



Ms Nellie O'Keeffe
Project Director
Deutsche Bank Place
Level 19, Suite 19.02, 126 Phillip Street
Sydney NSW 2000

26/11/2020

Dear Ms O'Keeffe

**Pitt Street South OSD Request for Additional Information
Stage 1 Modification (SSD 8876 MOD 1) & Stage 2 (SSD 10376)**

I refer to your Response to Submissions and our recent meeting about the above applications. After careful consideration, the Department requests that you provide the following additional information:

1. Updated plans and documents

- Describe and illustrate the amendments to the proposed GRC columns/façade configuration between the RTS and current scheme, including updated architectural drawings and visualisations.
- Confirm whether the changes to the GRC columns will affected various analysis submitted with the RtS and submit updated documents where necessary, particularly:
 - the supplementary solar analysis statement provided by Walsh Analysis, dated 10 November 2020
 - projections/encroachment on the approved building envelopes and respective site boundaries
 - floorplate and/or GFA calculations.
- Provide an updated BASIX Certificate and stamped plans.

2. Design Guidelines

- Provide additional analysis on how the proposed building articulation and setbacks along the Pitt Street and Eastern boundary would minimise shadow impacts to the Princeton Apartments.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **Friday 4 December 2020**. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact James Groundwater, who can be contacted on 8289 6778 or at james.groundwater@planning.nsw.gov.au.

Yours sincerely,

Anthony Witherdin
Director
Key Sites Assessments