

Modification of Development Consent

Section 4.55(1A) of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anna Nowland
Acting Team Leader
Key Sites and TOD Assessments

Sydney

25 November 2025

File: EF25/14448

SCHEDULE 1

Development consent:	SSD 49295711 granted by the Deputy Secretary as delegate of the Minister for Planning and Public Spaces on 4 December 2024
For the following:	Redevelopment of former Harbourside Shopping Centre, comprising: • construction of a 50-storey development (RL 170) including tower, podium and basement levels for residential accommodation, office and retail; • parking for cars, motorcycles, service vehicles and bicycles; • provision of hard and soft landscaping and through site links; • electricity and stormwater infrastructure; and • consolidation and stratum subdivision of the site
Applicant:	Mirvac Retail Sub SPV Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Harbourside Shopping Centre, Darling Harbour Lots 1-10, 12-15 and 17 DP 776815, part Lot 2015 DP 1234971 and Lot 300 DP 836419
Modification:	Modification 7 to: • amend the ground floor to include new fire protection hoods, substation, and storage area • amend the façade to provide an awning and building overhang • amend the internal layout of the level 2 podium

SCHEDULE 2

1. Part A Administrative Conditions, Condition A2 is modified by inserting the **bold and underlined** words/numbers and deleting the **~~bold and struck out~~** words/numbers as follow:

Terms of Consent

A2. The development must only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS, RtS and RRFI
- (d) As amended by, and generally in accordance with, the following modification applications:
 - (i). Section 4.55(1A) Modification Application report prepared for SSD 49295711 MOD 1 by Ethos Urban dated 14 May 2024;
 - (ii). Section 4.55(1A) Modification Application – SSD 49295711 Mod 3 Harbourside Shopping Centre Redevelopment' dated 29 November 2024 and as amended by the Response to Request for Additional Information dated 3 March 2025 and email from Ethos Urban dated 7 March 2025.
 - (iii). Section 4.55(1A) Modification Application report prepared for SSD 49295711 MOD 2 by Ethos Urban dated 17 September 2024 and Response to Request for Additional Information prepared by Ethos Urban and dated 30 October 2024 and 9 January, 24 February, 20 March, 25 March and 27 March 2025;
 - (iv). Section 4.55(1A) Modification Application reported prepared for SSD 49295711 MOD 4 by Ethos Urban dated 23 April 2025 and Response to Request for Information prepared by Ethos urban and dated 26 June 2025.
 - (v). Section 4.55(1A) Modification Application report prepared for SSD 49295711 MOD 5 by Ethos Urban dated 27 May 2025 and Response to request for information prepared by Ethos Urban dated 12 August 2025.
 - (vi). **Section 4.55(1A) Modification Application report prepared for SSD 49295711 Mod 7 by Ethos Urban dated 11 September 2025 and the Response to Request for Information prepared by Ethos Urban dated 5 November 2025.**
- (e) in accordance with the approved plans in the table below (except where amended by the conditions of consent):

Architectural plans prepared by Snøhetta and Hassell			
Plan No.	Rev	Name of Plan	Date
AR-SSDA2-0000_00	E	Cover Sheet	02/04/2025
AR-SSDA2-0100_00	D	Site Plan	06/06/2024
AR-SSDA2-1095_B5	D	General Arrangement Plan – Basement 5 Plan	06/06/2024
AR-SSDA2-1096_B4	D	General Arrangement Plan – Basement 4 Plan	06/06/2024
AR-SSDA2-1097_B3	F	General Arrangement Plan – Basement 3 Plan	25/06/2025
AR-SSDA2-1098_B2	D	General Arrangement Plan – Basement 2 Plan	06/06/2024
AR-SSDA2-1099_B1	D	General Arrangement Plan – Basement 1 Plan	06/06/2024
AR-SSDA2-1100_00	E <u>K</u>	General Arrangement Plan – L00 Ground Plan	06/06/2024 <u>13/11/2025</u>
AR-SSDA2-1101_00	D	General Arrangement Plan – L01 Plan	06/06/2024
AR-SSDA2-1102_00	D <u>E</u>	General Arrangement Plan – L02 Plan	06/06/2024 <u>14/07/2025</u>
AR-SSDA2-1103_00	D <u>E</u>	General Arrangement Plan – L03 Plan	06/06/2024 <u>15/07/2025</u>
AR-SSDA2-1104_00	E	General Arrangement Plan – L04 Plan	22/11/2024
AR-SSDA2-1105_00	D	General Arrangement Plan – L05 Plan	12/06/2024
AR-SSDA2-1106_00	D	General Arrangement Plan – L06 Plan – CV	12/06/2024
AR-SSDA2-1106_01	D	General Arrangement Plan – L06 Plan – CV	12/06/2024

AR-SSDA2-1107_00	D	General Arrangement Plan – L07 Plan – CV	12/06/2024
AR-SSDA2-1107_01	D	General Arrangement Plan – L07 Plan – CV	06/06/2024
AR-SSDA2-1108_00	D	General Arrangement Plan – L08 Plan – LR-A	12/06/2024
AR-SSDA2-1108_01	D	General Arrangement Plan – L08 Plan – LR-A	06/06/2024
AR-SSDA2-1109_00	D	General Arrangement Plan – L09 - L13 Plan – LR-A	08/03/2024
AR-SSDA2-1109_01	C	General Arrangement Plan – L09 Plan – LR-A	22/02/2024
AR-SSDA2-1110_01	C	General Arrangement Plan – L10 Plan – LR-A	22/02/2024
AR-SSDA2-1111_01	C	General Arrangement Plan – L11 Plan – LR-A	22/02/2024
AR-SSDA2-1112_01	C	General Arrangement Plan – L12 Plan – LR-A	22/02/2024
AR-SSDA2-1113_01	C	General Arrangement Plan – L13 Plan – LR-A	22/02/2024
AR-SSDA2-1114_00	B	General Arrangement Plan – L14-L16 Plan LR-A	08/03/2024
AR-SSDA2-1114_01	C	General Arrangement Plan – L14 Plan – LR-A	22/02/2024
AR-SSDA2-1115_01	C	General Arrangement Plan – L15 Plan – LR-A	22/02/2024
AR-SSDA2-1116_01	E	General Arrangement Plan – L16 Plan – LR-A	02/04/2025
AR-SSDA2-1117_00	D	General Arrangement Plan – L17-L26 Plan – LR-B	08/03/2024
AR-SSDA2-1117_01	C	General Arrangement Plan – L17 Plan – LR-B	22/02/2024
AR-SSDA2-1118_01	C	General Arrangement Plan – L18 Plan – LR-B	22/02/2024
AR-SSDA2-1119_01	C	General Arrangement Plan – L19 Plan – LR-B	22/02/2024
AR-SSDA2-1120_01	C	General Arrangement Plan – L20 Plan – LR-B	22/02/2024
AR-SSDA2-1121_01	C	General Arrangement Plan – L21 Plan – LR-B	22/02/2024
AR-SSDA2-1122_01	C	General Arrangement Plan – L22 Plan – LR-B	22/02/2024
AR-SSDA2-1123_01	C	General Arrangement Plan – L23 Plan – LR-B	22/02/2024
AR-SSDA2-1124_01	C	General Arrangement Plan – L24 Plan – LR-B	22/02/2024
AR-SSDA2-1125_01	C	General Arrangement Plan – L25 Plan – LR-B	22/02/2024
AR-SSDA2-1126_01	C	General Arrangement Plan – L26 Plan – LR-B	22/02/2024
AR-SSDA2-1127_00	D	General Arrangement Plan – L27 Plan Mid Plant	08/03/2024
AR-SSDA2-1127_01	C	General Arrangement Plan – L27 Plan Mid Plant	22/02/2024
AR-SSDA2-1128_00	D	General Arrangement Plan – L28 Stair Transfer	08/03/2024
AR-SSDA2-1128_01	C	General Arrangement Plan – L28 Stair Transfer	22/02/2024
AR-SSDA2-1129_00	D	General Arrangement Plan – L29-L37 Plan – MR	08/03/2024
AR-SSDA2-1129_01	C	General Arrangement Plan – L29 Plan – MR	22/02/2024
AR-SSDA2-1130_01	C	General Arrangement Plan – L30 Plan –MR	22/02/2024
AR-SSDA2-1131_01	C	General Arrangement Plan – L31 Plan –MR	22/02/2024
AR-SSDA2-1132_01	C	General Arrangement Plan – L32 Plan –MR	22/02/2024
AR-SSDA2-1133_01	C	General Arrangement Plan – L33 Plan –MR	22/02/2024
AR-SSDA2-1134_01	C	General Arrangement Plan – L34 Plan –MR	22/02/2024
AR-SSDA2-1135_01	C	General Arrangement Plan – L35 Plan –MR	22/02/2024
AR-SSDA2-1136_01	C	General Arrangement Plan – L36 Plan –MR	22/02/2024
AR-SSDA2-1137_01	C	General Arrangement Plan – L37 Plan –MR	22/02/2024
AR-SSDA2-1138_00	D	General Arrangement Plan – L38-L41 Plan – HR	08/03/2024
AR-SSDA2-1138_01	C	General Arrangement Plan – L38 Plan – HR	22/02/2024
AR-SSDA2-1139_01	C	General Arrangement Plan – L39 Plan – HR	22/02/2024
AR-SSDA2-1140_01	C	General Arrangement Plan – L40 Plan – HR	22/02/2024

AR-SSDA2-1141_01	C	General Arrangement Plan – L41 Plan – HR	22/02/2024
AR-SSDA2-1142_00	B	General Arrangement Plan – L42-L45 Plan – HR	08/03/2024
AR-SSDA2-1142_01	C	General Arrangement Plan – L42 Plan – HR	22/02/2024
AR-SSDA2-1143_01	C	General Arrangement Plan – L43 Plan – HR	22/02/2024
AR-SSDA2-1144_01	C	General Arrangement Plan – L44 Plan – HR	22/02/2024
AR-SSDA2-1145_01	D	General Arrangement Plan – L45 Plan – HR	02/04/2025
AR-SSDA2-1146_00	E	General Arrangement Plan – L46 Plan – Subpenthouse	02/04/2025
AR-SSDA2-1146_01	E	General Arrangement Plan – L46 Plan – Subpenthouse	02/04/2025
AR-SSDA2-1147_00	E	General Arrangement Plan – L47 Plan – Penthouse	02/04/2025
AR-SSDA2-1147_01	E	General Arrangement Plan – L47 Plan – Penthouse	02/04/2025
AR-SSDA2-1148_00	E	General Arrangement Plan – L48 Plan – Penthouse/Plant	02/04/2025
AR-SSDA2-1148_01	E	General Arrangement Plan – L48 Plan – Penthouse/Plant	02/04/2025
AR-SSDA2-1148M_00	E	General Arrangement Plan – L48 Mezzanine Plant	02/04/2025
AR-SSDA2-1148M_01	E	General Arrangement Plan – L48 Mezzanine Plant	02/04/2025
AR-SSDA2-1149_00	E	General Arrangement Plan – L49 Roof Plan	02/04/2025
AR-SSDA2-1149_01	E	General Arrangement Plan – L49 Roof Plan	02/04/2025
AR-SSDA2-1900_00	B	Adaptable Apartments	29/06/2022
AR-SSDA2-1900_01	B	Adaptable Apartments	02/04/2025
AR-SSDA2-2000_00	G H	General Arrangement Plan – North Elevation	<u>02/04/2025</u> <u>15/07/2025</u>
AR-SSDA2-2000_01	F	General Arrangement Plan – North Elevation – Part 1	19/12/2024
AR-SSDA2-2000_02	G	General Arrangement Plan – North Elevation – Part 2	02/04/2025
AR-SSDA2-2001_00	G	General Arrangement Plan – South Elevation	02/04/2025
AR-SSDA2-2001_01	F	General Arrangement Plan – South Elevation – Part 1	19/12/2024
AR-SSDA2-2001_02	G	General Arrangement Plan – South Elevation – Part 2	02/04/2025
AR-SSDA2-2002_00	G	General Arrangement Plan – East Elevation	02/04/2025
AR-SSDA2-2002_01	F	General Arrangement Plan – East Elevation – Part 1	19/12/2024
AR-SSDA2-2002_02	F	General Arrangement Plan – East Elevation – Part 2	19/12/2024
AR-SSDA2-2002_03	G	General Arrangement Plan – East Elevation – Part 3	02/04/2025
AR-SSDA2-2003_00	G	General Arrangement Plan – West Elevation	02/04/2025
AR-SSDA2-2003_01	F	General Arrangement Plan – West Elevation – Part 1 & 2	19/12/2024
AR-SSDA2-2003_02	G	General Arrangement Plan – West Elevation – Part 3	02/04/2025
AR-SSDA2-3000_00	F	Section A & B	02/04/2025
AR-SSDA2-3001_00	G	Section C	02/04/2025
AR-SSDA2-3001_01	G	Section C – Part 1	02/04/2025
AR-SSDA2-3001_02	F	Section C – Part 2	02/04/2025
AR-SSDA2-3002_00	G	Section D	02/04/2025
AR-SSDA2-3003_00	E G	Section E & F	<u>19/12/2024</u> <u>14/07/2025</u>
AR-SSDA2-3004_00	E	Section G & H	19/12/2024
AR-SSDA2-4000_00	B	Typical Façade Details – Podium	16/06/2023
AR-SSDA2-4010_00	A	Typical Façade Details – Retail	03/10/2023
AR-SSDA2-4011_00	A	Typical Façade Details – Retail	03/10/2023

AR-SSDA2-4012_00	A	Typical Façade Details – Retail	03/10/2023
AR-SSDA2-4013_00	A	Typical Façade Details – Retail	03/10/2023
AR-SSDA2-4014_00	A	Typical Façade Details – Retail	03/10/2023
AR-SSDA2-4050_00	B	Typical Façade Details – Tower	28/09/2023
AR-SSDA2-5054_00	A	ADG Storage	20/06/2023
AR-SSDA2-9000_00	B	Materials Board	16/06/2023
SKETCH SK_230605	A	B02 Residential Waste Layout	03/10/2023
GFA Schedule	-	GFA Schedule	-
STG-SSDA2-1100_00	A	SSDA2 Staging Diagram – Ground Plan	20/05/2025
STG-SSDA2-1100_01	A	SSDA2 Staging Diagram – Section Plan	20/05/2025

2. Part F Prior to occupation or commencement of use, Condition F27A is added by the insertion of the **bold and underlined** words/numbers as follows:

F27A. Prior to the issue of the first Occupation Certificate for Stage 1, the Applicant must submit to the satisfaction of the certifier a Safety Data Sheet that details how the storage and handling of LPG bottles will comply with Work Health Safety Regulations and Fire Rescue NSW requirements.

3. Part F Prior to occupation or commencement of use, Condition F54A is added by the insertion of the **bold and underlined** words/numbers as follows:

F54A. Prior to the issue of the first Occupation Certificate for Stage 1, the Applicant must install signage discouraging pedestrian access along the road verge to the north of the retail end-of-trip facilities for the Darling Drive east slip-lane, west of the retail tenancy adjoining the Pyrmont Bridge abutment, and north of the round-about for the Darling Drive west slip-lane. The signage is to be designed and installed in consultation with PMNSW.

**End of modification
(SSD 49295711 MOD 7)**