

UPDATED ESD REPORT

APPENDIX D



23 October 2018

OSD Planning Team
Sydney Metro
Level 41, 680 George Street, Sydney NSW 2000

OSD PITT STREET NORTH DEVELOPMENT ENVIRONMENTAL TARGETS ADDENDUM NO.1

Further to submission the Concept Design Report for the Pitt Street North Over Station Development (OSD) issued by LCI dated 23rd July 2018. We provide notice of an addendum to the environmental targets proposed for the development.

In consideration of Council's submission, Sydney Metro has revised and updated the proposed minimum performance targets for Pitt Street North, as follows:

If the entire site is a residential building:

- 5 Star Green Star
- BASIX 40 Energy
- Exceed minimum compliance with BASIX Water. While a higher target will be sought through the Tender process and during design development, there are limited opportunities / space for the additional water saving / reuse features which would enable better performance in this area.

If the entire site is a commercial / office building:

- 6 Star Green Star
- 5 Star NABERS Energy
- 3.5 Star NABERS Water

If the entire site is a hotel:

- 5 Star Green Star
- 4 Star NABERS Energy, or equivalent energy efficient performance
- 3 Star NABERS Water, or equivalent water efficient performance

In a scenario where Pitt Street North is predominantly residential with a hotel podium, proposed minimum performance targets would be as follows:

- 5 Star Green Star
- For the residential portion:
 - BASIX 40 Energy
 - Exceed minimum compliance with BASIX Water.
- For the hotel portion:
 - 4 Star NABERS Energy, or equivalent energy efficient performance
 - 3 Star NABERS Water, or equivalent water efficient performance

We trust this meets with your approval.



Kind regards

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Lester Partridge'.

Lester Partridge
Director

LCI Consultants

lester.partridge@lciconsultants.com.au

M: +61 411 575 938

Cc Ms Silvia Cupik - Architectus

