect NSW

Government Architect
New South Wales
L24, 320 Pitt Street
Sydney NSW 2000
GPO Box 39
Sydney NSW 2001

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@planning.nsw.gov.au
T +61 (02)9373 2800

