

12 March 2019

10051

Timothy Green
Planning Officer – Key Sites Assessment
NSW Department of Planning and Environment
GPO Box 39
Sydney
NSW 2001

Dear Tim

SSD 6960 MOD 1 RESPONSE TO SUBMISSIONS STAGE 1B BASEMENT, BARANGAROO SOUTH

A modification to SSD 6960 was submitted on 26 November 2018 and sought minor changes to the layout of the approved basement to align the design with the One Sydney Harbour development above. The modification application was notified for a period of 14 days until 8 February 2019. Following the notification period, two submissions were received from the City of Sydney Council (Council) and the EPA. Council raised some issues that are addressed at **Section 1** below, whilst the EPA did not have any further comment on the modification application. No objection was made to the modification. The purpose of this letter is to provide a response to the submission made by the Council.

1.0 Issues Raised in Submissions

1.1 Coordination of Applications

The City noted that the residential towers above (One Sydney Harbour, subject to separate applications under SSD 6964, SSD 6965 and SSD 6966) have an impact on the design of the Stage 1B Basement and that the proposals should be designed holistically.

The Stage 1B Basement is a shared basement that will service the three residential towers above and has been designed in close coordination with the future buildings. Separate applications for the Basement and each of the three residential towers have been progressed in accordance with the Barangaroo Concept Plan, which sets the planning framework for the site, and the detailed Secretary's Environmental Assessment Requirements for each application. As a result, the applications will result in a holistic outcome that is consistent with the approved planning framework for the Barangaroo South precinct.

1.2 Traffic and Parking

Two issues were raised in relation to traffic and parking, which are dealt with separately below.

1. SSD 6960 does not grant approval for the allocation of car parking spaces to service the residential towers.

No approval is sought for the allocation of car parking spaces as part of this modification. The purpose of the basement approval, and this subsequent modification, is to provide a basement layout which is capable of accommodating car spaces that are approved under the separate development consents for the buildings above, and other storage and services. This current approach is consistent with what was approved and constructed for Stage 1A. The modification application provided information about the amended parking capacity of the basement as a result of overall changes made to the layout. The purpose of identifying the number of car parking spaces that the basement can accommodate is to illustrate that the car parking permitted under the Barangaroo Concept Plan can be provided, subject to the separate approvals for the residential towers (Building R4A and R4B) and that

proposed by the Building R5 planning application. (No approval is sought as part of this modification application for the allocation of car parking spaces in Building R5, which is currently under assessment by the Department.)

2. Car parking should be calculated in accordance with the Sydney Local Environmental Plan 2012.

The provision of car parking is calculated in accordance with the rate approved by the Barangaroo Concept Plan (MP06_0162). The rates set by the Concept Plan are maximum rates, which were determined at the time of the Concept Plan approval and have informed the overall planning for Barangaroo South.

2.0 Conclusion

We trust that the information provided adequately responds to the issues raised in the submission by the City of Sydney, and clarifies the matters raised by the Department. SSD 6960 MOD 1 seeks approval for minor changes to the layout of the Stage 1B Basement to ensure consistency with the One Sydney Harbour development and primarily relate to layout modifications. No approval is sought for the allocation or use of car parking spaces in the basement. The submitted application proposes minor modifications, which do not result in any physical change to the approved parameters of the basement or any environmental impacts that were considered as part of the original application. We trust that this information is sufficient to enable a prompt assessment of the proposed modification request.

Yours sincerely,



Frances Mehrtens
Senior Urbanist, Planning
9956 6962
fmehrtens@ethosurban.com



Kate Tudehope
Associate Director, Planning
9956 6962
ktudehope@ethosurban.com