

10 October 2019

Attn: David McNamara  
Director, Key Sites Assessment Team  
NSW Department of Planning, Industry & Environment  
GPO Box 39  
Sydney NSW 2001

Dear David,

**Sydney Metro Pitt Street (South) Over Station Development, SSD 17\_8876, DPIE Request for Further Information on MOD1**

In response to the Department's letter dated 26 September 2019, the following information is provided to help support Sydney Metro's request for an administrative modification to Condition B10. This information has been developed in consultation with the developer and is further supported by GHD in the attached updated technical letter.

- Clarify if there are provisions stating how many credits can be used to achieve a 5 Star Green Star rating.

*The 5 Star Green Star Rating pathway has not been mandated and is typically determined during detailed design. The Green Star Design & As Built Guidance contains a number of Conditional Requirements including those that require above industry minimum requirements for energy efficiency. Sydney Metro will target a minimum BASIX Energy Score of 30, ensuring the development will achieve above minimum compliance.*

- Provide an updated GHD letter responding to Council's comments regarding BASIX modelling in common areas.

*GHD have advised that whilst BASIX does not account for heating and cooling energy in common areas, it does account for ventilation provided as part of conditioning systems. To address this technical inaccuracy in the previous letter GHD have removed the reference to space conditioning, whilst modifying the wording to retain reference to "all forms of mechanical ventilation". Please also refer to the updated GHD technical letter for further clarification.*

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**Sydney Metro**

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- Further justifications on why a minimum Basix Energy Target of 30 cannot be achieved and is unreasonable for the development or consider accepting a minimum Basix Energy Target of 30 as recommended by Council.

*Sydney Metro has worked with the developer to further evolve the design. Whilst a BASIX Energy Target of 35 is still deemed unachievable, Sydney Metro is able to commit to achieving a BASIX Energy target of 30, with the addition of:*

- a. 6 star clothes dryer;*
- b. Electric heat pump with gas boost for pool and spa heating;*
- c. Enhanced lift specification providing for increased efficiency and regenerative lift drives; and*
- d. Multiple air conditioning zones to every apartment with enhanced control systems.*

*The GHD technical letter (attached) has been updated accordingly and recommends a minimum BASIX target of 30. Sydney Metro requests condition B10(a)(i) is amended to require a BASIX Energy Score of 30.*

- Clarify how the proposed "exceedance to minimum compliance" will be achieved above the minimum commitment of Basix Energy Target of 25.

*See above commitment to BASIX Energy Target of 30 is to be included within condition B10(a)(i).*

Please do not hesitate to contact Carolyn Riley, Associate Director Planning Approvals on 0466 476 128 if you have any questions.

Yours sincerely



**Jo Haggerty**

Acting Director, Sustainability, Environment and Planning  
Sydney Metro City & Southwest

Attachment 1 - GHD 2125561-LET-01\_BASIX 35 Condition- rev02