

Response to Item 16 – “Telstra Parking”

Currently the portion of the Han’s site known as 233 Castlereagh Street / Lot 3 (of DP 1044304) is burdened by a number of easements in favour of 320 Pitt Street (Telstra Building) / Lot 4.

All easements pertaining to the wider site referred to as “338 Pitt Street” are detailed in Appendix G of the SSDA submission. This document also includes the proposed means of dealing with the easements in the future development.

A further explanation of the two main easements affecting the proposed design are as follows:

For clarity:

Lot 3 is Hans’ site (specifically 233 Castlereagh St);

Lot 4 is the Telstra Building (office) at 320 Pitt St.

Easement reference 9 / I

This easement requires Han’s (Lot 3) to provide courier parking bays for the use of 320 Pitt Street (Lot 4). In a separate deed that Han’s have entered into with 320 Pitt St, the number currently being provided is **eight (8)**.

These are intended only to be for short term parking associated with deliveries and can only be used by persons occupying Lots 3 and 4.

Additional easements deal with a) the access of vehicles through Lot 3 to and from the courier parking; and b) person access from the parking bays to street level via the lifts in Lot 3.

It is the intention of the proponent to maintain the courier parking bays and associated access in the new development and create a new easement and updated deed of agreement with the owners of 320 Pitt Street. This commitment was detailed in the Stage 1 Concept Approval (D/2016/1509) and the current SSD 10362 (D/2020/610).

The proposed courier parking bays are located in Basement Level 1 with nearby access via a dedicated lift to 320 Pitt Street ground floor foyer.

Easement reference 1 / A

This easement refers to the existing loading dock off Castlereagh Street used by 320 Pitt Street (Lot 4) which includes a turntable and garbage storage and collection facilities.

It is the intention of the proponent to maintain the loading dock and associated access in the new development and create a new easement and updated deed of agreement with the owners of 320 Pitt Street. This commitment was detailed in the Stage 1 Concept Approval (D/2016/1509) and the current SSD 10362 (D/2020/610).

The proposed loading dock for the exclusive use of 320 Pitt Street is located in Basement Level 1. It includes three (3) dock spaces in total:

- One (1) bay for vehicles up to 9.25m long (equivalent to council garbage truck);
- Two (2) bays for vehicles up to 6.4m long (SRV).

Adjacent to the loading dock is a garbage storage and handling area.

Both the loading dock and garbage storage area have nearby access via a dedicated lift to 320 Pitt Street ground floor foyer / loading areas.

Access During Construction

Han's and their selected Contractor intend to work with the building owners and managers of 320 Pitt Street to maintain access to suitable loading dock and courier parking facilities where possible during the demolition and construction period.

Exact details are yet to be determined and will depend on the demolition and construction staging process developed by the Contractor. The location of the temporary facilities may move over the course of the construction period.