

Our ref: Hills Showground Precinct East-Mod-2 (SSD-62802207-Mod-2)

Ms Poonam Chauhan
Development Manager
161 Redfern Street
REDFERN NSW 2016

9 February 2026

Subject: Request for Additional Information

Dear Ms Chauhan,

I refer to your modification application for the Hills Showground Precinct East-Mod-2 (SSD-62802207-Mod-2). After careful consideration, the Department is requesting the following additional information before finalising its assessment of your application:

1. Environmentally Sustainable Design

- a) Review and resolve any inconsistencies between the submitted ESD commitments and the proposed modifications (including BASIX Certificates) to reflect changes to thermal loads resulting from changes to sun shading devices, glazing and any alternatives measures.
- b) Confirm the development as modified with continue to meet a 5 Star Green Star Standard, equivalent to Green Star Buildings and fossil fuel free as per ESD commitments under the Approvals. The submitted amended BASIX Certificate contain inconsistent information with these ESD commitments.

2. Materials and Finishes

- a) Provide further details, specifically at podium level, demonstrating the proposed design and material changes do not diminish the design integrity of the approval.
- b) Reconsider and replace the proposed use of painted finishes with alternative quality finishes.

You are requested to provide the information in a revised submissions report, or notification that the information will not be provided, to the Department by **Monday 16 February 2026**. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW planning portal.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact James Groundwater on 8289 6778 or via email at james.groundwater@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Annie Leung".

Annie Leung
Team Leader
Key Sites and TOD Assessments