

Tim Green

From: Vanessa Aziz <vaziz@cityofsydney.nsw.gov.au>
Sent: Tuesday, 12 February 2019 3:23 PM
To: Tim Green
Subject: Modification Request for Barangaroo South Basement - Stage 1B (SSD 6960 MOD 1)

Dear Tim,

The City maintains its concern that the SSD application for the basement has not been properly coordinated with other applications in this locality and should not have been made as an application in isolation. The residential towers have a significant impact on the design of on the Stage 1B basement. As such, the proposals should have been designed together in a holistic manner to ensure a holistic outcome.

This section 4.55(1A) application (SSD 6960 MOD 1) relates to the following changes to the layout of the approved Basement, comprising:

- Minor modifications to the general structural design and layout.
- Revised structural grid to improve the car park layout.
- Revised Building R5 core location.
- Removal of back-up diesel generator.

The following comments are provided for your consideration:

Traffic and Car Parking

Condition A9 (a) of the Stage 1B basement consent specifically clearly states that the subject SSD 6960 does not approve car parking spaces within the basement or imply that approval is granted.

The modified plans show that the parking capacity of the basement has been modified to allow for a greater number of car parking spaces which appears to have been calculated against the Sydney Local Environmental Plan 2005 (LEP 2005). It is premature to assume that an increase in car parking numbers will be supported as part of SSD 6966 for Building R5 which is currently under assessment.

The City reiterates that car parking rates should not be calculated against LEP 2005. In addition, given that Sydney Metro Station at Barangaroo is about to open which is a major upgrade in the public transport system available from the concept phase approval, it is recommended that on-site car parking should be calculated in accordance with the Sydney Local Environmental Plan 2012.

Regards

Vanessa

Vanessa Aziz
Senior Planner
Planning Assessments



Telephone: +612 9246 7758
cityofsydney.nsw.gov.au