

14 November 2024

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Annika Hather
Senior Planning Officer – Key Sites Assessments
Department of Planning, Housing and Infrastructure

By email: Annika.Hather@planning.nsw.gov.au
and via Major Projects Planning Portal

Dear Annika,

Request for Advice on Response to Submissions - Harbourside Shopping Centre Redevelopment – Podium and Tower MOD 2 – SSD-49295711-MOD-2

Thank you for your correspondence dated 1 November 2024, inviting the City of Sydney (the City) to comment on the Request for Advice on Response to Submissions in relation to MOD 2 – Design Development for the Harbourside Podium and Tower development at 2-10 Darling Drive, Sydney.

The City appreciates the opportunity to review the response to submission report and accompanying documentation submitted by the proponent. It is understood that the request for advice relates to traffic impacts primarily relating to the service vehicle ramp and drop-off/pick-up area and noise impacts from the event and conference centre use on level 1 of the podium.

The following comments are provided for your consideration.

1. Traffic Impacts

The City's concern about the service vehicle ramp design in our original correspondence dated 16 September 2024 has not been resolved.

The proponent has provided updated drawings to compare compliance with AS2890.2 as requested by the City. However, this shows that the change of gradient on the ramp (at 9%) exceeds the maximum permissible for MRVs. AS2890.2 prescribes 6.25%. In order to comply with the guidelines, the ramp gradient must transition from 1:16 to 1:8 to 1:6.5.

If the gradients provided by the proponent are correct, (at 1:16 to 1:6.5), vertical clearance assessment is required to confirm they are suitable. If they are not suitable, the ramp design will need to be revised.

No objection is raised in relation to the drop-off / pick-up area.

2. Event and Conference Centre Use

The updated acoustic assessment has modelled the worst case scenario associated with the commercial and event spaces. Various management controls are recommended to be implemented to further reduce noise impacts on surrounding receivers. No objection is raised to the noise emission goals referenced in the assessment.

Should the proposal be supported, the City recommends that a condition be imposed requiring compliance with the original and updated acoustic reports.

Should you wish to speak with a Council officer about the above, please contact Jessica Symons, Senior Planner, on 9246 7729 or at jsymons@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

Graham Jahn AM LFRAIA Hon FPIA
Chief Planner / Executive Director
City Planning | Development | Transport