



TS/MR
10051
7 December 2016

Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Attention: Ben Lusher – Director, Key Sites Assessments

Dear Sir

**RESPONSE TO SUBMISSION
SSD 16_7478 - STAGE 1A (SECOND STAGE) STRATUM SUBDIVISION - BARANGAROO
SOUTH**

On behalf of Lendlease (Millers Point) Pty Ltd, we refer to the recently exhibited SSD 16_7478 application for the Stage 1A (Second Stage) Stratum Subdivision at Barangaroo South. Following the receipt of two submissions during exhibition, and one minor amendment to the submitted plans, we refer to the following response.

Amended Plans

Additional plans have also been provided to the Department at **Attachment A**, which propose minor changes to the subdivision layout in order to ensure consistency with the future Metro alignment. Specifically, the Building C2 End of Trip Facilities and the future Metro lift area have been adjusted to ensure consistency with the Metro Deed agreed with by the Barangaroo Delivery Authority (BDA) and Transport for NSW (TfNSW) in respect to the East-West Metro alignment. It is requested that the existing submitted plans be substituted for those attached as applicable, specifically regarding:

- Plan of Proposed Subdivision Level 1 South; and
- Plan of Proposed Subdivision Level 2 South.

Public Submission Received During Exhibition

One submission was received during the exhibition process from a member of the public. In response to this submission, we note the following:

- The application pertains only to stratum subdivision of the site and does not include any physical works. It is noted that all current and future physical works satisfy or will satisfy the relevant provisions of the BCA and *Disability Discrimination Act 1992*.
- The Metro allotments contained under this application (Lots 305 / 306) are related the Metro Deed agreed with by the Barangaroo Delivery Authority (BDA) and Transport for NSW (TfNSW) in respect to the East-West Metro alignment. The proposal has been divided into the two proposed Metro allotments 305 and 306 due to the intention to use each of the two basement levels for different uses until the time they are required. If the allotments are reclaimed at any future point in time, both allotments would be handed back to TfNSW for the East-West Metro and would be used as a single area. This would be subject to future detailed design, however the format of this application will not limit the potential for the cross platform transfer in the future. Additional specific responses to the detailed issues raised by TfNSW in their submission for this application has been provided below.
- The future use of bus stops and routes along Hickson Road is within the control of TfNSW and is not relevant to the subject SSD Application for subdivision.

TfNSW Submission

A submission was also received from Transport for NSW for this application, to which the following response is noted:

- TfNSW recommended that drawings and CAD files are provided to confirm consistency between the lot boundaries and the agreed zones and technical requirements of the future East-West CBD Metro. A drawing has been provided to this effect at **Attachment B**, which demonstrates that the boundaries proposed are consistent with the Metro corridor. It is expected that a condition of consent will be applied to the development consent which requires the final subdivision to be generally consistent with the Draft Subdivision Plans provided as part of this application.
- TfNSW has also suggested a condition which intends to establish a framework for restrictions on use or easements in favour of TfNSW. The Development Deed for Barangaroo, to which both TfNSW and Lend Lease (Millers Point) are party, establishes the required restrictions on use and easements for land affected by the future metro rail corridor. As such, it is not considered necessary to include an open condition which requires restrictions/easements to be approved by TfNSW separately. It is anticipated that a condition of consent will be provided which requires these restrictions/easements to be registered prior to the final registration of the subdivision plan.

In light of the above, it is considered that the recommended conditions made by TfNSW have already been accounted for, and are subsequently not required to be implemented.

A submission was also received from the City of Sydney in which they stated that they have no comments regarding this application.

We trust that the above information is sufficient for the Department to complete its assessment of SSD 16_7478. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or mrowe@jbaurban.com.au.

Yours faithfully



Michael Rowe
Associate