

12 November 2019

10051

Anthony Witherdin
Director, Key Sites
Department of Planning, Industry and Environment
320 Pitt Street
SYDNEY 2000

Dear Anthony,

Attention – Eliza Cook (Student Planner, Key Sites Assessment)

**RE: RESPONSE TO SUBMISSIONS – SSD 9758
STAGE 1B (FOURTH STAGE) SUBDIVISION, BARANGAROO SOUTH**

This response to submissions has been prepared by Ethos Urban on behalf of Lendlease (Millers Point) Pty Ltd regarding the SSD DA submitted for Stage 1B (Fourth Stage) Subdivision at Barangaroo South. The application seeks consent for the staged subdivision of residual Lot 400 to create Lot 501 (relating to Crown Hotel Resort Sydney) and Lot 500 (being a new residual lot).

During the exhibition period, only one submission was received by the City of Sydney Council (Council). Council does not oppose the development, however, requests the Department impose a series of conditions of consent in relation to additional easements pertaining predominately to the restriction on the use of residential development, parking and storage spaces to be created over the Crown Hotel Resort Lot 501.

Importantly however, it is noted that many of these restrictions proposed by Council are already covered under Conditions G5, G6 and G15 of SSD 6967 which is the existing consent for the Crown Hotel Resort.

Notwithstanding, Lot 501 will be the 'master' Crown Hotel Resort Lot and by its nature, will be subject to various future stratum and strata subdivision associated with the particular elements of the hotel development. As such, many of the conditions recommended by Council are considered premature in nature for this planning application. These can be dealt with at the relevant stratum and strata subdivision phase, where such conditions can be appropriately incorporated.

In the other conditions recommended by Council not relating to residential development, parking and storage, it is requested that the Department use similar conditions to those already imposed on existing Stratum Subdivision at Barangaroo South (these being SSD 6381, SSD 7478 and SSD 8997) which still support the intended outcome of Council. This will ensure an appropriate level of consistency among all of the Stratum Subdivision consents at Barangaroo South.

It is noted that SSD 6381, SSD 7478 and SSD 8997 also provide conditions which could be applied for proposed car parking and storage spaces restrictions, notwithstanding that these are better dealt with at future stratum and strata subdivision phases, as noted above.

As part of this response, the following is attached:

- Record and response to Council's submission (**Appendix A**); and
- Barangaroo South Building Management Statement (for information only) (**Appendix B**).

We trust that this letter and additional attached information adequately addresses the submission by the City of Sydney and therefore provides sufficient information to enable to assessment and determination of this application. Should you have any queries about the attached information, please do not hesitate to contact the undersigned.



Arcangelo Antoniazzi
Urbanist, Planning
+61 2 9409 4991
aantoniazzi@ethosurban.com



Michael Rowe
Director, Planning
+61 2 9956 6962
mrowe@ethosurban.com