

25 November 2021

2210016

Amy Watson
Team Leader – Key Sites Assessment
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2000

ATTN: Jennie Yuan, Planning Officer, Key Sites Assessments

Dear Jennie,

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
SSD 7388 MOD 14 – 31 WHEAT ROAD, SYDNEY (THE RIBBON)**

This letter has been prepared by Ethos Urban on behalf of Tianlong Ribbon Pty Ltd (Greateon), in response to the Requests for Additional Information (RFIs) for SSD 7388 MOD 14 issued by the Department of Planning, Industry and Environment (DPIE) dated 5 November 2021. It also responds to additional items raised in email correspondence by Jennie Yuan (Planning Officer, Key Sites Assessments) dated 22 November 2021.

It should be read in conjunction with the Modification Application report prepared by Ethos Urban dated 19 October 2021 and the following appended documentation:

- Amended Architectural Plans prepared by Hassell (**Attachment A**).

A response to each of the items raised is addressed over the page.

We trust that the information supplied is sufficient to enable determination of the Modification Application. Please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely,



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Jim Murray
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Item raised	Proponent's response
Response to DPIE RFI – 5.11.2021	
<p><i>Revised site plan and ground floor plans:</i></p> <ul style="list-style-type: none"> correctly reflecting the approved layout of SHFA Building in MOD 13 and the approved public domain design in MOD 11 labelling the proposed stormwater filter room. 	<p>Refer to Updated Architectural Plans prepared by Hassell (Attachment A). The Plans have been revised to correct the previous inconsistencies with MOD 13 and to label the stormwater filter room.</p> <p>Final public domain design does not form part of the current project scope and will be submitted at a later date to DPIE for approval in accordance with condition B4 of the SSD 7388 conditions of consent.</p>
<p><i>Further details of the 'new access points for existing electrical vault' at the southern side of the Ribbon, and any CPTED measures required.</i></p>	<p>The electrical vault (Vault O) itself remains unchanged. MOD 14 only seeks to provide a new staircase for authorised personnel to access and transport materials/machinery to the vault from the western side of the building in response to an Ausgrid requirement.</p> <p>This new access staircase will not be open to members of the public. It is shown as being within the 'Secure Area' on the Architectural Plans, being fenced off and swipe card access will be required for entry. Therefore, the introduction of the staircase does not materially impact CPTED.</p>
<p><i>Confirmation if the doors of Retail Tenancies 2-6 are proposed to be changed to operational glazing as indicated on the site plan.</i></p>	<p>The doors of Retail Tenancies 2-6 are proposed to be changed to operational glazing. This change is now clouded in the Updated Architectural Plans at Attachment A.</p> <p>The change will align their appearance with that of the SHFA Building tenancies under MOD 13 and improve streetscape activation as well as the tenancies' integration with the surrounding public domain.</p>
<p><i>Confirmation if Retail Tenancy 5 has stairs/fire-safe exit to get down from Level 1 to the ground floor. Based on the proposed Podium Level 1 Plan, Retail 05 (upper) only has a lift, which is not consistent with what is indicated on the ground floor plan and in the Attachment C - Fire Statement.</i></p>	<p>It has always been the intention for stairs/a fire-safe exit to be provided for Retail 05 from the first to ground floor. There was a minor drafting error in the originally submitted Plans which has now been rectified in the Updated Architectural Plans at Attachment A.</p>
Response to email correspondence – 22.11.2021	
<p><i>Please check and confirm the proposed total GFA and the GFA of each level (the numbers/levels between Attachment A Page 1 and Attachment B Page 5 seem not matching)</i></p>	<p>The GFA Plans submitted at Appendix B of the MOD 14 package were only for information purposes. The Updated Architectural Plans at Attachment A provide the final confirmed GFA figures for the building.</p>
<p><i>Please confirm the proposed increase of GFA (my calculation is 968 m2 if we use the total GFA numbers in MOD 10 and Attachment A Page 1 while the report states 986 m2)</i></p>	<p>968m² is the correct figure. There was a drafting error in the originally submitted report.</p>
<p><i>Please confirm the design of the space in the south of the lift lobby (the layouts look different between Attachment A Page 6 and Attachment B Page 7 & 9) and whether it is going to be used for serviced apartments.</i></p>	<p>The confirmed layout of the space is shown in the Updated Architectural Plans at Attachment A. The layout is approved and does not form part of the MOD 14 scope.</p>