



Carolyn McNally
Secretary, Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001
Sent via email: Michele.Nettlefold@planning.nsw.gov.au

Attention: Ms Michele Nettleford

Dear Ms McNally

RE: REDEVELOPMENT OF HARBOURSIDE SHOPPING CENTRE, DARLING HARBOUR (SSD7874)

Thank you for the opportunity to comment on State Significant Development application (SSD 7874) submitted by Mirvac Projects Pty Ltd to the Department of Planning and Environment (DPE) for the redevelopment of the Harbourside Shopping Centre at Darling Harbour.

The application seeks Stage 1 approval for a new retail shopping centre, residential apartment tower and public domain improvements, including:

- Demolition of the existing site improvements;
- A network of open space areas and pedestrian links;
- Building envelopes for a podium and tower up to 166.35m (RL); and
- A maximum gross floor area of 87,000sqm for residential and non-residential uses.

Place Management NSW (PMNSW), as landowner, has met with proponent's consultants on several occasions and understands that the current Stage 1 application will be further refined as the proposal progresses through to the detailed design and development phase.

It is our view that the following aspects of the proposal require further consideration and elaboration:

- a. The height and positioning of the proposed tower envelope
 - In the context of the western bank of Cockle Bay and the wider context of Darling Harbour;
- b. The scale of the proposed retail podium
 - To improve its relationship with the foreshore promenade and public views towards the Pyrmont Bridge;
- c. The proposed public domain benefits
 - Such as site linkages, podium level open space, connectivity between the Pyrmont and Darling Harbour to ensure they are sufficiently unique and beneficial to the public to justify the proposed scale of development; and
- d. The introduction of a residential tower on the valley floor
 - How this marries with the use of Darling Harbour's valley floor as an area for tourist, educational, recreational, entertainment, cultural and commercial facilities as set out in the environmental planning instrument *Darling Harbour Development Plan No 1*, (Section 3: Objects of plan).



**Property
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As custodian of Darling Harbour, PMNSW remains committed to working with the proponent and the DPE to ensure that any renewal within the precinct continues to reinforce and strengthen the urban design and public domain qualities of Darling Harbour.

DPE is advised that landowner's consent for the development has not yet been granted.

If you require any further information, or wish to discuss the contents of this submission please contact Ms Kylie Seretis, Director Strategic Planning and Heritage at kylie.seretis@property.nsw.gov.au or on 9240-8744.

Yours sincerely



22/2/17

Sam Romaniuk
CEO, Place Management NSW