

Pitt Street Developer South



NSW Independent
Planning Commission

Pitt Street South OSD

INTERNAL AMENITY
SUBMISSION - 2

26 March 2021
Final



IPC Request - 11 March 2021 (for context)

The Commission requests the Applicant provide the following information:

- 2. Internal amenity: further information with respect to the consideration given to balancing the solidity of the facade and the OSD tower internal apartment amenity, with particular reference to the studies provided to the Sydney Metro Design Review Panel.*

IPC Request - 22 March 2021

As discussed at the Public Meeting, the Commission requests the Applicant provide the following information:

1. *Graphic or visual modelling to support the analysis provided to the Commission by the Applicant on 18 March 2021 with respect to the following:*
 - (a) *the scenarios tested for the various depths (250, 325 and 400mm) of the facade GRC elements and the potential impacts on the internal unit amenity.*

Note: the applicant clarifies that the facade testing is applicable to the east facade on the southern side.



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Extent of facade study

GRC embellishments - eastern elevation

The extent of this facade study is indicated by GRC elements numbered 1 to 6 and the 2 apartments shaded yellow in the adjacent drawing.

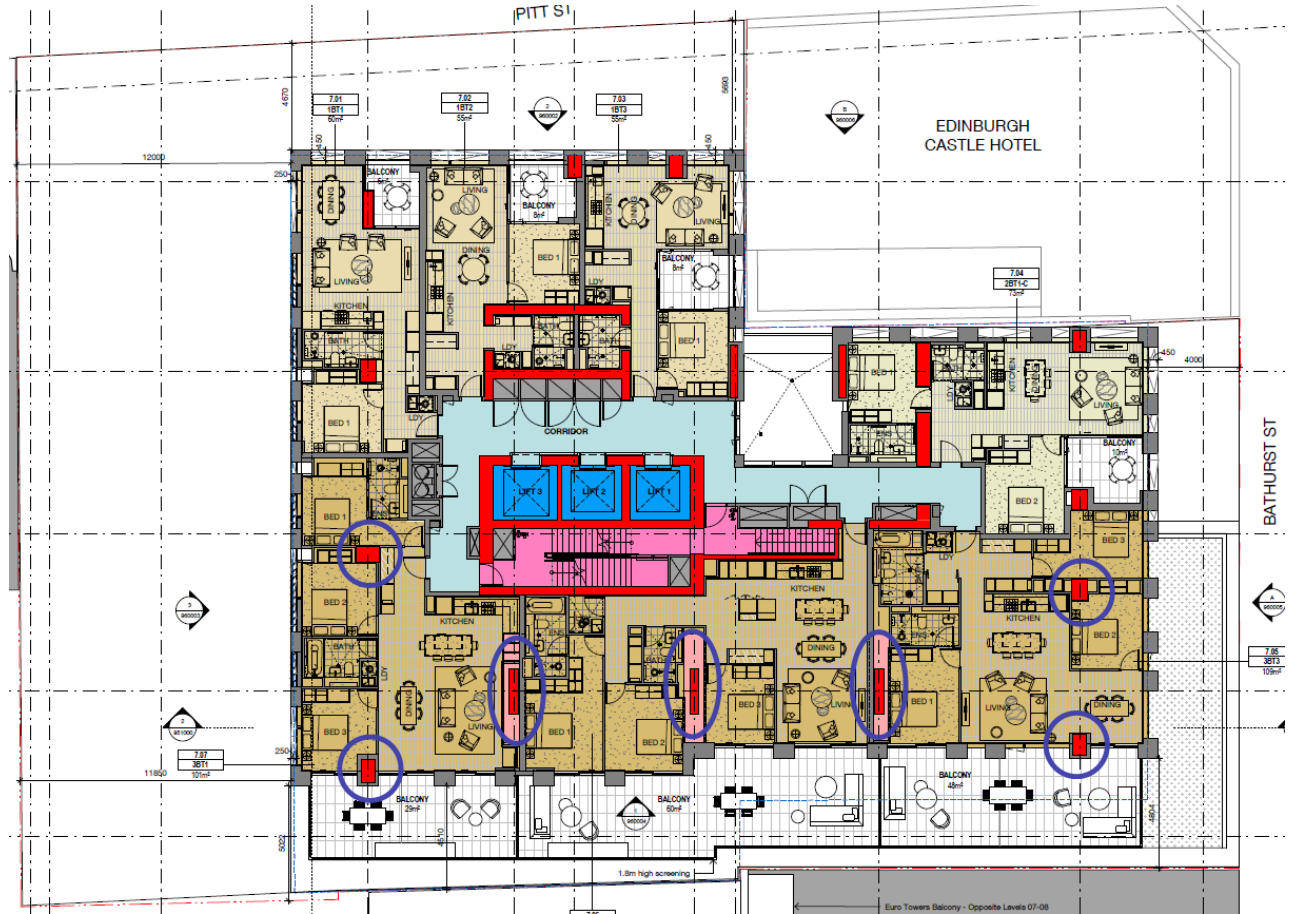


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Structural design
(as context)

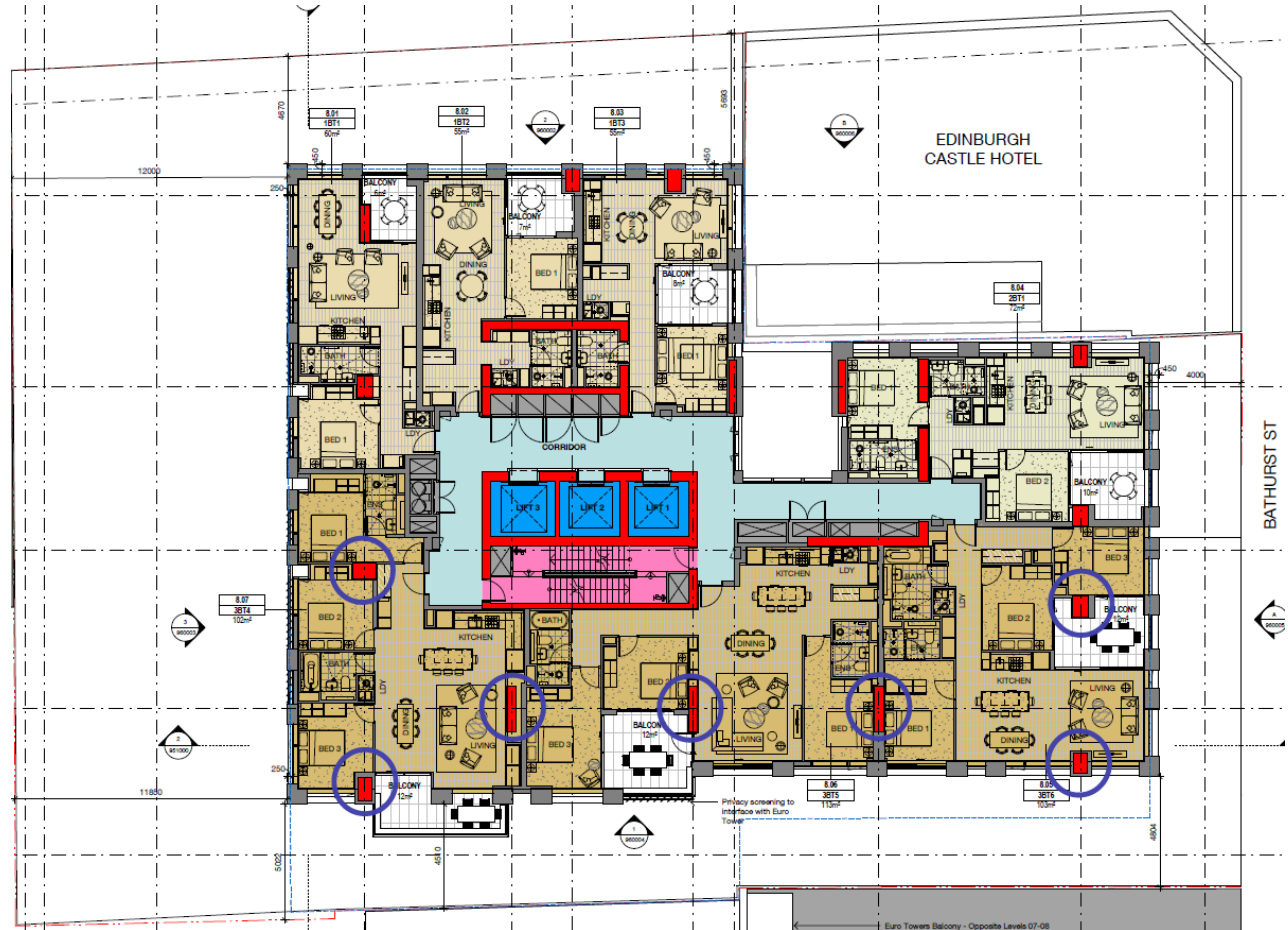
Structural design level 07

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)
- Internal columns to the south east apartments are all contained within dividing room walls.



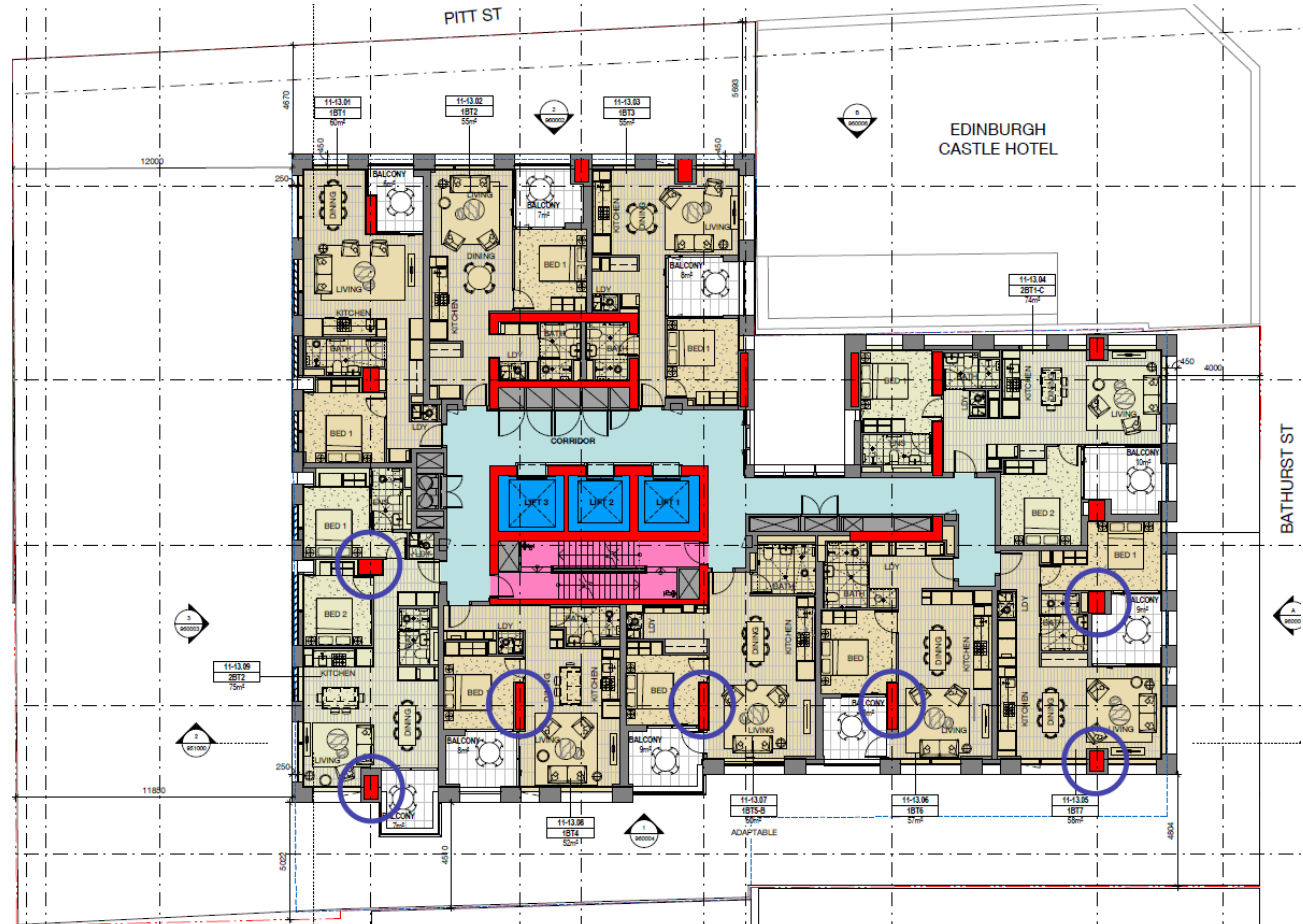
Structural design level 08

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)
- Internal columns to the south east apartments are all contained within dividing room walls.



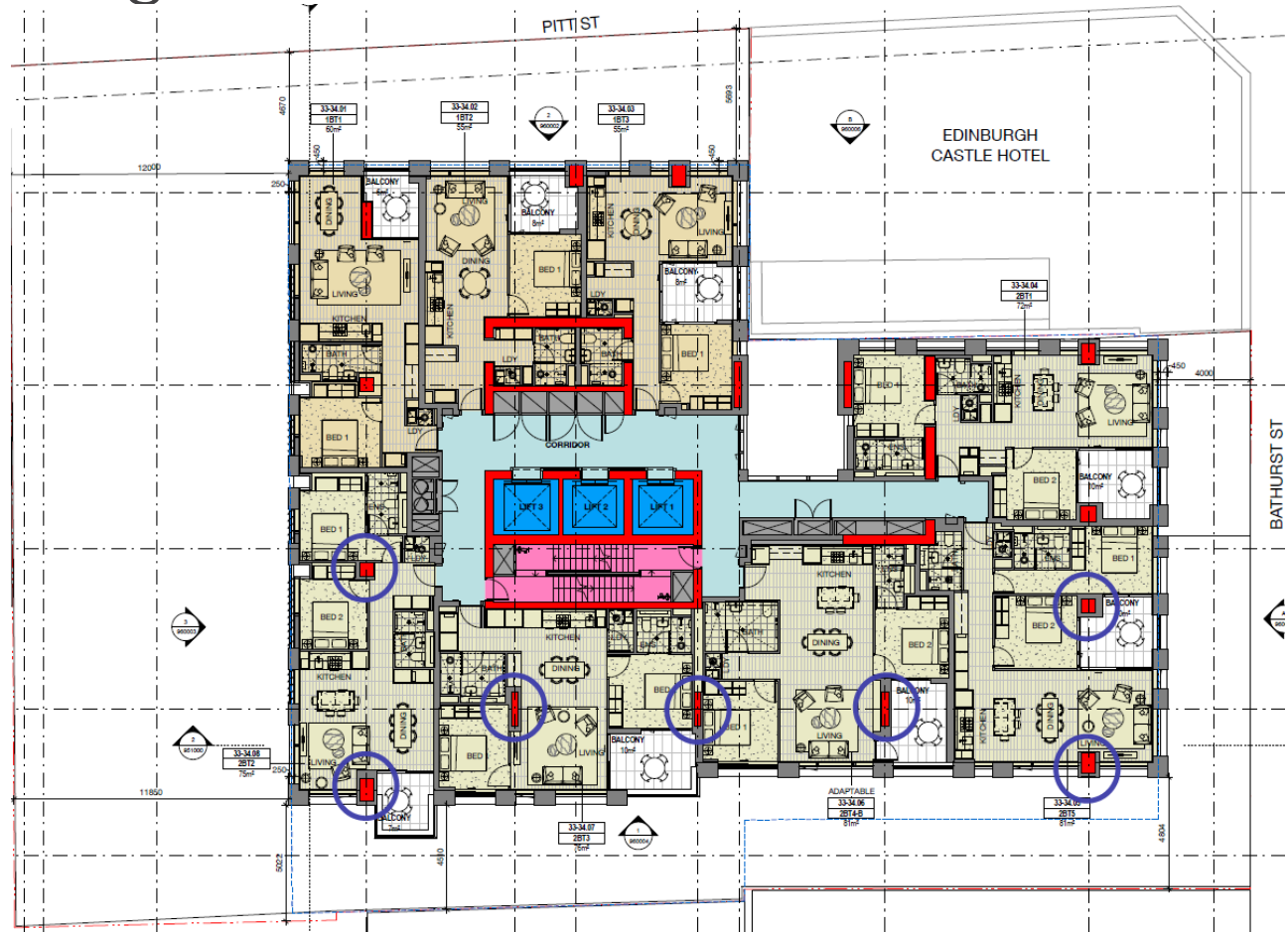
Structural design level 09 - 13

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)
- Internal columns to the south east apartments are all contained within dividing room walls.



Structural design level 14 - 34

- This floorplan illustrates in red all structural elements on the floorplate
- Columns circled in blue are as a result of the transfer structure at Levels 05 and 06 (OSD structure independent to station structure)
- Internal columns to the south east apartments are all contained within dividing room walls.



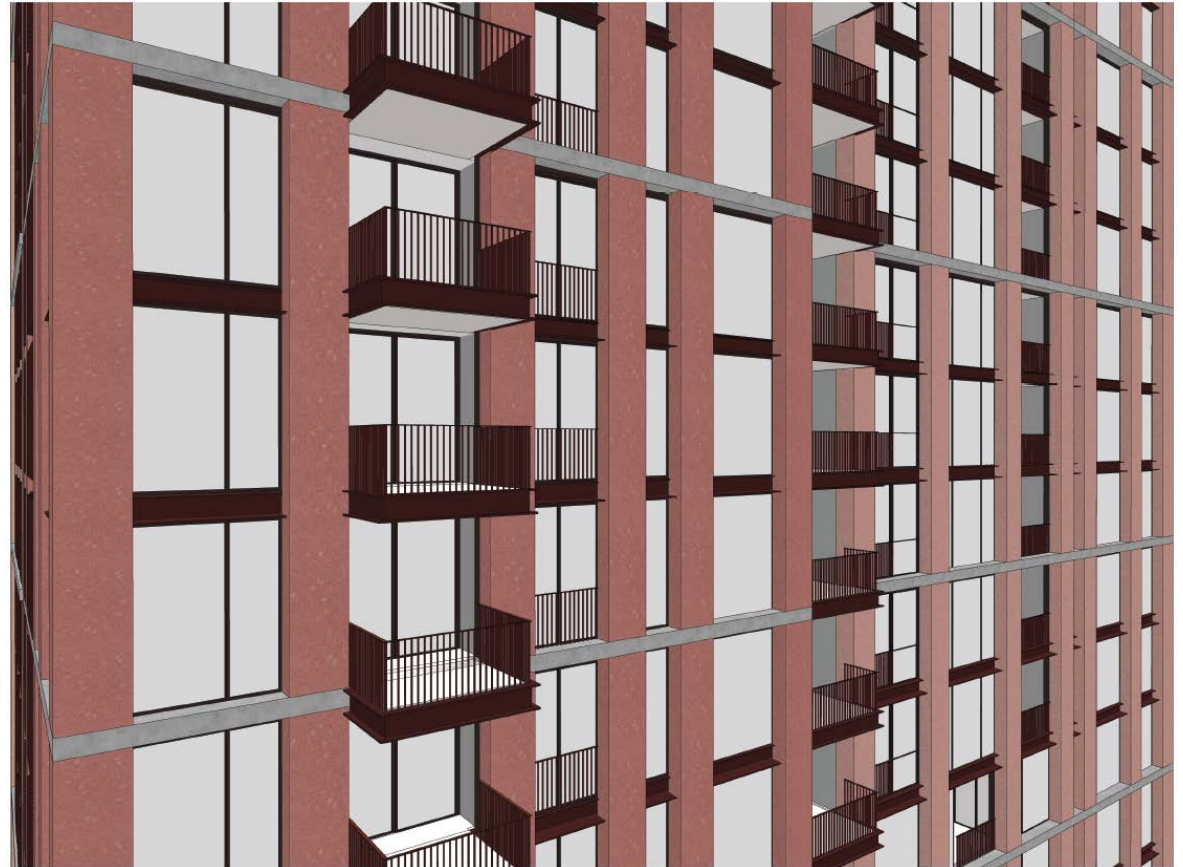
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Visual modelling,
various facade depths

South east facade 400mm reveal - current

400mm GRC elements to south eastern facade

The current design



South east facade 325mm reveal

325mm GRC elements to south eastern facade



South east facade 250mm reveal

250mm GRC elements to south eastern facade



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Potential impacts on internal unit amenity,
various facade depths

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Solar amenity impacts on internal unit amenity



Solar impacts – lower levels 9-13

The modelling of the 2 facade depth options (ie 250 & 325mm) :

Red Apartment – 250mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm

Red Apartment – 325mm

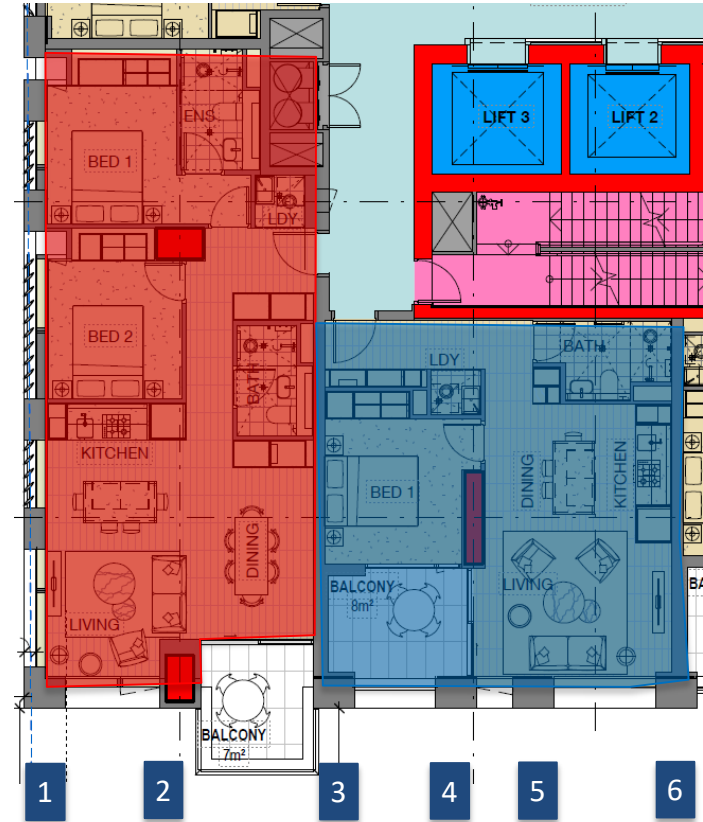
- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm

Blue Apartment – 250mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm

Blue Apartment – 325mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm



Solar impacts – upper levels 14-34

The modelling of the 2 facade depth options (ie 250 & 325mm) :

Green Apartment – 250mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm

Green Apartment – 325mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm

Purple Apartment – 250mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm

Purple Apartment – 325mm

- There is no increase in solar Compliance
- There is no increase in solar Minutes
- The sqm of solar is increased during 9am-3pm



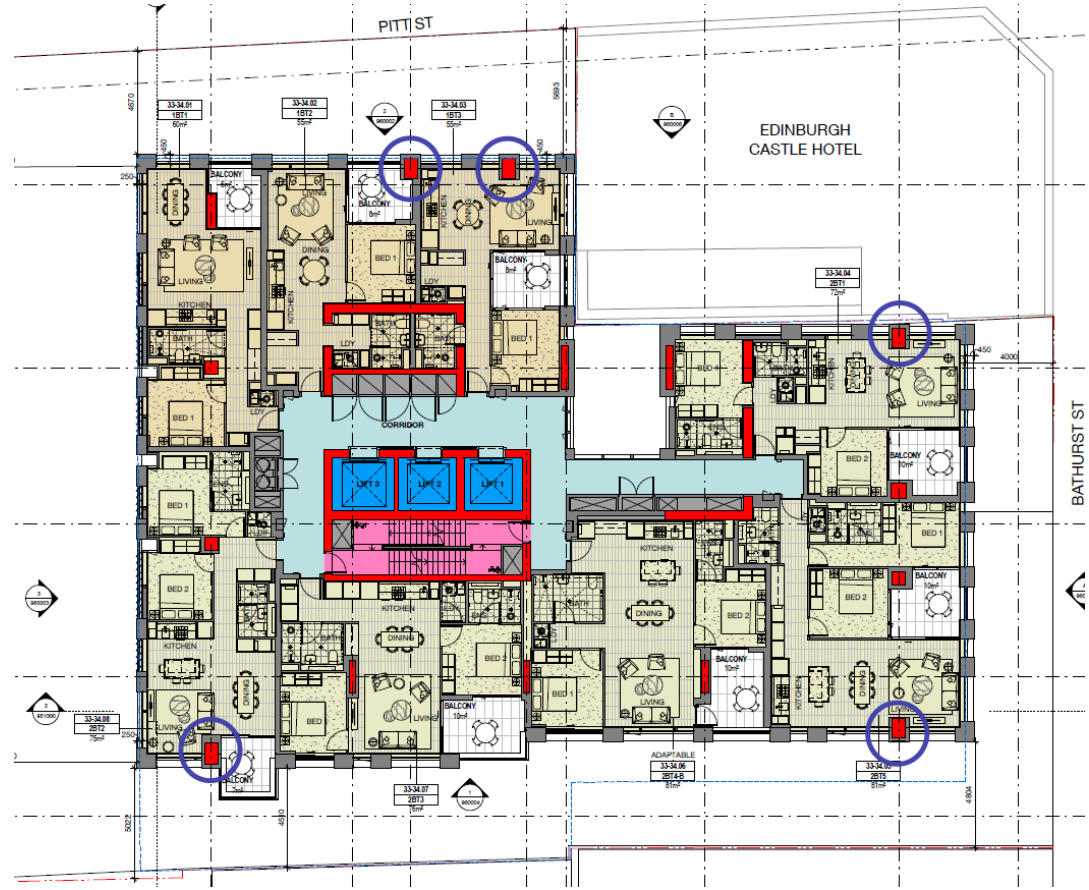
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Structural design impacts on internal unit amenity



Structural design

- Circled columns in blue are structural
- With respect to these columns, there is a 150mm space between the GRC element and the column. This is required for installation of the curtain wall and is typical for all circled columns
- Any adjustments to the depth of GRC elements would require shifting of the structural columns inbound
- Moving the circled south eastern structural column inbound would be detrimental to solar amenity in the south east apartment and decrease the size of the living room



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