

# 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.



David Glasgow  
Team Leader  
Key Sites and TOD Assessments

Sydney

1 May 2026

File: EF25/15514

## SCHEDULE 1

<b>Development consent:</b>	<b>SSD 49295711</b> granted by the Minister for Planning and Public Spaces on 4 December 2023
<b>For the following:</b>	Redevelopment of former Harbourside Shopping Centre, comprising: <ul style="list-style-type: none"><li>• construction of a 50-storey development (RL 170) including tower, podium and basement levels for residential accommodation, office and retail;</li><li>• parking for cars, motorcycles, service vehicles and bicycles;</li><li>• provision of hard and soft landscaping and through site links;</li><li>• electricity and stormwater infrastructure; and</li><li>• consolidation and stratum subdivision of the site</li></ul>
<b>Applicant:</b>	Mirvac Retail Sub SPV Pty Ltd
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>The Land:</b>	Harbourside Shopping Centre, Darling Harbour  Lots 1-10, 12-15 and 17 DP 776815, part Lot 2015 DP 1234971 and Lot 300 DP 836419
<b>Modification:</b>	<b>SSD 49295711 MOD 8</b> to amend the built form to align with the demolition of the North Bridge, including: <ul style="list-style-type: none"><li>• relocation of the pedestrian lift connecting the Waterfront Garden and Waterfront Promenade; and</li><li>• upgrade to the Darling Drive/Murray Street intersection.</li></ul>

## SCHEDULE 2

1. Condition A2 is modified by inserting the **bold and underlined** words/numbers and deleting the **~~bold and struck out~~** words/numbers as follows:

### 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 Response to Request for Information prepared by Ethos Urban dated 5 November 2025.
  - (vii). Section 4.55(1A) Modification Application report prepared for SSD 49295711 MOD 9 by Ethos Urban dated 13 October 2025.
  - (viii). Section 4.55(1A) Modification Application report prepared for SSD 49295711 Mod 6 by Ethos Urban dated 6 June 2025 and Response to Request for Information prepared by Ethos Urban dated 13 October 2025 and 27 October 2025.
  - (ix). Section 4.55(1A) Modification Application report prepared for 49295711 MOD 10 by Colliers dated 30 January 2026.
  - (x). **Section 4.55(1A) Modification Application report prepared for SSD 49295711 MOD 8 by Ethos Urban dated 25 September 2025 and Response to Submissions Report prepared by Ethos Urban dated 26 February 2026 and all additional information; and**
- (e) in accordance with the approved plans in the table below (except where amended by the conditions of consent):

<b>Architectural plans prepared by Snøhetta and Hassell</b>			
<b>Plan No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
AR-SSDA2-0000_00	<b><u>E F</u></b>	Cover Sheet	<b><u>02/04/2025</u></b> <b><u>15/09/2025</u></b>

AR-SSDA2-0100_00	<del>D</del> <u>E</u>	Site Plan	<del>06/06/2024</del> <u>15/09/2025</u>
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	<del>K</del> <u>L</u>	General Arrangement Plan – L00 Ground Plan	<del>13/11/2025</del> <u>25/03/2026</u>
AR-SSDA2-1101_00	<del>D</del> <u>F</u>	General Arrangement Plan – L01 Plan	<del>06/06/2024</del> <u>15/09/2025</u>
AR-SSDA2-1102_00	<del>E</del> <u>F</u>	General Arrangement Plan – L02 Plan	<del>14/07/2025</del> <u>15/09/2025</u>
AR-SSDA2-1103_00	<del>E</del> <u>F</u>	General Arrangement Plan – L03 Plan	<del>15/07/2025</del> <u>15/09/2025</u>
AR-SSDA2-1104_00	<del>E</del> <u>F</u>	General Arrangement Plan – L04 Plan	<del>22/11/2024</del> <u>15/09/2025</u>
AR-SSDA2-1105_00	<del>D</del> <u>E</u>	General Arrangement Plan – L05 Plan	<del>12/06/2024</del> <u>15/09/2025</u>
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	<b>H J</b>	General Arrangement Plan – North Elevation	<del>15/07/2025</del> <b><u>15/09/2025</u></b>
AR-SSDA2-2000_01	<b>F G</b>	General Arrangement Plan – North Elevation – Part 1	<del>19/12/2024</del> <b><u>15/09/2025</u></b>
AR-SSDA2-2000_02	G	General Arrangement Plan – North Elevation – Part 2	02/04/2025
AR-SSDA2-2001_00	<b>G H</b>	General Arrangement Plan – South Elevation	<del>02/04/2025</del> <b><u>15/09/2025</u></b>
AR-SSDA2-2001_01	<b>F G</b>	General Arrangement Plan – South Elevation – Part 1	<del>19/12/2024</del> <b><u>15/09/2025</u></b>
AR-SSDA2-2001_02	G	General Arrangement Plan – South Elevation – Part 2	02/04/2025
AR-SSDA2-2002_00	<b>G H</b>	General Arrangement Plan – East Elevation	<del>02/04/2025</del> <b><u>15/09/2025</u></b>
AR-SSDA2-2002_01	F	General Arrangement Plan – East Elevation – Part 1	19/12/2024
AR-SSDA2-2002_02	<b>F G</b>	General Arrangement Plan – East Elevation – Part 2	<del>19/12/2024</del> <b><u>15/09/2025</u></b>

AR-SSDA2-2002_03	G	General Arrangement Plan – East Elevation – Part 3	02/04/2025
AR-SSDA2-2003_00	<b>G H</b>	General Arrangement Plan – West Elevation	<b><u>02/04/2025</u></b> <b><u>15/09/2025</u></b>
AR-SSDA2-2003_01	<b>F G</b>	General Arrangement Plan – West Elevation – Part 1 & 2	<b><u>19/12/2024</u></b> <b><u>15/09/2025</u></b>
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	<b>G H</b>	Section D	<b><u>02/04/2025</u></b> <b><u>15/09/2025</u></b>
AR-SSDA2-3003_00	G	Section E & F	14/07/2025
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. Condition A6 is modified by inserting the **bold and underlined** words/numbers and deleting the **~~bold and struck out~~** words/numbers as follows:

### **LIMITS ON CONSENT**

A6. This consent does not approve the following:

- (a) the detailed fit-out and operation of the retail premises;
- (b) the detailed fit-out of office accommodation;
- (c) the detailed fit-out and operation of the event and conference use on level one;
- (d) the level 1 operable façade on the northeast and eastern elevations;
- (e) licenced areas or outdoor dining areas;
- (f) landscaping, fit-out and embellishment works within the public domain including:
  - (i) the Waterfront Promenade, Waterfront Steps, Waterfront Garden;
  - (ii) Pyrmont Steps, Bunn Street Bridge and the fit-out of Bunn Street pedestrian through site link and the two ground floor level through site links;
  - (iii) event spaces and retail outdoor promenade areas;
  - (iv) vehicle arrival including pick-up/drop-off area and all non-residential visitor bicycle spaces;
- (g) the northern podium lift **(located adjoining the Waterfront Steps)** above RL 12.5 providing access / connection between the foreshore and the Waterfront Garden;
- (h) the Public Art Strategy and the Events Management Plan; and
- (i) the installation of signage.

Where required, separate approvals must be obtained from the relevant consent authority (except where exempt and/or complying development applies).

3. New Condition C18A is inserted by adding the **bold and underlined** words/numbers as follows:

### **REVISED REFLECTIVITY REPORT**

**C18A. Prior to the issue of the first Construction Certificate for external finishes for the Waterfront Garden lift located adjoining the Pyrmont Bridge Steps, a revised Reflectivity Report must be submitted to the satisfaction of the Planning Secretary. The Reflectivity Report must assess any impacts of the relocated lift and:**

- (a) be prepared by a suitably qualified professional;**
- (b) consider the report titled ‘Reflectivity Analysis’ by RWDI Australia Pty Ltd dated 26 February 2025;**
- (c) demonstrate the visible light reflectivity from building materials used for the lift does not exceed 20% in accordance with the Sydney Development Control Plan 2012; and**
- (d) if necessary, amend the design/materials and/or include appropriate physical mitigation measures to prevent adverse glare to drivers on Darling Drive.**

**End of modification  
(SSD 49295711 MOD 8)**