

15 September 2023

Lucinda Craig
Senior Planning Officer
Key Sites Assessments
Department of Planning and Environment
Level 17, 4PSQ, 12 Darcy Street
Parramatta, NSW 2150

Re: Sirius Building - Stratum Subdivision application (DA-23/5644)

Dear Lucinda,

This letter provides a response to the your RFI request letter dated 13 September 2023 in relation to DA-23/5644 which seeks approval for Stratum Subdivision of the 2-60 Cumberland Street, The Rocks.

The table below responds to the matters raised in your email.

Issue	Response
Demonstrate that the basement would not encroach into the Cumberland Street Road Reserve.	<p>The Sirius Site comprises Lot 100 DP264104 and the stratum Lot 101 DP 64104. However, no works are approved outside of Lot 100 DP264104.</p> <p>Stratum lot 101 remains unchanged and is part of the existing basement cut. Any basement area outside Lot 101 is also part of the existing basement cut.</p> <p>The approved drawings include construction of a basement wall alongside the boundary of stratum Lot 100 DP264104. The basement will not extend beyond this point.</p> <p>Accordingly, the basement would not encroach on the Cumberland Street road reserve.</p>

Issue	Response
Condition 6 (Land Subdivision – Subdivision Certificate): the subdivision certificate would need to be issued by Council in accordance with Section 6.5(3) of the EP&A Act.	Noted
Condition 13 (Through Site Link): this condition will be updated to indemnify both Place Management NSW and Council in 13c.	It is unclear why both Place Management NSW and City of Sydney would need to be indemnified when Place Management NSW owns and controls all public land surrounding the site. Accordingly, it is requested that the condition only require that Place Management NSW be indemnified.

We trust that this response addresses all issues and the assessment can now be finalised. Thank you for your ongoing support with progressing this project.

Yours sincerely,



Anna Johnston

Associate

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