

27 November 2020

14657

Anthony Witherdin  
Director, Key Sites  
4 Parramatta Square  
12 Darcy Street  
Parramatta 2150

Attention: David Glasgow

Dear Anthony,

## **Response to Submissions – Redevelopment of Harbourside Shopping Centre, Darling Harbour - SSD7874**

We refer to the recent public exhibition of the State Significant Development Application (SSDA 7874) for the redevelopment of Harbourside Shopping Centre in Darling Harbour (the site), and more specifically your letter of 13 November 2020 requesting Mirvac provide a response to the issues raised in submissions.

This latest exhibition represents the third time that the SSDA has been put out to the community, stakeholders and agencies for formal comments since the application was originally lodged in late 2016. The project has now reached a point where the Department can finalise its assessment and refer the application to the Independent Planning Commission for determination.

A detailed response to submissions can be found in the response tables provided at **Attachment A** (agency submissions) and **Attachment B** (public submissions). Responses have also been informed by the following additional consultant inputs:

- Design RTS Statement, prepared by fjmt (**Attachment C**);
- Traffic and Transport RTS Statement (**Attachment D**);
- Public Domain and Landscape RTS Statement, prepared by Aspect Studios (**Attachment E**);
- Heritage RTS Statement, prepared by Curio Projects (**Attachment F**);
- Microbat Survey Statement, prepared by Eco Logical Pty Ltd (**Attachment G**);
- Updated Design Excellence Strategy, prepared by Ethos Urban (**Attachment H**); and
- Additional open space opportunity study, prepared by fjmt (**Attachment I**).

## 1.0 Overview

A State Significant Development Application (SSDA 7874) and accompanying Environmental Impact Statement (EIS) in support of a concept proposal for the redevelopment of Harbourside Shopping Centre in Darling Harbour (the site) was first lodged in December 2016 with the Department of Planning, Industry and Environment (the Department).

The SSDA was first publicly exhibited for a period of 62 days from 15 December 2016 until 14 February 2017. During this time, sixteen (16) submissions were received from government agencies, organisations, and the City of Sydney Council and over 155 submissions were received from the public.

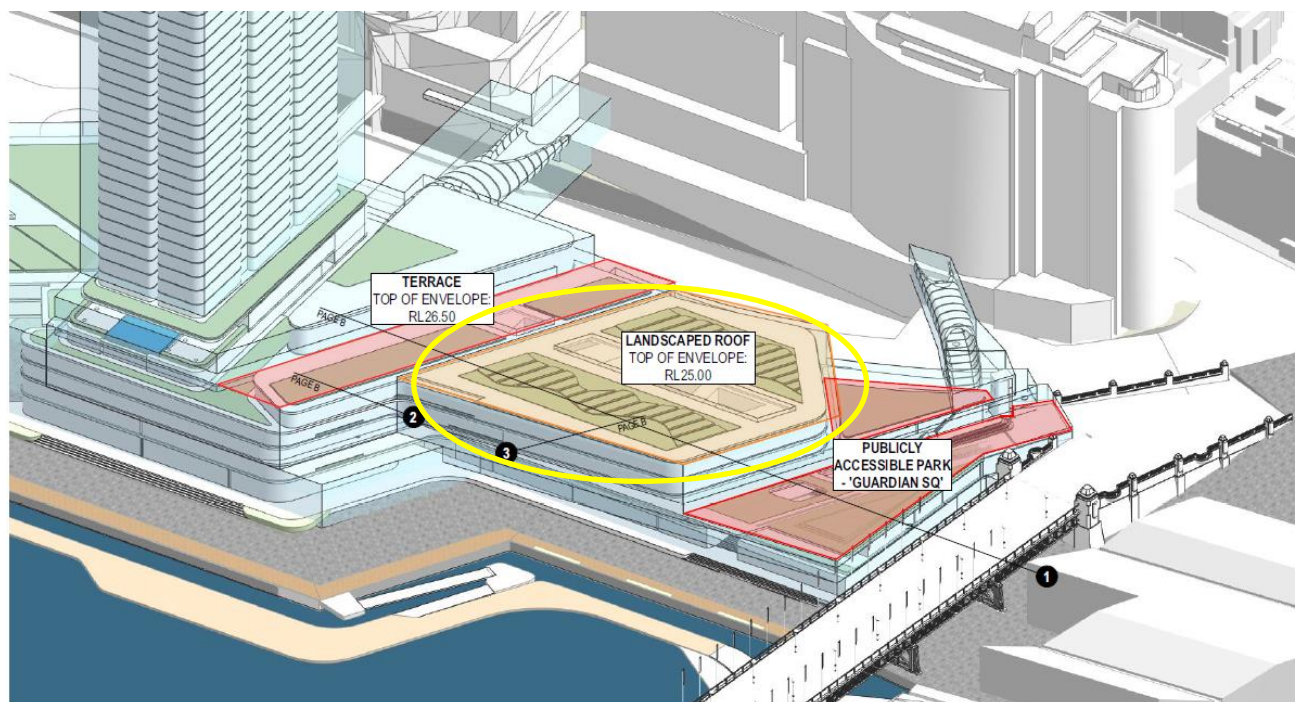
Following this exhibition, a response to submissions was submitted to the Department in early 2020 and the SSDA included an amended concept proposal. The SSDA and amended concept proposal was publicly exhibited for a second time from 2 April to 29 April 2020. During this time, six (6) submissions were received from government agencies and City of Sydney Council and 57 submissions were received from the general public and organisations.

Following this second exhibition, a response to submissions along with further amendments to the concept proposal was submitted to the Department in October 2020. The SSDA and further amended concept proposal was publicly exhibited for a third time from 22 October 2020 to 4 November 2020 where 8 agency submissions were received along with 45 submissions (38 of which were objections) received from the general public and organisations. This cover letter and accompanying attachments provides a response to these submissions in accordance with Clause 82(2) of the *Environmental Planning and Assessment Regulation 2000*.

## 2.0 Opportunity for Additional Open Space

Having further considered feedback from a number of key stakeholders and the local community, Mirvac have identified an opportunity to further expand upon the already significant amount of public benefits proposed to be delivered as part of the concept proposal.

In this regard, there is an opportunity that the Department may wish to consider and support that would involve a minor increase in the height of the central portion of the northern podium (from RL25 to RL26.5), refer to **Figure 1** below and **Attachment I**. In doing so, it would enable the current proposed inaccessible green roof to become a genuine additional area of publicly accessible open space. This would increase the amount of open space across the site by a further 2,000sqm, bringing the total area of public domain works across the site to some 10,000sqm (1ha).



**Figure 1** Identification of potential opportunity for additional publicly accessible open space

### 3.0 Conclusion

The proponent and project team have considered all submissions made in relation to the third round of public exhibition of the proposal. A considered and detailed response to all submissions has been provided within this letter and the accompanying documentation.

We trust that the responses provided enable the Department to finalise their assessment of the SSDA.

Yours sincerely,

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