

21 December 2021

2200700

Amy Watson
Team Leader, Key Sites
Department of Planning, Industry and Environment
12 Darcy Street
PARRAMATTA 2150

Dear Amy,

**RESPONSE TO SUBMISSIONS - SSD11564741
STAGE 1B (STAGE 5) SUBDIVISION, BARANGAROO SOUTH**

This response to submissions letter has been prepared by Ethos Urban on behalf of Lendlease (Millers Point) Pty Ltd (Lendlease) regarding the SSD DA submitted for Stage 1B (Stage 5) Subdivision at Barangaroo South. The subject application seeks consent for the staged subdivision of residual Lot 500 to create residential and retail Lots 601-608 relating to Buildings R4A, R4B and R5, and Lot 600 (being a new residual lot).

During the public exhibition period, agency submission were received from the City of Sydney Council (Council) and Sydney Water, and one public submission was received. As part of this response, a detailed record and response to submissions is provided at **Attachment A**.

Council does not oppose the development, however, requests the Department of Planning, Industry and Environment (DPIE) impose a series of conditions of consent in relation to additional easements pertaining predominantly to the restriction on the use of residential development, parking and storage spaces to be created in relation to Buildings R4A, R4B and R5. Lendlease understand the intent of Council's draft conditions, however amendments to the condition wording are requested to ensure there is consistency with previous subdivision development consents for Barangaroo South. The proposed amendments are set out in the detailed response to submissions provided at **Attachment A**.

The Sydney Water submission provides a summary of the current water and stormwater servicing of the site, the final requirements of which are to be dealt with under the subsequent Section 73 compliance certificate process.

The single public submission was received from a resident of Millers Point, with clarifications largely sought in relation to the operation of the Key Worker Housing apartments in Building R5, and the provision of services for the lots created under the proposed subdivision. As the proposed development relates only to paper subdivision (therefore no physical works are proposed), many of these queries relate more to separate applications and approvals.

We trust this letter and supporting attachments adequately address the submissions received and therefore provides sufficient information to enable the final assessment and determination of the application. Should you have any queries about the attached information, please do not hesitate to contact the undersigned.

Yours sincerely,



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