

14 November 2023

Ms Kiersten Fishburn

Secretary

Department of Planning and Environment

4 Parramatta Square, 12 Darcy Street

Parramatta NSW 2150

Attention: Anninka Hather / annika.hather@planning.nsw.gov.au

Submission on Harbourside State Significant Development Applications

As Asset Manager, for the long leasehold interests of the Novotel and Ibis Hotels, we wish to provide the following comments and feedback to the Department as part of its assessment and consideration of the detailed State Significant Development Applications: SSD-49295711 (Podium and Tower) and SSD-49653211 (Public Domain and Bridges) relating to the redevelopment of the Harbourside Shopping Centre, Darling Drive, Darling Harbour.

We acknowledge that this submission falls outside of the formal exhibition period, however, as a key stakeholder within the precinct, we believe it is important that these comments are conveyed to the Department.

Firstly, we wish to strongly support Mirvac's vision and commitment to redevelop the Harbourside site into a world class mixed-use entertainment and living precinct. The two sites, being the Novotel and Ibis Hotels and Harbourside, have always shared a strong relationship and accordingly, we wish to see this continue and be strengthened as part of the redevelopment plans.

Bunn Street Link

With removal of the previous pedestrian bridge linking the Novotel car park and the former shopping centre, Mirvac is planning the delivery of a significantly improved and more civic pedestrian connection between Bunn Street and Darling Harbour. This new proposition will significantly enhance the experience and ability for hotel guests to access Darling Harbour and all the amenities it has to offer and is supported.

There are, however, some concerns with the current design, in particular the prominence and visibility of equitable access (lift) down to ground level when traversing the new Bridge link from the west. It is paramount that pedestrians are easily able to identify that access to ground level is available via both stair and lift and ideally this occurs in an integrated/ central way.

It is therefore encouraged that the detailed design of this connection from Bunn Street is reviewed to ensure there is clear recognition by pedestrians that equitable access is available immediately to the ground level.

North Bridge

While acknowledging it is not currently proposed by Mirvac in the applications before the Department, there is support for the removal of the north bridge should Mirvac seek to pursue this. The bridge is a relic from the days when the Monorail was operational and it provides limited benefit to the broader precinct from an accessibility and connectivity perspective. The new connection from Bunn Street Bridge, some 80m south of the North Bridge, will provide a more meaningful pedestrian link that will benefit a greater catchment. The consolidation and centralisation of pedestrian connections is supported to drive greater levels of activation.

MELBOURNE

Level 9, 477 Collins Street
Melbourne VIC 3000 Australia

SYDNEY

Suite 36.01, Level 36, 264 George Street
Sydney NSW 2000 Australia

P | +61 3 9258 2100
E | info@salterbrothers.com.au
www.salterbrothers.com.au



Once again, we thank you for this opportunity to provide feedback and recommendations to the Harbourside proposals. We welcome the opportunity to discuss any aspect of this submission with the Department and would be pleased to provide any additional information or clarification that may be required.

Yours faithfully,

Monika Mattczak

Asset Manager - Hotels

Salter Brothers

Cc Gavin Biles – Salter Brothers

MELBOURNE

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Melbourne VIC 3000 Australia

SYDNEY

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