

21 September 2017

SM/MR

17174

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

Attn: Karl Fetterplace

Dear Ms McNally,

RESPONSE TO SUBMISSIONS – SSD 6623 MOD 1 BUILDING R7, BARANGAROO SOUTH

This letter has been prepared by Ethos Urban (formerly JBA) on behalf of Lend Lease Millers Point in relation to the section 96(1A) application (MOD 1) to modify SSD6623 being Building R7, Barangaroo South.

This letter provides a response to the submission made by the City of Sydney, dated 13 June 2017. The City of Sydney objected to the modification application and requested the following additional information be provided by the applicant:

- Clarification as to why certain buildings are experiencing a lack of demand, or higher levels of demand. Details of the tenants that occupy the buildings that are experiencing low/high demand for parking.
- Clarification as to whether any of the tenants of the car park pay for parking.
- Clarification as to whether any of the car parking spaces are able to be utilised by the general public and if so, whether this is paid parking.

These items are addressed as under separate heading below.

A submission was also received from Transport for NSW, stating that agency had no further comment on the modification application.

Demand for car parking

The demand for certain buildings is related to the individual demand generated by the tenants in those buildings. For example: PWC (a major tenant of Tower 1) has a higher demand - 77 spaces for circa 26,500m² NLA (1:344m²), in comparison to Accenture (a major tenant in Building C2) which have lower demand – 3 spaces for circa 6,885m² NLA (1:2,295m²). The current tenants of Building R7 (TfNSW ferry

administration office and retail tenants - Fitness First, Virgin Active, Joe the Juice, Untied restaurant/bar) also have a lower demand for car spaces.

It is important to note that PWC had some 260 spaces at Darling Park and therefore Lendlease has worked with PWC to reduce its parking requirements as part of relocating to Barangaroo, however, there is still demand for additional spaces at Tower 1 by them when compared to other tenants.

No additional parking spaces are proposed by the proposal and the buildings all share the same common basement as part of Stage 1A Barangaroo South. Accordingly access to spaces that might be available within the common basement, for use by other tenants is considered reasonable.

As stated in the Section 96 report prepared by JBA and dated 26 May 2017, the sharing of spaces will specifically occur amongst identical uses, with car parking spaces associated with commercial uses in Building R7 being utilised by commercial tenants in other buildings where capacity is available under the maximum parking rates prescribed in the Concept Plan (as modified).

Payment for parking

All tenants pay for parking as part of lease agreements. This is normal for any commercial tenancy.

General public access to parking

No parking is available to the general public and therefore no paid parking offered. The parking spaces proposed to be reallocated are not for the purpose of public car parking and will be utilised by tenants only.

We trust the above information adequately addresses the request from the City of Sydney and that the objection to this minor modification can be withdrawn.

Should you have any queries or require any additional information, please do not hesitate to contact Samantha Miller on (02) 9409 4971 or smiller@ethosurban.com.

Yours sincerely,



Samantha Miller
Senior Planner



Michael Rowe
Director