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**Sydney Metro State Significant Development, Development Application (SSD DA)
Pitt Street North Over Station Development**

**Appendix C Supplementary Ecologically Sustainable Development and Sustainability Letter
Revision A
Prepared for Pitt Street Developer North Pty Ltd**

**RE: SSD DA Response to Submission (RtS) Supplementary Ecologically Sustainable
Development and Sustainability Letter**

1 Introduction

The Department of Planning, Industry and Environment (DPIE) issued a letter to the applicant on the 26 August 2020, requesting a response to the comments raised during the public exhibition period for both the Concept SSD DA Modification application (SSD-8875-Mod-1) and the Detailed SSD DA (SSD-10375).

This Response to Submission (RtS) letter has been prepared by Cundall on behalf of Pitt Street Developer North Pty Ltd to address the Ecologically Sustainable Design (ESD) Report matters raised by the City of Sydney during public exhibition of the proposed Sydney Metro Pitt Street North Over Station Development (OSD) State Significant Development (SSD).

2 Response to City of Sydney comments

2.1 City of Sydney Comment 1 - Environmentally Sustainable Design

The development proposes a NABERS Office Energy Base Building target of 5 stars. In correspondence to DPIE on the concept DA SSD 8875 the City noted that anything less than NABERS Energy 5.5, as the City's mandatory target (for all commercial development over 1000sqm), does not align with a demonstrable government focus on carbon abatement. A progressive NABERS energy target of 5.5 stars would complement the positive design outcomes the rest of the development achieves.

2.1.1 Response to Comment 1

The Pitt Street OSD North development is committed to achieving NABERS 5.5 Star Base Building Energy for the commercial office spaces.

2.2 City of Sydney Comment 2 - Environmentally Sustainable Design

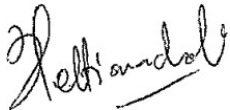
The submitted ESD and Sustainability Report by Cundall appears silent on inclusion of renewables. However, the Urban Design Report (pg. 111) notes 'on-site renewables to reduce the carbon footprint of the building's operation are proposed'.

The City requests confirmation about the intentions for 'onsite renewables' as it is not clear in the submitted documentation and the proposed Building Integrated photovoltaics must be marked up on the Architectural Drawings.

2.2.1 Response to Comment 2

The Pitt Street OSD North development is committed to the integration of Solar Photovoltaics (PV) on the roof. The indicative location and extent is shown via Appendix A Revised Architectural Plans and is subject to detailed design development.

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

A handwritten signature in black ink, appearing to read 'Isuru Hettiarachchi', with a horizontal line underneath.

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