



29 July 2020

The Director of Planning
Department of Planning and Environment
23-33 Bridge Street
Sydney NSW 2000

Attention: Lawren Drummond
Lawren.drummond@planning.NSW.gov.au

Dear Lawren

SECTION 4.55(1A) APPLICATION - STATE SIGNIFICANT DEVELOPMENT APPLICATION NO. SSD-4972 Mod 7 - 161 SUSSEX STREET, SYDNEY – RESPONSE TO RFI

GL Investment Co Pty Ltd provides this response to the Department's RFI dated 3 July 2020 in relation to the Section 4.55(1A) Application State Significant Development Application No SSD-4972 Mod 7 for 161 Sussex Street, Sydney.

The Department has requested GL advice regarding the specific amendment/s sought to current approved plans and conditions. In response we have listed below those plans which reflect the required design changes to the approved documents:

- ZC-SK-A-16-06 Rev 06 Public Domain Plans Wheat Road
- ZF-SK-A-66-01 Rev 02 Wheat Road Stair

These two drawings accurately reflect the as-built condition and we recommend they be stamped as the endorsed drawings.

Accordingly and consistent with our response to submissions GL recommend the following adjustments to existing condition A5:

A5 Precinct Improvement Works

The applicant shall undertake precinct improvement works-in-kind to the public domain at Darling Harbour to the value of \$1,485,000 and generally in accordance with the ~~Public Domain Improvements Plan prepared by SHFA dated March 2014 contained in Schedule 3~~, following drawings and reports:

- ZC-SK-A-16-06 Rev 06 Public Domain Plans Wheat Road
- ZF-SK-A-66-01 Rev 02 Wheat Road Stair
- TTW Wheat Road Traffic Safety Review dated 4 February 2019
- JDG email dated 19 April 2020 regarding lighting

~~The amount of \$1,485,000 is subject to annual indexation from 5 August 2013 in accordance with CPI.~~

~~The scope of public domain improvement works-in-kind shall be included in a Public Domain Plan~~

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~~prepared by an architect, urban designer or landscape architect. The plan shall be submitted to SHFA for approval prior to the issue of a Construction Certificate for the public domain works.~~

~~The scope of works in-kind cannot include any works approved or required to be carried out by any other condition of this approval, and shall only include permanent public domain works, not construction works associated with the hotel redevelopment or access arrangements during construction.~~

~~The public domain improvement works shall be completed in accordance with the SHFA approved Public Domain Plan before any Occupation Certificate is issued in respect of the tower building or before the use of the tower building commences, whichever is the earlier.~~

In addition to the works described on these drawings the applicant is to undertake the following works as described in the TTW Road Traffic Safety Review and the JDG email and subject to obtaining PMNSW and other relevant authority/owner agreement:

- Install a directional flood light (where indicated in the email), directed to the centre of the pedestrian crossing and connect into an existing local lighting circuit subject to confirmation of the circuit capacity
- Provide an additional convex mirror for the far north bus parking space to improve sight distance to oncoming traffic.
- Adjust the height of the existing "Exit Speed 30km/h" sign to reduce the likelihood of being obscured and to improve sight distance for drivers.
- Adjust and correct the existing southern convex mirror
- Reinstate the convex mirror south of the pedestrian crossing
- Remove the pedestrian detour sign for 2014 – 2016

We note that construction of the works in kind, the subject of condition A5 were completed to SHFA satisfaction in August 2016.

Should you have any queries about this matter, please do not hesitate to contact me on 0413 586555 or jenny@mandlinvestments.com.sg

Yours faithfully

Jennifer Watt
Development Manager
GL Investment Management

Cc Neil Maxwell CEO



Attachments:

ZC-SK-A-16-06 Rev 06 Public Domain Plans Wheat Road

ZF-SK-A-66-01 Rev 02 Wheat Road Stair

TTW Wheat Road Traffic Safety Review dated 4 February 2019

JDG email dated 19 April 2020 regarding lighting