

Annika Hather
Planning Officer
Key Sites Assessment
Department of Planning & Environment

Our R/2016/37/F
reference:

Your SSD-6966-Mod-4
reference:

Subject: Barangaroo Building R5 - SSD 6966 Mod 4 - Design and Parking Amendments -
Advice on Modification

Dear Annika,

Thank you for your correspondence dated 19 September 2022 requesting advice from the City of Sydney Council ("the City") in relation to proposed design and parking amendments for Building R5 at Barangaroo. The City understands the proposal seeks the following modifications to the building:

- Deletion of 9 car parking spaces designated for Key Worker Housing (KWH) in Condition B28 of the consent.
- Installation of retail shopfronts for ground floor tenancies.
- Adjustments to the internal layout of the ground floor level.
- Addition of a louvre above the Level 1 retail tenancy fronting Hickson Road for a future amenities exhaust system.
- Removal of the facade panels at the Level 2 communal open space surrounding the barbeque area.
- Amendments to the door access of the Level 26 rooftop terrace from a swing door to a sliding door.

The City has reviewed the submitted documentation and do not raise an objection to the proposed amendments at ground floor, Level 1, Level 2 and Level 26, given that they are generally minor in nature and are also to avoid ad-hoc future changes to the retail tenancies.

However, clarification is required regarding the proposed deletion of 9 car parking spaces dedicated to KWH. Although the Transport Statement submitted indicates that the total parking quantum is to be reduced from 143 to 134 by removing the 9 designated KWH spaces, it is not clear from the documentation (and with no modified basement plans lodged) what the area where the car parking spaces are currently located is going to be converted to.

If these 9 spaces were to be allocated as additional parking to the other on-market residential units, Council would strongly oppose this. The approved parking quantum was agreed to on a rates-basis, that is, a certain number of parking spaces per dwelling. Whilst the KWH provider may wish to reduce their parking rates, this should not give way to increased parking rates for other parts of the development.

Instead, the Proponent should consider converting the use of this area which is no longer needed for KWH car parking, to provide for increased storage or amenities for the KWH, or perhaps car share spaces or EV charging locations to support the overall development.

Please contact Mia Music on 02 9246 7283 or by email at mmusic@cityofsydney.nsw.gov.au if you need to discuss your request.

A handwritten signature in dark ink, consisting of the letters 'M' and 'B' joined together.

Marie Burge
A/Area Planning Manager