

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

19/10/2020

Dear Ms O'Keeffe

**Pitt Street South OSD Stage 2 (SSD 10376)  
Request for Additional Information**

I refer to your Response to Submissions for Pitt Street South OSD Stage 2 (SSD 10376). After careful consideration, the Department requests that you provide the following additional information:

**1. Building Façade**

- Address the impacts associated with reducing the number of GRC columns on:
  - the overall design of the project
  - the thermal and energy performance of the project.

The Applicant shall address the above matters by submitting an updated design integrity report (or addendum) in response to Sydney Metro's DRP advice and an ESD assessment (and any relevant Basix Certificate).

**2. Solar Analysis**

- Provide a supplementary shadow analysis detailing the amount of solar access the dwellings within Princeton Apartments would receive at half hourly intervals (nil, 0-30 minutes, 30-60 minutes, 60-90 minutes, 90-120 minutes and >120 minutes) between 9am and 3pm, 21 June (existing and proposed).
- Demonstrate whether the proposed projection beyond the approved building envelope along the western elevation would impact on the solar access received by the dwellings within Princeton Apartments.

**3. Other**

- Clarify how the Heritage Floor Space requirements under Clause 6.11 of the SLEP 2012 will be satisfied by the proposal.
- Demonstrate all balconies meet the gross floor area exemption within clause 4.5A of Sydney Local Environmental Plan 2012 and provide adequate ventilation for the adjacent bedrooms.
- Demonstrate a reasonable level of privacy would be maintained between the proposed building and Princeton Apartment. This must include accurate illustration of both buildings and location of windows and balconies.
- Provide an updated BASIX Certificate and stamped plans as referenced in the Response to Submissions, dated 23 September 2020.
- Confirm the proposed building (including the amended southeast dwelling balconies) comply with the 3m setback requirement from the eastern (rear) boundary.

- Illustrate how the proposed 12 retail bicycle parking spaces and associated end of trip facilities would be accommodated on Level 2.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **Friday 2 November 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](mailto:james.groundwater@planning.nsw.gov.au).

Yours sincerely,



Anthony Witherdin  
Director  
Key Sites Assessments